



August 2026

Turley

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Client

Dublin City Council

Our reference

03487

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Appendix 1: Detailed Planning Policy Baseline

- 1.1 This section provides a summary review of policy, strategies and studies related to the Clongriffin, Belmayne and environs area and of relevance to this Social Infrastructure Audit. Policy. This literature is considered at the following levels:
- **National:** Ministerial Section 28 Guidelines, National Strategies and the National Planning Framework (NPF, 2025);
 - **Regional:** Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 (RSES); and
 - **Local:** DCDP (2022 to 2028), DCC Departmental Strategies and published studies of the area.
- 1.2 While the DCDP (2022–2028) remains the principal planning policy document for the area, its context has evolved since it was brought into effect in 2022. Since its adoption, Census 2022 has been published and the revised National Planning Framework (2025) sets updated housing and climate targets on this basis. Updated S28 Guidelines (2025) have imposed detailed guidance to inform the implementation of these targets and investment priorities have been set by the National Development Plan (2025). In time, these changes will be reflected by revised Regional Spatial Strategies and the revision to and making of new Development Plans.
- 1.3 This section should be read in conjunction with the typologies outlines in Section 3 and the standards for the gap analysis in the Gap Analysis.

National

Ministerial Section 28 Planning Guidelines

- 1.4 This section outlines Section 28 Guidelines of relevance to this assessment.
- 1.5 *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 by assessing the capacity of its Development Plan to meet this target and, in time, through a new ten-year development plan for its area.
- 1.6 *Planning Design Standards for Apartments Guidelines for Planning Authorities (Apartment Guidelines, July 2025)* provides guidance on apartment development, with SPPRs taking immediate precedence over conflicting development plan policies. It supports the government's agenda for compact and sustainable growth including the principles of the 15 minute city¹, (**Figure 1.1**). It provides detailed guidance for play areas for young children, older children and teens (Section 4.4), on the childcare provision in new development (SPPR 6) and limits communal, community, and cultural

¹ Georgia Pozoukidou and Zoi Chatziyiannaki, in 15 minute City: Decomposing the New Planning Eutopia, 2021

facilities to specific locations identified in local authority policy documents based on an audit and gap analysis (SPPR 6). These Guidelines have informed the study area for the assessment (1km and 500m distance bands), devising the typology assessment and metrics for the gap analysis. This was agreed in discussion with DCC.

- 1.7 *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (the Compact Growth Guidelines, 2023)*: The Compact Growth Guidelines (2023) further support the government's agenda for compact and sustainable growth by establishing 500m and 1km walking distances as key determinants of proximity and access services making settlements more sustainable. They provide detailed guidance on standards for open space provision in new developments (Objective 5.1 Public Open Space) and definitions for placemaking and key facilities (Appendix A). These distance bands have informed the study area for this assessment, definitions have informed the typology assessment and standards have informed the gap analysis.
- 1.8 *Development Plan Guidelines for Planning Authorities (the Development Plan Guidelines, 2022)*: The Development Plan Guidelines provide the government's guidance to local authorities in the preparation, making, variation and implementation of planning policies. Section 7 (Communities and People) outlines the mandatory objective for communities and people in the making of development plans. These Guidelines have informed the typology assessment and gap analysis.
- 1.9 *The Childcare Facilities: Guidelines for Planning Authorities (The Childcare Guidelines, 2001)* recommend that one childcare facility (20 spaces) be provided for every 75 dwellings proposed in new development. These Guidelines have informed the gap analysis in this document.

National Strategies

- 1.10 This section outlines National Strategies relevant to this assessment.
- 1.11 The *National Sustainable Mobility Policy (2022) and Action Plan (to 2025)* aims for a 51% reduction in transport emissions and a 10% cut in car travel by measures by 2030. This includes by providing large scale housing development within 1 km of high-potential public transport stops and the provision of cleaner more accessible mobility, active travel, public transport, and inclusive infrastructure. This policy informed this report's study area and its recommendations.
- 1.12 *National Sports Policy 2018 – 2027 Sports Action Plan (2024 – 2027)*, the associated Sports Action Plan (2024–2027) outlines the long-term policy objectives to increase participation in sport and physical activity in Ireland. The policy contains 57 actions across three key pillars of increasing participation, improving high performance, and building capacity and capabilities. This strategy informed this report's typology assessment and its recommendations.
- 1.13 *National Outdoor Recreation Strategy (2023-2027)* sets out a vision, and actions for the sustainable development and management of the outdoor recreation in Ireland, aiming to increase participation in outdoor recreation, social, health and economic benefits. This strategy informed this report's typology assessment and its recommendations.

- 1.14 The *National Disability Inclusion Strategy (2017–2021)* is Ireland’s framework for promoting equality and improving access for people with disabilities across key areas like education, employment, health, housing, and transport. This strategy informed this report’s typology assessment and its recommendations.
- 1.15 *National Physical Activity Plan (2016) and Implementation Review (2016–2022)* aims to increase physical activity by modifying unhealthy lifestyles and promoting awareness of the benefits of physical activity, seeking to increase regular physical activity by 1% per annum for all ages and abilities. This strategy informed this report’s typology assessment and its recommendations.
- 1.16 *The Sláintecare Progress Report (2021 – 2023)* highlights the government’s proposals for improvements in community healthcare, including increases in GP training intake, recruitment and free GP care. These benchmarks inform the study’s gap analysis for GP and dentist service provision.

National Planning Framework

- 1.17 The NPF (2025) is Ireland’s long-term spatial development strategy. Chapter 6 highlights that while economic growth has improved living standards in Ireland, quality of life still varies. Planning plays a vital role in addressing inequalities in access to services, education, healthcare, and employment, and in meeting the national housing target of 550,000 new homes by 2040 (NPO 32). Key considerations are illustrated in the NPF’s diagram on quality of life in **Figure 1.2** below.
- 1.18 NPF Section 6.2 (Healthy Communities) links planning to health outcomes, advocating a whole-system approach to improve wellbeing. NPO 26 seeks to support public health policy through mechanisms including integrating Healthy Ireland and the National Physical Activity Plan into local plans and policies. NPO 27 seeks to integrate physical activity into our existing and proposed developments prioritising walking and cycling accessibility.
- 1.19 NPF Section 6.4 Age Friendly Communities indicates that by 2040, Ireland’s over-65 population is projected to more than double to 1.3 million, with those over 85 expected to quadruple. As people age, they need accessible housing, healthcare, and community support to live independently and stay healthy. NPO 30 seeks to develop local planning policies with a focus on meeting the needs of an aging population.
- 1.20 NPF Section 6.5 Childcare Education and Lifelong Learning through NPO 31 seeks alignment of targeted and planned population and employment growth with investment in childcare facilities, higher education and lifelong learning.



Figure 1.1: The 15 Minute City [Source, Apartment Guidelines 2025, p. 8 referencing Georgia Pozoukidou and Zoi Chatziyiannaki, in 15 minute City: Decomposing the New Planning Eutopia, 2021]



Figure 1.2: Elements Supporting Quality of Life and Hierarchy of Settlements and Supporting infrastructure' [NPF, Figure 6.1]

Regional

- 1.21 The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region (EMRA) 2019-2031 includes Dublin City and Clongriffin. RSES sets a 12-year development framework for the Eastern and Midland Region, aiming to improve access to housing, employment, healthcare, education, public spaces, and cultural amenities. Chapter 9 focuses on enhancing quality of life through healthy, inclusive communities.
- 1.22 Several Regional Policy Objectives (RPOs) are of relevance to this study. This includes RPO 9.13 (Health {Placemaking} which promotes universal design and age-friendly infrastructure for inclusive social facilities; RPO 9.14 (Sports, Community and Cultural Facilities) which supports accessible community, cultural, and recreational services for all and RPO 9.15 (National Sports Policy (which aligns local planning with the National Sports Policy to boost participation. RPO 9.16 (Public Health) integrates public health goals, including Healthy Ireland and the Physical Activity Plan, into planning. Finally, RPO 5.1 (Enabling Infrastructure) encourages collaboration across agencies to deliver enabling infrastructure in Dublin's metropolitan area.

Local

Dublin City Development Plan (2022 to 2028)

- 1.23 The DCDP 2022-2028 was adopted at a Special Council meeting on November 2, 2022, and came into effect on 14 December 2022. Chapter 5 (Quality Housing and Sustainable Communities) provides the principal planning policies for social infrastructure, supported by Chapter 1 (Strategic Context and Vision), Chapter 10 (Green Infrastructure and Recreation), Chapter 12 (Culture), 15 (Development Standards) and the DCDP Glossary. Policies and definitions of relevance to this Social Infrastructure Needs Assessment are summarised below².

- 1.24 Chapter 1 (Strategic Context and Vision) instils the principle of the 15 minute city at the heart of the DCDP:

“Dublin will be a socially inclusive city of urban neighbourhoods based on the principle of the 15-minute city. This means people’s daily requirements can be reached within 15 minutes by foot, bike or public transport.”

- 1.25 Within this context, the DCDP Glossary (pg. 674) 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 Please note: SDRA 1 planning policy is outlined in detail in Section 2 above and is not recounted again here.

1.26 These principles are implemented through the following detailed policies of Chapter 5 (Quality Housing and Sustainable Communities) which apply to this Social Infrastructure Needs Assessment:

- QHSN11 (15-Minute City): To promote the realisation of the 15-minute city in new development
- Policy QHSN47 ((High-Quality Neighbourhoods and Community Facilities) promotes the accessible, adaptable, and multifunctional community facilities.
- Policy QHSN48 (Community and Social Audit) requires residential developments of 50+ units to include a community and social audit assessing.
- Policy QHSN50 (Inclusive Social and Community Infrastructure): Supports inclusive and accessible social and community infrastructure facilities.
- Policy QHSN55 (Childcare Facilities) supports new childcare facilities, designed in light of demographic needs and DCC Childcare Committee.
- Policy QHSN58 (Culture in Regeneration): Recognises culture as a key driver in regeneration, integration, community development, and civic engagement.
- Policy QHSN60 (Community Facilities): Encourages the development and enhancement of diverse, inclusive, and multifunctional community facilities.
- Policy QHSN52 (Sláintecare Plan): Supports the integration of accessible healthcare facilities into communities, aligned with Sláintecare Plan.
- Policy QHSN53 (Education Provision): Supports new and expanded school facilities, promotes lifelong learning and third-level education.
- Policy QHSN56 (Places of Worship & Multi-Faith Facilities): Facilitates the development of worship and multi-faith spaces into regeneration plans.
- QHSN59 (City's Library Service): Supports the DCC's Dublin's library service in line with Libraries Unlimited: A Strategic Direction (2019–2023).

1.27 The following policies from Chapter 10 (Green Infrastructure, Sports and Recreation) also apply to this report:

- GI3 (Multi-functionality), GI24 (Multi-functionality), and GI8 (Metropolitan Greenways) seek multifunctional spaces for recreation, biodiversity, flood management, and connectivity.
- GI5 (Greening of Public Realm / Streets) and GI03 (Current and Future Greening Strategies) advance public realm greening in new development alongside placemaking initiatives under CCUV43 Public Realm - Key Urban Villages and civic amenities in CCUV020 Civic Amenities.
- GI028 Urban Farming and Food Production supports urban farming, allotments, and community gardens.

- Policy GI45 (National Physical Activity Plan): To improve health and wellbeing and access to participation with sports in line with national policies.
- Policy GI46 (Sports/Recreational Facilities): Upgrades and ensure equitable access to sports/recreational facilities to address local deficiencies.
- GI51 (Children's Playing Facilities) To seek the provision of children's playing facilities as part of new development.

1.28 The following policies from Chapter 12 (Culture) also apply to this report:

- Policy CUO25 (SDRAs and Large Scale Developments) requires all SDRAs and developments over 10,000 sq. m provide at least 5% of their internal floorspace to community, arts, and cultural uses. The balance between community and cultural uses is determined based on local needs. Up to half of the space may also be relocated to an adjacent site, subject to enhancement.
- CU29 (Public Realm for Cultural Events) seeks to advance cultural events in the public realm.
- Policy CUO45 (Buildings within Communities for Arts and Cultural Spaces): Aims to acquire and repurpose buildings of merit for arts and cultural uses.
- Policy CUO46 (Inclusivity): Supports adaptations to existing facilities and investing in initiatives that increase engagement among minority groups.
- Policy CUO47 (Accessibility): Encourages high accessibility standards in the city's cultural venues to encourage participation by people of all ages and abilities.

1.29 Turning finally to Chapter 15 (Development Management Standards), the following policies apply.

- Table 15-1 (Thresholds for Planning Applications) confirms at Note** that: "Community and Social Infrastructure include School's, Crèche's, Community Centre, Places of Worship, Public Parks, Library's or any publicly accessible state owned building.
- 15.2.5 (Development Contributions) requires the payment of contributions towards public infrastructure in relevant planning permissions.
- 15.8.2 (Community and Social Audit): Requires residential applications of 50+ units to include a community and social audit assessing existing facilities within 750m, identifying needs, and justifying proposed provisions.
- 15.8.3 (Schools): Applications for over 50 dwellings must include a report on school demand and local capacity. Developments of 800+ units must phase housing delivery alongside new school provision.
- 15.8.4 (Childcare): Requires one childcare facility (minimum 20 child spaces) per 75 dwellings in new schemes based on a 1km radius audit of demand and capacity, aligning with city childcare strategies and demographic needs.

- 15.8.6 Public Open Space requires all residential developments to provide 10% of the site as public open space.

Dublin City Departmental Strategies and Guidance

- 1.30 *Dublin City Cultural Infrastructure Toolkit (2024)* is a practical guide developed by DCC's Arts Office to support the delivery of cultural spaces within new developments, complementing Policy CUO25 of the DCDP (2022 to 2028). It includes guidance notes, resources, and a decision tree to navigate the planning, design, and implementation of inclusive, responsive, and sustainable cultural infrastructure.
- 1.31 *Dublin City Council Sports Plan (2024 to 2029)* sets out a strategic framework to make Dublin one of the most active cities in the world seeking to deliver world-class sports facilities, inclusive and diverse activity programmes, working collaboratively with council departments and external partners, with targeted actions to engage underrepresented groups and promote lifelong physical activity.
- 1.32 *Dublin City Council Play Strategy (2022-2027) and Play Plan (2012 to 2027)* developed with the aim of a citywide coordinated approach to developing high quality, accessible and inclusive play facilities, and opportunities for everyday play experiences for all children and young people.
- 1.33 *Libraries Unlimited: A Strategic Direction for Dublin City Libraries 2019–2023* outlines DCC's vision for libraries as inclusive, dynamic cultural hubs that foster learning, creativity, and community connection, focusing on strengthening infrastructure, expanding digital access, celebrating Dublin's heritage, and enhancing staff capacity.
- 1.34 *Dublin City Council Parks Strategy (2019)* The Dublin City Parks Strategy presents the wide range of resources and services under the Parks Services portfolio and states current policy and intended actions to seek the strategic vision of a greener and more liveable Dublin. It sets the categories of parks for assessment.

Existing Assessments of the Area

- 1.35 *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, Parkside and Belcamp 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-Shape Site' is assessed of which 9.7 hectares are majority owned by DCC. Key proposals include reserving land for a public square, community facilities (omit library, indoor sports centre,)and park, a concept design study and cross-departmental input.
- 1.36 *LDA Clongriffin Central (2024)*: The LDA has developed a strategic vision for 13.2 hectares in Clongriffin, North Dublin. The Clongriffin Central Plan outlines the creation of a vibrant, sustainable urban community with over 2,000 homes, including cost rental and affordable purchase options, alongside essential amenities including childcare, healthcare, education, retail, and cultural facilities. Key objectives include delivering high-quality housing, integrated communities, a town centre, improved connectivity,

green spaces, and strong sustainability measures. Construction began on the first phase, including 408 homes, a creche, and a public park in 2025.

- 1.37 *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.
- 1.38 *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.
- 1.39 *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 Baldoyle-highlighting the need for coordinated investment to create a complete and inclusive neighbourhood.
- 1.40 *The Belmayne–Clongriffin Network Strategic Vision 2025–2027* sets out a coordinated plan to address the longstanding lack of social infrastructure and support services in the Belmayne and Clongriffin communities. Building on years of volunteer-led action and evidence from identified community need, the strategy aims to secure dedicated community facilities and significantly enhance access to childcare, youth services, family support, social supports, and shared community spaces. Through collaboration with residents, service providers, local authorities, and partners such as the YMCA, the Network seeks to promote social inclusion, strengthen community engagement, and advocate for policy and planning changes to support a thriving, inclusive, and resilient community over the three-year period.
- 1.41 *The Belmayne–Clongriffin Community Spaces Survey (2025) and Service Mapping Survey (2025)* highlight a significant mismatch between community needs and existing infrastructure and services. While a committed network of community, youth, family support, and educational services operates in the area, provision is fragmented and largely dependent on unsuitable, oversubscribed, or out-of-area spaces, with no facility of sufficient scale to accommodate larger groups or coordinated service delivery. Both surveys identify a clear and urgent need for a centrally located, multi-use community facility to support growing demand, address long waiting lists, and enable services to respond more effectively to complex and increasing social needs in a rapidly expanding community.

Appendix 2: Detailed Socioeconomic Baseline

Existing People – Socioeconomic Profile of the Area

- 2.1 The Socioeconomic baseline has been developed using census data (2022) at the Electoral Division (ED) level. It reviews EDs majority falling within 'the site' (SDRA 1) of which are Grange B (Clongriffin) Grange A (Belmayne) and Priorswood C (Belcamp).
- 2.2 The boundary of the EDs 'scoped' into the socioeconomic assessment is depicted on **Figure 2.1** below.

Populations

- 2.3 The population of the study area (Grange A, Grange B and Priorswood C) is rapidly growing. In 2022, 12,598 people lived in Grange A (30% growth since 2016), 7,438 live in Grange B (40% growth since 2016) and 4,883 lived in Priorswood C (1% growth since 2016). This means 24,919 people in total live in the study area, which experienced population growth of 25% between 2016 and 2022, far exceeding growth rates observed in DCC and Nationally (7% and 8%). This growth is driven entirely by the growth in Grange A and B where there has been much housing development leading to population growth, especially pertaining to the villages of Clongriffin and Belmayne.
- 2.4 The EDs within the study area ranked among the most densely populated EDs nationally (top 4%) in 2022 with population densities of 7,528, 6,417, and 5,511 people per kilometre for Grange A, Grange B and Priorswood C respectively. Considering the extensive level of development planned in the study area, it is expected that density will continue to grow into the future and the study area will continue to rise in the rankings of the most densely populated areas in the country.
- 2.5 The study area is young, with just under 79% of the population being under the age of 50, and 43% under the age of 30. These proportions are slightly higher than DCC proportions, and more significantly higher than National proportions. This is to be expected considering the urban nature of the site, but is an important consideration when it comes to the planning of age-appropriate public service and amenity provision.
- 2.6 The study area is emerging as an increasingly ethnically diverse area, outpacing both national and DCC trends for growth across nearly all ethnicity groups and nationalities. The proportion of Irish citizens in the study area fell from 82% to 76% between 2016 and 2022, representing a sharper decline than the national drop of 83% to 80%. DCC experienced a similar shift with Irish nationals decreasing from 80% to 73% over the same period. The proportion of White Irish in the study area has fallen from 75% to 64% between censuses, which almost mirrors DCC trends which saw the same proportion fall from 74% to 64%.
- 2.7 Within the study area, Grange B appears to be more ethnically diverse than the other two EDs, as in 2022 56% of Grange A's population identified as 'White Irish' compared to 67% in Grange A and also 67% in Priorswood C. This trend within the study area is also prevalent when looking at it from the point of view of citizenship, with 69% of Grange B being Irish citizens compared to 78% in Grange A and 80% in Priorswood C. This shows that whilst the study area encompasses EDs and populations that are living

in very close vicinity to one another, there can be stark differences in terms of demographics across neighbouring communities. This trend can also be seen in previous DCC work, particularly the April 2025 report titled Review of Current Development Clongriffin and Belmayne and a Strategy for Dublin City Council Owned Land At Belmayne (the “DCC Report”).

- 2.8 The DCC report focuses on an even smaller study area comprising 43 Small Area Populations (SAPs) within Grange A and Grange B EDs and was developed to inform strategy for the “L-Shape” site in Belmayne, one of the three sites included in the scope of this report. The proportion of Irish Nationals in this smaller study area is 60%, with 28% representing resident with non-EU citizenship.
- 2.9 This is a further example of the differences between closely located communities and the pockets of rapid diversification in the area, particularly in the Clongriffin area of Grange A. This growth brings about the need for inclusive, culturally responsive and considerate planning and service provision.
- 2.10 In the study area, DCC and nationally there has been an increase in the number of individuals self-reporting as having a disability. This increase can be explained by a more nuanced and comprehensive approach to the disability questions within census 2022 in comparison to 2016.

Households and Housing

- 2.11 In terms of household types, the dominant household type in the study area at Census 2022 was “married couple with children”, which makes up 27% of the study area, compared to 18% in DCC. The proportion of “one person” households in the study area is lower in comparison to the national and DCC average, whilst the study area also has a higher proportion of one parent families (mother and children) in comparison to National and DCC averages (14% in the study area versus 8% nationally and in DCC).
- 2.12 The household type with the highest growth rate in the study area was “two or more non-related persons” which grew by 85% (from 5% to 7% of all households in the study area proportionally). Nationally the proportion is just slightly lower at 5% though the study area remains well below DCC levels of 13%.
- 2.13 For household size, the study area is converging with national trends, with a lower proportion in single-person households and a higher share of mid-sized (3-4 person) households. This is unsurprising in the context of the current shortage in the housing market.
- 2.14 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 average of 2.48 persons per household.
- 2.15 Data on the area’s housing age profile confirms that this is a new settlement with new communities. 67% of the housing base was built since 1991, with 19% built since 2016. Pre-1970 stock represents 6% of the current housing stock provision in the study area. The study area’s housing stock sharply contrasts with the national housing stock, where only 5% has been constructed since 2016.

- 2.16 The housing tenure profile of the area reflects the ongoing growth across all tenure types, with the number of households in the study area growing by 30% between 2016 and 2022. Whilst the ED-level analysis suggests that the share of homeowners in the area slightly higher relative to those renting (47% compared to 45%), the results in DCC's SAP level report give a different perspective. In the more localised SAP-level study area, renting is more prevalent than owner occupiers, standing at 53% rental and 40% owner occupier at the time of census 2022³. This suggests that while home ownership may be the most common tenure type at the ED-level, rental tenure is more prevalent when the study area is narrowed down and localised. Furthermore, the DCC report builds on this by incorporating supplementary data from the housing department, including HAP payments, AHB purchases (pipeline included) and DCC long-term leases. This results in a further shift in the tenure profile of the area, with the owner occupier rate falling to 28% and rental on the whole making up 69%, with 49% attributed to rental from local authorities and from voluntary housing bodies. This underscores the value of the SAP-level analysis to highlight localised housing dynamics that are not always captured in ED-level trends. There are concentrations of rental housing tenure within the EDs.

Deprivation

- 2.17 Both Grange A and Grange B EDs were classed by the Pobal HP Deprivation index as "marginally above average" based on the 2022 census, and were classed the same based on both of the last two censuses (being 2016 and 2011). Priorswood C was classed as disadvantaged in 2022, 2016 and 2011.
- 2.18 Neighbouring EDs, particularly to the west of the study area are classed as disadvantaged to very disadvantaged by the index, with multiple SAPs classed by the index as extremely disadvantaged by Pobal, which is the lowest score on the scale. Multiple of these extremely disadvantaged SAPs are situated within the Priorswood C ED. At the SAP level Grange A and Grange B include multiple "affluent" SAPs as well as some areas classed as below average and as disadvantaged. This indicates that while the study area is not necessarily disadvantaged on the whole, the wider area includes places of extreme deprivation and may require significant investment in terms of community and social infrastructure and services.

Employment, Education and Skills

- 2.19 In terms of educational attainment, no marked difference was apparent in the study area in comparison to national levels. The study area appears to be growing more educated, with the highest levels of growth between censuses being in individuals with Postgraduate diplomas or degrees (107% growth), followed by those with PhDs or higher (98% growth but proportionally still only 1% of the population, and those with Honours Bachelor's degrees (86%).
- 2.20 The proportion of people "at work" in the study area rose from 60% to 65% compared with 56% nationally, with unemployment falling to 5% (from 9% in 2016) in the study area compared to 4% nationally (from 7% in 2016). The proportion of people who are

³ These statistics were sourced from a DCC Report as stated in bullet point 2.7: April 2025 DCC report titled Review of Current Development Clongriffin and Belmayne and a Strategy for Dublin City Council Owned Land At Belmayne (the "DCC Report")

classified as retired in the study area (8%) is significantly lower than the national average (16%), given the young age profile reported in the study area. Within the study area there are differences from this point of view across the three EDs. In Grange A and B, the proportion of unemployed is lower (4.2% and 2.6% respectively) compared to Priorswood C (7.7%) as well as the proportion of individuals who are looking for their first regular jobs, 0.8% and 0.7% respectively compared to 1.8% in Priorswood C. 66% of Grange A report themselves to be at work, in Grange B this proportion is 69%, while in Priorswood C it is 55%. This further displays the differences between the three EDs and communities within them from a socioeconomic and demographic point of view.

- 2.21 There has been a shift towards higher skilled roles, with managerial roles growing by 54%, associate professional and technical occupations growing also by 54% and professional occupations more than doubling at 109% growth and now making up the largest proportion of the workforce at 17%. These trends indicate that the study area is broadly upskilling.
- 2.22 In terms of commuting patterns, remote work surged between censuses going from 1% to 8%, while commuting via active modes also increased. The proportion of commuters travelling primarily by car grew in absolute terms but fell in terms of proportion from 45% to 39%, while public transport use also declined slightly in share whilst growing absolutely, both of which can likely be attributed to the increased prevalence of remote working. These shifts reflect changing work patterns and a move towards sustainable commuting, though the most popular commuting mode remains the private car with 26% of the study area classing themselves as car drivers and 14% as car passengers. The second most popular mode in the study area was by bus at 15%.

Existing Facilities – Wider Study Area

2.23 This section baselines the existing social infrastructure that exists in the SDRA and 1km study area. The basis for the assessment is the typologies outlined in Section 3. These are presented and reported in three distinct map sets, as follows:

1. **Figure 2.2** – Retail, Employment and Business is provided for baseline context.
2. **Figure 2.3** – Essential Services, Community and Cultural Facilities is provided to depict the availability of Social Infrastructure Typologies 1 and 2.
3. **Figure 2.4** – Sports and Recreation, Parks, Green Infrastructure & Public Realm is provided to depict the availability of Social Infrastructure Typologies 3, 4 and 5.

2.24 A detailed inventory of facilities is provided in **Appendix 3**, including within the site and the 1km study area, in 500m and 1km distance bands. This section reports those facilities available in SDRA 1 and within the 1km study area.

