

# COMMUNITY & SOCIAL INFRASTRUCTURE AUDIT

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OF THE

## DRAFT PHIBSBOROUGH / MOUNTJOY LOCAL AREA PLAN AREA



*For:*

### **Dublin City Council**

Civic Offices

Wood Quay

Dublin 8



**Dublin City Council**

Comhairle Cathrach Bhaile Átha Cliath

**By:**

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## 1.0 INTRODUCTION

This purpose of this report is to provide an audit of the existing community facilities serving the Phibsborough/Mountjoy area. It provides information on the key population changes occurring in the catchment area and the potential demographic changes arising from the redevelopment opportunities within this area. The report contains an audit of the existing social infrastructure in the area relating to:

- open space and recreation,
- education,
- health and social services facilities,
- cultural facilities,
- religious and community facilities and
- retail provision.

These facilities are assessed to ascertain if there any shortfalls in service provision, particularly in light of future demographic changes. Recommendations are then made for the future development of community services to overcome current deficits.

It is noted that a detailed Community Consultation Day took place on the 26<sup>th</sup> of May 2007. This was co-ordinated by Dublin City Council Planning and Development Department. This exercise formed part of the pre-draft consultation for the Local Area Plan for the Phibsborough Mountjoy area that was initiated in February 2007. Invitations were sent to public representatives, those invited to previous meetings and all those who had made pre-draft submissions on the LAP. The discussions followed 6 key themes including:

- Identifying Phibsborough, identifying with Phibsborough
- Making and Urban Village
- Developing a Sustainable Community
- Community Facilities – Assets and Gaps
- Movement and Public Transport
- Public Amenities and Open Space

Where relevant, this document makes reference to issues raised during this community consultation exercise, particularly in relation to shortfalls in community and social infrastructure that were identified by those attending the consultation day. A summary of the key issues raised at the Community Consultation Day is contained in Appendix 1. The issues are outlined in further detail in Section 9 of this report.

## 2.0 PHIBSBOROUGH PRIME URBAN CENTRE

Phibsborough has been designated as a Prime Urban Centre in the Dublin City Development Plan 2005 – 2011. The Development Plan states in relation to Prime Urban Centres that

*“These centres have, or will have in the future, the capacity, by reason of their existing size, accessibility to public transport and/or established urban form, to deliver on a range of requirements, the most important of which are:*

- *An increased density of development,*
- *A viable retail and commercial core,*
- *A comprehensive range of high quality community and social services,*
- *A distinctive spatial identity with a high quality physical environment.”*

The development principles for Prime Urban Centres encourage the creation of a vibrant retail and commercial core with animated streetscapes which form a focal point for the integrated delivery of community and social services.

Within and adjoining the Phibsborough/Mountjoy area there are a number of significant sites which are likely to come forward for redevelopment in the near future.

It is proposed to relocate and redevelop the Mountjoy prison complex, to redevelop the Mater Hospital (which includes the proposed new National Children’s Hospital), the Phibsborough Shopping Centre site together with Dalymount Park and the site of the

former Smurfit factory on Botanic Road. It is anticipated that these redevelopments will provide considerable opportunities to significantly enhance and deliver local community and social infrastructure. They may also include opportunities to deliver infrastructure of citywide or national importance.

The Local Area Plan (LAP) which is to be prepared for the area can provide a means of directing and co-ordinating the future development of the area as a Prime Urban Centre, with an identifiable focus for new and established communities, incorporating sustainable densities underpinned by public transport. Figure 1 below illustrates the plan area for the LAP.

### 3.0 AREA CONTEXT

Phibsborough lies in close proximity to Dublin City Centre, being located approximately 2km from the River Liffey and a 10 minute walk to O'Connell Street. The Royal Canal separates Phibsborough from Drumcondra, and the immediately adjacent neighbourhood of Glasnevin. The area is bordered by Drumcondra to the north and east, Dublin City Centre to the south and Glasnevin to the west and north-west.

The area is characterised by its original Victorian architecture, including terraces of red-brick houses and a traditional village centre. At the centre of Phibsborough is a crossroads known as Doyle's Corner. From this central point radiates, what could be considered the area's Central Business District. A mixture of retail, leisure and office facilities are present here along Prospect Road, North Circular Road and Phibsborough Road. Map 1 which accompanies this report provides a broad indication of land uses in the area.



**Figure 1: Local Area Plan Study Area.  
Extract from Dublin City Development Plan Zoning Map**



***View of Doyle's Corner***



***View of Phibsboro Shopping Centre***



***Mountjoy Prison***



***St. Peter's Church***

Croke Park, one of the largest stadiums in Europe, is approximately two kilometres away as are the National Botanic Gardens which are situated in nearby Glasnevin. Dalymount Park, the home grounds of Bohemians Football Club is also located in the north of the proposed LAP area. It is understood that the club will be re-locating from these grounds in the future and that the site will therefore come forward for redevelopment.

There are a number of open spaces in the area, most notably the Mount Bernard Park, Blessington Basin and the Broadstone Park, which provide recreational and open green space for the surrounding residents. The Royal Canal also provides a valuable amenity, providing scenic walks and a visual landmark and identity for the area. It is noted however, that the community consultation exercise identified that the Canal is considered at times to be unsafe and prone to anti social behaviour.



***The Blessington Street Basin Entrance***

services. It had been proposed to relocate the Hospital to the site of the Mater. However, in 2006, it was announced that instead, all three Dublin children's hospitals will be amalgamated into one facility at the site of the Mater. This decision has subsequently come into contention and is subject to ongoing debate. Nonetheless, it is envisaged that there will be significant redevelopment taking place at the site of the Mater in the coming years (see also Section 7).