Retail, Employment and Business

2.25 Retail, Employment and Business facilities available within the site and 1km study area are depicted on **Figure 2.2** and described in the detailed inventory provided in **Appendix 3**. These categories have been mapped to provide context to the site and study area and to understand potential travel patterns established within the catchment. The type of facilities included in this map are described in Table 4.1, as follows:

Table 2.1: Retail, Employment and Business in the site and study area

Category / Label	Facilities / Services Included
Retail	Fast Food / Takeaways, Restaurant/Café/Pub, Betting Shop, Hairdressers/Barbers/Beauty Treatments, Supermarket/Convenience Store, Service Station, Other Retail, Veterinarian;
Manufacturing / Production	Crop and Animal Production, Printing, Pharmaceuticals, Stone Cutting, Iron and Steel, Furniture, Other Manufacturing, Electricity, Sewerage;
Construction / Trade / Transport	Construction, Plumbing/Joinery/Roofing, Sale/Maintenance/Repair of Motor Vehicles, Wholesale, Transport/Warehousing/Postal/Freight;
Services	Accommodation/Catering, Publishing & IT, Finance & Insurance, Real Estate, Legal / Accounting / Consultancy, Architectural / Engineering, Technical Testing and Analysis, Advertising / Media and Design, Rental of Motor Vehicles, Employment Placement Agencies, Travel Agency, Security Systems, Cleaning, Landscaping, Packaging, Other Business Support, Repair Shops, Dry Cleaning.

- 2.26 Within the SDR are, a total of 90 Land Use, Retail and Business services have been identified. There are concentrations of facilities at Clarehall Shopping Centre (mid retail shopping size centre) and Belmayne Town Centre, with relatively few facilities at Clongriffin. There are clustering and concentration of businesses outside the SDR including in the Baldoyle Industrial Estate to the south east of the SDR (separated from the SDR by the railway line), Coolock Industrial Park to the south and Clonsaugh Business and Technology Park to the south west.
- 2.27 In terms of detailed businesses, within the SDR boundary includes:
- 43 Retail Facilities, including 2 Butchers, 7 Fast Food/Takeaways, 8 Hairdressers/Barbers/Beauty Therapists, 5 Other Retail Facilities, 10 Restaurants/Cafés/Pubs, 1 Service Stations, 9 Supermarkets/Convenience Stores, and 1 Veterinarian.
 - 1 Manufacturing / Production Facilities, (1 Electrical Facility).
 - 14 Construction Trade Transport Facilities, including 7 Construction Facilities, 3 related to the Sale/Maintenance/Repair of Motor Vehicles, 1 Transport/Warehousing/Postal/Freight Facilities and 3 Wholesale Facilities.
 - 32 Service facilities including 3 Accommodation/Catering, 2 Advertising/Media and Design, 9 Finance/Insurance, 6 Legal/Accounting/Consultancy, 1 Publishing/IT, 9 Real Estate, 1 Technical Testing, and 1 Travel Agency
- 2.28 Extending the study area 1km from the SDR, an additional 384 facilities have been identified. These include:
- 108 Retail Facilities, including 4 Betting Shops, 1 Butchers, 11 Fast Food/Takeaways, 14 Hairdressers/Barbers/Beauty Therapists, 44 Other Retail Facilities, 20 Restaurants/Cafés/Pubs, 4 Service Stations, 9 Supermarkets/Convenience Stores and 1 veterinarian.
 - 65 Manufacturing / Production Facilities, including 4 Crop and Animal Production Facilities, 4 Iron and Steel, 30 Other Manufacturing Facilities, 5 Pharmaceutical Facilities, 16 Printing Facilities, 2 Stone Cutting Facility, 1 Furniture Production facility, 1 Electrical facility, and 2 sewerage facilities.
 - 118 Construction Trade Transport Facilities, including 12 Construction Facilities, 17 Plumbing/Joinery/Roofing Facilities, 37 related to the Sale / Maintenance / Repair of Motor Vehicles, 29 Transport/Warehousing/Postal/Freight Facilities and 23 Wholesale Facilities.
 - 93 Service facilities including 2 Accommodation/Catering, 9 Advertising/Media and Design, 20 Architectural/Engineering, 2 Cleaning, 6 Employment Placement Agencies, 3 Landscaping, 13 Legal/Accounting/Consultancy, 4 Packaging, 5 Publishing/IT, 4 Real Estate, 4 Motor Vehicle Rental, 3 Security Systems, 2 Travel Agency, 7 Finance/Insurance, 1 Technical Testing, 2 Other Business Support, 4 Repair Shops, and 2 Dry Cleaners.



Figure 2.2: Retail, Employment and Business

Essential Services, Community and Cultural Facilities (Typologies 1 and 2)

2.29 Essential Services, Community and Cultural Facilities within the site and the 1km study area are depicted on **Figure 2.3** with a detailed inventory of facilities provided in **Appendix 3**. All of the facilities available in the Site and Study Area are summarised in **Table 2.2**, as follows.

Table 2.2: Essential Services, Community & Cultural Facilities in the site & study area

Category / Label	Facilities / Services Included
Childcare	Pre-schools/Pre-primary education, Child Day-Care Facilities
Community and Civic	Cemetries, Community/Youth/Resource Centres, Credit Unions/Banks, Fire Station, Libraries, Post Offices, Public Offices, Train Stations
Cultural	Performing Arts Facilities, Cultural Education, Motion Picture, Video and Television Production
Education	Primary Schools, Secondary Schools, Adult Education
Health	Dental Practices, General Medical Practices, Nursing Home/Respite/Disabilities/Rehabilitation, Opticians, Other Human Health Facilities, Pharmacies
Places of Worship	Places of Worship.

2.30 Within the **SDRA** are, a total of 40 Community and Civic facilities have been identified. These include:

- 6 Childcare Facilities
- 7 Community and Civic Facilities, including 3 Community / Youth / Resource Centres, 1 Credit Union / Bank, 1 Public Office, 1 Post Office and 1 Train Station
- 6 Educational Facilities, including 3 Secondary Schools (Belmayne Educate Together Secondary School, Grange Community College, Ghaelcholáiste Reachrann) and 3 Primary Schools (Gaelscoil Ghráinne Mhaol, Belmayne Educate Together National School, Saint Francis of Assisi Primary School)
- 2 Cultural Facilities
- 18 Health Facilities, including 2 Dental Practices, 3 General Medical Practices, 1 Nursing home/Respite/Rehabilitation Facility, 2 Opticians, 6 Other Human Health Facilities and 4 Pharmacies
- 1 place of worship (Clongriffin Masjid)

2.31 Extending the study area to 1km from the SDRA, an additional 96 facilities have been identified. These include:

- 13 Childcare Facilities
- 21 Community and Civic Facilities, including 1 Cemetery, 13 Community / Youth / Resource Centres, 2 Credit Union / Bank, 1 Fire Station, 1 Library, 1 Post Office, 2 Public Offices and 1 Train Station
- 6 Cultural Facilities
- 16 Educational Facilities, including 13 Primary Schools, 1 Secondary School and 2 Adult Education providers.
- 31 Health Facilities, including 2 Dental Practices, 4 General Medical Practice, 3 Nursing home/Respite/Rehabilitation Facilities, 2 Opticians, 14 Other Human Health Facilities and 6 Pharmacies.
- 9 places of worship.

2.32 Overall, the mapping illustrates that there is under provision of Essential Services, Community & Cultural Facilities in the study area for the existing and growing population. The spread of childcare facilities is relatively consistent across the area, although the provision is analysed further and tested in the gap analysis. The lack of cultural facilities are also notable from the distribution in **Figure 2.3**.

Sports and Recreation, Parks, Green Infrastructure and Public Realm

2.33 Sports and Recreation, Parks, Green Infrastructure and Public Realm Facilities within the site and the study area are depicted on **Figure 2.4** with a detailed inventory of facilities provided in **Appendix 3**. All of the types of facilities available in the Site and Study Area are summarised as follows:

- Sports Clubs/Facilities
- Gyms and Fitness Studios
- Parks and Playgrounds

2.34 Within the SDRA are, a total of 13 Sports and Recreational Facilities have been identified. These include:

- 3 Sports Clubs/Facilities
- 5 Gyms / Fitness Studios
- 5 Parks and Playgrounds

While the gap analysis will provide an assessment of adequate provision, the absence of gym / fitness studios in Clongriffin is apparent from **Figure 2.4**, while the presence of a significant park area (Fr Collin's Park) is evident. In comparison, Belmayne has more smaller pocket parks and recreational areas.

2.35 Extending the study area a further 500m from the SDRA, an additional 27 facilities have been identified. These include:

- 11 Sports Clubs/Facilities
- 11 Gyms / Fitness Studios
- 5 Parks and Playgrounds



Figure 2.4 Parks, Green Infrastructure and Open Space

Appendix 3: Detailed Social Infrastructure Facilities Baseline

Key

Distance Band	Label
Within SDRA	SDRA
Within 500m of SDRA Boundary	≤ 500m
Between 500m and 1km of SDRA Boundary	≤ 1km

Community, Civic and Cultural Facilities

Table 3.1: Childcare Facilities

#	Name / Address	Tusla Number	Capacity	Buffer
1	The Learning Circle, 2 Beau Park Place, Clongriffin, Dublin 13	TU2015DY212	72	SDRA
2	Little Rainbows, Unit 1, Block 4, Walker Drive, Dublin 13	TU2024DY008	132	SDRA
3	Giraffe Childcare, Unit 14, Burnell Square, Mayne River Avenue, Malahide Road, Northern Cross	TU2015FL100	98	SDRA
4	Bumblebee, 16/17 Churchwell Mews, Belmayne, Dublin 13	TU2015DY034	52	SDRA
5	Little Rainbows, 19 Parkside Row, Dublin 13	TU2022DY001	152	SDRA
6	Lovable Me Montessori, 63/64 Churchwell Drive, Belmayne, Dublin 13	TU2016DY037	22	SDRA
7	Mead Daycare Center, Newbrook Road, Dublin 13	TU2015DY138	55	≤ 500m
8	Coraline's Playschool, 6 Temple View Court, Clare Hall, Dublin 13	TU2015DY042	20	≤ 500m
9	Stepping Stones Pre School, Scout Centre Donaghmeade, Newbrook Road, Dublin 13	TU2015DY203	22	≤ 500m
10	Children's Choice, 31 Temple View Park, Clare Hall, Dublin 13	TU2015DY047	34	≤ 500m
11	Dolphin's Creche, Clare Village, Malahide Road, Dublin 17	TU2020DY003	103	≤ 500m
12	The Learning Circle, 37 Myrtle Drive, The Coast, Dublin 13	TU2015FL307	120	≤ 500m
13	Little People Baldoyle, 16 Red Arches Avenue, The Coast, Dublin 13 (listed as Little Rainbows on Tusla Records)	TU2016FL012	99	≤ 500m
14	Tigers Childcare, 20-22 Saint Samson's Square, Dublin 13	TU2015FL039	107	≤ 500m

15	Darndale Belcamp Integrated Childcare Service, Jigsaw Centre, Darndale Belcamp Village Centre, The Link Road, Dublin 17	TU2015DY060	157	≤ 500m
16	Moatview Early Education Centre, 35A Moatview Avenue, Dublin 17	TU2015DY142	32	≤ 500m
17	St. Francis Community Playgroup, The Resource Centre, Clonshaugh Drive, Dublin 17 (listed as Learn and Play Preschool and Afterschool on Tusla)	TU2015DY193	44	≤ 500m
18	Little Rainbows, 1 Holywell Avenue, Dublin 13	TU2015DY124	99	≤ 1km
19	Anchor Childcare, Racecourse Shopping Centre, Grange Road, Dublin 13	TU2015FL008	100	≤ 1km

Table 3.2: Cemeteries

#	Name / Address	Buffer
1	Balgriffin Cemetery, Carrs Lane, Dublin 17	≤ 500m

Table 3.3: Community / Youth / Resource Centres

#	Name / Address	Buffer
1	Clongriffin Junction, Unit 11, Station Hill, Clongriffin, Dublin 13	SDRA
2	Clúid Housing Association, 35 Churchwell Rise, Belmayne, Dublin 13	SDRA
3	Funky Monkeys, 2ND Floor Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Donaghmede House Community Centre, Newbrook Road, Dublin 13	≤ 500m
5	Balgriffin Hall, Malahide Road, Dublin 17	≤ 500m
6	Priorswood Parish Youth Committee, Clonshaugh Drive, Dublin 17	≤ 500m
7	Darndale Belcamp Initiative, The Bell Building, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
8	Our Lady Immaculate Lunch Club, The Link Road, Dublin 17	≤ 500m
9	Our Lady Immaculate Parents Training Together, The Link Road, Dublin 17	≤ 500m

10	Sphere 17 Regional Youth Service, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
11	Sphere 17 Regional Youth Service, Clonshaugh Drive, Dublin 17	≤ 500m
12	Baldoyle Family Resource Services Limited, Murray House, Grange Road, Dublin 13	≤ 1km
13	Baldoyle Youth Club, Grange Road, Dublin 13	≤ 1km
14	Bonnybrook Forum, The Glin Centre, Glin Road, Dublin 17	≤ 1km
15	Scouting Ireland, Priorswood 130TH Scout Den, Clonshaugh Avenue, Dublin 17	≤ 1km

Table 3.4: Credit Unions / Banks

#	Name / Address	Buffer
1	Bank Of Ireland, Unit 2/3, Burnell Green, Mayne River Street, Malahide Road, Northern Cross	SDRA
2	Trinity Credit Union Limited, Newbrook Road, Dublin 13	≤ 500m
3	Progressive Credit Union, Grange Road, Dublin 13	≤ 1km

Table 3.5: Fire Stations

#	Name / Address	Buffer
1	Dublin County Fire And Rescue Services, Dublin City Council, Kilbarrack Fire Station, Kilbarrack Road, Dublin 5	≤ 1km

Table 3.6: Libraries

#	Name / Address	Buffer
1	Dublin City Council, Donaghmede Public Library, Unit 48, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m

Table 3.7: Post Offices

#	Name / Address	Buffer
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1	An Post, Clarehall Post Office, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	An Post, Donaghmede Post Office, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m

Table 3.8: Public Offices

#	Name / Address	Buffer
1	National Driver Licence Service, Unit 3 3RD Floor, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Dublin City Council, The Bell Building, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
3	Dublin City Council, Unit F2, Eklad Close, Malahide Road Industrial Park, Dublin 17	≤ 1km

Table 3.9: Train Stations

#	Name / Address	Buffer
1	Iarnród Éireann, Clongriffin Station, Station Way, Clongriffin, Dublin 13	SDRA
2	Iarnród Éireann, Howth Junction Dart Station, Kilbarrack Road, Dublin 5	≤ 1km

Cultural Facilities

Table 3.10: Cultural Facilities

#	Name / Address	Buffer
1	Hbv Studios, Unit 3/4, Roof Garden Offices, Clarehall Shopping Centre, Malahide Road, Northern Cross	SDRA
2	Laloo's Fuji Digital Centre, Unit 14A, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
3	O'Regan School Of Ballet, Malahide Road, Dublin 17	≤ 500m
4	Carolán School Of Irish Dance, Malahide Road, Dublin 17	≤ 500m
5	Acoustic Technologies, Unit 5A, Block A, Howth Junction Business Centre, Kilbarrack Way, Dublin 5	≤ 1km
6	Sg Productions Limited, Carra House, Unit 119, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
7	Irish Dancing Work Shop, Marian Park, Dublin 13	≤ 1km
8	Theatre Production Services, Unit 3B/3C, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km

Educational Facilities

Table 3.11: Primary Schools

#	Name / Address	Buffer	Enrolments 2025/2026
1	Gaelscoil Ghráinne Mhaol, Grange Road, Dublin 13	SDRA	84
2	Belmayne Educate Together National School, Belmayne Avenue, Belmayne, Dublin 13	SDRA	413
3	Saint Francis Of Assisi Primary School, Belmayne Avenue, Belmayne, Dublin 13	SDRA	434
4	Saint Paul's Junior National School, Clonrosse Drive, Dublin 13	≤ 500m	206
5	Saint Paul's Senior National School, Clonrosse Drive, Dublin 13	≤ 500m	236
6	Holy Trinity National School, Grange Road, Dublin 13	≤ 500m	397

7	Saint Kevin's Junior National School, Newbrook Road, Dublin 13	≤ 500m	149
8	Scoil Naomh Colmcille, Newbrook Road, Dublin 13	≤ 500m	217
9	Scoil Bhríde Junior School, Grange Road, Dublin 13	≤ 500m	365
10	Stapolin Educate Together National School, Myrtle Road, The Coast, Dublin 13	≤ 500m	340
11	Our Lady Immaculate Senior School, The Link Road, Dublin 17	≤ 500m	182
12	Saint Francis Junior National School, Clonsaugh Drive, Dublin 17	≤ 500m	165
13	Our Lady Immaculate Junior School, The Link Road, Dublin 17	≤ 500m	159
14	Saint Francis Senior National School, Clonsaugh Drive, Dublin 17	≤ 500m	198
15	Saint Laurence's Junior National School, Grange Road, Dublin 13	≤ 1km	413
16	Saint Joseph's School, Macroom Road, Dublin 17	≤ 1km	294

Table 3.12: Secondary Schools

#	Name / Address	Buffer	Reported Enrolment
1	Belmayne Educate Together Secondary School, Belmayne Avenue, Belmayne, Dublin 13	SDRA	595
2	Grange Community College, Grange Road, Dublin 13	SDRA	553
3	Gaelcholáiste Reachrann, Grange Road, Dublin 13	SDRA	453
4	Donahies Community School, Streamville Road, Dublin 13	≤ 1km	488

Table 3.13: Adult Education

#	Name / Address	Buffer
1	Trinity Adult Resource Group For Education And Training, Donaghmede House Community Centre, Newbrook Road, Dublin 13	≤ 500m
2	Baldoyle Ce Services Company Limited, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m

Health Facilities

Table 3.14: Dental Practices

#	Name / Address	Buffer
1	The Meridian Clinic, Dr. Maeve Barry, 3RD Floor Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Northern Cross Dental, Unit 8/9, Burnell Square, Mayne River Way, Malahide Road, Northern Cross	SDRA
3	Grange Dental, 2ND Floor Grange Clinic, Grange Road, Dublin 13	≤ 500m
4	Smiles Dental, Unit 5, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km

Table 3.15: General Medical Facilities

#	Name / Address	Buffer
1	The Meridian Clinic, 3RD Floor Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Northern Cross Medical Centre, Unit 4, Burnell Court, Malahide Road, Northern Cross, Dublin 17	SDRA
3	Clongriffin Medical Centre, 17A Main Street, Clongriffin, Dublin 13	SDRA
4	Grange Clinic, Grange Road, Dublin 13	≤ 500m
5	Donaghmede Medical Clinic, Unit 40A, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
6	Ardara Family Practice, 52 Ardara Avenue, Dublin 13	≤ 500m
7	Baldoyle Medical Centre, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km

Table 3.16: Nursing Home, Respite, Rehabilitation Facilities

#	Name / Address	Buffer
1	Carechoice Northern Cross, Mayne River Street, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Riverside Residential, Riverside, Saint Michael's House, Belcamp Lane, Dublin 17	≤ 500m

3	Saint Doolagh's Park Care & Rehabilitation Centre, Saint Doolaghs Park, Malahide Road, Dublin 17	≤ 1km
4	Wl Woodlawn Care Services Ltd, Saint Doolaghs House, Saint Doolaghs Park, Malahide Road, Dublin 17	≤ 1km

Table 3.17: Opticians

#	Name / Address	Buffer
1	Vision Express, Unit 29, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	O'Sullivan Optical, Unit 7, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
3	Eyeswise Optician, Unit 49B, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
4	Specsavers, Unit 10, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m

Table 3.18: Other Human Health Facilities

#	Name / Address	Buffer
1	The Meridian Clinic, Barbara O'Connor, 3RD Floor Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Central Remedial Clinic, Unit 3, Station Street, Clongriffin, Dublin 13	SDRA
3	Northern Cross Dialysis Centre, Grattan House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
4	Dr. Tony Accardi, Unit 1, 3 Station Hill, Clongriffin, Dublin 13	SDRA
5	Mater Private, Newenham House, Malahide Road, Northern Cross, Dublin 17	SDRA
6	The Specialist Clinic, Unit 3, Burnell Court, Mayne River Avenue, Malahide Road, Northern Cross	SDRA
7	Hse, Beldale Methadone Clinic Rehabilitation Centre, Belcamp Business Park, Belcamp Lane, Dublin 17	≤ 500m
8	Women's Health Dublin Physiotherapy, 2ND Floor Grange Clinic, Grange Road, Dublin 13	≤ 500m

9	Constantin Tui, 2ND Floor Grange Clinic, Grange Road, Dublin 13	≤ 500m
10	Hse, Darndale Health Centre, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
11	Turas Springboard Family Centre, The Link Road, Dublin 17	≤ 500m
12	Saint Michael's House, Cara, Belcamp Lane, Dublin 17	≤ 500m
13	Belcamp Day Service Unit, Saint Michael's House, Belcamp Lane, Dublin 17	≤ 500m
14	Hse, La Verna Day Care Centre, La Verna, Grange Road, Dublin 13	≤ 1km
15	Arc Speech Therapy, Suite 5, Baldoyle House Unit 111, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
16	The Lotus Flower, Unit 118, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
17	Brookhaven Treatment Centre, Coolock Satellite Clinic, Rehabilitation Centre, Glin Road, Dublin 17	≤ 1km
18	Hse, Rehabilitation Centre, Glin Road, Dublin 17	≤ 1km
19	Home Healthcare Adaptions, Unit A5, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
20	M.G. House, Unit 38, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

Table 3.19: Pharmacies

#	Name / Address	Buffer
1	Mccabe's Pharmacy, Unit 1/2, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Stacks Pharmacy, 13 Main Street, Clongriffin, Dublin 13	SDRA
3	Limitless Health Pharmacy, Unit 4, Burnell Court, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Mccabes Pharmacy, Unit 5, Roof Garden Offices, Clarehall Shopping Centre, Malahide Road, Northern Cross	SDRA
5	Boots, Ground Floor, Grange Clinic, Grange Road, Dublin 13	≤ 500m

6	Donaghmede Pharmacy, Unit 5, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
7	Corr's Pharmacy, 4 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m
8	Stacks Pharmacy, Unit 2, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
9	Adrian Dunne Pharmacy, Unit 4, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
10	Corrs Pharmacy, Unit 6, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km

Religious Facilities

Table 3.20: Places of Worship

#	Name / Address	Buffer
1	Clongriffin Masjid, Unit 5, Station Street, Clongriffin, Dublin 13	SDRA
2	Holy Trinity Church, Grange Road, Dublin 13	≤ 500m
3	Saint Pauls Church, Blunden Drive, Dublin 13	≤ 500m
4	Holy Trinity Church Parish Office, Grangemore Grove, Dublin 13	≤ 500m
5	Our Lady Immaculate Church, The Link Road, Dublin 17	≤ 500m
6	Presbytery, Saint Laurence O'Toole Church, 91 Grange Road, Dublin 13	≤ 1km
7	Saint Laurence O'Toole Church, 91 Grange Road, Dublin 13	≤ 1km
8	Saint Doolagh's Church, Malahide Road, Dublin 17	≤ 1km
9	Saint Francis Of Assisi Church, Clonshaugh Drive, Dublin 17	≤ 1km
10	Capuchin Parocial Friary, Saint Francis Presbytery, Clonshaugh Drive, Dublin 17	≤ 1km

Sports and Recreational Facilities

Table 3.21: Gym / Fitness Studios

#	Name / Address	Buffer
1	Énergie Fitness, Unit 8, Clarehall Retail Park, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Block Nine Fitness Limited, Unit 4 Office 9, Burnell Court, Mayne River Road East, Malahide Road, Northern Cross	SDRA
3	Yoga Next Door, Unit 6, Burnell Green, Mayne River Street, Malahide Road, Northern Cross	SDRA
4	Yoga Studio, Unit 14, Burnell Court, Mayne River Street, Malahide Road, Northern Cross	SDRA
5	Hot Yoga Dublin, Unit 5 Block 4, Burnell Green, Mayne River Street, Malahide Road, Northern Cross	SDRA
6	K&M Fitness Studio, Grange Road, Dublin 13	≤ 500m
7	Circle Of Fitness, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
8	Curves, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
9	Arabian Gymnastics, Unit 5B, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
10	Ignite Health And Fitness Limited, Unit 3, Howth Junction Business Centre, Kilbarrack Way, Dublin 5	≤ 1km
11	Kilbarrick Fitness Centre, Unit 6A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
12	Minus 58 Fitness, Unit 94, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
13	Fbt Gym, Unit 4, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
14	Evolutis Sports And Fitness, Unit 4, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
15	Fun Intense Training, Unit 4-5, Capital House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km

16	Md Fitness Coolock, Unit 2C, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
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Table 3.22: Parks and Playgrounds

#	Name / Address	Buffer
1	Father Collins Park, Hole in the Wall Rd, Donaghmede, Dublin	SDRA
2	Parkside Park, Parkside Square, Donaghmede, Dublin	SDRA
3	Belmayne Park, Belmayne, Dublin 13	SDRA
4	Belmayne Playground, Balgriffin Park, Grange Dublin	SDRA
5	Parkside Playground, Balgriffin Park, Grande, Dublin	SDRA
6	Donaghmede Park, Donaghmede, Dublin	≤ 500m
7	Grangemore Park, Donaghmede, Dublin	≤ 500m
8	Darndale Park, Belcamp Lane, Priorswood, Dublin 17	≤ 500m
9	Donahies Field, Ayrfield, Dublin	≤ 1km
10	Ayrfield Park, Ayrfield, Dublin	≤ 1km

Table 3.23: Sports Clubs / Facilities

#	Name / Address	Buffer
1	Trinity Sports And Leisure Club, The Hole In The Wall Road, Dublin 13	SDRA
2	Trinity Donaghmeade Football Club, The Hole In The Wall Road, Dublin 13	SDRA
3	Sail Training Ireland, 13 Burnell Court, Mayne River Street, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Saint Laurence O'Toole Gaa Club, Blunden Drive, Dublin 13	≤ 500m
5	Baldoyle Badminton Centre, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
6	Ayrfield Community Sports & Leisure Centre, Blunden Drive, Dublin 13	≤ 500m
7	Balgriffin Table Tennis Club, Malahide Road, Dublin 17	≤ 500m
8	Cumann Luthchleas Gael, Cumann Peil Innisfail, Carrs Lane, Dublin 17	≤ 500m

9	Darndale Belcamp Sport And Leisure Complex, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
10	Dean Swift Sports Club, Clonshaugh Park, Dublin 17	≤ 500m
11	Naomh Barróg Gaa Club, Kilbarrack Parade, Dublin 5	≤ 1km
12	Thai Boxing Club, Unit 6A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
13	Trinity Gaels Gaa, Drumnigh Road, Portmarnock, Co. Dublin	≤ 1km
14	Glin Road Sports & Recreation Centre, Glin Road, Dublin 17	≤ 1km

Land Use, Retail and Potential Employers

Retail

Table 3.24: Betting Shops

#	Name / Address	Buffer
1	Ladbrokes, Unit 47, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
2	Paddy Power, Malahide Road, Dublin 17	≤ 500m
3	Ladbrokes, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
4	Ladbrokes, Unit 2, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km

Table 3.25: Butchers

#	Name / Address	Buffer
1	Kerrigans Craft Butchers, Unit 5, Burnell Court, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Cosgrave Butchers, Unit 30, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
3	Kerrigan Meats, Unit 12, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m

Table 3.26: Fast Food / Takeaways

#	Name / Address	Buffer
1	Camile, Unit 4, Burnell Green, Mayne River Street, Malahide Road, Northern Cross	SDRA
2	Dangs, 36B Belmayne Avenue, Belmayne, Dublin 13	SDRA
3	Eddie Rocket's, Unit 1, Clarehall Retail Park, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Romayo's Diner, 23 Main Street, Belmayne, Dublin 13	SDRA
5	Romayo's Diner, 27 Main Street, Clongriffin, Dublin 13	SDRA
6	Thindi, Unit 1, Burnell Green, Mayne River Street, Malahide Road, Northern Cross	SDRA
7	Apache Pizza, Unit 3, Clarehall Retail Park, Malahide Road, Northern Cross, Dublin 17	SDRA
8	Leo Burdock, 3 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m
9	Mcdonald's, Grange Road, Dublin 13	≤ 500m
10	Subway, Grange Service Station, Grange Road, Dublin 13	≤ 500m
11	Clarehall Chinese, 1 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m
12	Di Lucia's Restaurant, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
13	Golden City, Unit 4, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
14	Alfredo's, 81 Macroom Road, Dublin 17	≤ 1km
15	Di Lucia's Take Away, Unit 7, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km
16	Mcdonald's, Coolock Retail Park, Malahide Road, Dublin 17	≤ 1km
17	Supermac's, Clonshaugh Road, Clonshaugh, Cloghran, Swords, Co. Dublin	≤ 1km
18	Thanh Cong, Unit 3, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km

Table 3.27: Hairdressing / Barbers / Beauty Treatments

#	Name / Address	Buffer
1	Clippers Barber Shop, Unit 23, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Culture Club Beauty, Unit 7 Block 1, Burnell Square, Mayne River Way, Malahide Road, Northern Cross	SDRA
3	House Of Colour, Unit 13, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Josh's Turkish Barber, Unit 43A, Main Street, Belmayne, Dublin 13	SDRA
5	Kim's Golden Star, 58A Main Street, Belmayne, Dublin 13	SDRA
6	Nail & Beauty Bar, Unit 9, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
7	Revv Barbers, 64 Main Street, Clongriffin, Dublin 13	SDRA
8	The Tanning Shop, Unit 2, Clarehall Retail Park, Malahide Road, Northern Cross, Dublin 17	SDRA
9	Adams Barbers, Unit 93, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
10	Billie's Hair Studio, Unit 21, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
11	Boston Barbers, Unit 65A, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
12	Gold Tan, Unit 91, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
13	Grange Barbers, Ground Floor, Grange Clinic, Grange Road, Dublin 13	≤ 500m
14	K N R Barbers, 41B Sweetman House, Longfield Road, The Coast, Dublin 13	≤ 500m
15	Mane Envy, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
16	Nails By Dor, 66 Red Arches Road, The Coast, Dublin 13	≤ 500m
17	Tamara's Health & Beauty Clinic, 2ND Floor Grange Clinic, Grange Road, Dublin 13	≤ 500m
18	The Glam Pad, 2 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m

19	Darkside Paradise Tanning, Unit 4, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
20	Platinum Human Hair Limited, Carra House, Unit 119, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
21	Salon 102, Unit 102, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
22	Darkside Paradise Tanning, Unit 4, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km

Table 3.28: Other Retail

#	Name / Address	Buffer
1	David Cullen Jewellers, Unit 8, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Eir, Unit 16, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
3	Joseph A. Clancy Limited, Unit 10 Block 1, Burnell Square, Mayne River Way, Malahide Road, Northern Cross	SDRA
4	Meadows & Byrne, Unit 3, Burnell Court, Malahide Road, Northern Cross, Dublin 17	SDRA
5	Mr Price, Unit 5, Clarehall Retail Park, Malahide Road, Northern Cross, Dublin 17	SDRA
6	Art Design Picture Framing, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
7	Athletic Sports, Unit 4, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
8	Baldoyle Blinds, Unit 17A, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
9	Beds Unlimited, Unit 2G, Newtown Road, Malahide Road Industrial Park, Dublin 17	≤ 500m
10	B-Safe Products Ltd., Unit 8D, Abc House, Newtown Road, Malahide Road Industrial Park, Dublin 17	≤ 500m
11	Crown Decorating Centre, Unit 4, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m

12	Eir, Unit 68, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
13	Funmax, Unit 59B, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
14	Furniture Factory, Unit 2J, Newtown Road, Malahide Road Industrial Park, Dublin 17	≤ 500m
15	Infashion, Unit 80, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
16	Kavanaghs, Unit 78/79, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
17	Lg Floral Design, Unit 59A, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
18	Love Boutique, Unit 76, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
19	Nearby, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
20	Newscentre, Unit 69/71, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
21	P. & J. Jewellers, Unit 3, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
22	Pet Republic, Unit 61A, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
23	Stanford, Unit 70, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
24	The Book Haven, Unit 43, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
25	Thunders, Unit 74, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
26	Tony's Hardware, Unit 81, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
27	Avian World, Unit 100, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
28	Bargaintown, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
29	Blue Ribbon Art & Framing Gallery, Unit 94A, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

30	Colm De Rís, Unit 4, Small Business Centre, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
31	Coolock Tile Outlet, Unit 101, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
32	Corr Optical, Unit 58, Bell House, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
33	Des Kelly Interiors, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
34	Doors Direct, Unit 3A, Callan House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
35	Farrell Hurls, Unit 3D, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
36	Floors 4 You, Unit 10, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
37	Frame Factory (Pictures) Limited, Unit 137, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
38	Geoghegan Electrical, Unit 11/12, Building 2, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
39	House Of Italy, Unit 4-5, Callan House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
40	Irish Musical Instruments, Unit 137, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
41	Jd Embroidery, Unit 3, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
42	Kane & Company, Unit 142, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
43	Lets Talk Raw, Unit 6A, Newtown Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
44	Maxi Zoo, Unit 6, Coolock Retail Park, Malahide Road, Dublin 17	≤ 1km
45	Premier Kitchen Design, Unit 4A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
46	Regency Frames, Unit 94A, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

47	Sofa Galaxy, Unit 17, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
48	The Bridal Outlet, Unit 9, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
49	Tj's Timberland, Unit 4, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km

Table 3.29: Restaurant / Café / Pubs

#	Name / Address	Buffer
1	Bru Box, The Hole In The Wall Road, Dublin 13	SDRA
2	Bubble Tea, Middle Kiosk, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
3	Burnells, Hilton Dublin Airport Hotel, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Everest, 25 Main Street, Clongriffin, Dublin 13	SDRA
5	Insomnia, Unit 3, Burnell Court, Malahide Road, Northern Cross, Dublin 17	SDRA
6	Kay's Kitchen, Unit 19, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
7	Noble House, Unit 3, Burnell Square, Malahide Road, Northern Cross, Dublin 17	SDRA
8	Oasis Of Taste Foodhall, Unit 11/12, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
9	Park Lane Kitchen, 72 Main Street, Clongriffin, Dublin 13	SDRA
10	Velvet Cafe, Unit 15, Burnell Square, Mayne River Avenue, Malahide Road, Northern Cross	SDRA
11	Chatime, Unit 65B, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
12	Insomina, 3 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m
13	Kay's Kitchen, Unit 98, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m

14	Mug & Mingle, 41A Sweetman House, Longfield Road, The Coast, Dublin 13	≤ 500m
15	Newtown House, Malahide Road, Dublin 17	≤ 500m
16	Sima Cafe, Ground Floor, Grange Clinic, Grange Road, Dublin 13	≤ 500m
17	The Balgriffin Inn, Malahide Road, Dublin 17	≤ 500m
18	Bell's Kitchen, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
19	Costa, Coolock Retail Park, Malahide Road, Dublin 17	≤ 1km
20	Daisy's Grill, Unit 6, Callan House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
21	Fit Fat Cafe, Unit 4, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
22	Martin's, Unit 1, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km
23	Pearl Cafe, Unit 57, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
24	Red Bean Roastery, Clayton Hotel Dublin Airport, Stockhole Lane, Cloghran, Swords, Co. Dublin	≤ 1km
25	The Brasserie, Clayton Hotel Dublin Airport, Stockhole Lane, Cloghran, Swords, Co. Dublin	≤ 1km
26	The Coffee Drop, Unit 8, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km
27	The Italian Kitchen, Clayton Hotel Dublin Airport, Stockhole Lane, Cloghran, Swords, Co. Dublin	≤ 1km
28	The One Cafe, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
29	The Playwright, Clayton Hotel Dublin Airport, Stockhole Lane, Cloghran, Swords, Co. Dublin	≤ 1km
30	The Racecourse Inn, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km

Table 3.30: Service Station

#	Name / Address	Buffer
1	Certa, Certa Service Station, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Applegreen, Grange Service Station, Grange Road, Dublin 13	≤ 500m
3	Circle K, Grange Road, Dublin 13	≤ 500m
4	Texaco, Newtown Service Station, Malahide Road, Dublin 17	≤ 500m
5	Circle K, Clonshaugh Road, Clonshaugh, Cloghran, Swords, Co. Dublin	≤ 1km

Table 3.31: Supermarket / Convenience Store TESCO EXPRESS BELMAYNE

#	Name / Address	Buffer
1	Centra, 52 Main Street, Clongriffin, Dublin 13	SDRA
2	Daybreak, 49A Belmayne Avenue, Belmayne, Dublin 13	SDRA
3	Food, 36A Belmayne Avenue, Belmayne, Dublin 13	SDRA
4	Fresh, Unit 5, Burnell Court, Malahide Road, Northern Cross, Dublin 17	SDRA
5	Mace, The Griffin, One Three North, Marrsfield Avenue, Clongriffin, Dublin 13	SDRA
6	Tesco Extra, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
7	The Central Shop, 41 Main Street, Belmayne, Dublin 13	SDRA
8	Valumart, Unit 21, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
9	Tesco Express, Belmayne Ave, Donaghmede, Dublin, Ireland	SDRA
10	Centra, Newtown Service Station, Malahide Road, Dublin 17	≤ 500m
11	Dunnes Stores, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
12	Spar, 3 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m
13	Costcutter, Unit 4, Priorswood Shopping Centre, Clonshaugh Avenue, Dublin 17	≤ 1km

14	Daybreak, Unit A4, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
15	Flintstones, Xl Stop & Shop, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
16	Lidl, Coolock Retail Park, Malahide Road, Dublin 17	≤ 1km
17	Lidl, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
18	Mace, 81A Macroom Road, Dublin 17	≤ 1km

Table 3.32: Veterinarian

#	Name / Address	Buffer
1	Dublin Bay Vets, 5 Main Street, Clongriffin, Dublin 13	SDRA
2	Village Vets, Unit 6, Coolock Retail Park, Malahide Road, Dublin 17	≤ 1km

Manufacturing / Production

Table 3.33: Crop and Animal Production

#	Name / Address	Buffer
1	Moyne Lodge, Moyne Road, Dublin 13	≤ 500m
2	Breahig, Drumnigh Road, Portmarnock, Co. Dublin	≤ 1km
3	Edenville Farm, Clonshaugh, Cloghran, Swords, Co. Dublin	≤ 1km
4	Springhill, Limekiln Lane, Dublin 17	≤ 1km

Table 3.34: Electrical

#	Name / Address	Buffer
1	Esb Networks, Grange Abbey Road, Dublin 13	SDRA
2	B.E.M. Electrical, Carra House, Unit 119, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.35: Furniture

#	Name / Address	Buffer
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1	Finbarrs Funky Furniture, Suite 10, Baldoyle House Unit 111, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
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Table 3.36: Iron and Steel

#	Name / Address	Buffer
1	Mcguirk's Steel Works, 4 Balgriffin Park, Dublin 13	≤ 500m
2	Cj Steelworks, Unit 2, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
3	Elite Stainless Steel, Unit 12, Building 2, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
4	Total Stainless And Engineering Supplies Limited, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km

Table 3.37: Other Manufacturing

#	Name / Address	Buffer
1	C. W. K. Food Processing, Unit 12, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Celtic Candles Limited, Unit 46, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Irelands Eye Knitwear Limited, Knitwear House, 151 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Spireco, Unit 15, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
5	Surfasology, Unit 143, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
6	Ultrakabin, Unit 51, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
7	Willsborough Dairy, Clonshaugh, Cloghran, Swords, Co. Dublin	≤ 500m
8	Advance Labels, Unit 126, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
9	Aluminium Extrusion, Unit 6C, Callan House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
10	Atd Doors, Unit 6, Building 2, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

11	Butlers Chocolates, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
12	Celuplast Conservatory Roofs Limited, Unit 101/102, Grange Way, Baldoye Industrial Estate, Dublin 13	≤ 1km
13	Chamuel Limited, Unit 14, Building 2, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
14	Freefoam, Unit 27, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
15	Gnó Plas Teoranta, Unit 11, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
16	Golden Bake, Unit 4, Newtown Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
17	Higginbotham Furniture, Unit 41, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
18	Hope Beer, Unit 1/2, Howth Junction Business Centre, Kilbarrack Way, Dublin 5	≤ 1km
19	Horizon Windows, Unit 2, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
20	Il Fornaio Bakery Limited, Unit 40/41, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
21	Kestra Electro Weld Limited, Kestra House, Eklad Close, Malahide Road Industrial Park, Dublin 17	≤ 1km
22	K-Fitz, Unit 3, Callan House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
23	Manning's, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
24	Pownall & Hampson (Ireland) Limited, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
25	Spring Valley Meats, Unit 6A, Newtown Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
26	Style Panels Limited, Newtown Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
27	Sustainable Seafood Ireland (Ssi) Limited, Unit 9, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

28	T. Maguire Clothing Manufacturing Limited, Unit 3, 117 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
29	Vernon Catering, Unit 4, Willsborough Cluster, Willsborough Industrial Estate, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
30	Wayfinder Systems Ltd., Wayfinder House, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.38: Pharmaceuticals

#	Name / Address	Buffer
1	Labkem, Unit 72, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Mylan Dublin Mdr, Unit 25, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Allied Pharma Technologies Limited, Suite 6, Baldoyle House Unit 111, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
4	Lexon Pharmaceuticals (Ireland) Limited, Unit 22, Building 4, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
5	Xeolas Pharmaceuticals, Unit 80, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.39: Printing

#	Name / Address	Buffer
1	Brennan Print, Unit 5, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Grangepark Print, Unit 5, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Litho Supplies Ltd., Unit 65, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Add Print Limited, Unit 99, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
5	Advantage Printers, Unit C3, Eklad Close, Malahide Road Industrial Park, Dublin 17	≤ 1km
6	All Things Printed, Unit 16, Building 2, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km

7	Baldoyle Print Limited, Unit 118A, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
8	Digitalprint.le, Unit 93, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
9	Elevation Print & Design, Suite 8, Baldoyle House Unit 111, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
10	Esmark Finch Limited, The Tecpro Building, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
11	Kellyprint, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
12	Pci, Unit A6, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
13	Printcom, Unit 1, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
14	Printlink Limited, Unit 4C, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
15	Spire Print, Unit 4, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
16	The Memorial Card Company, Unit 118A, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.40: Sewerage

#	Name / Address	Buffer
1	Bio Cycle, Unit 107, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
2	Pollution & Waste Services Limited, Unit 107, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.41: Stone Cutting

#	Name / Address	Buffer
1	Fingal Memorials, Malahide Road, Dublin 17	≤ 500m
2	Marble And Granite Supplies Limited, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km

Construction / Trade / Transport

Table 3.42: Construction

#	Name / Address	Buffer
1	Devoe Construction Limited, Unit 8, Burnell Court, Mayne River Road East, Malahide Road, Northern Cross	SDRA
2	Dncf Limited, Site Office, The Hole In The Wall Road, Griffin Point, Dublin 13	SDRA
3	Dublin North Cooperative Housing, Block C, 111 Newtown Court, Dublin 17	SDRA
4	Gannon Homes, 71 Main Street, Clongriffin, Dublin 13	SDRA
5	John Sisk & Son Holdings Limited, Churchwell Avenue, Belmayne, Dublin 13	SDRA
6	Montane Developments, Malahide Road, Dublin 17	SDRA
7	Walls Construction, Rosemount House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
8	Bild Industries, Unit 143, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
9	Celuplast, Unit 52, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
10	Kitchens4u.ie, Unit 45, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
11	Mkn Property Group, Unit 64, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
12	Amc Construction, Unit 127, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
13	Ashleaf Developments Limited, Unit 3, Building 5, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
14	Brian Leavey, Unit 3A, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
15	Clarke Construction, Unit 7, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
16	Ess Construction Limited, Saint Doolaghs Park House, Saint Doolaghs Park, Malahide Road, Dublin 17	≤ 1km

17	Hycraft, Unit 11, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
18	Northway Personnel Limited, Unit 61A, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 1km
19	Quintain, Saint Marnock's Bay Site Office, Moyne Road, Dublin 13	≤ 1km

Table 3.43: Plumbing, Joinery, Roofing etc.

#	Name / Address	Buffer
1	A. Lynch Glass & Glazing Company Limited, Unit 3, 151 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	D. Bor Joinery Limited, Unit 38A, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	D. C. Compute Air Ltd., Unit 70C, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Absolute Acrylics Limited, Unit 2, Richmond House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
5	Assembly Craft, Unit 4E, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
6	Brfs Roofing And Cladding, Unit 28, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
7	C.H.I. Limited, Unit 2-3, Capital House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
8	Coolock Glass & Glazing, Unit 10, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
9	Eco Smart, Unit 6, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
10	Excelsior Carpentry, Unit 7, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
11	Noel Drummond Heating & Plumbing Limited, Unit 108/109, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
12	Nord Roofs Limited, Unit 88/89, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
13	Qbm, Unit 81A, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

14	R.S.L. (Ireland) Limited, Unit 5D, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
15	Solarsmart Energy Ltd., Unit 11, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
16	Supreme Windows & Doors, Grange Road, Dublin 13	≤ 1km
17	Tuite Air Conditioning Limited, Unit 37, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

Table 3.44: Sale, Maintenance, Repair of Motor Vehicles

#	Name / Address	Buffer
1	Eco Car Wash, Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Eddie's Garage, Eddie's Fuel Depot, Saint Michael's Cottages, The Hole In The Wall Road, Dublin 13	SDRA
3	Firststop, Malahide Road, Dublin 17	SDRA
4	5 Star Auto Valet Baldoyle, 4B Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
5	Amlac Limited, 2 Newtown Road, Malahide Road Industrial Park, Dublin 17	≤ 500m
6	Atlas Autoservice, Grange Road, Dublin 13	≤ 500m
7	Balgriffin Motors, Carrs Lane, Dublin 17	≤ 500m
8	Beshoff Motors Limited, Grange Road, Dublin 13	≤ 500m
9	Celtic Autos, Moyne Road, Dublin 13	≤ 500m
10	Cottage Motors, Moyne Road, Dublin 13	≤ 500m
11	Eaton Commercials, Unit 44, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
12	Grange Road Motors, Grange Road, Dublin 13	≤ 500m
13	Gt Motors, 4A Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
14	Mor Motors, Unit 45, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m

15	Mor Tyre Centre, Unit 45, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
16	New Ireland Motors, Unit 67B, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
17	Summerhill Spares, Unit 3, Newtown Road, Malahide Road Industrial Park, Dublin 17	≤ 500m
18	Truck Plant Mobile Services, Unit 44, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
19	Ttw, Unit 41/42, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
20	A.M.S. Service & Repair Centre, Unit 1B, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
21	Ace Autobody, Eklad Close, Malahide Road Industrial Park, Dublin 17	≤ 1km
22	Alan Fitzgerald Motors, Unit 103, Newtown Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
23	Baldoyle Auto Centre Limited, Unit 138/139, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
24	Crash Repair Centre, Unit 1, Callan House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
25	Crescent Industrial Supplies Limited, Unit 21, Building 1, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
26	David Brennan Motors, 8A Newtown Cottages, Malahide Road, Dublin 17	≤ 1km
27	Dublin Automotive Services Ltd., Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
28	Duff Motors, Unit 20, Building 4, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
29	Duffy Truck Repairs, Unit 35/36, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
30	Euro Clutch & Gearbox Centre, Unit 132, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
31	Firststop, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
32	Greg Martin Crash Repairs, Unit 1A/3B/3C/4B/4C, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km

33	Halfords, Unit 7, Coolock Retail Park, Malahide Road, Dublin 17	≤ 1km
34	Mark Johnson Motors, Unit 8, Building 2, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
35	Nolan-Ismail Motors, Unit 6A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
36	Nolan's Car Service Centre, Unit 29, Building 3, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
37	Robinson Auto Centre, Unit 81B, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
38	Smart Repair, Unit 10A, Unit 10, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
39	Tommy Tucker Tyres, Unit 1B, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
40	Tyrebay, Unit 2, 117 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.45: Transport. Warehousing, Postal / Freight

#	Name / Address	Buffer
1	Shipco Transport, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
2	A. & D. International Forwarding Ltd., Room 16, Robertson House, Unit 49 Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	An Post, Baldoyle Delivery Service Unit, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Classic Cabs, Unit 4, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
5	Curtis & Lees Ltd., Brendan House, 151 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
6	Fv Mulligan, Unit 66, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
7	Genmar Freight Services, Unit 69, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
8	Ice Cool Products Limited, Unit 3, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m

9	International Maritime Agencies Limited, Brendan House, 151 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
10	Moyclare Coaches, Moyne Road, Dublin 13	≤ 500m
11	Rondesere Limited, Televera Yard, Grange Road, Dublin 13	≤ 500m
12	Air Transport Systems, Unit 141, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
13	Allied Coaches, Unit 113, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
14	Am Plant Services, Unit 1, Capital House, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
15	Around Noon, Unit 5, Willsborough Cluster, Willsborough Industrial Estate, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
16	Aseco Ireland, Unit 5/6, Building 5, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
17	Chinese Food Company, Unit 42, Building 3, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
18	Dpd Ireland, Central Dublin Depot, Building 4, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
19	Forward Direct Ltd., Unit 93, Newtown Way, Malahide Road Industrial Park, Dublin 17	≤ 1km
20	L.Connaughton & Sons Limited, Unit 7, Willsborough Industrial Estate, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
21	Landbridge Logistics, Unit 2B, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
22	Maurice Ward Group, Building 4, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
23	Nolan Coaches, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
24	Nolan Coaches, Unit 18, Building 5, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
25	Portfolio Group, Portfolio House, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
26	Premier Refrigeration Ltd., Unit 59, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

27	Séamus Nolan Coach Hire, Unit 128, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
28	Storage Systems Ltd., Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
29	Tom Murphy Recovery & Towing Services Limited, Unit 24, Building 4, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
30	Uniroad International Freight, Unit 86, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.46: Wholesale

#	Name / Address	Buffer
1	Apsla Limited, Unit 11, Burnell Court, Mayne River Road East, Malahide Road, Northern Cross	SDRA
2	Eddie's Smokeless Fuels, Eddie's Fuel Depot, Saint Michael's Cottages, The Hole In The Wall Road, Dublin 13	SDRA
3	Viatrix Limited, Newenham Court, Mayne River Avenue, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Abbey Wood Complete Wood Solutions, Unit 143, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
5	Core, Newtown Road, Malahide Road Industrial Park, Dublin 17	≤ 500m
6	Excellence Ltd., Unit 43, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
7	G. & J. Hickey & Co., Malahide Road, Northern Cross, Dublin 17	≤ 500m
8	G. Duke & Company Limited, Dcca House, Unit 70, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
9	Grange Electricial Wholesalers, Unit 48, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
10	Grange Homevalue Builders Providers Ltd., Unit 1-3, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
11	Norton Group, Dcca House, Unit 70, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
12	Carney Quality Meats Limited, Unit F3, Eklad Close, Malahide Road Industrial Park, Dublin 17	≤ 1km

13	Castone Supplies, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
14	Chadwicks, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
15	Dh Timber Limited, Unit 40, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
16	Doyles Meats, Unit 60, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km
17	Grange Builders Providers, Howth Junction Business Centre, Kilbarrack Way, Dublin 5	≤ 1km
18	Grasshopper Limited, Unit 32, Building 3, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
19	Heat Merchants, Unit 131, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
20	Industrial Seals & Gaskets Limited, Unit 26, Building 3, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
21	Murdock Builders Merchants, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
22	O.L.M. Ltd., Unit 3, Block A, Howth Junction Business Centre, Kilbarrack Way, Dublin 5	≤ 1km
23	O'Mahony Meats Limited, Unit 13, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
24	Qualita Italiana Limited, Unit 30, Building 3, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
25	R.E. Flanagan & Sons Ltd., Unit 15, Building 2, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km
26	Wrights & Sons Seafood, Unit 115, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Services

Table 3.47: Accommodation / Catering

#	Name / Address	Buffer
1	Aramark Ireland Holdings Limited, Newenham House, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Hilton Dublin Airport Hotel, Malahide Road, Northern Cross, Dublin 17	SDRA
3	Kay's Kitchen Head Office, 3RD Floor The Management Suite Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
4	Suntrap, Carrs Lane, Dublin 17	≤ 500m
5	Kilbride Classic Cuisine, Unit 146, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.48: Advertising, Media, Design

#	Name / Address	Buffer
1	Connect It, Ground Floor, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
2	Golfgraffix, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
3	Castlemoyne Designs Ltd., Unit 70A, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	The Good Room, Unit 143, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
5	Celtic Outdoor Advertising, Unit 3A, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
6	Eco Systems, Unit 4A, Eklad Park, Malahide Road Industrial Park, Dublin 17	≤ 1km
7	Golf Club Print Limited, Unit 4, Block A, Howth Junction Business Centre, Kilbarrack Way, Dublin 5	≤ 1km
8	Management Graphics, Wayfinder House, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
9	Rubber Duck Promotions, Unit 8, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km

10	Virgin Media Ireland, West Corner, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
11	Zoom Studios, Unit 22, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

Table 3.49: Architectural / Engineering

#	Name / Address	Buffer
1	Edward Brady & Associates, Unit 63, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Fingal Steel Limited, Unit 54, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	M. K. Engineering Ltd., Unit 53, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Abb Ireland, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
5	Acumis Technology, Unit 10, Building 5, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
6	Awn Consulting Limited, The Tecpro Building, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
7	Burlington Engineering Limited, Unit 17/17A, Building 4, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
8	C. M. Hegarty & Co. Ltd., Unit 11, Building 5, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
9	Chambers Engineering Limited, Unit 17, Newtown Avenue, Malahide Road Industrial Park, Dublin 17	≤ 1km
10	Cylinder Head Engineering, Unit 5A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
11	Eamonn Doyle & Associates, Unit 13, Building 5, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
12	Efj Engineering, Unit 19, Building 4, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
13	Metal Masters Limited, Unit 95, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

14	N.C.L. Engineering, Unit 2C, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
15	Precision Fab Engineering Ltd., Unit 2A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
16	Roger Cagney, Rose House, Unit 124, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
17	Sh Integration, Unit 19, Building 5, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
18	Spectrum Engineering Limited, Unit 6, 117 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
19	Subnet Automation Support Limited, Unit 21, Building 1, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
20	Webtec Limited, Unit 141, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.50: Cleaning

#	Name / Address	Buffer
1	Green Cleaning For You, Unit 63, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Embassy Cleaning Services Limited, Unit 10, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.51: Dry Cleaning