***Broadstone Park  
(Blessington Street Park)***



***Dalymount Park***

Phibsborough also contains one of the major teaching hospitals of Dublin, the Mater Misericordiae University Hospital. This was established in 1861 by the Sisters of Mercy. The Hospital provides acute services for the North Inner City area and in addition is a national referral centre for a number of speciality services which include spinal injuries and cardiothoracic surgery (including transplantation).

The National Children's Hospital at Temple Street is also located close to Phibsborough. As with the Mater Hospital, the National Children's Hospital provides acute services to the locality and a number of national level referral

#### **4.0 STRUCTURE OF REPORT**

This report will consist of 6 sections which are outlined below:

- An analysis of the key recent demographic trends affecting the Local Area Plan (LAP) area;
- An assessment of the likely future demographic trends as a result of the implementation of the Framework Plan objectives;
- An audit of the local community, recreational and social infrastructure;
- Identification of the key weaknesses and deficiencies in local community and social infrastructure;
- Recommendation of key projects and initiatives that would address existing deficiencies and adequately provide for future populations which includes identifying suitable locations for the provision of appropriate flagship community, leisure and amenity uses.

## 5.0 DEMOGRAPHIC TRENDS

Gamma Limited were commissioned to undertake an analysis of the key population changes which have occurred in the LAP area, and the potential changes arising from this framework for redevelopment. A full breakdown of the population statistics is illustrated in Appendix 4.

### Socio – Economic Context

Figure 2 (proceeding page) illustrates the socio-economic context of the LAP study area. The number of people at work is similar to the state average with a slightly higher than average unemployment rate.

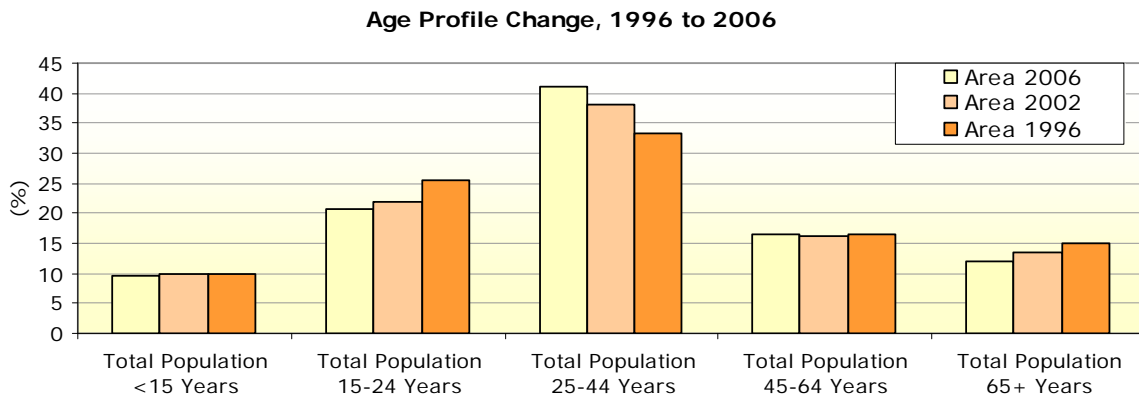
	Phibsborough/Mountjoy LAP Area	Area (% Change):	Ireland	Ireland (% Change)
Total Population 1986	12,709	-	3,540,643	-
Total Population 1991	12,357	-2.77%	3,525,719	-0.42%
Total Population 1996	13,185	6.70%	3,626,087	2.85%
Total Population 2002	14,171	7.48%	3,917,203	8.03%
Total Population 2006	14,757	4.14%	4,239,848	8.24%

**Table 1 – Population 1986 - 2002**

Pursuant to Census data the total population of the LAP area in 2006 was 14,757. The rate of population growth over the intercensal period between 2002 and 2006 grew by 4.14% which was less than the state average of 8.24% over the same period.

### Age Profile

An analysis of the age profile is illustrated in Figure 1 below. The majority of the population is in the 25 – 44 age group with a relatively low proportion of children and older people.



**Figure 1 – Age Profile Change, 1996 - 2006**



## 6.0 FUTURE DEMOGRAPHIC TRENDS

The future demographic profile of the area could be considerably altered in the future given the potential of key sites in the area for redevelopment, incorporating residential development, namely:

- The planned disposal and redevelopment of the Mountjoy Prison Complex;
- Proposals for the redevelopment of Phibsborough Shopping Centre along with the adjoining lands including Dalymount Park;
- The redevelopment of the Smurfit Print works; and
- The redevelopment of lands adjacent to Cross Guns Bridge.

Table 2 below provides projected population increases for each of the above developments applying an assumed average density of 100 units to the hectare and an average household size of 2.32, as detailed in 4.11 above. It should be noted that the population estimates are indicative only and may vary depending on the extent of residential development achieved on

these development sites and the densities of development that are actually achieved.

It can be seen from Table 2 that an estimated additional population of 3,763 persons could be generated by the development of these key sites. The current estimated population of the area is approximately 14,757 persons. The combined population could be approximately 18,500 persons, which would represent an increase of c.25% over the estimated current population. This would be a significant increase in the population of this area, and would require augmentation of community and social facilities to cater for requirements of the existing and new population.

Notwithstanding these projections, the recommendations of a Local Area Plan should be future proofed to ensure that the long term situation beyond the duration of the Local Area Plan is also taken into consideration.