#	Name / Address	Buffer
1	Smc Group, Unit 10, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
2	Tlc, Unit 15/16, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km

Table 3.52: Employment Placement Agencies

#	Name / Address	Buffer
1	Crewlink Ireland Ltd., Unit 19, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m

2	Nobox Hr, Unit 19, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Workforce International Contractors Limited, Unit 19, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Glin Road Jobs Club, The Glin Centre, Glin Road, Dublin 17	≤ 1km
5	Logiskills Recruitment, Suite 4, Baldoyle House Unit 111, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
6	Ncu Training, The Glin Centre, Glin Road, Dublin 17	≤ 1km

Table 3.53: Finance / Insurance

#	Name / Address	Buffer
1	Best Rate Mortgages Limited, 2ND Floor Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
2	Challenge Insurance Brokers Limited, Unit 11, Burnell Square, Mayne River Way, Malahide Road, Northern Cross	SDRA
3	Coventure Tax Consulting, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
4	Expert Services, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
5	Future Plan, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
6	Icis, 1ST Floor Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
7	Investment Intelligence, Unit 13, Burnell Court, Mayne River Street, Malahide Road, Northern Cross	SDRA
8	It's Europe, 1ST Floor Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
9	J.V. Hutton Limited, Unit 7, Burnell Court, Mayne River Road East, Malahide Road, Northern Cross	SDRA
10	Bates & Company, Rose House, Unit 124, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
11	Corporate Financial Solutions, Unit 3, Building 5, Port Tunnel Business Park, Clonsaugh Business & Technology Park, Dublin 17	≤ 1km

12	Daleroad Limited, Unit 61A, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 1km
13	Dsob Financial Services, Unit 18, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
14	Dunne Corporation, Unit 3, Building 5, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
15	Stamford Products Limited, Unit 120, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km
16	Taxi Tax, Greencastle Parade, Malahide Road Industrial Park, Dublin 17	≤ 1km

Table 3.54: Landscaping

#	Name / Address	Buffer
1	Prospect Gardens Limited, 43A Greenwood Drive, Dublin 13	≤ 500m
2	Aspect Garden Construction Limited, Unit 2B, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
3	Lavin Landscapes, Unit 2A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km

Table 3.55: Legal / Accounting / Consultancy

#	Name / Address	Buffer
1	Aiseanna Tacaiochta Limited, Ground Floor, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
2	Etac Limited, 1ST Floor Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
3	Impedans Limited, Ground Floor, Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
4	Newman Doyle, Unit 13, Burnell Square, Mayne River Way, Malahide Road, Northern Cross	SDRA
5	Quick Company Formations Limited, Unit 13, Burnell Square, Mayne River Way, Malahide Road, Northern Cross	SDRA
6	Talent Partners Limited, 1ST Floor Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA

7	Envirologic Limited, Room 11, Robertson House, Unit 49 Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
8	Irish Accounts, Unit 6, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
9	John Brady & Company, Robertson Mews, Unit 49 Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
10	Martin Solicitors, 1 Elmfield Rise, Clare Hall, Dublin 13	≤ 500m
11	Quality Building Materials, Unit 5C/D, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
12	Raheny Accounts Limited, Unit 6, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
13	Alpha Mechanical Services Limited, Unit 8, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
14	Bolger & Co. Solicitors, Unit 31, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
15	Brian White & Company, 61C Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 1km
16	Holt & Associates, Unit 58, Bell House, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 1km
17	Irish Tax Solution, 61C Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 1km
18	N. O'Carroll & Company, Unit 17, Building 5, Port Tunnel Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
19	Rush Malone & Company, Unit 18, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

Table 3.56: Other Business Support

#	Name / Address	Buffer
1	Bletchley Holding Ireland Limited, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
2	Habtex Limited, Rose House, Unit 124, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.57: Packaging

#	Name / Address	Buffer
1	Irish Papers Limited, Unit 74, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Lawco Packaging Systems Ltd., Unit 8, 151 Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Magnum Enterprises, Unit 38B, Grange Parade, Baldoyle Industrial Estate, Dublin 13	≤ 500m
4	Irish Papers Limited, Unit 108/109, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.58: Publishing and IT

#	Name / Address	Buffer
1	Lam Research (Ireland) Limited, Malahide Road, Northern Cross, Dublin 17	SDRA
2	Desktop Systems Ltd., Unit 17, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Itstar, Unit 63, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
4	Let's Operate, Unit 6, Abbey Business Park, Grange Drive, Baldoyle Industrial Estate, Dublin 13	≤ 500m
5	Jacob Technologies Limited, Unit 81, Grange Way, Baldoyle Industrial Estate, Dublin 13	≤ 1km
6	Poolbeg Press Limited, Unit 123, Grange Hill, Baldoyle Industrial Estate, Dublin 13	≤ 1km

Table 3.59: Real Estate

#	Name / Address	Buffer
1	Belmayne Development Company Limited, Block 1, O'Neill Court, Main Street, Belmayne, Dublin 13	SDRA
2	Caretakers Office, 63/64 Churchwell Drive, Belmayne, Dublin 13	SDRA
3	Choice Services, Unit 2, Churchwell Gardens, Belmayne, Dublin 13	SDRA

4	I Move, Unit 45A, Main Street, Belmayne, Dublin 13	SDRA
5	Smart Property, 1 Main Street, Clongriffin, Dublin 13	SDRA
6	Tesco Management Office, 3RD Floor Unit 1 Clarehall Shopping Centre, Malahide Road, Northern Cross, Dublin 17	SDRA
7	Tuath Housing, De Verdon Place, Malahide Road, Dublin 17	SDRA
8	Vesta, Block B, Wellfield Bridge Apartments, Belmayne, Dublin 13	SDRA
9	Vesta, The Mayne, One Three North, Marrsfield Avenue, Clongriffin, Dublin 13	SDRA
10	Darndale Belcamp Management, The Bell Building, Darndale Belcamp Village Centre, The Link Road, Dublin 17	≤ 500m
11	Redmond Property, Unit 72, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
12	Dowling Properties, Racecourse Shopping Centre, Grange Road, Dublin 13	≤ 1km
13	Drummingh Wood Management, Security Hut, Drumnigh Wood, Portmarnock, Co. Dublin	≤ 1km

Table 3.60: Rental of Motor Vehicles

#	Name / Address	Buffer
1	Diggers Direct Limited, Unit 5, Grange Avenue, Baldoyle Industrial Estate, Dublin 13	≤ 500m
2	Liajon Limited, Unit 67A, Grange Close, Baldoyle Industrial Estate, Dublin 13	≤ 500m
3	Avis Car Hire, Kilbarrack Road, Dublin 5	≤ 1km
4	Proav Ireland, Unit A13, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

Table 3.61: Repair Shops

#	Name / Address	Buffer
1	Data-Exchange Europe Limited, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

2	Royal Upholstery Limited, Unit 3A, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
3	Smart Bits, Unit 6, Willsborough Business Centre, Willsborough Industrial Estate, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km
4	Wjd Repairs, Unit 26, Grattan Business Park, Clonshaugh Business & Technology Park, Dublin 17	≤ 1km

Table 3.62: Security Systems

#	Name / Address	Buffer
1	Securitas Security Services (Ireland) Ltd., Unit 25, Grange Parade, Baldoye Industrial Estate, Dublin 13	≤ 500m
2	2T Technology, Unit 2B, Kilbarrack Industrial Estate, Kilbarrack Parade, Dublin 5	≤ 1km
3	Vigilant Security Services, Unit 10, Abbey Business Park, Grange Drive, Baldoye Industrial Estate, Dublin 13	≤ 1km

Table 3.63: Technical and Testing

#	Name / Address	Buffer
1	Ashby Food Safety Limited, 18 Park Avenue, Clongriffin, Dublin 13	SDRA
2	Celtic Asbestos Consultancy Ltd., Unit 60, Grange Way, Baldoye Industrial Estate, Dublin 13	≤ 1km

Table 3.64: Travel Agency

#	Name / Address	Buffer
1	Innstant Travel Limited, 2ND Floor Chase House, City Junction Business Park, Northern Cross, Dublin 17	SDRA
2	Cassidy Travel, Unit 67, Donaghmede Shopping Centre, Grange Road, Dublin 13	≤ 500m
3	Vox Tours Ireland Limited, Suite 1, Baldoye House Unit 111, Grange Way, Baldoye Industrial Estate, Dublin 13	≤ 1km

Appendix 4: Detailed Planning History Baseline |

- 4.1 The planning history review is summarised in **Table 4.1: Planning History Summary** and described in detail in **Table 4.2: Detailed Planning History Review**. The locations of the planning cases in question are outlined in **Figure 4.1: Planning History Review**.



Figure 4.1: Planning History Review – Site Locations

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	Cluid 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	-	743	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	-	408	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	-	72	-	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	"TBC"	-	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	-	55	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		176	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	42	9	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	-	409	1,433	3,557	-	1,209	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	-
Total			467,783	100	4,968	57,855	46,475	10,525	11,861.90	3,469	24,408.60				

Table 4.1: Planning History Summary

Table 4.2: Planning History Review – Detailed

No.	Planning Application: Reference and description
1	Ayrfield / Churchwell Gardens (DCC Ref. 3238/17) – Oaklee and Choice Housing Associations: Part 8 consent was granted for a development comprising 150 apartments, a 594 sqm crèche, and 3 office/commercial units, one of which is designated for community use. The buildings range from 3-6 storeys and include 0.31 ha of public open space, featuring a multiuse games area (MUGA). The site is located at the southwest corner of Malahide Road and Belmayne Road. The scheme is now complete and is managed by Oaklee and Choice Housing Associations on behalf of Dublin City Council (DCC). It was funded under Bundle 1 of the National Social Housing PPP Programme, supported by the Department of Housing, Local Government and Heritage (DHLGH). Development Mix: The scheme includes a total of 152.5 sqm of office/commercial/retail/café floorspace, delivered across three units measuring: 42.2 sqm, 68.2sqm and 42.1 sqm. One of these units is to be allocated for community use. As neither the proposal nor the conditions specify which unit, it is assumed that the smallest unit (42.1 sqm) will be used for this purpose. This area is therefore deducted from the overall office floorspace. Social Infrastructure: The submitted Social Infrastructure Assessment (SIA) concludes that the proposed development will generate minimal demand for social infrastructure. It confirms that there is adequate public open space, sufficient recreational facilities, and appropriate educational capacity, including land reserved for two new primary schools. Planning / Construction Status Final Grant issued: 3 October 2017 Planning Expiry Date: 17 November 2022 Construction: Completed.

No. Planning Application: Reference and description

- 2 **Belmayne P4 (ABP Ref. 310077) – Tuath Housing Association:** Balgriffin Park Limited (Bartra) received planning approval from An Bord Pleanála (ABP) under the Strategic Infrastructure Development (SHD) process for a development at Churchwell Road/Crescent, north of Main Street. The scheme includes 260 apartments in two blocks (2–7 storeys) with underground parking. Tuath Housing is acquiring 25 units, with another 25 provided under Part V.

Development Mix: The office / commercial / retail / cafe floorspace totalling 102.4 sqm is made up of a cultural community/ multi-purpose room.

Social Infrastructure: The SIA confirms that the area is well planned and that appropriate levels of social infrastructure has been delivered and will continue to be delivered through the Local Area Plan and the draft masterplan. Based on this report, it is considered that there are no significant gaps in the existing social infrastructure in the area to serve both the existing population and the proposed development.

Planning / Construction Status

Final Grant Issue Date: 17 August 2021

Planning Expiry Date: 31 September 2026

Construction: Under construction.

- 3 **Parkside, Phase 5B (Parent: ABP Ref. 312003, Amendment: DCC Ref. LRD6014/22-S3) – Clúid Housing Association:** Cairn Homes received planning approval from ABP for a development east of Belmayne Avenue, comprising 730 apartments, a crèche, convenience store, and resident amenities in buildings ranging from one to nine storeys. A minor amendment under the Large Scale Residential Development (LRD) process was approved in 2022, with no change to unit numbers. The entire scheme has been acquired by Clúid Housing. The project includes 73 cost rental units supported by the CREL scheme, and a further 73 units will be delivered under Part V.

Development Mix: The office / commercial / retail / cafe floorspace totalling is made up of retail unit, including ancillary café/deli and off-licence area (510 sqm) and eternal enclosed courtyard play area measuring 231sq.m attached to creche.

Social Infrastructure: The crèche is a community creche serving the needs of the development and wider area. The SIA concludes that existing facilities will not be put under undue stress or burden on facilities in the area and the proposed facilities will provide providing additional population to further support these facilities providing additional commercial viability to them.

Planning / Construction Status

Final Grant Issue Date: 16 Nov 2022

Planning Expiry Date: 12 June 2029

Construction: Under construction.

No.	Planning Application: Reference and description
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|---|--|
| 4 | <p>Clongriffin SHD 1 (DCC Ref. SHD0015/19, ABP Ref. 305316) – Land Development Agency (LDA): Gerard Gannon Properties received SHD approval for 1,030 units across Blocks 6, 8, 11, 17, and 25–29 at Clongriffin, Dublin 13. Block 8 is reserved for potential school use for five years, after which it may revert to residential. The LDA acquired the site from NAMA in 2024. Compliance has been submitted for Block 6, but construction has not started.</p> |
|---|--|

Development Mix: The office / commercial / retail / cafe floorspace totalling 1,359 sqm is made up of 1,105 sqm of retail across 10 units, a 254 sqm gym and the residential support facilities total 379.4 sqm.

Social Infrastructure: The proposed development included 2 childcare facilities with 180 spaces. It would not meet Development Plan or LAP requirements due to the failure to provide adequate commercial floorspace, employment opportunities and community facilities in the area including doctors' offices, libraries, childcare facilities and public open space.

Planning / Construction Status

Final Grant Issue Date: 13 December 2019

Planning Expiry Date: 25 January 2025

Construction: Not commenced. Permission superseded by Clongriffin LRD, DCC Ref. LRD6064/24 (please refer to no. 17 of Table 1).

- | | |
|---|---|
| 5 | <p>Clongriffin SHD 2 (DCC Ref. SHD0016/19, ABP Ref. 305319) – LDA: Gerard Gannon Properties received SHD approval for 500 apartments (including 265 build-to-rent), a crèche, community centre, men's shed, cafés, and retail units across Blocks 4, 5, and 14 at Clongriffin, c.300m west of the train station. The buildings range from 2-8 storeys. The LDA acquired the site from National Asset Management Agency (NAMA) in 2024. Compliance was submitted for Block 5, but construction has not started.</p> |
|---|---|

Development Mix: The office / commercial / retail / cafe floorspace totalling 2,404 sqm comprises 6 no. retail units with a total floorspace of 1,520 sqm; and 3 no. cafes with a combined floorspace of 884 sqm.

Social Infrastructure: The failure to address the shortfall in community facilities in the area is noted including doctors' offices, libraries, childcare facilities and public open space. A civic performance space is also required.

Planning / Construction Status

Final Grant Issue Date: 13 December 2019

Planning Expiry Date: 25 January 2025

Construction: Not commenced. Permission superseded by Clongriffin LRD, DCC Ref. LRD6064/24 (please refer to no. 17 of Table 1).

No. Planning Application: Reference and description

- 6 **Blocks 3, 13 and 15 (DCC Ref. 3894/19) – LDA:** Gerard Gannon Properties received approval comprising of 420 no. apartment units of which 233 no. units are residential and 187 no. units are 'build to rent' with ancillary residential amenity facilities; 14 no. retail units, 1 no. 8 screen cinema, 4 no. cafes/restaurants and 10 no. floors of commercial office suites
- Development mix: The office / commercial / retail / cafe floorspace totalling 17,317 sqm is made up of: Cinema = 5,253 sqm, retail = 2,839 sqm, café/restaurant = 844 sqm; office space= 8,381 sqm.
- Social Infrastructure: There is generally sufficient capacity of community and social infrastructure to cater for the proposed development which will be supplemented by the additional facilities proposed as part of the development and completion of the masterplan lands. The proposed development will also help to sustain the existing facilities through increased patronage.
- Planning / Construction Status**
- Final Grant Issue Date: 20 March 2020
- Planning Expiry Date: 13 June 2025
- Construction: Not commenced. Permission will be superseded by Clongriffin Central, (please refer to no. 3 of Table 2).
-
- 7 **Hole in the Wall Road (Parent: ABP Ref. 310944, Amendment: DCC Ref. LRD6017/22-S3, DCC Ref. LRD6047/23-S3) – Respond Housing Association:** Belwall Ltd received SHD approval for 413 apartments, a crèche, and resident amenities in two blocks (5–7 storeys) near the Grange Road roundabout. A 2022 LRD amendment reduced the unit count to 397, followed by a 2023 LRD amendment increasing the unit number to 424. Respond Housing has acquired the full scheme, with construction underway and phased handovers starting late 2024. The project includes 89 cost rental units (via CREL) and 73 Part V units.
- Development Mix: Residential amenity space = 336 sqm.
- Social Infrastructure: The applicant has submitted a Community and Social Infrastructure Audit (CSIA) in support of the application which provides details in relation to schools, childcare facilities, recreation and retail provision. This identified that there are sufficient community facilities in the area.
- Planning / Construction Status**
- Final Grant Issue Date: 12 November 2021
- Planning Expiry Date: 25 December 2026
- Construction: Under construction.
-

No.	Planning Application: Reference and description
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- | | |
|----|---|
| 8 | <p>Hole in the Wall Road, Former Columban Missionary's site (DCC Ref. 3159/21, ABP Ref. 313307) – Cluid Housing Association: Veni Vidi Vici Limited secured from ABP following a first-party appeal. The site is located south of the previous permission; immediately northwest of the Grange Road roundabout. Permission was secured for 42 no. apartments (the original permission applied for included a 7-13 storey building and 72 no. apartments) in one curved block ranging in height from 6-7 storeys. Cluid Housing Association have acquired the entire development and is pursuing funding options for the provision of cost-rental apartments.</p> <p>Social Infrastructure: The submitted CSIA concluded that the surrounding area will have sufficient community infrastructure to facilitate the needs of the future residents of the proposed development.</p> <p>Planning / Construction Status</p> <p>Final Grant Issue Date: 20 November 2023</p> <p>Planning Expiry Date: 3 January 2029</p> <p>Construction: Under construction.</p> |
| 9 | <p>Clarehall, Malahide Road (ABP Ref. 304196) - E to Infinity ICAV: received SHD approval for 132 build-to-rent apartments in a 9-storey block east of Malahide Road, near Clare Hall Shopping Centre.</p> <p>Social Infrastructure: 1,025 sqm including a communal room, gym and concierge.</p> <p>Planning / Construction Status</p> <p>Final Grant Issue Date: 19 July 2019</p> <p>Planning Expiry Date: 30 August 2024</p> <p>Construction: Not commenced – lapsed permission.</p> |
| 10 | <p>Newtown, Clarehall, Malahide Road (ABP Ref. 305943)- Claregrove Developments Ltd received SHD approval for 331 build-to-rent apartments, 3 commercial units, and a crèche on Malahide Road. The 8–10 storey scheme is complete. DCC is taking 298 units under long-term leasing for social and cost-rental housing, with 33 units delivered under Part V.</p> <p>Development Mix: The office / commercial / retail / cafe floorspace totalling 892.1 sqm is made up of: Shop / Office / Restaurant/ Café use) = 461 sq. m; Reception areas, gym, laundry, lettable office and storage space and communal amenity lounge: 749 sqm; Shared workspace = 154 q m; Play area associated with the creche.</p> <p>Social Infrastructure: The availability in the area of a wide range of social, community and transport infrastructure.</p> <p>Planning / Construction Status</p> <p>Final Grant Issue Date: 18 March 2020</p> <p>Planning Expiry Date: 1 May 2025</p> <p>Construction: Completed.</p> |

No. Planning Application: Reference and description

- 11 **Northern Cross Site no. 2, Mayne River Avenue (ABP Ref. 307887) – Tuath Housing Association:** Camgill Property A Seacht Ltd received SHD approval for 191 apartments in a single block (7–9 storeys) north of Mayne River Avenue, beside Care Choice Nursing Home. Tuath Housing acquired the full scheme.

The proposal will offer a benefit to the wider community by virtue of its public open space provision, and the connectivity through to adjoining lands.

Planning / Construction Status

Final Grant Issue Date: 1 December 2020

Planning Expiry Date: 14 January 2026

Construction: Completed.

- 12 **Northern Cross Site no. 5, Mayne River Avenue (DCC Ref. 3506/20) – Camgill Property A Seacht Ltd:** Planning permission granted from DCC for 53 apartments and 2 double-height commercial units in a block ranging from 8–12 storeys. A 2024 amendment (Ref: 4658/23) was approved with no change to unit numbers.

Development Mix: The office / commercial / retail / cafe floorpace totaling 319 sqm is made up of retail = 319

Social Infrastructure: No discussion.

Planning / Construction Status

Final Grant Issue Date: 8 March 2021

Planning Expiry Date: 9 May 2028 (as per Extension of Duration application DCC 3506/20/X1)

Construction: Under construction.

- 13 **Phase 1 Belcamp Hall Lands (ABP Ref. 248052, FCC Ref. F15A/0609) – Gerard Gannon:** This is the parent permission for the Gannon Properties Belcamp Hall lands, north of Northern Cross and accessed via Malahide Road. It includes 263 dwellings, 947 sqm of commercial / community space, and the adaptive reuse of Belcamp Hall (a protected structure) for residential and community purposes. Permission was extended to June 2027, and work is underway, including the new internal road, College Avenue.

The office / commercial / retail / cafe floorspace totalling 1,098 sqm including creche, retail, café and community hall.

Social Infrastructure: No discussion.

Planning / Construction Status

Final Grant Issue Date: 28 June 2017

Planning Expiry Date: 28 June 2027 (as per Extension of Duration application FCC F15A/0609/E1)

Construction: Under construction.

No.	Planning Application: Reference and description
14	Phase 1B Belcamp Hall Lands (Ref. ABP 312060, FCC Ref. F21A/0401) - Camgill Property A Tri Ltd: received permission for 78 residential units in a 3-storey block on lands north of College Avenue and south of the former Campion's pub. The site lies just below the new East–West Link Road. Planning / Construction Status Final Grant Issue Date: 14 August 2023 Planning Expiry Date: 27 September 2028 Construction: Under construction.
15	Belcamp Manor Lands, Former Champions Pub (ABP Ref. 245710, FCC Ref. F15A/0093) - Crosswaithe Developments Ltd: Planning permission granted on first party planning appeal for a mixed-use scheme on the former Campion's Pub site, for 43 houses (the original application included 43 houses and 9 apartments). The development is currently under construction following amendment applications. Development Mix: No mix permitted (a 357 sqm retail unit was omitted by condition from ABP). Social Infrastructure: No discussion Planning / Construction Status Final Grant Issue Date: 15 March 2016 Planning Expiry Date: 22 June 2026 (as per Extension of Duration application FCC F15A/0093/E1) Construction: Under construction.
16	Clongriffin LRD (DCC Ref: LRD6064/24) - LDA: Planning permission granted for 408 apartments, including 1,433 sqm of public open space, 3,577 sqm of communal open space, a 413 sqm childcare facility, and 1,524 sqm of community/arts space. Social Infrastructure: The applicant has submitted a Community and Social Infrastructure Audit in support of the application which provides details in relation to schools, childcare facilities, healthcare, recreation and sports provision. This identified that the site is adequately served by a range of facilities but there is demand for the following services: childcare provision, medical services provision and youth services. Planning / Construction Status Final Grant Issue Date: 27 November 2024 Planning Expiry Date: 10 January 2030 Construction: Under construction.

No.	Planning Application: Reference and description
17	Northern Cross Site 10 LRD (DCC Ref. WEBLRD6065/24-S3) - Kilbarron ICAV Sub Fund 1: Planning permission granted for 138 no. apartments, including 1,665 sqm of public open space, 1,000 sqm of communal amenity space and 590 sqm of community/arts space. An SHD permission was previously refused on this site (ABP Ref. 314386-22 / DCC Ref. SHD0017/22) due to lack of compliance with “CUO25: SDRAs and Large Scale Developments : All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage.” Social Infrastructure: The applicant has submitted a Social and Community Infrastructure Audit in support of the application which provides details in relation to health and wellbeing, education and childcare, sports and recreation and other community facilities including community centres, library and cinemas. This identified that the site is adequately served by the existing and planned range of facilities. Planning / Construction Status Final Grant Issue Date: 1 April 2025 Planning Expiry Date: 14 May 2032 Construction: Not yet commenced.
18	Belcamp, Glenveagh, Flemington South LRD (FCC Ref. LRD0069/S3E) - Glenveagh Homes Ltd.: The proposal includes 815 no. dwellings (610 no. houses, 194 apartments and 11 no. later living dwellings), a portion of the C-Ring Road, open space, community building/retail floorspace and 2 no. Creches. Planning Status Final Grant Issue Date: 30 July 2026 Planning Expiry Date: 14 May 2032 Construction: Not yet commenced. Further, the site includes an area of 1.08ha allocated for a future school, to be delivered by the DEY. 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. These works will be subject to a separate planning consent.

Table 4.2: Planning Proposals Not Yet Approved

No.	Planning Application: Reference and description
1	Belmayne Lane PPP Site is noted as having approval from the Department of Housing to deliver 120–130 social housing units, forming part of a larger scheme. The site was included in an earlier Part 8 planning process, and the scheme includes an access road linking Malahide Road to the R139. Further consents will be required. No detailed figures are published for total area or amenity components, but the scheme references approximately 4,500 square metres of community facilities across three floors. Planning Status Not yet submitted.
2	Northern Cross – Belcamp PPP and Northern Cross – Belcamp (private) developments are listed to provide 120-170 housing units. The Northern Cross- Belcamp (Garda) provides 44,875 sqm to be transferred to OPW for An Garda Síochána North Dublin Divisional HQ. Planning Status Not yet submitted.
3	Clongriffin LRD 2 (LRD6098/26-S3, ACP-324554-26): At the time of writing, DCC decided to grant planning permission to the LDA for a large-scale residential development 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. The proposed development included 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. The application is subject to a third party appeal by Clongriffin Community Association to An Coimisiún Pleanála (ACP). Planning Status: Under appeal to ACP. A decision is due by 26 November 2026.

Appendix 5: Survey Analysis

Methodology

- 5.1 A structured survey was undertaken with targeting engagement within the study area via social media, direct emails to key stakeholders and networks, on Dublin City Council consultation platform “Engage”.
- 5.2 The survey contained 25 questions, including one open qualitative question (question 24). The survey is available [here](#).
- 5.3 To recruitment responses to the survey, the project team sent links to local stakeholders, including elected representatives, sports clubs and community leaders to circulate in their networks. To assist, Turley Strategic Communications ran an advertising campaign via Facebook to encourage people to complete the survey.
- 5.4 The survey was open for six weeks between Friday 28th November 2025 and Friday 9th January 2026, and during this time received 1429 responses. This represents the largest response to any consultation undertaken on DCC’s Engage portal to date.

Sample Size and Demographic Weighting

- 5.5 This natural sample represents a statistically representative example of the views of the both the population of Dublin City Council area and the study area within a 95% confidence and 3% (+-) margin of error.
- 5.6 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.
- 5.7 Women were overrepresented in the sample (61.4%) compared to the study area profile within the census (51.3%). Whilst non-white groups made up a smaller proportion in the sample than represented in the general population of the area.
- 5.8 Where this has had a significant impact on the results compared to the natural sample, we have reviewed a “weighted” result which adjusts for the difference in respondent demographics in the natural sample to the census, but this did not illustrate a statistically significant variance based on gender or age.
- 5.9 We have provided a similar weighted adjustment to findings which may be influenced based on a respondents residential location and the variance was statistically significant, by balancing any locational preference for services or uses in the natural sample with a weighting to reflect the proportional population of that locational group within the census data for that area.

Demographics

- 5.10 In question 1 of the survey, respondents were asked which location in the community was their primary connection. The responses are shown in **Figure 5.1** below.

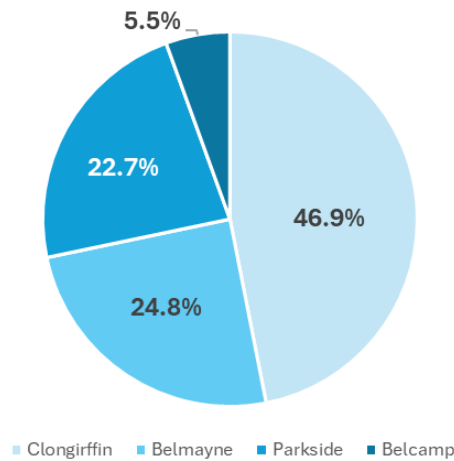


Figure 5.1: Responses to question 1, “My primary connection is to...”

- 5.11 The largest proportion of respondents selected Clongirffin as their primary location in the area, followed by significant shares of respondents selecting the three other locations.
- 5.12 Whilst the other areas make up smaller proportions than Clongirffin, we remain encouraged that a broad section of the communities’ opinions have been reflected in the survey. In the next chapter, the project team have highlighted where locations significantly deviate from the aggregate results to the survey.
- 5.13 In question 2 respondents were asked to select all connections they had to the area. The responses are shown in **Figure 5.2** below.

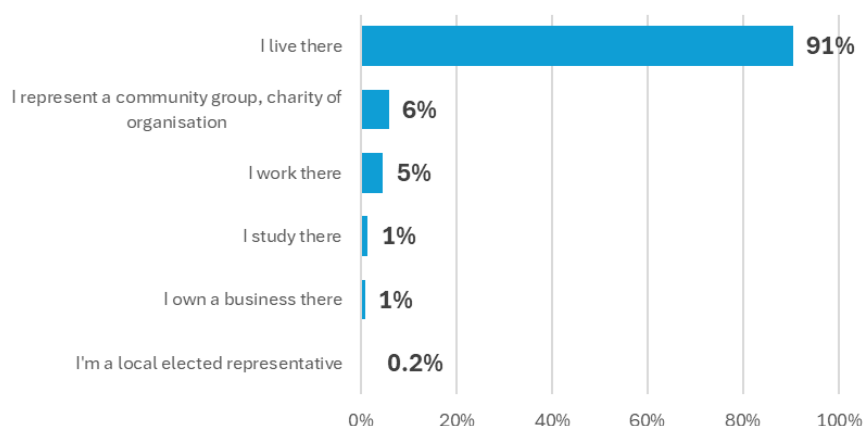


Figure 5.2: Responses to question 2, “My connection to my neighbourhood is...”

- 5.14 The vast majority of respondents lived in the area on 91%, with representing a community group/charity/organisation and working there the next two options on 6%

and 5%, respectively. 1% of respondents had a connection to the area by either studying there or owning a business. Only 0.2% (3 completions) responded as a local elected representative.

- 5.15 In question 3 respondents were asked how long they have lived in the area, if applicable. The response are shown in **Figure 5.3** below.

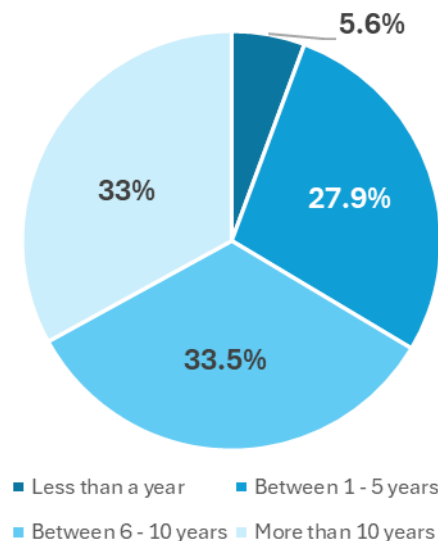


Figure 5.3: Responses to question 3, “If applicable, how long have you been resident / had a connection with your neighbourhood?”

- 5.16 Two thirds of residents have lived in the area for more than six years, with 33% living in the area for more than ten years. Only 5.6% of respondents lived in the area for less than a year, with the remaining 27.6% living in the area between one and five years.
- 5.17 In question 4 respondents were asked to select their age group. The responses are shown alongside an approximate age profile of the area at the 2022 Census in **Figure 5.4** below.

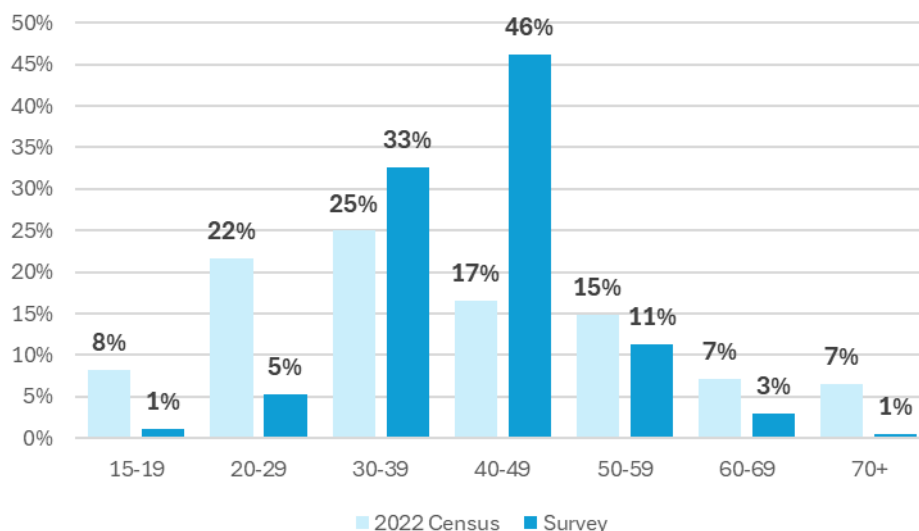


Figure 5.4: Responses to question 4, “What age are you?”

- 5.18 The age profile of the sample is bell-shaped and broadly representative of the area, with most responses coming from middle-aged groups.
- 5.19 Whilst the age profile of the sample does not exactly reflect the approximate age profile of the area, most age groups have a statistically significant sample size (for example, the 20-29 years old group recorded 74 responses). That’s why we remain confident that these perspectives have been reflected in the survey results. In the next chapter, the project team have highlighted where age groups significantly deviate from the aggregate results to the survey.
- 5.20 In question 5 respondents were asked which gender they identify with. The responses are shown in **Figure 5.5** below.

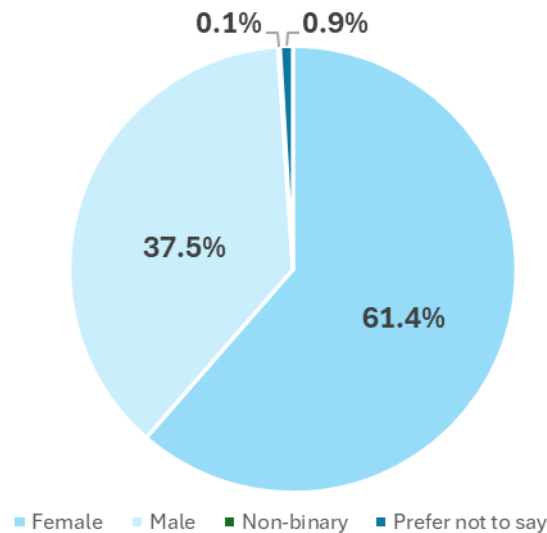


Figure 5.5: Responses to question 5, “What is your gender?”

- 5.21 The majority of responses identified as female, with the remaining 37.5% identifying as male and 1% identifying as either non-binary or preferring not to say.
- 5.22 In question 6 respondents were asked which cultural or ethnic background they associate with. The responses are shown in **Figure 5.6** below.

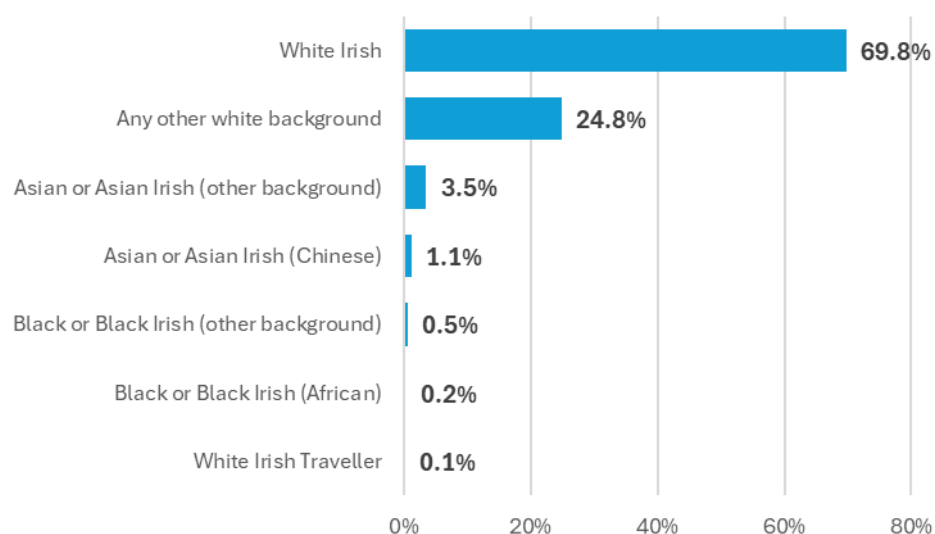


Figure 5.6: Responses to question 6, “What is your ethnic or cultural background?”

- 5.23 The combined proportion of respondents identifying as white was 94.7%, with the remaining 5.3% split between groups of Asian and Black backgrounds.
- 5.24 Whilst non-white groups make up a smaller proportion in the sample than the population of the area, we remain confident that these perspectives have been reflected in the survey results. In the next chapter, the project team have highlighted where ethnic and cultural backgrounds significantly deviate from the aggregate results to the survey.

Results

- 5.25 The 25 questions covered the following placemaking topics in Clongriffin, Belmayne, Parkside and Belcamp:
- Essential services
 - Civic and community
 - Arts and culture
 - Sports and recreation

Question 7: What infrastructure and services do you think are most needed?

- 5.26 In question 7, respondents were asked what infrastructure and services are most needed in their area. The responses are shown in **Figure 5.7** below.

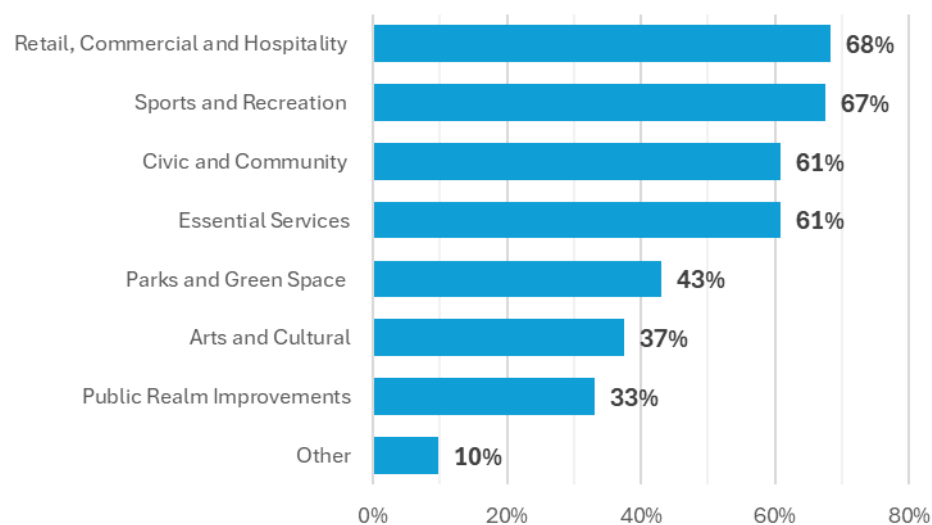


Figure 5.7: Natural Samples Responses to question 7, “What infrastructure and services do you think are most needed?”

- 5.27 Respondents selected retail, commercial and hospitality as the infrastructure and services most need in the area, with 68%. This was largely driven by respondents from Clongriffin, 81% of which selected retail who were an outsized cohort within the natural sample.
- 5.28 Whilst 70% of respondents from Parkside also selected retail as their priority for infrastructure and services, Belmayne and Belcamp chose sports and recreation as their top priority, with 72% and 80% of respondents, respectively.
- 5.29 Weighting responses to account for the relative populations of each areas the impact on preference results was as follows:

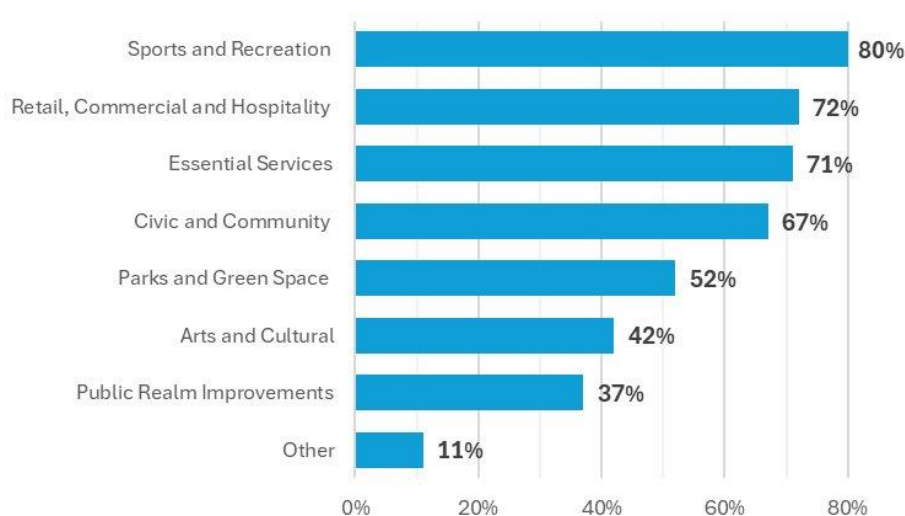


Figure 5.8: Weighted Sample Responses to question 7, “What infrastructure and services do you think are most needed?”

- 5.30 In comparison to the natural sample the census weighted sample reflected a greater emphasis on Sports and Recreation, with 80%, and whilst Retail, Commercial and Hospitality was still a close second on 72%, Essential Services – which had been equally weighted with Civic and Community were almost in equal demand to Retail, Commercial and Hospitality.

Question 8: What do you see as the main challenges in your community?

- 5.31 In question 8, respondents were asked to identify the main challenges in the community. The responses are shown in **Figure 5.9** below.

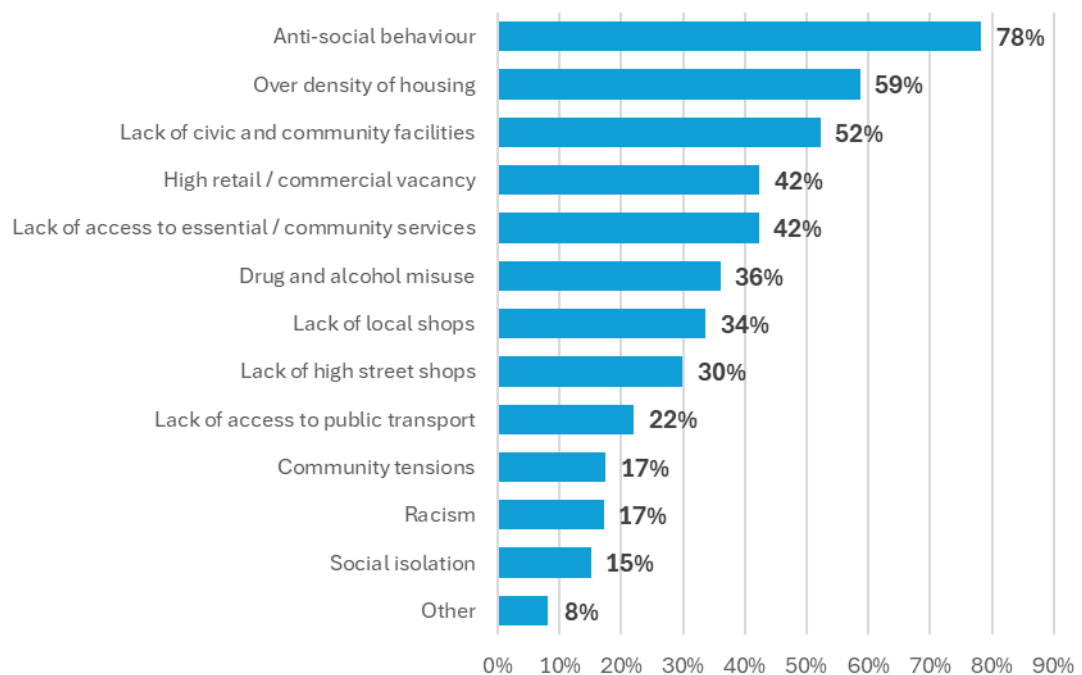


Figure 5.9: Responses to question 8, “What do you see as the main challenges in your community?”

- 5.32 The main challenge identified by respondents was anti-social behaviour with 78% and was the top challenge for all locations, age groups and ethnicities. This was followed by over density of housing, selected by 59% of respondents, however only 37% of respondents aged 20-29 years old identified this as a challenge.
- 5.33 Similarly, those who have only lived in the area for less than one year, this was only identified as a challenge by 24% of respondents. This was increasingly identified as a challenge by respondents the longer they lived in the area, rising to 69% for those in the area for longer than 10 years. The same trend affected responses to civic and community facilities, rising from 35% to 60%.
- 5.34 Where short-term residents were more likely to identify challenges was for public transport (42% versus the average 22%) and social isolation (27% versus the average 15%).

- 5.35 Although high retail and commercial vacancy was the fourth highest challenge identified overall, at 42% of respondents, it was selected by 55% of respondents from Clongriffin.
- 5.36 Accounting for this and weighting accordingly whilst all other priorities remained largely consistent, weighting the sample to account for the larger number of Clongriffin respondents resulted in a great focus on the lack of local shops (34% in the natural sample, increasing to 43% in the weighted sample).
- 5.37 Suggesting that high retail and commercial is a more significant problem for Clongriffin residents, that the wider population that would place a greater emphasis on the need for local shops. Similarly, whilst only 30% of respondents saw a lack of shops as a challenge, 58% of respondents from Clongriffin saw this as a problem.
- 5.38 The second to last option was racism, with 17% of respondents selecting this as a challenge. However, for non-white respondents, this jumped to 34%. The least selected option of social isolation, with 15% overall, jumped to 26% in the 60-69 age group.

Question 9: What essential services and infrastructure do you think the area needs most?

- 5.39 In question 9, respondents were asked what essential services and infrastructure was needed most in the area. The responses are shown in **Figure 5.10** below.

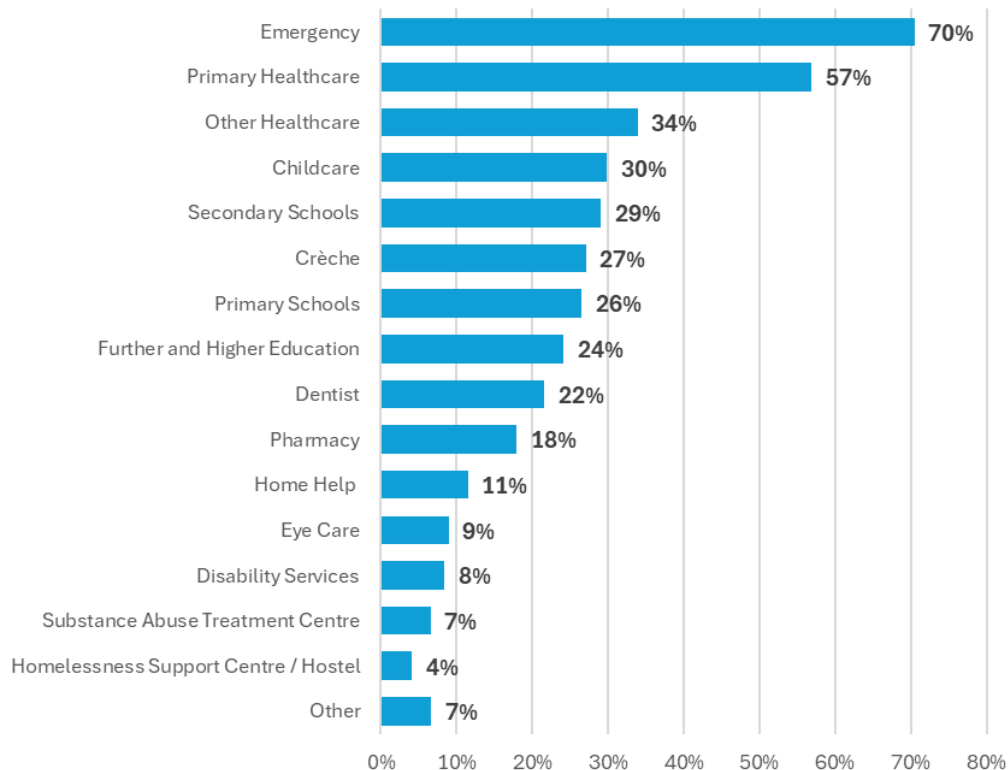


Figure 5.10: Responses to question 9, “What essential services and infrastructure do you think the area needs most?”

- 5.40 Overall, the top priority for essential services and infrastructure was emergency services on 70%, followed by primary healthcare on 57%. This trend held in Belmayne, Parkside and Belcamp, but in Clongriffin the top priority was primary healthcare on 61%. This was then followed by childcare (49%), creche (49%), secondary schools (46%) and primary schools (43%), reflecting the higher proportion of families in the area.
- 5.41 For respondents living in the area less than a year, they were more likely to choose a pharmacy (39%) and dentist (31%). However, they were substantially less likely to choose the top overall option of emergency services, with only 39%.

Question 10: How would you describe the current quality of, and your access to, essential services and infrastructure in your area?

- 5.42 In question 10, respondents were asked to rate out of 5 the quality of and access to essential services and infrastructure. The responses are shown in **Figure 5.11** below.

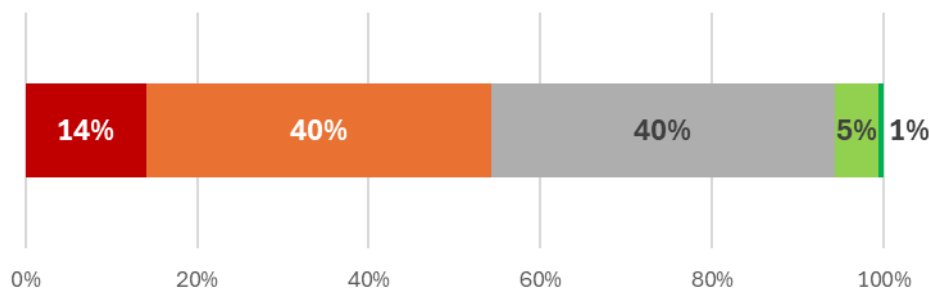


Figure 5.11: Responses to question 10, “How would you describe the current quality of, and your access to, essential services and infrastructure in your area?”

- 5.43 This generated an average score of 2.4 out of 5, with 54% selecting a 2 or 1 out of five. 40% gave a 3 out of 5, while 6% selected a 5 or 4 ranking.

Question 11: What community and civic infrastructure does your area need most?

- 5.44 In question 11, respondents were asked what community and civic infrastructure is most need in their area. The responses are shown in **Figure 5.12** below.

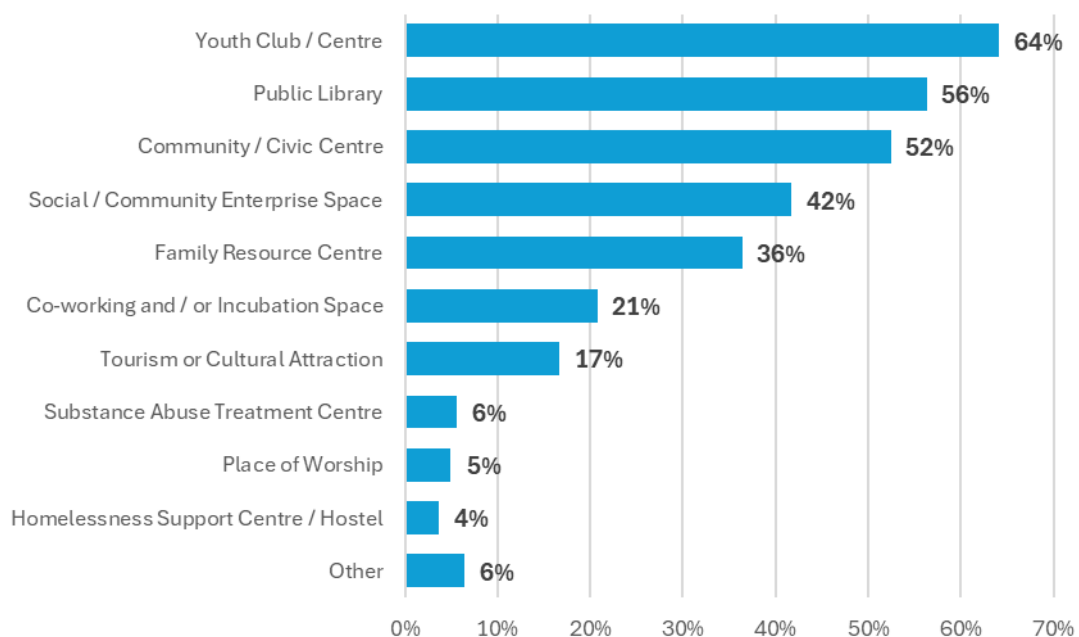


Figure 5.12: Responses to question 11: “What community and civic infrastructure does your area need most?”

- 5.45 The most selected community and civic infrastructure was a youth club or centre, chosen by 64% of respondents. This was followed by a public library on 56% and closely followed by a community or civic centre on 52%.
- 5.46 For those in the 60-69 age group this ordering was flipped, with 71% of respondents selecting a community or civic centre, 60% selecting a public library and 52% selecting a youth club or centre.
- 5.47 Similarly, for non-white respondents, 73% selected a public library and only 46% selected a youth club or centre. Additionally for this group, while a place of worship was selected by 4% of the overall sample, this climbed significantly to 24% of non-white respondents.
- 5.48 Whilst there was little variance between the natural sample and the sample weighted by location in terms of the order of prioritisation for community and civic infrastructure, the outsized sample from Clongriffin respondents did influence the strength of feeling, with the weighted sample illustrating a stronger desire for each service overall, suggesting that whilst still high in Clongriffin the desire for community/civic infrastructure is even greater in the wider study area.
- 5.49 In the case of respondents who have lived in the year for less than a year, they were less likely to choose a youth club (37% versus the average 64%) and a community or civic centre (34% versus the average 52%).