	Site Area m <sup>2</sup>	Projected No. Units (Average Density of 100 Units to the Hectare)	Average Household Size across the DEDs	Projected Population
Mountjoy Prison Complex	74,841	748.41	2.32	1,736
Dalymount Park	17,437	174.37	2.32	405
Phibsborough Shopping Centre	10,892	108.92	2.32	253
Printing Works (Smurfit Site)	37,478	374.78	2.32	869
Other sites (Estimated)				500
<b>Total</b>				<b>3,763</b>

**Table 2 – Projected Future Population Growth (Main Population Growth Sites)**

## 7.0 EXISTING COMMUNITY FACILITIES

An audit was carried out of the existing social infrastructure in the defined LAP area under the following headings:

- Open Space, Sport and Recreation
- Education
- Health Facilities and Social Services
- Cultural Facilities
- Religious and Community Facilities
- Retail

The audit consisted of a combination of desktop analysis and an on the ground analysis of the LAP area. Each of the above 6 points are addressed below.

### Open Space

Recreation and open space are an important part of every community's life. They require pro-active encouragement and enhancement to ensure participation by all within the local community. The LAP area and its immediate environs include a number of significant public open spaces. These are illustrated on the accompanying Map No. 2. These include:



***Blessington Street Basin***

*The Blessington Street Basin* – This public space consists of a wildlife pond, walkways, planting and park facilities. The site measures 0.75 hectares and is located to the south of the LAP area at the end of Blessington Street. The basin was constructed in 1803 to provide a reservoir for the city water supply which until then was sourced from Lough Owel in Co. Westmeath. From the date of the completion of the Vartry Reservoir system in the 1860's, Blessington Street Basin's water was then used exclusively to supply distilleries in Bow Street (Jamesons) and John's Lane (Powers) and this continued until 1970 and 1976 respectively. The Basin was completely refurbished in 1993/ 1994.

*The Broadstone Park (Blessington Street Park)* - This open space consists of an elongated linear -park with elements of green space and walkways, to the south of the LAP area. The space also includes a children's playground and an all weather pitch.



***The Broadstone Park  
(Blessington Street Park)***

*Area of parkland to south-west of Mater Hospital (attached to St. Joseph's Church)* – This area of open space is located in the south west of the LAP area and forms part of the St. Josephs Church grounds. It would appear that this space is generally not open to the public. The space consists of open green space, planting and walkways, as well as a religious monument.



***St. Joesph's Park (Berkley Road)***

*Open space to north-west of Mountjoy Prison (Royal Canal Bank)* - This area consists of an area of unused open space directly abutting the Mountjoy Prison in the north of the LAP area. The space would appear to be unused by the surrounding residential areas. It is not



***Area of Open Space to the west of Mountjoy Prison***

clear whether the space is for the use of the residents or if the land is in the ownership of the prison authority. There has been no attempt to demark the space for public use and the lack of pedestrian access to the site and any clearly identifiable usage for the site has left it isolated and unused.

*Mount Bernard Park* – This area of open space is located to the north-west of LAP area, just off the Fassaugh Road. As well as open green space, walkways and planting, two tennis courts and a basketball court are provided. The park is well maintained but would appear to be underutilised by the surrounding residents.



***Mount Bernard Park***

*The Royal Canal* – this stretch of water separates Phibsborough from Drumcondra, and the immediately adjacent neighbourhood of Glasnevin. The Phibsborough stretch of the Royal Canal is generally well maintained, particularly between Phibsborough Road and Dorset Street. However, the stretch of the Royal Canal in Phibsborough lacks strong building frontage in many places, reducing passive surveillance in the area. The park provides easy access for residents especially in the north-east of

the LAP Area plan to high quality open space. The linear form of the Canal facilitates walking, running and cycling and passive recreation.

*Great Western Square* – This square shaped area of open space is surrounded by and overlooked by houses on all sides. The park is enclosed by railings and hedgerow and is well maintained. It is planted with grass and a number of trees are distributed throughout. Signage at the square prohibits the playing of sports.

It was identified at the Community Consultation exercise that many of the open space areas within the LAP area are underutilised and there is a perception that some of the spaces are prone to anti social activity and suffer from a lack of supervision.



***Great Western Square***

### **Sport & Recreational Facilities**

*The Phibsborough Boxing Club* – this recreational facility is located at the end of Broadstone Park discussed above.



***Shandon Pitch & Putt Club***

*Shandon Pitch & Putt Club* - To the east of the Shandon Park there is a 18 hole Pitch & Putt Club. This facility is enclosed by the Shandon Park, Shandon Crescent, Shandon Road and Shandon Drive residences.



***Phibsborough Boxing Club***

*Cross Guns Snooker Club* - This recreational facility is located in the north east of the LAP area and is open to the general public and would appear to be well used. The building itself is in a reasonable state of repair but would benefit from some renovation.



***Cross Guns Snooker Hall***

*Charleville Lawn Tennis Club* – this private facility is located to the north-east of the LAP area on the opposite side of the Royal Canal. This facility consists of 5 all weather tennis courts as well as a clubhouse, lounge and bar. Private coaching is also provided by the club.



***Charleville Lawn Tennis Club***

*Phibsborough Gym* – This is located in the Phibsborough Shopping Centre. It is a small scale facility.

The community consultation exercise identified that there was a lack of quality children play grounds in the area and that there were few recreational facilities for young people.

## **Education**

This section is sub-divided into the following headings:

1. Pre-school/Crèches
2. Primary
3. Secondary Schools
4. Third Level and Further Education

### *Pre-school/Crèches*

There are a number of private childcare facilities located in and around the LAP area, providing in excess of 120 childcare spaces. These are identified below. It was identified at the Community Consultation Exercise that there is a lack of affordable childcare facilities to serve the area.