Question 12: How would you describe the current quality of, and your access to, community and civic infrastructure in your area?

5.50 In question 12 respondents were asked to rate out of 5 the quality and their access to community and civic infrastructure. The responses are shown in **Figure 5.13** below.

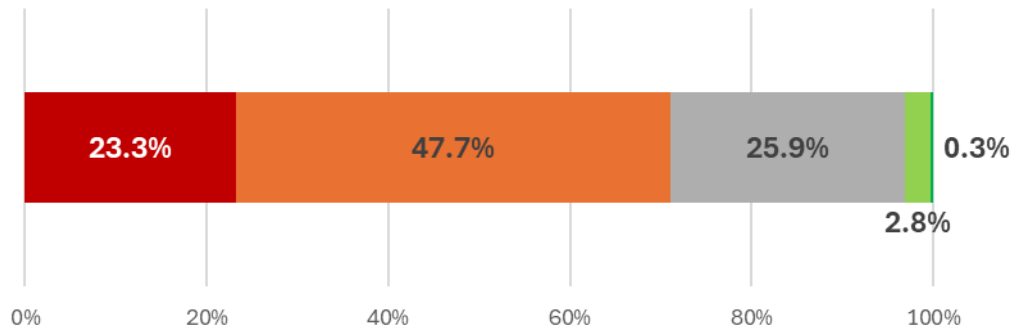


Figure 5.13: Responses to question 12, “How would you describe the current quality of, and your access to, community and civic infrastructure in your area?”

5.51 This generated an average score of 2.1 out of 5, with 71% selecting a 2 or 1 out of five. 25.9% gave a 3 out of 5, while only 3.1% selected a 5 or 4 ranking.

Question 13: What arts and cultural facilities do you think the area needs most?

5.52 In question 13 respondents were asked to select which arts and cultural facilities their area needed most. The responses are shown in **Figure 5.14** below.

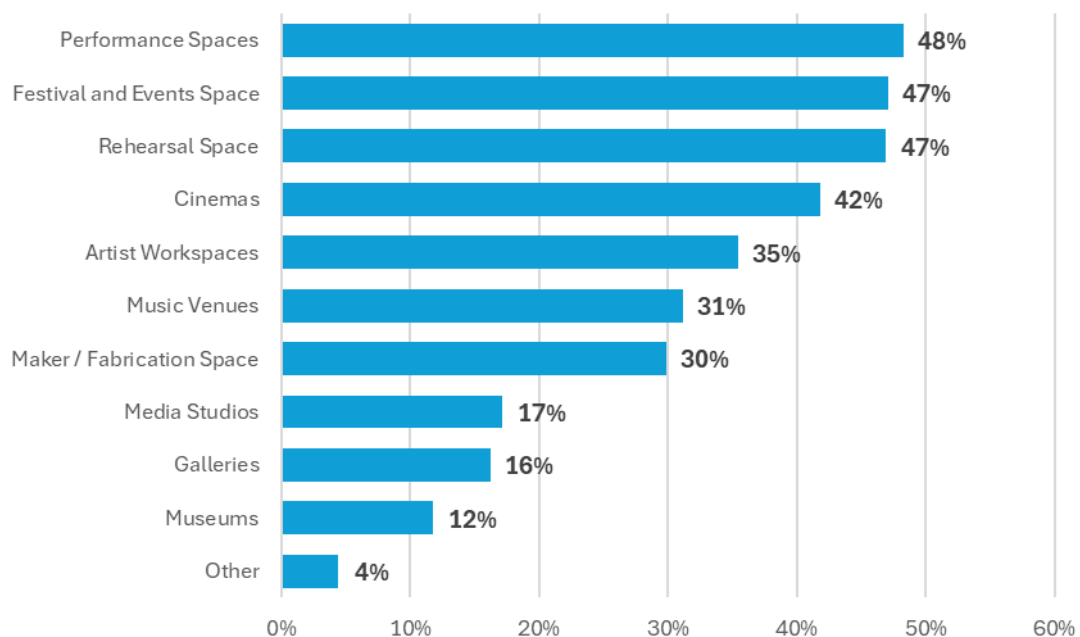


Figure 5.14: Responses to question 13, “What arts and cultural facilities do you think the area needs most?”

- 5.53 There was little difference between the top three arts and cultural facilities selected by respondents, with 48% selecting performance spaces and 47% each selecting festival and events spaces and rehearsal space.
- 5.54 However, for respondents in Clongriffin, Cinemas was the top option, selected by 49% of respondents. For those living in the area for less than a year, they were less likely to choose a rehearsal space with only 31%.
- 5.55 When a locational weighting was applied support for Performance Space grew (to 51% of respondents), and Rehearsal Space grew (50%) ahead of festival and event space (47%), otherwise preferences remained broadly similar to the natural sample.

Question 14: How would you describe the current quality of, and your access to, arts and cultural facilities in your area?

- 5.56 In question 14 respondents were asked to rate out of 5 the quality and their access to arts and cultural facilities. The responses are shown in **Figure 5.15** below.

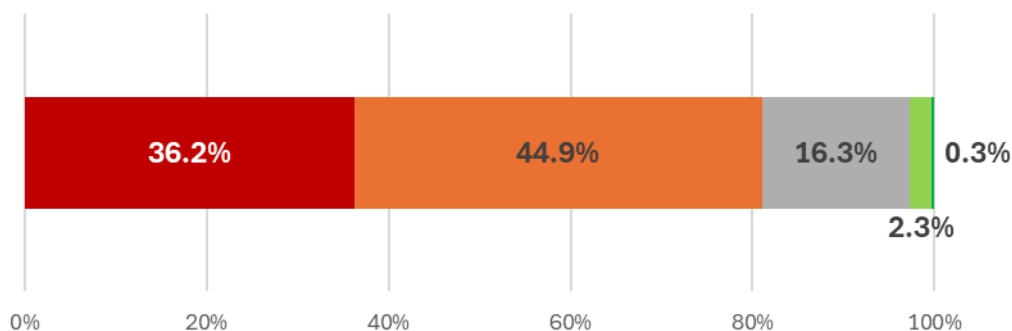


Figure 5.15: Responses to question 14, “How would you describe the current quality of, and your access to, arts and cultural facilities in your area?”

- 5.57 This generated an average score of 1.9 out of 5, with 81.1% selecting a 2 or 1 out of five. 16.3% gave a 3 out of 5, while 2.6% selected a 5 or 4 ranking.

Question 15: What indoor sport and recreational facilities do you think the area needs most?

- 5.58 In question 15 respondents were asked to select which indoor sport and recreational facilities their area needed most. The responses are shown in **Figure 5.16** below.

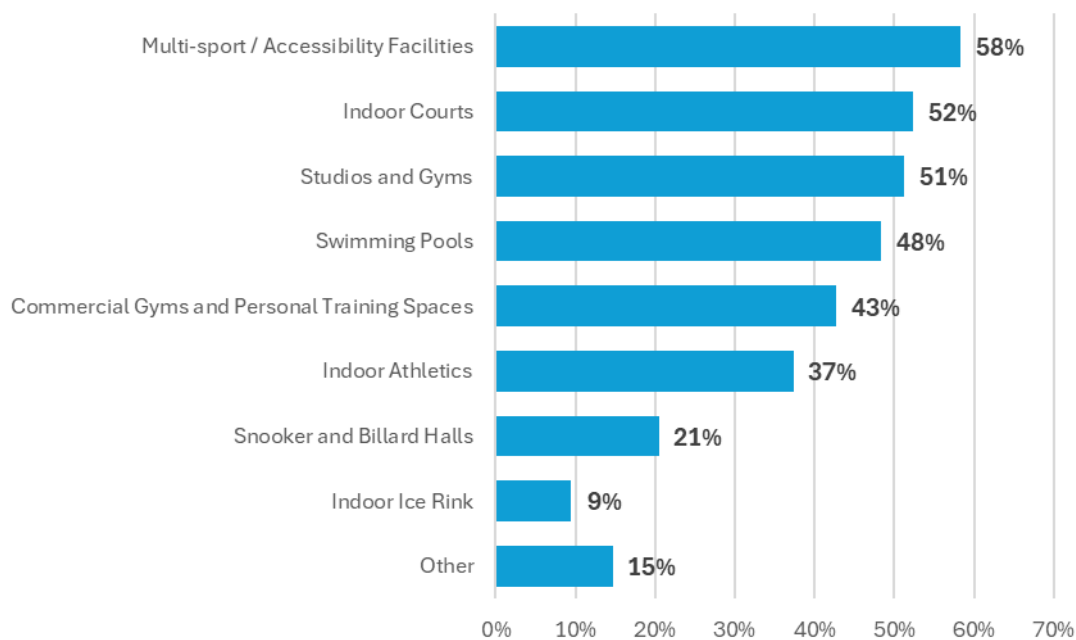


Figure 5.16: Responses to question 15, “What indoor sport and recreational facilities do you think the area needs most?”

- 5.59 The most frequently selected indoor sport option was the multi-sport and accessible facilities option, chosen by 58% of respondents. However, the longer a respondent lived in the area, the more likely they were to select this option. 66% of respondents who lived in the area for over 10 years chose multi-sport and accessible facilities, but this was only selected by 47% of those living in the area for less than one year.
- 5.60 This was followed by indoor courts and studios and gyms, selected by 52% and 51% of respondents, respectively.
- 5.61 Despite swimming pools coming fourth with 48% of all respondents, this rose sharply to 74% of respondents in Belcamp, their top choice for indoor sports facilities. A locational weighted also demonstrated a stronger support for swimming pools pushing them ahead of studios and gyms, and stronger support in general support for the top five facilities.
- 5.62 For respondents in the 20-29 age group, the top choice was commercial gyms and personal training places, selected by 62% of respondents.

Question 16: What outdoor sport and recreational facilities do you think the area needs most?

- 5.63 In question 16 respondents were asked to select which outdoor sport and recreational facilities their area needed most. The responses are shown in **Figure 5.17** below.

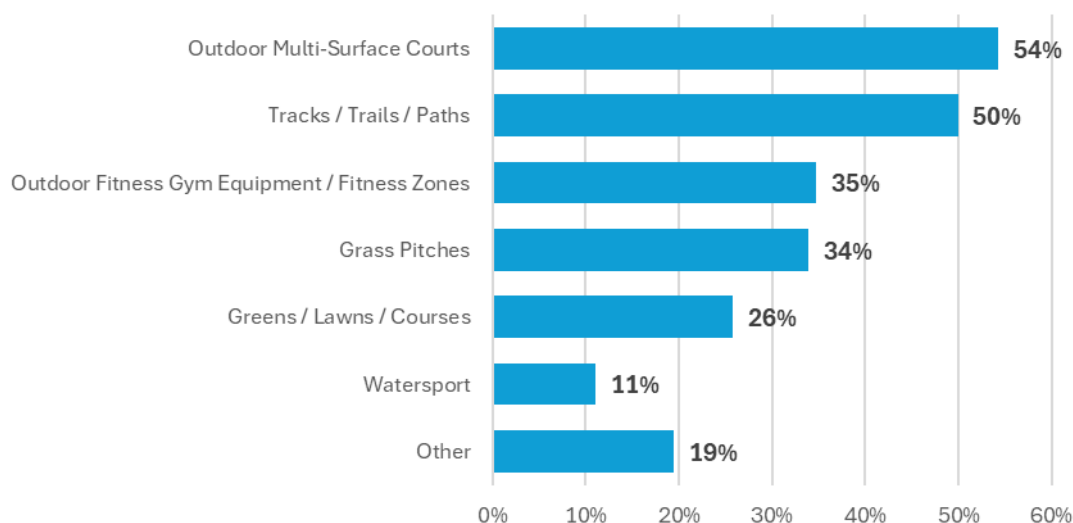
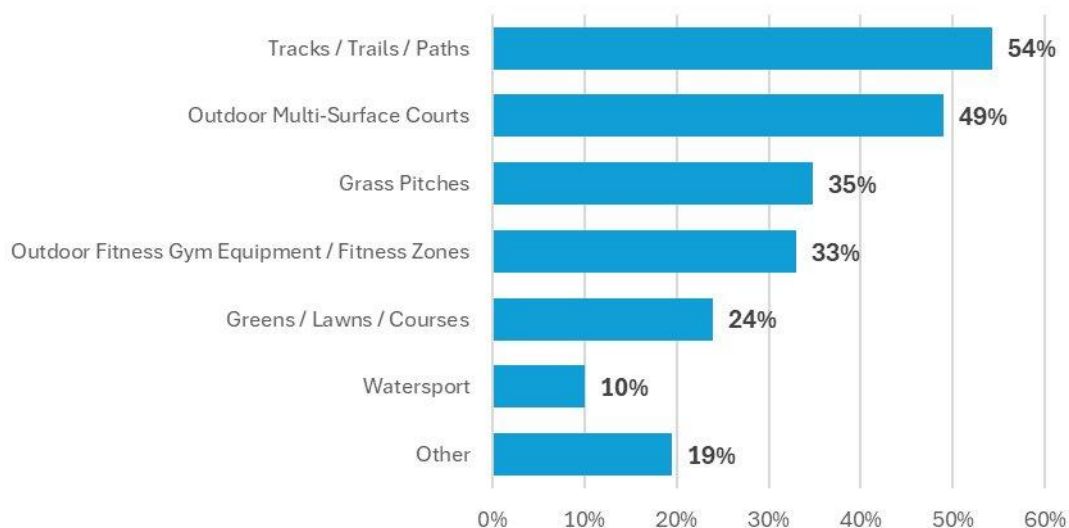


Figure 5.17: Responses to question 16, “What outdoor sport and recreational facilities do you think the area needs most?”

- 5.64 For outdoor sports, multi-surface courts was the favoured option, selected by 54% of respondents, followed by tracks, trails and paths with 50%.
- 5.65 When a weighted locational sample was considered, this illustrated the largest variance to the natural sample as follows:



- 5.66 This suggests that a stronger emphasis should be placed on the need for Track/Trails and Paths ahead of Outdoor Multi Surface Courts, but both remain in high demand, and a stronger desire for Grass Pitches than Outdoor Fitness and Gym Equipment, but again both demand for both remained high in both samples.

Question 17: How would you describe the current quality of, and your access to, sports and recreation facilities in your area?

- 5.67 In question 17 respondents were asked to rate out of 5 the quality and their access to sports and recreation facilities. The responses are shown in **Figure 5.18** below.

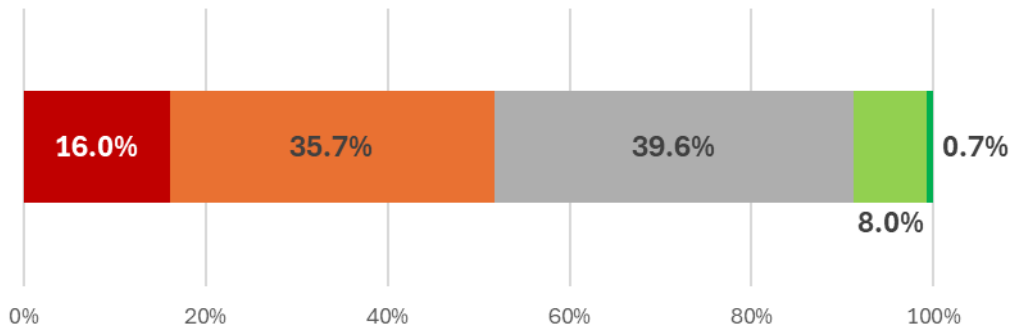


Figure 5.18: Responses to question 17, “How would you describe the current quality of, and your access to, sports and recreation facilities in your area?”

- 5.68 This generated an average score of 2.4 out of 5, with 51.7% selecting a 2 or 1 out of five. A plurality of 39.6% gave a 3 out of 5, while 8.7% selected a 5 or 4 ranking.

Question 18: To what extent do you support the development of the following sports and recreation facilities in your area?

- 5.69 In question 18 respondents were asked to what extent they agreed with options for sports and recreation facilities in their area. The responses are shown in **Figure 5.19** below.

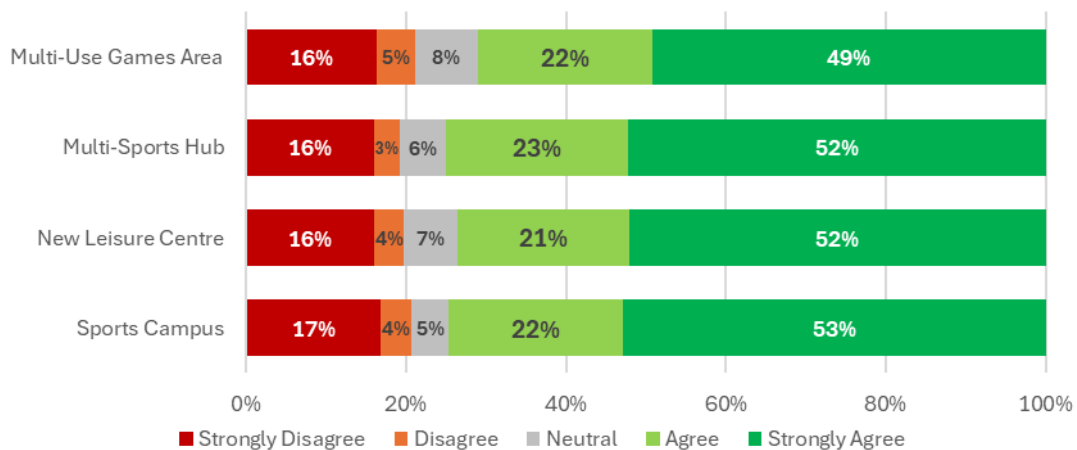


Figure 5.19: Responses to question 18, “To what extent do you support the development of the following sports and recreation facilities in your area?”

- 5.70 While all four options were agreed with by over two-thirds of respondents, there was very little difference between them. However, multi-use games area had the lowest agreement on 71% and the highest level of neutral responses on 8%.

Question 19: What parks and green infrastructure do you think the area needs most?

- 5.71 In question 19 respondents were asked which parks and green infrastructure is most need in the area. The responses are shown in **Figure 5.20** below.

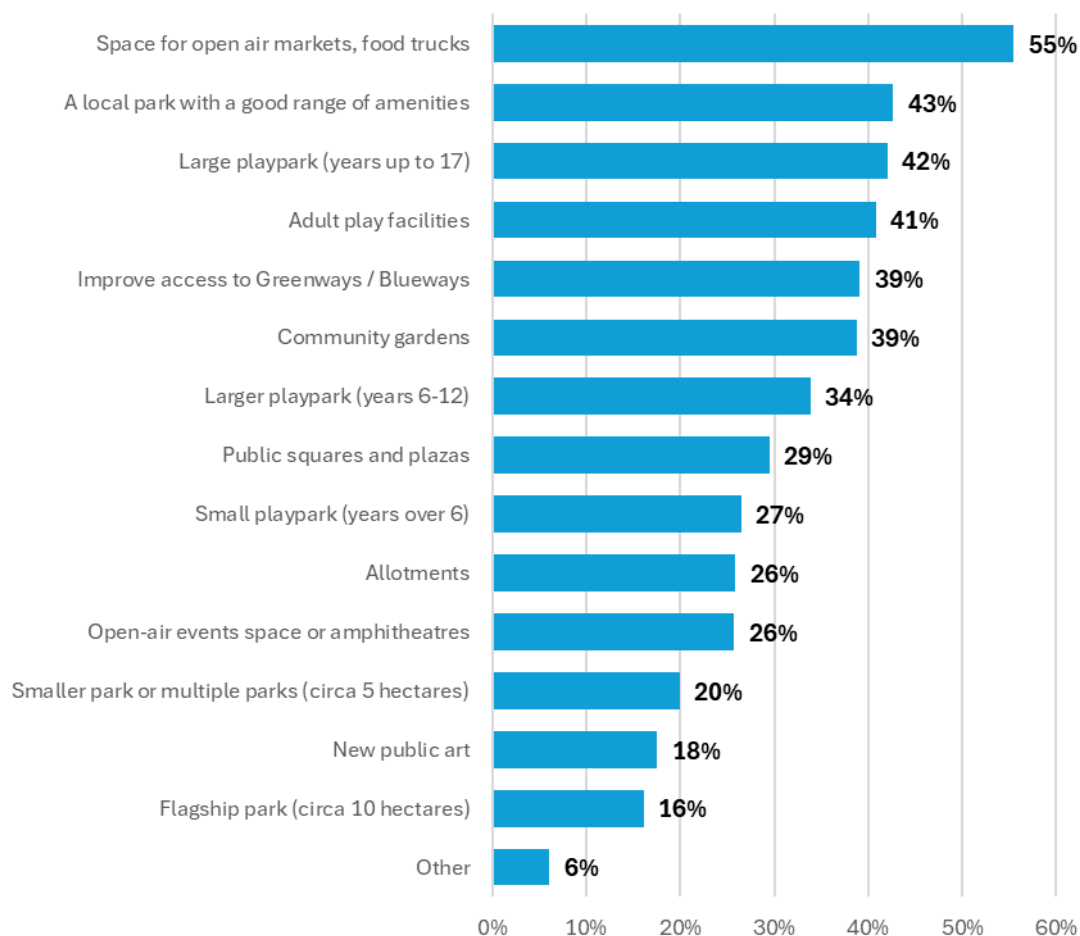


Figure 5.20: Natural Sample Responses to question 19, “What parks and green infrastructure do you think the area needs most?”

- 5.72 Once again a sample weighted against the census locational population data illustrated a stronger support for all parks and green infrastructure, but it did not reorder the preference order.
- 5.73 Out of a range of options, the most frequently selected by respondents was space for open air markets and food trucks on 55%. This was followed by a series of play spaces;

a local park with a good range of amenities on 43%, a large park on 42% and adult play facilities on 41%.

- 5.74 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.
- 5.75 The likelihood of choosing allotments increased by age group, with the option selected by 11% of those aged 20 to 29 and by 45% of those aged 60 to 69, despite being selected by 26% of all respondents.

Question 20: How would you describe the current quality of, and your access to, parks, green spaces and public realm in your area?

- 5.76 In question 20 respondents were asked to rate out of 5 the quality and their access to parks, green space and public realm. The responses are shown in **Figure 5.21** below.

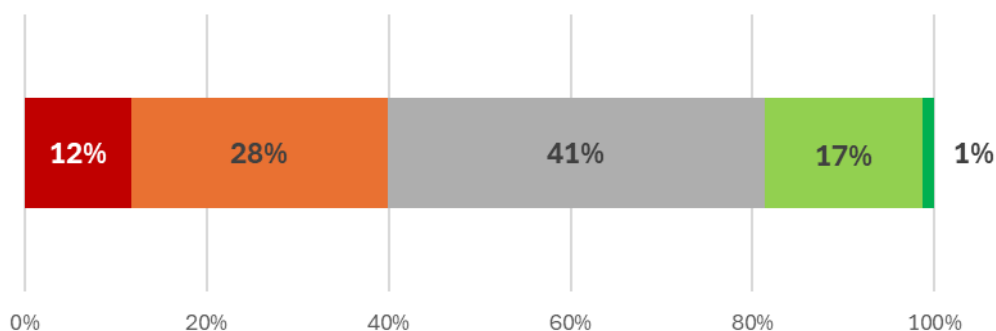


Figure 5.21: Responses to question 20, “How would you describe the current quality of, and your access to, parks, green spaces and public realm in your area?”

- 5.77 This generated an average score of 2.7 out of 5, with 40% selecting a 2 or 1 out of five, marginally less than 41% giving a 3 out of 5. 18% selected a 5 or 4 ranking.

Question 21: What retail, commercial and hospitality services and infrastructure does your area need most?

- 5.78 In question 21 respondents were asked what retail, commercial and hospitality services is most needed in the area. The responses are shown in **Figure 5.22** below.

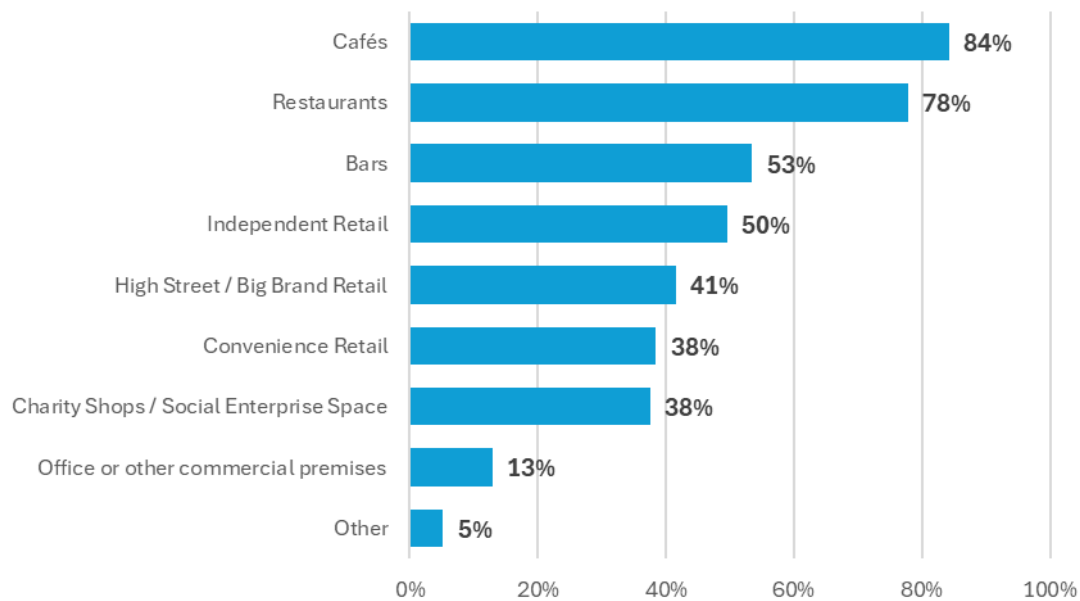


Figure 5.22: Responses to question 21, “What retail, commercial and hospitality services and infrastructure does your area need most?”

- 5.79 Hospitality was preferred by respondents, with 84% choosing cafes and 78% choosing restaurants, although there was a significant drop to the third spot with 53% choosing bars.
- 5.80 Although independent retail was placed fourth by respondents overall on 50%, there was a significant disparity between Clongriffin and Belmayne, where it was chosen by 58% and 35% of respondents, respectively.
- 5.81 Again, the sample weighted against the census locational population data illustrated a stronger overall support for each service, but it did not reorder the preference order.

Question 22: How would you describe the current quality of, and your access to, retail, commercial or hospitality services in your area?

- 5.82 In question 20 respondents were asked to rate out of 5 the quality and their access to retail, commercial or hospitality. The responses are shown in **Figure 5.23** below.

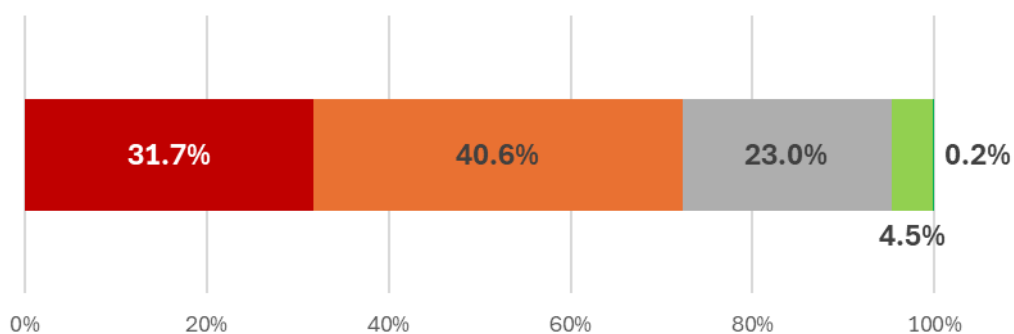


Figure 5.23: Responses to question 22, “How would you describe the current quality of, and your access to, retail, commercial or hospitality services in your area?”

- 5.83 This generated an average score of 2.0 out of 5, with 72.3% selecting a 2 or 1 out of five. 23% gave a 3 out of 5, while 4.7% selected a 5 or 4 ranking.

Question 23: Which site would you prioritise for the following infrastructure / facilities / services?

- 5.84 In question 23 respondents were asked to prioritise categories of infrastructure, facilities and services at four locations in the area.

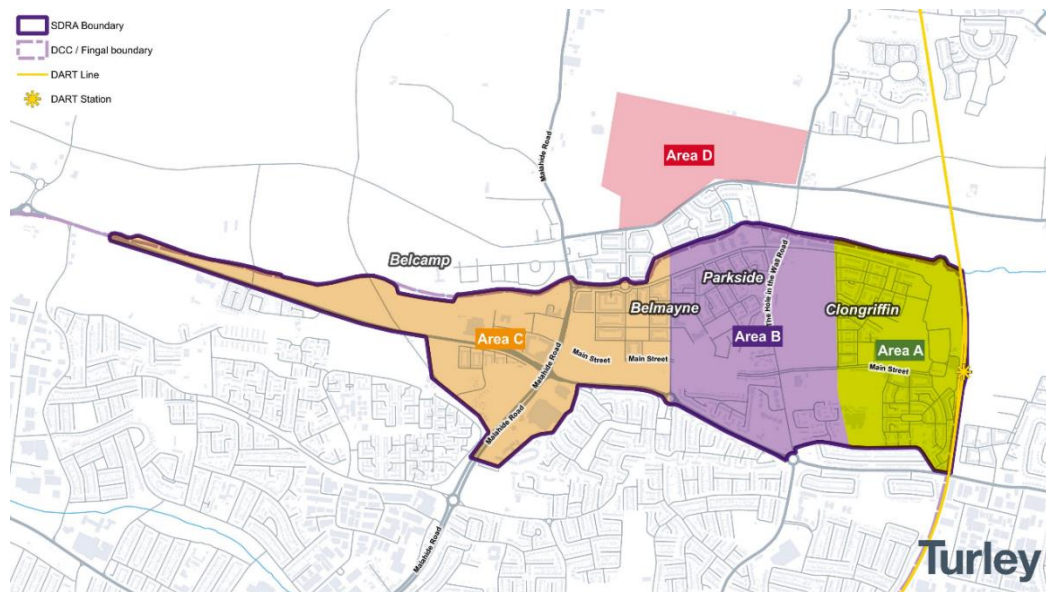


Figure 5.24: Map illustrating the four areas for responses to Question 23, “Which site would you prioritise for the following infrastructure / facilities / services?”

These included

- Area A – The Dart Station (Clongriffin)
- Area B – Father Collins Park (Parkside)
- Area C – South West Belmayne
- Area D – The Northern site (which includes lands in Fingal County Council)

5.85 The responses are shown in **Figure 5.25** below.

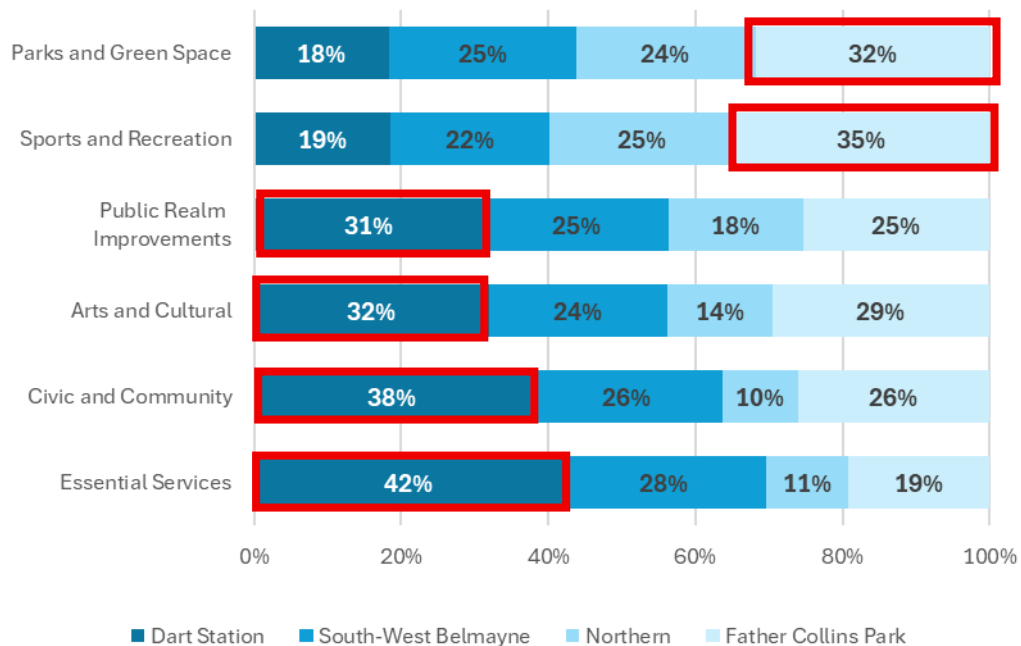


Figure 5.25: Responses to question 23, “Which site would you prioritise for the following infrastructure / facilities / services?”

- 5.86 In the natural sample respondents favoured placing any new parks, green space and sports and recreation spaces at Father Collins Park, whereas essential services and civic and community uses were preferred for proximity to the Dart Station.
- 5.87 There was a consistent level of prioritisation across all options for South-West Belmayne, while the northern site was only competitive for parks, green spaces and sports and recreation.
- 5.88 However, accounting for locational weighting and consequently countering any disproportionate locational based bias, a weighted sample illustrates a differing pattern:
- 31% of weighted respondents would prioritise new or **additional Parks and Green Space** in Area D (the Northern Site), followed closely by 29% in Area C (South-West Belmayne) – which was within the margin of error as Area D, 25% in Area B (Parkside/Father Collins Park) and 15% within Area A, Clongriffin (Dart Station)
 - 35% of the weighted sample of respondents would prioritise **Sports and Recreation facilities** in Area C (South-Belmayne), followed closely by Area B (Parkside/Father Collins Park) at 28%, Area D (the Northern site) at 26% which was within the margin of error of Area B, and 15% within Area A, Clongriffin (Dart Station).

- **Public Realm Improvements** were prioritised by 31% of weighted respondents most for Area D (the Northern site), followed by 26% Area A, Clongriffin (Dart Station), closely followed by 24% for Area C (South-Belmayne) which was within the margin of error of Area A, and 20% for Area B (Parkside/Father Collins Park).
- **Arts and Cultural facilities** were prioritised by 29% of the weighted sample respondents for Area D (the Northern site), and equal 28% for both Area A, Clongriffin (Dart Station) and Area C (South-Belmayne) with all three areas within the margin of error of each other, and just 15% for Area B (Parkside/Father Collins Park).
- **Civic and Community facilities** were prioritised by 28% of respondents for both Area A, Clongriffin (Dart Station) and Area D (the Northern site), followed by 26% for Area C (South-Belmayne) and again all three were within the margin of error, and 13% for Area B (Parkside/Father Collins Park).
- **Essential Services** were prioritised by a significantly large 35% of respondents for Area A, Clongriffin (Dart Station) followed closely by 33% for Area B (Parkside/Father Collins Park) which was within the margin of error, 18% Area C (South-Belmayne) and 13% for Area B (Parkside/Father Collins Park).

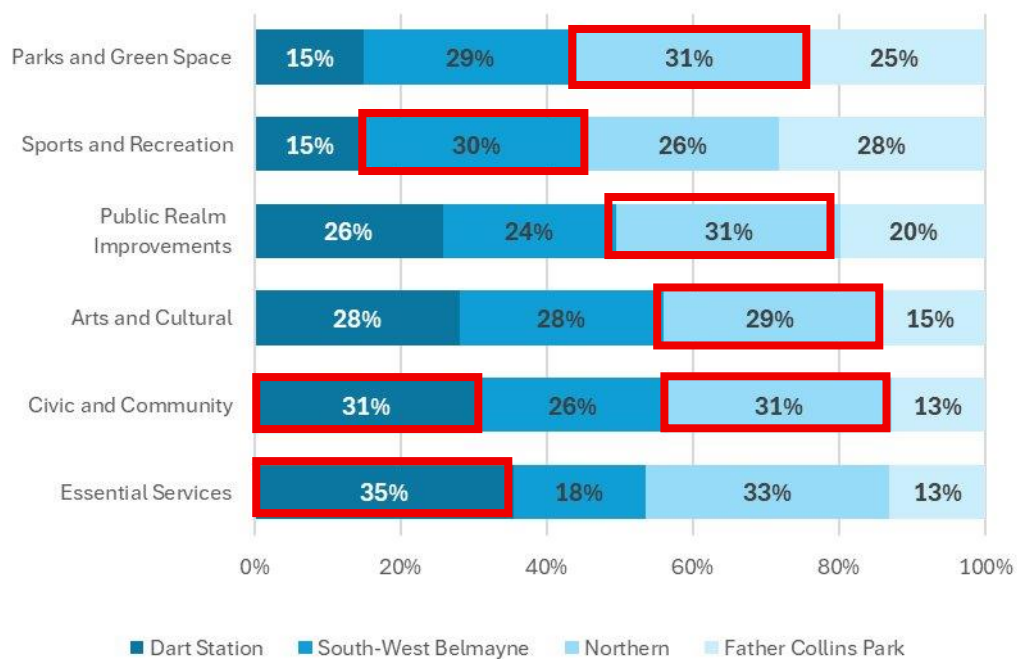


Figure 5.26: Weighted responses to question 23, “Which site would you prioritise for the following infrastructure / facilities / services?”

Question 24: Please describe what the ideal provision of social infrastructure in your area would look like.

- 5.89 In question 24 respondents were asked to describe the ideal provision of social infrastructure in their own words. The responses are summarised in **Figure 5.27** below.

Category	Description	Example quote	Frequency
Lack of local retail, cafes and restaurants	Absence of everyday shops and sit-down food and drink venues locally.	<i>"The area has next to no shops, no bars and no cafes despite the population."</i>	148
Antisocial behaviour and safety concerns	Concerns about crime, disorder and vandalism affecting daily life.	<i>"Antisocial behaviour is already a problem and will only get worse."</i>	121
Need for Garda station / policing	Calls for a local Garda station and visible community policing.	<i>"A local Garda station is desperately needed."</i>	116
Vacant or derelict retail units	Frustration at long-term empty units blighting the area.	<i>"There are so many vacant retail spaces which are an eyesore."</i>	109
Community centre / social hub	Desire for accessible, multi-purpose community buildings.	<i>"A community centre with rooms for clubs and activities is badly needed."</i>	103
Youth facilities and teenage spaces	Lack of safe, meaningful places for teenagers and young adults.	<i>"There is nothing for teenagers to do and nowhere for them to go."</i>	99
Sports and leisure facilities (general)	Need for indoor and outdoor sports facilities for all ages.	<i>"More sports facilities that can be used all year round."</i>	96
Swimming pool provision	Inadequate, outdated or inaccessible swimming facilities.	<i>"The swimming pool is very old and insufficient for the population."</i>	82
Supermarket / major grocery store	Absence of a full-size, affordable supermarket locally.	<i>"We really need a proper supermarket, not just convenience stores."</i>	79
Public transport inadequacy	Poor bus coverage, capacity, reliability or connections.	<i>"There are at least 30 people waiting for a bus every morning."</i>	77
Overdevelopment / population pressure	Housing growth not matched by services or infrastructure.	<i>"Thousands of people have moved in with no facilities added."</i>	74
Health services (GP, dentist, primary care)	Difficulty accessing local healthcare and limited capacity.	<i>"It's impossible to get a GP appointment locally."</i>	71

Poor condition / management of Trinity Leisure Centre	Criticism of facilities, access, maintenance or governance.	<i>"Trinity Sports Centre needs a complete overhaul."</i>	68
Green space quality and access	Need for more or better-maintained parks and nature.	<i>"There is very little green space left, it's all concrete."</i>	66
Playgrounds and children's facilities	Insufficient or poor-quality play provision for children.	<i>"The playgrounds are extremely poor compared to other areas."</i>	63
Transport infrastructure and traffic	Congestion, unsafe junctions and parking issues.	<i>"Traffic congestion is awful and only getting worse."</i>	61
Walkability, cycling and greenways	Need for safe pedestrian and cycling routes, especially to the coast.	<i>"We need safe cycling and walking routes to the greenway."</i>	58
Town centre / placemaking vision	Desire for a vibrant, coherent town or village centre.	<i>"Clongriffin main street is completely dead."</i>	56
Cultural and arts facilities	Calls for theatres, music, arts and creative spaces.	<i>"We need cultural spaces like theatres and music venues."</i>	49
Schools and childcare capacity	Shortage of school places, crèches and childcare facilities.	<i>"Schools cannot accommodate the size of the area."</i>	47
Poor maintenance and cleanliness	Litter, broken infrastructure and lack of upkeep.	<i>"The area feels dirty and neglected."</i>	44
Everyday 'third places'	Need for informal, non-alcohol-focused places to meet.	<i>"We need more places to meet that don't revolve around alcohol."</i>	41
Accessibility and inclusion	Facilities should be accessible, affordable and inclusive.	<i>"Facilities should be accessible to all ages and abilities."</i>	38
Community identity and belonging	Desire for cohesion, pride and a shared local identity.	<i>"There is no sense of community or belonging here."</i>	36

Figure 5.27: Responses to question 24, “Please describe what the ideal provision of social infrastructure in your area would look like.”

Question 25: How far from your home / place of work etc. would you be willing to walk to the following facilities?

5.90 In question 25 respondents were asked how far they would be willing to walk to access a list of facilities. The responses are shown in **Figure 5.28** below.

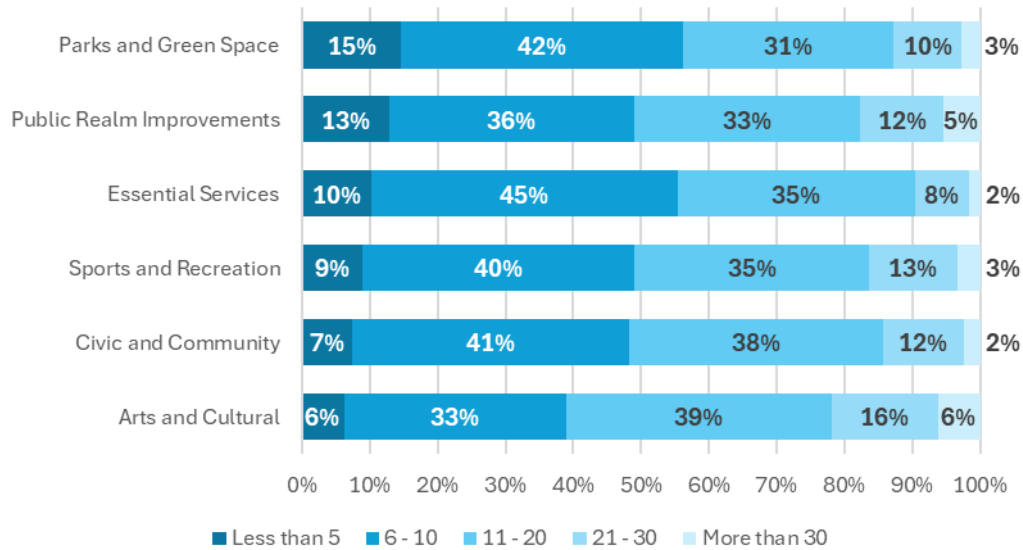


Figure 5.28: Responses to question 25, “How far from your home / place of work etc. would you be willing to walk to the following facilities?”

5.91 Over half of respondents were willing to walk more than 10 minutes to access sports and recreation (51%), civic and community (52%) and arts and cultural (61%), whereas approximately half of all respondents were only willing to walk up to 10 minutes for essential services (55%), public realm (49%) and parks and green space (57%).

Appendix 6: Discovery Workshop Report (DCC)

Workshop Summary

- 6.1 This report synthesises the findings of a Discovery Workshop held in relation to Clongriffin, Belmayne, Parkside and Belcamp which took place on 26th September 2025 at Dublin Civic Offices, Wood Quay, Dublin 8.
- 6.2 Invitees included representatives from:
- DCC Planning
 - DCC Sports and Recreation
 - DCC Parks and Outdoor Recreation
 - DCC Culture
 - DCC Community
 - DCC Housing
 - DCC Libraries
- 6.3 Participants engaged in exercises including Hypothesis Amnesty, Persona Creation and Journey Mapping, which helped surface both the emotional and structural realities of life in the area.
- 6.4 It captures perspectives on lived experience, shared aspirations, and structural challenges that can go on to inform future placemaking and masterplanning for the area.
- 6.5 The findings presented here are not final conclusions, but an informed foundation holding a mirror to the present that can shape the next phase of placemaking and masterplanning.
- 6.6 Interwoven throughout are strategic observations from Turley that aim to help pave the way for potential next steps.
- 6.7 This report also recognises that meaningful progress will only be achieved collaboratively, with shared ownership among Dublin City Council and their partner organisations (public and private), and the communities who call Clongriffin, Belmayne, Parkside and Belcamp home.
- 6.8 Clongriffin, Belmayne, Parkside and Belcamp stands at a critical turning point. The area embodies both deep frustration and a genuine appetite for change. While it benefits from strong physical and natural foundations, it suffers from weak social and civic infrastructure and limited community capacity or partnership experience.
- 6.9 The challenge is not a lack of potential, but a lack of physical, social, and emotional connection. Participants repeatedly expressed the feeling that Clongriffin, Belmayne, Parkside and Belcamp has “all the ingredients for success” but that something vital is missing to make it truly thrive.

- 6.10 There is a clear absence of shared identity, and an urgent need to bridge the gap between aspiration and delivery, rebuilding trust and civic confidence through tangible placemaking interventions and community capacity building.

6.11 Key Themes Identified:

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 abandoned 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.

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.

Assets and Latent Potential

Despite its challenges, Clongriffin, Belmayne, Parkside and Belcamp possesses strong assets: high-quality transport, parks, schools, sports facilities, and a young, diverse, 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.

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.

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.

Legacy and Erosion of Trust

6.12 Legacy of Unrealised Vision

- The area carries psychological and physical scars of the Celtic Tiger crash, an unfinished dream that eroded trust and identity.
- A sense of transition from upmarket private development to publicly led delivery carries a risk of perceived stigma, which may impact how existing and prospective residents view and experience the neighbourhoods.
- Early marketing promises of “gorgeous living” and celebrity glamour now contrast sharply with the reality, leading to cynicism and disillusionment.
- The past continues to shape current perception: “a place to travel through, not to stop.”
- Any new vision must consciously acknowledge and reclaim this lost promise and reframe it as an opportunity for renewal rather than failure.

6.13 Erosion of Trust

- Residents feel abandoned and unheard, with the lack of civic spaces mirroring a deeper social disconnect.
- There is a persistent perception that Dublin City Council, developers, and state agencies are detached from lived experience.
- Legacy crises such as Priory Hall have left confidence fragile.
- Rebuilding trust requires visible, collaborative action, early wins, and consistent presence from DCC and partners.
- Co-design, transparency, and social license must underpin all interventions.

Fragmentation and Disconnection

6.14 Physical and Social Fragmentation

- Positive assets exist, including access to high-quality transport infrastructure (DART, cycle lanes, proximity to airport), parks (e.g. Father Collins), schools (e.g. Balmayne Educate Together) and leisure (Trinity Sports), alongside an emerging diversity of residents and high-quality buildings.
- Vacant commercial units at Clongriffin DART Station undermine safety and opportunities for passive surveillance.

- ‘Hole in the Wall Road’ is both a literal and psychological barrier dividing communities.
- There is a sense that the community has energy and goodwill but lacks the spaces and structures to channel it.
- “All to play for”- a recognition that with the right intervention, the area can pivot toward success.
- Placemaking should build on what’s already there - physical infrastructure, diverse people, and latent civic pride, to create visible signs of progress and a sense of shared ownership.

6.15 Underused Public Realm and Absence of Social Life

- Despite some good quality public realm (e.g. Father Collins Park) and cycle infrastructure, the streets lack life.
- The potential for Father Collins Park to provide a physical link between communities and spaces, and act as an external congregation space between Belmayne and Clongriffin has not been fully exploited.
- Its proximity to Trinity Sports is an opportunity to consider future redevelopment of sport and leisure that integrates more directly with the park and encourages active recreation.
- Activities like Parkrun are working examples of how to foster connection and should be amplified.
- Vacant retail, no pub or café culture or nighttime economy, and tired civic amenities create a vacuum of informal gathering.
- Teenagers and young adults have nowhere to go, fuelling disengagement and antisocial behaviour.
- Adults similarly lack social outlets and community anchors.
- Potential opportunity to invest in everyday vibrancy cafés, co-working spaces, night-time economy, youth spaces, and green meeting places.
- Small, low-cost interventions (e.g. coffee vans, pop-up shops, coworking corners, youth hubs) can seed everyday vibrancy while larger civic projects are planned and evolve.

Assets and Latent Potential

6.16 Untapped Strengths

- High-quality transport, green infrastructure, and public amenities (Father Collins Park, DART, cycle network, proximity to airport) are major strengths.

- Diverse and youthful population brings energy and creativity but lacks platforms for collaboration.
- There is latent civic pride waiting to be activated through visible signs of progress and shared ownership.

6.17 Demographic and Cultural Opportunity

- Clongriffin, Belmayne, Parkside and Belcamp is young, diverse, and growing fast
- Shared concerns include: lack of amenities, safety issues, car dependency, and weak local identity.
- Personas highlight shared pain points: lack of local amenities, safety concerns, over-reliance on cars, limited social connection, and the need for belonging.
- Need to design through the lens of these lived realities to help ensure relevance, equity, and inclusivity in all proposals.
- Groups also considered 'lifecycle living' (enabling people to remain in the community as their housing and family needs evolve) this should be considered in future planning.

Social and Civic Infrastructure

6.18 The Missing Heart

- The area lacks a heartbeat. No civic hub, library, cultural anchor, or identifiable main street (despite 'Main Street' running through it).
- Future vision calls for a "hub of togetherness": a civic centre with culture, youth, and community functions; an identifiable destination with "hustle and bustle".
- A civic and cultural centre could become the heart of the masterplan, symbolising community pride and providing a platform for shared experiences.
- Creating a destination for sport and active recreation, and utilising public realm and encouraging active transport on existing infrastructure (greenway, Father Collins Park between outdoor and indoor facilities is a critical opportunity).

6.19 Connectivity and Active Travel as Social Infrastructure

- High quality infrastructure exists but behaviour change appears limited.
- Active travel routes feel unsafe and underused due to poor placemaking and disconnected nodes.
- The physical barrier of 'Hole in the Wall Road' undermines cohesion.
- Need to reframe mobility as a social connector, not just transport.

- Active travel, crossings, wayfinding and passive surveillance can be tools for social stitching and identity-building.

6.20 Youth and Intergenerational Needs

- Teenagers and young adults appear to be particularly underserved.
- Need for spaces where they “actually want to hang out” (music, tech, chillout, café culture and shared working spaces etc), co designed and curated by the people who are going to use them.
- Intergenerational and intercultural contact can underpin community connectivity and sense of belonging.
- Could consider taking a youth-first approach (designing with and for young people) to catalyse wider cultural and social renewal.

From Aspiration to Implementation

6.21 Collaborative Destination Building

- A recurring theme: bridging the gap between vision and delivery.
- The area has abundant aspiration, but limited mechanisms to realise it.
- The upcoming Cultural and Community Audit, Masterplanning, and Development Plan Review must act as the framework for integration, governance, and delivery.
- Governance alignment is key, DCC units and delivery partners (LDA, AHBs, etc.) must work in concert.
- Success depends on sequencing: balancing quick wins with long-term ambition.
- Clongriffin, Belmayne, Parkside and Belcamp must evolve from being a space between developments into a destination of everyday life.
- Placemaking success will depend not only on what is built, but on how trust, connection, and belonging are rebuilt.
- The place must function as a network of experiences for people: “where parents drop children at sports, meet a friend for a run, grab a coffee, or simply take time to enjoy a park.”
- Becoming a destination means creating reasons to stay, to gather, and to return - a living, breathing community stitched together by everyday connection.

6.22 The Art of Connection

- Small interventions can be transformative:

- Wayfinding that makes you smile, or, for example, a temporary community shop in an empty unit can shift the tone overnight.
 - Simple connective gestures, an open gate, a short path, a new crossing.
 - Encourage ‘effortless connection’: design environments that make social interaction and active travel easy and natural.
 - Nudge and invite rather than instruct. Give people a reason to go out daily, to stay on, to meet.
- The idea of a symbolic landmark or ‘lighthouse’ resonated, not necessarily a literal structure, but a marker of belonging: “you’ve arrived somewhere that matters.”
 - Lighting, wayfinding, or a public art feature could express this identity and activate the space from morning to night.

Workshop Agenda

Time	Activity	Speaker / Facilitator
09:00	Arrival & Registration <i>Tea and coffee served</i>	
Session 1		
09:15	Welcome and Housekeeping	John / Bruce
09:30	Perceptions Exercise	Rachel
10:20	Hypotheses Amnesty Exercise : Imagining the Clongriffin of tomorrow	Rachel
10:50	What does good look like? <i>Presentation and Q&A</i>	Niamh
11:10	BREAK	
Session 2		
11:25	Mapping & Socio-Economic Overview	Catherine M & Catherine N
11:50	Establishing Personas Exercise	Rachel
12:20	Journey Mapping Exercise	Rachel
12:50	Final Observations and Close	John / Bruce
13:00	LUNCH	

Pre Workshop Exercise

Ahead of our upcoming workshop, we'd like you to do a little preparation by gathering some perceptions of Clongriffin and the surrounding area. This doesn't require written notes, simply take some time to reflect, and if possible, ask colleagues, friends or family for their thoughts too.

We'll use these insights as a starting point for our conversations in the workshop.

Areas to Explore

1. The Past

- What have past perceptions been?
- Have any of these carried through to today?
- What has been left behind?

2. The Present

- How is Clongriffin currently perceived?
- Which of these perceptions would we like to maintain or build on?
- Which would we prefer to move on from?

3. The Future

- How would we like Clongriffin to be perceived in the future?
- What early aims or objectives might this suggest?
- Where might there be quick wins, and what feels more medium or long-term?