- *Silverspoon Nursery School* – this crèche provides full-day crèche/day care for 21 children in a privately owned purpose built/renovated building.
- *St. Peters Montessori School* - this is part of St. Peter's National School.
- *Cabra Childcare Support Group* – This is a local community group located on the Kilkernan Road to the north west of the LAP area. It

provides a full day crèche/day care and playgroup/ preschool.

- *Constitution Hill Crèche* - This is a local community group located at 51 Constitution Hill to the south, just outside of LAP area. It provides a sessional drop in crèche for 4 children.
- *Aionra Bharra* – This is a local community group located to the west of the LAP area on Fassaugh Avenue that provides a sessional playgroup/preschool for 35 children.
- *Phibsboro Montessori School* – This is a private self employed childcare service located on Berkley Street within the LAP area. It provides a full-day crèche/day care and Montessori School for 36 children.
- *St. Finbars Playschool* – This is a local community group located to the west of the LAP area on Kilkernan Road. The school provides a sessional playgroup/preschool for 45 children in a school classroom.
- *Stanhope Street Playschool* – This is a local community group located to the south-west of the LAP area on Manor Street. The school provides a sessional playgroup/preschool for 40 children.
- *The Visitors Centre (Mountjoy)* – This centre provides a sessional drop in crèche, afterschool group, workplace crèche and play therapy group for 60 children.

### *Primary*

A number of primary schools were identified as being within the catchment area of the LAP. The total enrolment of these primary schools is currently 1,816 pupils. Enrolment figures were obtained from the Department of Education and Science and from the individual schools.

- St. Peter's National School caters for approximately 311 pupils from the Phibsborough and Cabra area. This school is currently being refurbished.
- Stanhope Street Convent – Mixed infants and Senior Girls School.



***St. Peter's National School***

This school currently accommodates 369 students.

- St Mary's Place Plas Muire off Dorset Street. Girl's school. This school currently accommodates 105 students.
- Scoil Plas Mhuire, Dorset Street – This is a single sex boys school currently accommodating 85 pupils.
- Scoil Na mBrathar, North Brunswick Street - This is a single

sex boys school currently accommodating 180 pupils.

- Mater Hospital Special School, North Circular Road – This school currently accommodates 6 students.
- St Patrick's National School, Drumcondra – This is a single sex national school currently accommodating 489 pupils.
- Christ the King Boys National School & Girls National School, Cabra, Dublin 7 – These are three single sex national schools, comprising of boys school, senior girls school and infant girls school. It current accommodates 111 boys and 160 girls.

From consultations with these primary schools, it is understood that the schools are generally operating at capacity, with little scope in the existing premises to cater for substantial additional students numbers.

### *Secondary Schools*

A number of secondary schools were identified as being within the catchment area of the framework Plan. The current enrolment total of these schools is 1,253 pupils. Enrolment figures were obtained from the Department of Education and Science and from the individual schools.

- St. Josephs Secondary School, Stanhope Street Dublin 7 – This is a single sex girls secondary school currently accommodating 250 students.

- Colasite Éanna – Kilkieran Road, Cabra NFTE programme: Leaving Cert Applied Year. The school currently accommodates 150 students.
- St Paul's C.B.S., North Brunswick Street – This is a single sex boys secondary school currently accommodating 203 students.
- St. Declan's College, Nelphin Road – This is a boy's secondary school with a student population of approximately 650 pupils.

It is understood that there is greater capacity available in the secondary schools in the area. It has been noted by both Colaiste Éanna and St. Joseph's Secondary School schools that there is significant capacity to cater for additional pupils in existing school buildings; however approval would need to be received from the Department of Education for extra teachers to cater for the additional students.

### *Third Level and Further Education*

The plan area is in close proximity to D.I.T. Bolton Street and the Kings Inn. There are also plans to move the DIT campus to the Grangegorman Site. This would amalgamate all existing academic facilities in DIT and provide additional facilities including sports and recreational amenities, performance and exhibition space, industry incubation and innovation space and student residential accommodation. It is also proposed to locate some health services on this campus. The development of the Grangegorman campus will be overseen by the Grangegorman Development Agency, a statutory body established by

the Grangegorman Development Agency Act 2005.

According to this Act, a masterplan has to be prepared for the lands, which must provide for:

- Education and health facilities,
- Access and use of facilities by residents,
- Services – roads, water, drainage and utilities,
- Public transport requirements,
- Refurbishment of listed buildings,
- Recreational facilities,
- Research and development facilities.

The Grangegorman Development Agency has recently advertised a tendering process for a multi-disciplinary design team to create a masterplan for the site.

This Grangegorman site borders the plan area to the south west. The relocation of the DIT College to this site would provide for potentially stronger links between the college and the Phibsborough/Mountjoy area.

The Dorset College is located to the south of the LAP area and caters for the needs of School Leavers, Graduates, International students and Mature Adults, covering course areas such as of Business, Accounting & Finance, Information Technology, Legal, Administration, Child Care and Healthcare.



*Dorset College*

### **Health Facilities and Social Services**

A number of health facilities were identified within the LAP area including doctor and dental surgeries.

#### *Doctors Surgeries*

There a number of doctor's surgeries located within the area which provides GP services. The Irish College of General Practitioners website shows 32 General Practitioners in Dublin 7. A selection of the most easily accessed from the LAP area are listed below.

- 6 St Peters Road, Phibsborough, Dublin 7
- 31 Cabra Road, Phibsborough, Dublin 7
- 53 Mountjoy Street, Dublin 7
- 9 Dalymount, Phibsborough Church, Dublin 7
- 203 Cabra Road, Phibsborough, Dublin 7
- 4 Berkeley Street, Dublin 7
- 131 North Circular Road, Dublin 7
- 333 North Circular Road, Dublin 7





**Medical Facilities, St. Peter's Square**

### *Health Centres*

There are also a number of Health Centres located within a reasonable distance of the LAP area. These centres provide a number of different services to the community at large.

- Benburb Street Health Centre, Dublin 7 - This centre provides a community welfare, public nurse and social work services.
- Cabra Health Centre, Quarry Road, Dublin 7 – This centre provides dental, nurses consultation, womens support groups and community welfare services.
- Millmount Health Centre, Millmount Avenue, Dublin 9 – This centre provides community welfare, public health nursing & Clinic (Dressings), baby and child clinic development clinic, dental and home help services.
- North West Dublin Local Health Office, Rathdown Road, Dublin 7.

### *Acute Health Services*

Phibsborough contains one of the major teaching hospitals of Dublin, the Mater Misericordiae University Hospital. This

was established in 1861 by the Sisters of Mercy. The hospital has national specialties for cardiothoracic surgery (including transplantation) and spinal injuries and regional specialties in the areas of ophthalmology, dermatology, breast cancer screening and oncology. A wider range of medical and surgical specialties are also provided from the hospital including cardiology, renal services, general and vascular surgery, urology and orthopaedics. The Mater is also a major teaching hospital for medicine, nursing, physiotherapy, radiological science and psychiatry amongst others and is affiliated to University College Dublin and the Royal College of Surgeons.

Phibsborough is also situated close to the Children's University Hospital, Temple Street. This hospital was originally founded in 1872. It serves North Dublin City and County in addition to providing a secondary and tertiary referral service at a regional and national level. The major specialties operated from the hospital include neonatal and paediatric surgery, nephrology, neurology, orthopaedic, ear nose and throat and plastic surgery. In addition, a variety of national level services are operated from the hospital which include the National Centre for Inherited Metabolic Disorders, paediatric ophthalmology, the National Screening Laboratory, the National Craniofacial Centre, the National Airway Management Centre and the National Meningococcal Reference Laboratory.

It had been proposed to relocate the Children's University Hospital to the site of the Mater Hospital. However, in 2006, it was announced that a new national children's hospital would be located at the site of the Mater Hospital. This

would amalgamate the existing Children's University Hospital, Our Lady's Children's Hospital Crumlin and the National Children's Hospital Tallaght into a single facility and would also be a tertiary facility. The decision to relocate Our Lady's Children's Hospital and the National Children's Hospital to the Mater site has subsequently come into contention and is subject to ongoing debate. In the interim, studies are ongoing to determine the exact range of services and facilities that will be provided in the new children's hospital at the Mater site.

#### *Other Services*

The headquarters of the National Council for the Blind of Ireland (NCBI) is located on Whitworth Road within the LAP area. The NCBI is a not for profit charitable organisation which provides support and services nationwide to people experiencing sight loss. It provides a variety of services from the premises at Whitworth Road including training courses for those with a visual impairment, mobility training and counselling services.

#### **Cultural Facilities**

Cultural facilities in the area include:

- The Phibsborough Library, Blackquire Bridge, Dublin 7 – This library is run by Dublin City Council. Services on offer from the Phibsborough library include:

- Online Public Access Catalogue;

- 2 PCs with free Internet access
- Ordnance Survey Historic Mapping Service
- Community Information
- Exhibitions / Lectures / Workshops / Demonstrations
- Audio books for Adults and Children
- Music Cassettes



***The Phibsborough Public Library***

- Block Loans to Groups by arrangement
- Children's Activities / Class Visits

The library has partial opening hours from Monday to Saturdays as follows:

- Monday and Wednesday: 12.45pm - 4.00pm and 4.45pm - 8.00pm
- Tuesday, Thursday, Friday, Saturday: 10.00am - 1.00pm and 2.00pm - 5.00pm

The Millrace Gallery - This private gallery exhibits a selection of Irish art, with an emphasis on oil paintings.



*The Millrace Gallery*

### Religious and Community Facilities

Religious and community facilities are a very important part in the provision of neighbourhood facilities.

St. Peter's Catholic Church, Phibsborough - Besides providing a place of worship for the LAP area, St. Peter's also has two conference rooms which can accommodate up to 40 people.



*St. Peter's Church*

St. Columba's Catholic Church, is located on the eastern side of the Royal Canal, adjoining the LAP area.

St. Joseph's Catholic Church, Berkeley Road, adjoins the LAP area.



*St. Joseph's Church*

### Community Facilities

Scouts Hall – The St. Peters Scout Den is located to the rear of the Public Library. The existing quality of the scout hall was deemed to be poor at the community consultation exercise.

A number of community groups which are active in the LAP area or in close proximity are listed here as Appendix 2.

It was clearly identified at the Community Consultation Exercise that there was a lack of community facilities to serve the area. It was identified that

there was a need for improved provision of facilities such as library, community group meeting facilities and spaces, cinema, theatre/arts/cultural centre etc.

of convenience outlets and service outlets. A gym is also located within the premises. Office floorspace is located on the upper floors of the building.



*St. Peter's Scouts Den*



*Retail Facilities at Doyle's Corner*

## Retail

Retail facilities in the plan area are concentrated on the crossroads known as Doyles Corner and at Phibsborough Shopping Centre. The Shopping Centre has a total gross floorspace of 7,153 sq.m. with 13 retail units and a Tesco supermarket of 1,353 sq.m. gross lettable floorspace (1,251 sq.m. net floorspace)<sup>1</sup>. The other units comprises

This centre opened in 1966 and was one of the first purpose built shopping centres in Dublin. However, it is now extremely dated in appearance and the range and extent of floorspace on offer is not considered sufficient to cater for the retail needs of this area. It should be noted that this shopping centre is likely to come forward for redevelopment during the lifetime of the LAP.

<sup>1</sup> Source: A.J. Parker and F.M. Kelly (2006) The Dublin Shopping Centre and Retail Park

Digest. Consumer and Retail Research Solutions

There are also a number small-scale convenience stores catering for day to day shopping needs as well as catering for the daytime workforce and late night trade.

There would appear to be a lack of comparison shopping. While the area is in close proximity to the City Centre, it is nonetheless considered that there should be some provision in this area in order to meet the basic requirements of the community in this regard.

Other services noted in the area included:

- Restaurants/coffee shops,
- Laundrette,
- Public houses,
- Estate agents,
- Pharmacies.

It was clearly identified at the Community Consultation Exercise that the view of the local community is that shopping provision in the area is poor with many poor quality shops and low grade uses such as charity shops/sex shops. It was felt that the area lacked a strong town or village centre and that there was more potential for speciality independent shops, ethnic shops and perhaps other uses such as a farmers market. There was consensus that parking provision was poor and that if the shopping centre is redeveloped that it should not become another 'Dundrum' with an enclosed mall. The need for quality bars/cafes and restaurants was also identified.



***Phibsboro Shopping Centre***

## 8.0 DEFICIENCIES IN COMMUNITY AND SOCIAL INFRASTRUCTURE

It can be concluded from Section 6.0 that the population of the LAP area will increase from its current figure of approximately c.14,700 persons, to a projected population of approximately c.18,500 persons.

In a built up area like Phibsborough the ability to provide a wide range of community facilities can be limited by issues such as site ownership. However, the presence of a number of large sites within this area which are likely to come forward for development, allows for a planned approach to be taken to the provision of community facilities including the identification of additional facilities required and suitable sites to accommodate these.

This section of the report identifies the deficiencies in the community and social infrastructure in Phibsborough, taking the above projected population figures for the area as calculated in Section 6. Recommendations for additional facilities are detailed in Section 9.

A number of local Residents Groups were contacted for their views on the existing community facilities. Their views have been incorporated into the below observations and recommendations.

### **Open Space and Recreation Facilities**

The provision of well-managed and maintained open spaces can facilitate the interaction of the all sections of the community within the LAP area. Public open spaces can promote a sense of

place, provide opportunities for sport and recreation and can open up opportunities for environmental education, for local groups, schools and individuals. Well-designed spaces should reduce the opportunity for crime by use of passive surveillance through overlooking.

The National Playing Fields Association is a UK organisation which has a core aim to protect playing fields and additional responsibility for ensuring that people have play, sport and recreational space close to where they live. The organisation recommends a 'six acre standard' in the provision of open space for recreational purposes. This six acre standard (2.4 hectares) should apply for every 1,000 people, comprising of 1.6 hectares (4 acres) for outdoor sport and 0.8 hectares (2 acres) for children's play.

Table 3 details the public open space provision currently in the area. The total amount provided is 15.98 hectares. This would suggest that there is a significant shortfall in the amount of open space provided in the LAP area, based on this standard. It is considered, however, that the achievement of such a standard could be difficult in an inner urban setting, such as the Phibsborough area. In such circumstances where the overall standard cannot be met, the overall quality of open space should be of a very high standard with high accessibility and functionality. Notwithstanding this, it is considered that the redevelopment of the key sites in the LAP area should include proposals for additional, functional areas of public open space.

According to the 'Residential Density Guidelines for Planning Authorities' Local Area Plans should identify at an early

Open Space Area	Area (ha)
Broadstone Park & Blessington Street Basin	2.73
Parkland to south-west of Mater Hospital	0.39
Open Space to north-west of Mountjoy Prison	0.36
Mount Bernard Park	1.87
Shandon Pitch & Putt Club	1.48
Charleville Lawn Tennis Club	0.39
The Royal Canal	7.18
Great Western Square	0.41
<b>Total</b>	<b>14.81</b>

**Table 3: Open Space Provision**

stage the preferred location of larger open spaces including, if considered appropriate, locations in the non development areas adjoining the development areas. This may allow playing pitches and larger recreational facilities to be concentrated away from housing areas but easily accessible from them and allow a more flexible approach to open space requirements within residential estates by way of more casual spaces suitable for smaller children's play, informal kickabout areas and passive amenity. The criteria used for selection of preferred locations should include preservation of natural landscaping features, accessibility and gradient. Suitable pedestrian linkage between open spaces should be identified and where appropriate cycle lanes provided.

The consultation draft of the Sustainable Urban Housing Design Standards for Apartments advise that new developments should incorporate play areas for children including:

- small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme of 25 or more units; and
- play areas (200–400 sq. metres) for older children and young teenagers, in a scheme of 150 or more apartments.

Generally, residents within the LAP area have good access to public open space. There are a number of significant areas of open space in the LAP area, including the Royal Canal, Broadstone Park and Blessington Street Basin. It is considered however, that there are deficiencies in the usability and quality of this open space. In discussions with local residents groups it was established that although there is generally easy and available access to open space within the LAP area, the quality of this space can often be lacking. Lack of supervision and fear of crime was raised a number of times as a major issue in regard to open space in the area, especially in the Blessington Basin, the Royal Canal and Mount St. Bernard Park.

The presence of the Royal Canal in the area is considered a major asset. However, this asset has not been capitalised on. The section of the Royal Canal that passes through the LAP area is not particularly inviting to pedestrians,

notably the section to the west of Phibsborough Road, which is somewhat bleak in appearance. The section to the east of Phibsborough has very little building fronting directly onto it – this is particularly problematic due to the presence of Mountjoy. This reduces the degree of passive surveillance provided and reduces the perceived safety of the canal walk for users, as evidenced by the comments from the local residents groups. This issue was also clearly identified at the Community Consultation Day.

The Broadstone Park is a valuable area of open space which is well maintained. However, the presence of iron railings along the edge of the Park serves to disconnect it from its surroundings. This area of open space would be more accessible, inviting and integrated with its surroundings if this fencing were removed.

The area of open space located along Royal Canal Bank, to the west of Mountjoy is currently laid out as a grassed area. It is considered that the functionality and usability of this space could be significantly enhanced.

The connectivity between the areas of open space, particularly on a north south basis from the Royal Canal to Broadstone could also be improved. In this regard, the North Circular Road currently acts as a major barrier to pedestrian movement between these open spaces.

Shandon Park to the north-west of the LAP area is currently isolated and underused by the LAP area as a whole. This is due to a number of factors such as a perceived lack of safety. This maybe due to a lack of passive

surveillance as the park is not overlooked directly from the surrounding houses.

It is also noted that there is a particular lack of play space for younger children in the area, with only one dedicated public play space being located in Broadstone Park.

## **Education**

It is clear from the above population projections that there will be an increase in the number of required school places within the LAP area in the medium to long-term. Lack of capacity at primary level is particularly a problem. Local Residents Associations raised concerns about what was already seen as an overcrowded local school system. Other issues were raised with regards to children's safety to and from their local schools in terms of distance to and from school, traffic levels and lack of pedestrian crossings.

Department of the Education and Science guidance states that for every 1,000 dwellings (at an average of 3 persons per dwellings) in an area, 11.3% of this population will require primary school places and 8.5% will require secondary school places.

The Department of Education were contacted regarding the requirement for additional school places in the LAP area. A copy of their report is contained in Appendix 3. The report notes that there is currently minimal spare capacity at primary level in the general Phibsborough area. Any spare capacity has been reduced in recent years by decreasing PTR's and increasing special needs resources including learning and language support. The report



recommends that it would be prudent to plan for an additional 11-16 classrooms to cater for the demand for primary school places emanating from the Local Area Plan and in that context, a 3 acre site should be reserved.

In terms of post primary provision, there may be a need for between 208 and 319 post primary school places. Current space capacity would indicate that the post primary schools in the area would not be in a position to accommodate the projected additional pupils and in that regard a post primary site reservation of approximately 4 acres would be required.

Under an LAP, the Department of Education and Science can request that site be reserved to provide a Primary/Secondary School if it believes that a significant population increase will occur due to a major redevelopment such as proposed in the LAP area. The redevelopment of the major sites in Phibsborough would provide a good opportunity in this regard.

### **Health Facilities and Social Services**

A number of doctor's surgeries are located within and surrounding the Local Area Plan area. While there are a number of public health centres located within the environs of Phibsborough, there is no dedicated facility to serve the area.

At the local community level the Primary Care Strategy, issued by the Department of Health and Children in 2001, sets out a new framework for the planning and development of primary care between 2001 and 2011. This strategy promotes a local team based approach to service provision. A primary

care team will operate in an area serving roughly 10,000 people, and each team will be supported by a primary care network of other professionals. While in the immediate future these teams may be based in separate locations, it is the long-term objective of the Health Strategy that primary care teams would operate out of one premises, providing a single point of access for the user and encouraging closer co-ordination between providers. A good example of this service is the new Health Centre provided in the Ballymun Civic Centre.

Given the extent of population growth forecast and the lack of an existing dedicated multi disciplinary primary healthcare facility, it is considered that it would be appropriate to plan for the provision of such a facility in Phibsborough, in line with Primary Care Strategy.

### **Cultural Facilities**

It is noted that the Phibsborough area is underprovided for in terms of its own identifiable cultural facilities. This may largely be due to the area's proximity to the City Centre and its accompanying cultural facilities.

Despite this, further investigation should be given to providing the area with its own cultural/arts/community complex. Such a complex could provide flexible areas of floorspace which could fulfil multiple functions, such as staging exhibitions, providing a meeting place for community groups (a list of which is attached here as Appendix 2) as well as for the staging of cultural activities and community events.

The complex could form the foci of a new public open space in the area, providing a stronger cultural identity for the LAP area.

### **Religious and Community Facilities**

It is clear from the audit that some provision must be made for the upgrade and development of new community facilities in the area.

Currently the main community facility in the area is provided by the St. Peter's Church, which provides a number of community programmes as well as meeting space for community groups and events.

The development of a new community/public theatre/arts complex as mentioned above for the area would provide an ideal opportunity to develop a multi-purpose community space for the use of the Phibsborough area's residents at large.

### **Retail**

It is considered that current retail provision is insufficient in quality and scale to meet the requirements of the local community, and should be significantly augmented.

It is noted that Phibsboro has been designated as a District Centre in the Retail Planning Strategy for the Greater Dublin Area (GDA) (2001). According to the GDA strategy, suitable retailing for district centres includes lower order comparison shopping, superstores and supermarkets.

This designation is reiterated in the Retail Strategy for Dublin City as contained in the Dublin City

Development Plan 2005 – 2011, which states that Phibsborough is a Category A District Centre. The Retail Strategy notes that district centres:

*"are usually anchored by convenience shopping. They offer middle to lower order comparison retailing and also contain a range of service uses. Typically they serve catchments with 10 to 15 minutes drive time, but density of population and the proximity of adjoining centres determine the size of their catchments."*

Phibsborough is also designated as Prime Urban Centre in the Dublin City Development Plan. It is stated that these centres should aspire to creating a vibrant retail and commercial core with animated streetscapes.

According to the Retail Planning Guidelines (DoEHLG 2005), district centres can range in floorspace from 10,000 sq. m. to 20,000 sq.m. The floorspace of the current Phibsborough Shopping Centre is approximately 7,000 sq. m. There is therefore scope for a significant increase in the retail floorspace in the Phibsborough area.

There is therefore considerable scope for improved retail facilities in the area according to the relevant policy documents. The redevelopment of the Phibsborough Shopping Centre site and adjoining Dalymount Park represent an opportunity to provide the appropriate range and quantum of floorspace suitable for a Prime Urban Centre such as Phibsborough. This should include significantly enhanced large scale convenience retailing and an appropriate level of complementary comparison retailing.

Provision should also be made for smaller local level shopping in close proximity or as part of the proposed larger developments to cater for the day to day and 'top up' shopping needs of both current and future residents.

The provision of retail outlets should also be encouraged along key routes within the LAP area, e.g. North Circular Road, Phibsboro in order to generate activity and create lively street frontages in these areas. The location of kiosks could also be encouraged along the Royal Canal. This would also serve to increase the level of activity along the Canal, making it a more attractive and safer environment.

## 9.0 PRE DRAFT CONSULTATIONS DURING LAP PROCESS

During the pre draft stage of the preparation of the Phibsborough Local Area Plan, submissions were invited from the public and an open day was held. All submissions written submissions have been received from Dublin City Council and have been read. In addition, the public open day was attended by staff from John Spain Associates. The following are the key points which were made during the public consultations regarding community facilities.

### Open Space and Recreation

The consultations highlighted that there was a lack of open space across Phibsborough. It was commented that anti-social behaviour and inadequate security were present in a number of the existing open areas, particularly along the Royal Canal and Blessington Basin. The lack of children's playgrounds was noted. The inadequate access into Broadstone Park was also remarked on.

It was recommended to improve the quality of the existing open spaces in the area – suggestions include carrying out amenity works to the Royal Canal, providing facilities for watersports, fishing etc. along the Royal Canal, building new playgrounds in existing open spaces such as Great Western Square. It was also suggested to improve the links between Broadstone Park and the Royal Canal. Respondents highlighted the need to provide adequate open space and play areas within new residential developments.

The lack of activity space and sports facilities in the area was a frequent observation and it was recommended in many submissions that the LAP should try to incorporate such a facility that could cater for multiple sports and activities including a swimming pool.

It was also suggested to provide allotments in the plan area.

### Education

According to the submissions made, there is a need for additional primary and secondary schools in the area. It is also stated in a number of submissions that there was a serious lack of childcare places.

Health and social services facilities: Many submissions considered that there were too many hostels, step down houses etc. in the Phibsborough and respondents felt that additional such units should be encouraged in areas other than Phibsborough so as not be concentrated in one particular area.

### Cultural, Religious and Community Facilities

A very large proportion of submissions and attendees at the open day observed that there was a severe lack of facilities for community groups to meet in the area and such facilities were urgently required. Alternative options such as providing a single large civic facility in one location or multiple smaller facilities in a number of locations were mentioned.

A number of submissions highlighted the need to ensure that a Garda station continued to operate from the area.

The services provided from the Phibsborough library were commended, however, it was felt that the building was dated and opening hours were inadequate.

Some submissions suggested providing a cultural centre in the area which could incorporate craft centre/workshops, museum etc.

### **Retail Provision**

The current retail facilities in the area are considered substandard and do not meet the needs of the local population. In addition, it was felt that certain categories of retail/retail services dominated in the area e.g. charity shops, bookmakers, sex shops, fast-food outlets. An increase in the range of shops serving the area was recommended. The extent of shops envisaged is at a local scale – large scale retailing to the extent of centres such as Dundrum Town Centre was not favoured for the area.

Respondents wished to see a variety of shops which would be in the form of local retailers and independent shops. Other retail services considered desirable include restaurants, café/bars, delicatessen shops and farmers markets.

It was suggested that the redevelopment of the shopping centre could also provide a small cinema or theatre.

## 10.0 RECOMMENDATIONS

### Open Space and Recreation Facilities

The Phibsborough area currently benefits from a number of valuable amenity spaces. Although the amount of space currently provided is below the standard set out by the National Playing Fields Association, it is considered that there is a good quantum of open space available in the context of the inner urban location of Phibsborough. The focus in the future should be directed towards upgrading the existing areas of open space to maximise their usability and functionality and augmenting the overall amount of open space by requiring the provision of additional public open spaces as part of the redevelopment of key sites in the LAP area.

Environmental improvements, such as increased planting, provision of street furniture, should be carried out along the Royal Canal and at Royal Canal Bank adjoining Mountjoy Prison to improve the quality and attractiveness of these open spaces. If lands adjoining the Royal Canal should come forward for redevelopment, frontage and overlooking should be provided to the Canal walkway as part of new schemes in order to increase passive surveillance and security in the area.

The Broadstone Park should be seen as a major opportunity to provide high quality open space which is easily accessible to a large portion of the LAP area residents due to its elongated linear park form. The park should also be linked into the Blessington Street Basin allowing pedestrian linkages to the

south side of the city through Constitution Hill, Phibsborough Town Centre via Goldsmith Street and the City Centre via Blessington Street Basin.

There are currently railings in place along the open space at Broadstone Park and Royal Canal Bank (south of North