Images from Workshop





Appendix 7: Discovery Workshops (x3) Social Infrastructure Operators

Workshops Summary

- 7.1 This report sets out and synthesises the findings of three Discovery Workshops that took place with current social infrastructure operators (from the voluntary, community and public sector) to support the development of a Needs Assessment for Clongriffin–Belmayne.
- 7.2 The workshops took place during 15th – 16th December 2025 at the YMCA, Unit 1, Block 2C, Belmayne, Main Street, Donaghmede, Dublin 13.
- 7.3 Workshop themes:
- Essential Services and Civic Infrastructure
 - Sport, Recreation, Public Realm and Active Living
 - Community, Culture and Social Life
- 7.4 Invitees included representatives from:
- Belmayne Community Group
 - Belmayne Educate Together National School
 - Church of Our Lady Immaculate, Belcamp
 - Clongriffin Athletics Club
 - Clongriffin Community Association
 - Cluid
 - Dnet Taskforce
 - Doras Bui
 - Dublin City Council
 - Gaelcholaiste Reachrann
 - Garda
 - Hero's Gym
 - HSE
 - Irish Rail
 - KEEP Project
 - LDA
 - Northside Partnership
 - St Francis of Assisi Primary School
 - Stapolin Educate Together National School
 - Trinity Gaels
 - Trinity Sports and Leisure
 - Trinity Donaghmede
 - Tusla
 - YMCA Dublin
- 7.5 In addition, the following councillors were in attendance:

- Cllr Daryl Barron
- Cllr Micheál MacDonncha
- Cllr Paddy Monahan
- Cllr Supriya Singh
- Cllr Aoibheann Mahon

- 7.6 The workshops form part of the wider Clongriffi, Belmayne, Parkside and Belcamp Needs Assessment, and intended to form part of a wider placemaking and masterplanning process that will build on the themes, challenges, and opportunities identified through earlier discovery and engagement work across the area, alongside an extensive qualitative survey exercise.
- 7.7 Participants engaged in a series of structured exercises including Hypothesis Amnesty, Persona Creation, Journey Mapping and Participative Design, which helped surface both the practical and emotional realities of everyday life in the area.
- 7.8 A copy of the agenda can be found below.
- 7.9 Images from the workshops can be found below.

Essential Services and Civic Infrastructure

- 7.10 Key Themes identified:
- Essential Services as Everyday Life Infrastructure
 - Hidden Vulnerability
 - Health, Safety and Trust
 - Absence of a Civic and Cultural Anchor
 - From Service Provision to Service Experience
- 7.11 Essential Services as Everyday Life Infrastructure
- The Hypothesis exercise revealed a strong aspiration for essential services to be embedded within a lively, human-scaled centre, imagined around the DART Station.
 - Coffee shops, food vans, arts trails, and family-friendly spaces were seen not as optional extras, but as integral to how services are accessed, normalised, and de-stigmatised.
 - The (imagined) limited presence of children outside school hours highlighted gaps in inclusive, out-of-hours provision.
- 7.12 Hidden Vulnerability
- The discussion highlighted how people and their families are often navigating multiple, overlapping pressures, including caring responsibilities, disability, language barriers, and limited social support.

- Participants considered how essential services can sometimes fail to respond to the cumulative impact of these challenges, particularly for primary caregivers.
- The absence of low-cost, local, and culturally sensitive support space was seen as a potential aggravating factor that could amplify stress, isolation, and disengagement.
- Small-scale, accessible interventions, such as sensory-friendly spaces and peer support groups were identified as potentially transformative early actions.

7.13 Health, Safety and Trust

- Participants strongly supported the concept of a Primary Care Centre integrated with community policing, reflecting a shared understanding that safety and health sit at the base of Maslow's hierarchy of needs.
- Trust in services was seen as inseparable from visibility, approachability, and consistency.
- A phased delivery approach was proposed, starting with co-location of services, progressing to a dedicated building, and ultimately a bespoke facility shaped around community needs.

7.14 The Absence of a Civic and Cultural Anchor

- Consistent with wider findings across the project, the workshop reinforced the absence of a recognisable civic or cultural heart.
- Essential services currently lack a shared 'home' or focal point. Participants advocated for a combined community and cultural space, potentially located on Hole in the Wall Road, to act as both a service hub and a symbol of collective identity.
- Short-term cultural interventions, such as arts trails and park installations, were viewed as important trust-building signals ahead of longer-term capital investment.

7.15 From Service Provision to Service Experience

- A recurring theme was the gap between provision and experience.
- Essential services were framed not simply as functional necessities, but as opportunities to foster belonging, confidence, and everyday connection.
- It was recognised that achieving this will require governance alignment, cross-agency collaboration, and a commitment to sequencing quick wins alongside longer-term infrastructure delivery.

7.16 In summary, the Essential Services workshop reinforced that Clongriffin–Belmayne has both the need and the capacity to support a more coherent, integrated service

ecosystem. What is currently missing is not goodwill or demand, but coordination, visibility, and place-based delivery.

- 7.17 Addressing essential services is fundamental to rebuilding trust and social license, strengthening social infrastructure, and transforming Clongriffin–Belmayne from a place people pass through into a place where everyday life is supported, shared, and sustained.

Sport, Recreation, Public Realm and Active Living

- 7.18 Key themes identified:

- Activity as Everyday Life
- Safety, Connectivity and Active Travel
- Public Realm as a Network of Active Spaces
- Young People and Inclusive Provision
- Balancing Local Access and Destination Facilities
- Healthy Communities

- 7.19 Activity as Everyday Life

- Participants expressed a strong aspiration for sport and recreation to be part of daily life, rather than something that always requires planning, travel, or car access.
- A busy, well-used leisure environment was imagined, offering a range of formal and informal activities for different ages and abilities, including swimming, studio-based classes, multi-sport courts, astro pitches, and small play spaces.
- While larger facilities were recognised as important anchors, there was consistent emphasis on the need for local, walkable, and distributed opportunities for activity, including incidental and informal spaces that support movement, play, and recreation close to home.

- 7.20 Safety, Connectivity and Active Travel

- Safety and connectivity emerged as fundamental enablers of active living.
- Participants highlighted that while walking and cycling infrastructure exists, its effectiveness is undermined by poor lighting, roads ‘splitting the community’, unsafe crossings, and traffic dominance along key routes.
- In particular, the Hole in the Wall Road was repeatedly identified as a significant barrier to safe movement.
- Active travel was framed not just as transport infrastructure, but as social infrastructure.

- Improving routes between neighbourhoods, parks, sports facilities, and the DART station was seen as critical to encouraging participation, reducing car dependency, and making physical activity more inclusive and accessible.

7.21 Public Realm as a Network of Active Spaces

- Public Realm, including streets, parks, and links between destinations, was seen as an underutilised asset with significant potential.
- Father Collins Park, Trinity Sports, the DART station, and surrounding routes were identified as key components of a wider network that could support walking, cycling, play, and social interaction.
- Participants emphasised the importance of lighting, passive surveillance, and clear wayfinding to make parks and linkages feel safe and welcoming throughout the day and evening.
- Strengthening connections between existing assets was seen as just as important as delivering new facilities.

7.22 Young People and Inclusive Provision

- There was strong recognition that the needs of children, teenagers, and young people are not currently well met.
- While play some provision exists for younger children, there is a lack of informal spaces for older children and teenagers to socialise and be active.
- Participants talked about the need for flexible spaces that support independence, creativity, and physical activity.
- Designing with young people, rather than for them, was identified as a key principle in improving uptake and long-term success.

7.23 Balancing Local Access and Destination Facilities

- Larger sports and leisure destinations, such as Trinity Sports and swimming provision, were recognised as important assets with the potential to serve a wider catchment. However, reliance on car access and parking was seen as a barrier to inclusion and everyday use.
- Participants emphasised the need to rebalance provision, ensuring that destination facilities are better integrated with active travel routes, public transport, and surrounding public realm, while also investing in smaller, local interventions that deliver quick wins and visible change.

7.24 Healthy Communities

- Sport and recreation were consistently framed as tools for building healthier communities, rather than ends in themselves.

- Community-led initiatives, inclusive design, and flexible spaces were seen as essential to maximising social, physical, and mental health benefits.
- Small scale, low-cost interventions, such as pop-up play spaces, multi-use courts, improved lighting, and better links between existing facilities, were identified as opportunities to build momentum and demonstrate early progress while longer-term projects are planned.

Community, Culture and Social Life

7.25 Key themes identified:

- The Experience of Place
- Youth, Safety and the 'Right to be Young'
- Diversity, Culture and Shared Identity
- Everyday Pressures
- Integration vs. Fragmentation

7.26 The Experience of Place

- The Hypothesis Amnesty exercise revealed strong shared aspirations for vibrant, sensory-rich environments: the smell of food, the sound of music and play, well-lit and universally designed spaces, and visible diversity across ages, cultures, and abilities.
- Markets, covered plazas, community shops, gardens, and cultural hubs were imagined as everyday destinations that generate hustle and bustle' and a sense of safety through presence and activity.
- The absence of vacant retail units was seen as critical to restoring vibrancy.

7.27 Youth, Safety and the 'Right to be Young'

- Young people emerged as a central concern. Participants spoke about the importance of youth spaces that are welcoming, non-judgemental, and aspirational, where young people are invited in rather than managed out.
- Youth clubs, breakfast clubs, creative spaces, and consistent youth worker presence were seen as potential interventions that allow young people time, dignity, and the chance to imagine a future beyond their immediate circumstances.

7.28 Diversity, Culture and Shared Identity

- The area's cultural diversity was viewed as a major strength that is currently under-expressed.
- Food, language, music, sport, and nature were all identified as powerful mediums for connection.

- Participants emphasised the importance of creating spaces where Irish culture and new communities can meet and co-create a shared sense of place, rather than existing in parallel.
- Community kitchens, markets, culturally specific retail, and shared celebrations were seen as practical ways to build intercultural trust and belonging.

7.29 Everyday Pressures

- Discussions highlighted the cumulative pressures that could be experienced by residents balancing work, health needs, caring responsibilities, and daily travel.
- Many people are time-poor and experience limited informal support, with challenges around transport reliability, personal safety, and access to well-lit, welcoming routes compounding feelings of isolation.
- Community and cultural infrastructure was consistently described as a critical part of everyday support, helping to reduce pressure, foster social connection, and provide accessible spaces that contribute to wellbeing and inclusion.

7.30 Integration vs. Fragmentation

- Across groups, there was strong resistance to one-off or isolated interventions.
- Instead, participants consistently advocated for integrated, multi-use, and co-located facilities that bring together community, culture, health, youth, and learning under one roof.
- Libraries, youth services, family resource centres, arts spaces, and health supports were all seen as mutually reinforcing.
- While there was debate about precise locations, there was consensus that such facilities should act as destinations, serve areas of highest social need, and support integration across Clongriffin–Belmayne.

7.31 In summary the Community, Culture and Social Life workshop reinforced that Clongriffin–Belmayne has deep reservoirs of creativity, resilience, and care, but lacks the physical and civic infrastructure to support them.

7.32 Rebuilding community and cultural life will require more than buildings alone. It will depend on creating welcoming environments, integrating services and activities, supporting young people, and enabling everyday encounters that rebuild trust, pride, and belonging.

Cross Cutting Themes

7.33 This Discovery Phase is focused on establishing an initial evidence base, surfacing key issues, testing assumptions, and helping Dublin City Council and its partners better understand the complex social, civic, and physical landscape in which future decisions will be made.

- 7.34 This work fully acknowledges that frustrations in the area run deep. Residents and communities have lived with a sustained lack of civic, social, and cultural infrastructure for over two decades. That history matters and this process does not set out underestimate or dismiss that lived reality.
- 7.35 The three workshops were designed to work together. While each explored a distinct theme, they revealed a consistent set of underlying challenges and opportunities, reinforcing the need for an integrated, place-based approach rather than siloed solutions.
- 7.36 Across all workshops, a number of shared themes emerged:
- Integration Over Fragmentation
 - Importance of Social and Civic Infrastructure
 - Safety, Access, and Everyday Experience
 - Diverse and Generational Needs
 - From Aspiration to Delivery
- 7.37 Integration Over Fragmentation
- Participants consistently emphasised that the core issue is not simply the absence of individual facilities or services, but the lack of integration between them.
 - Essential services, community functions, cultural activity, sport, and recreation were all seen as mutually reinforcing.
 - The strongest aspiration was for co-located, multi-functional spaces that reduce stigma, improve access, and support everyday life.
- 7.38 Importance of Social and Civic Infrastructure
- All three workshops reinforced that social and civic infrastructure is as critical as residential and other physical infrastructure (such as roads etc).
 - Community centres, cultural spaces, youth facilities, leisure provision, and safe public realm were repeatedly framed as foundational to wellbeing, identity, safety, and trust.
 - Their absence has contributed to isolation, disengagement, and a weak sense of place
- 7.39 Safety, Access, and Everyday Experience
- Concerns around safety, particularly in the public realm and along key routes, cut across themes.
 - Whether accessing services, walking to sports facilities, or participating in community life, the quality of everyday experience (lighting, crossings, transport reliability, passive surveillance) was seen as fundamental to participation and inclusion.

7.40 Diverse and Generational Needs

- Young people, families, and aging population emerged as groups whose needs are not consistently met across services, spaces, and activities.
- The workshops highlighted the importance of designing environments that support different life stages, cross generational interaction, and provide positive, inclusive spaces.

7.41 From Aspiration to Delivery

- A recurring theme was the gap between long-held aspirations and lived reality.
- Participants expressed a strong desire for visible progress, early wins, and clear sequencing that balances short-term action with long-term ambition.
- Trust will only be rebuilt through consistency, follow-through, and tangible change.

Locational and Typology Preferences

- 7.42 Finally Participants in each of the three workshops took part in a discussion informed by a participative design group exercise that challenged participants to use a pack of “typology top trumps” prompt cards (see below), to discuss the location and typological preferences for new social infrastructure, using a area based map (see **Figure 7.1**) to articulate the rational, ambition and preferred location of new facilities.

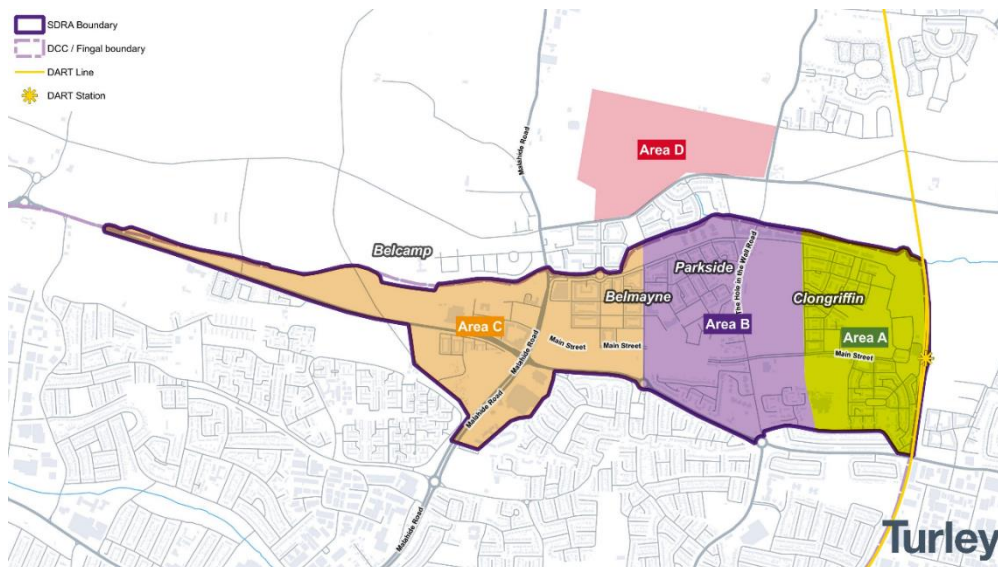


Figure 7.1: Map illustrating the four areas used in the workshops

- 7.43 Once again these group exercises were undertaken in each of three workshop with the summary findings below:

Essential Services and Civic Infrastructure

- 7.44 Group 1: In Area A – Desired the delivery of a co-working space, including a study space for students, active both during the day and at night, which may sit alongside a Library,

as a public space, or alongside Youth Service operators such as the YMCA with dedicated community space. The group also preferred a Primary Care Centre in Area C, Belmayne (Malahide Road) or Area A, Clongriffin (Main Street) as a sustainable location for it due to the sustainable location for walking or access to public transport (bus or DART). There was concern however, that there was no current plan for a Primary Care Centre, HSE funding or political will. The group emphasised the need for evidence for the demand side requirement, and that whilst there may be an opportunity in Baldoyle there was no site identified in Clongriffin.

- 7.45 Group 2: Emphasised they need for a Community Creche (not privately operated) within a Family Resource centre, in Clongriffin, Area A. They also sought quick wins that might be achieved in the next 12 months in Clongriffin as apart of the LDAs developing plans, including a 2nd Community Creche. However, it was emphasised that the community operating model (such as that offered by the YMCA) was the preferred approach. Medium term goals include a new primary school in Clongriffin, and a Primary Care Centre in the area (Area A) as a long-term goal. Within Area C (South West Belmayne), they had emphasised the need for a Library, Community and Art Centre, with a focus on adult education, and with a long-term goal they would redevelop Trinity Sport Centre (Area B).
- 7.46 Group 3: Focused on Area C (South West Belmayne), specifically the Hole in the Wall Road, and sought the delivery of a Multi-Use Centre like the Axis Centre in Ballymun, integrated with a Primary Care Centre, with onsite social services (to deliver quick wins alongside the HSE), a new model of integrated health hub with different intervention services (substance addition services, youth and family services etc.) using spaces within the building. Finglas Primary Care Centre was suggested as a good example of the operating model they were seeking. Long-term ambition centred around involving the City of Dublin Education and Training Board (CDETb) to create develop adult education services with links to the cities universities, co-located in an incubator / co-working space for social enterprise.

Sport, Recreation, Public Realm and Active Living

- 7.47 Group 1: Emphasised the opportunity to redevelop Trinity Sports Club as a multi-sport and leisure centre, as a means of not only delivering state of the art sport and leisure (inc. swimming pool) facilities, but as a facility that could draw both the communities of Bellmayne, Clongriffin, Parkside and Belcamp together, due to its central location within the study area, with the opportunity to integrate better public realm and active transport links to future Bus Connects and current DART station access, through partnership with Transport for Ireland and the NTA.
- 7.48 Group 2: This group focused on the opportunity for multi-sport pitch provision or a “sports campus” at Area D but creating an active link through Father Collins Park to the site to its North. A safe walkable environment, with improved passive surveillance and lighting, that would help people become more active through light recreation and active forms of travel (walking, cycling) rather than car reliance. Creating a sports campus destination that was accessible to the community through the park. The group highlighted the success of Baldoyle Multi-Sport Hub, and the opportunity to build on the existing success of the GAA Club.

- 7.49 The group also emphasised the need to improve the permeability to Area D, and in particular despite acknowledging some road infrastructure improvement already, the need to address the environment around the Hole in the Wall Road. This would provide an opportunity to create another northern access to the Area D lands but would require investment in public realm improvement to encourage greater pedestrian access. The group also emphasised the need for small interventions such as smaller pocket parks, or small courts that could be delivered across the study area as quick wins.
- 7.50 Group 3: Also choose to focus on Father Collins Park (Area B), and the opportunity to create a North-South recreational pedestrian pathway linking the Gaelscoil Campus - to the south of Area B - to a redeveloped Trinity Sports Club, and through Father Collins Park to the lands at Area D, where there could be the focus on multi-sports pitches for community, club and school use. Smaller courts and pitches in the proposed Gaelscoil could also be accessed for community use, creating a Sports and Recreation spine running through the middle of the study area. Finally, a playground to the north of Father Collins Park was seen as quick win goal, that would benefit residents in the area, but also act as another attractor northwards to the sports campus in Area D.

Community, Culture and Social Life

- 7.51 Group 1: Wanted to see a multi-use community centre, bringing together a library collocated and integrated with a cultural hub, including services such as rehearsal spaces and live music venue and rehearsal rooms. Whilst it was a model they would like to see in all areas, they prioritised in Area (Clongriffin-DART station) but believed it was earmarked for other civic services (e.g. Gardai Station). They also wished to see improved public realm to create vibrancy, particularly connect Clongriffin to Father Collins Park / Trinity Sports Centre, and improving the vacancy in Main Street. Area D was seen as the best place for Sports and Recreation.
- 7.52 Group 2: Prioritised a Health Care Centre in Area C (South West Belmayne) due to the higher social need. There was concern that whilst preventative services (youth, family, addition treatment and prevention) where necessary to address anti-social behaviour that co-locating them in one location could risk stigmatising an area, but the benefit of well managed co-location could provide a model for holistic or wrap around interventions that would better serve the community. The “single front door” concept was discussed creating a joint entrance for healthcare, social care and community services in one building, by co-locating a community, culture, sport or recreation hub alongside primary or social care centres (e.g. the Grove Wellbeing Centre, Belfast). A multi-use arts centre – such as new interactive Theatre or Performance venue was proposed as a long-term goal on a site closest to the DART station in Clongriffin.
- 7.53 Group 3: Prioritised a combined Healthcare and Community Centre (including other services such as a Family Resource and Substance Treatment Centre) as a one-stop-shop for community and essential services. It was proposed along the border of area C (South West Belmayne) and Area B (Parkside, Father Collins Park) as the community most in need, with the ability to service neighbouring communities, particularly to the south of the study area. A child development centre, or a arts centre and library with a

focus on child centred learning as seen a medium to long-term goal that could both communities in Belmayne (Area C) or Clongriffin (Area A).

Next Steps Engagement Recommendations

- 7.54 To support the next phases of placemaking, planning, and delivery in Clongriffin–Belmayne, the following recommendations are proposed:
- 7.55 Build and Maintain Social License:
- Prioritise trust-building as a core outcome of the programme moving forward, recognising the long history of unmet need and disengagement.
 - Commit to transparent communication, realistic timelines, and clear articulation of what can and cannot be delivered at each stage.
 - Ensure early, visible actions are aligned with longer-term ambitions to demonstrate momentum and credibility.
- 7.56 Programme Consistent and Meaningful Engagement
- Move to a programmed, sustained approach that evolves as the programme progresses.
 - Provide accessible and varied opportunities for involvement, recognising different capacities, time pressures, and preferences within the community.
 - Embed feedback loops so participants can see how their input informs analysis and decision-making.
- 7.57 Strengthen Coordination with the Land Development Agency (LDA) and Key Partners
- Ensure close alignment between Dublin City Council, the Land Development Agency and other delivery partners.
 - Coordinate planning, phasing, and investment decisions to avoid fragmentation and maximise shared outcomes.
 - Use the Needs Assessment as a common reference point for cross-agency collaboration.
- 7.58 Community Capacity-Building
- Sustainable placemaking and the long-term success of Clongriffin–Belmayne depend on the capacity, skills, and confidence of local communities to actively participate in shaping their environment.
 - A dedicated programme of community capacity-building can strengthen leadership, collaboration, and stewardship, ensuring that future civic, social, and cultural infrastructure is effectively used, maintained, and valued over time.

Workshop Agenda

1. Welcome and Introductions

2. Story So Far presentation to set the scene.

3. Hypotheses Amnesty: *Imagining the Clongriffin / Bellmayne of tomorrow*

4. Establishing Personas

5. Journey Mapping

Break

6. Opportunities for Activation

Workshop Attendees

Local Elected Representatives that attended:

- | | |
|---|-------------------------|
| • | CLlr Daryl Barron |
| • | CLlr Micheál MacDonncha |
| • | CLlr Paddy Monahan |
| • | CLlr Supriya Singh |
| • | CLlr Aoibheann Mahon |

Organisations who signed up to attend:

- | | |
|---|---|
| • | Belmayne Community Group |
| • | Belmayne Educate Together National School |
| • | Church of Our Lady Immaculate, Belcamp |
| • | Clongriffin Athletics Club |
| • | Clongriffin Community Association |
| • | Cluid |
| • | Dnet Taskforce |
| • | Doras Bui |
| • | Dublin City Council |
| • | Gaelcholaiste Reachrann |
| • | Garda |
| • | Hero's Gym |
| • | HSE |
| • | Irish Rail |
| • | KEEP Project |
| • | LDA |

•	Northside Partnership
•	St Francis of Assisi Primary School
•	Stapolin Educate Together National School
•	Trinity Gaels
•	Trinity Sports and Leisure
•	Trinity Donaghmede
•	Tusla
•	YMCA Dublin

Workshop Invitees

•	Belmayne Community Group
•	Alone
•	An Coimisiún Pleanála
•	Aoibhneas
•	Arabian Gymnastics Club
•	Arts Council
•	Aster Family Support
•	Baldoyle Badminton Centre
•	Baldoyle Boxing Club
•	Baldoyle Family Resource Service
•	Baldoyle Meastelo Café
•	Belmayne Educate Together National School
•	Belmayne Educate Together Secondary School
•	Carry Out Clongriffin
•	CATU (Community Action Tenants Union)
•	CDETBA Adult Literacy
•	Child & Young People's Services Committee (CYPSC)
•	Church of our Lady Immaculate, Belcamp
•	Church of the Holy Trinity, Donaghmede
•	City of Dublin Education and Training Board
•	City of Dublin Youth Services
•	Clongriffin Athletics Club
•	Clongriffin Dental
•	Clongriffin Masjid
•	Clongriffin Medical Centre
•	Clongriffin Tidy Towns
•	Clongriffin Community Islamic Centre
•	Cluid
•	Community Garda
•	Community Law & Mediation
•	Cormorant Swim Club
•	Department for Education and Youth

- DNE Task Force
- Donaghmede Library
- Donaghmede Men's Shed
- Doras Buí
- Dublin Art Classes
- Dublin Bay Vets
- Dublin City Council
- Edenmore Drug Intervention Team
- Enterprise Ireland
- Foras na Gaeilge
- Foroige
- Gaelscholaiste Reachrann
- Gaelscoil Ghráinne Mhaol
- Gannon Homes
- Gracie Jiu-Jitsu Baldoyle
- Grange Community College
- Hail Housing
- Health Service Executive
- Heros Gym
- Iarnród Éireann
- KEEP Project
- Kilmore West Youth Project (KWYP)
- Land Development Agency
- Little Rainbows Baldoyle
- Little Rainbows Belmayne
- Local Enterprise Office
- Madeline's Pre-School
- Myrtle Coast Residents Association
- National Transport Authority
- Northside Partnership
- Oaklee Housing
- Parkside Community Association
- Parkside Dóras Bui
- Praxis Care, Clongriffin Road
- Preparing for Life (PFL)
- Project Leader – KEEP Belmayne
- Scoil Bhride JNS - Donaghmede
- School Completion Programme
- Scoil Cholmcille SNS
- Social Inclusion (HSE)
- Sonas
- St Francis of Assisi Primary School
- St Kevin's Junior National School

•	St Laurence O'Toole Catholic Church, Baldoyle
•	Stacks Pharmacy Clongriffin
•	Stapolin Educate Together National School
•	TARGET Donaghmede House
•	The Dales Centre
•	The Housing Agency
•	The Iveagh Trust
•	The Learning Circle Montessori, Clongriffin
•	Trinity Gaels GAA Club
•	Trinity Sports and Leisure Club
•	Tuath Housing
•	TUSLA Child and Family Agency
•	YMCA Dublin

Workshop Images

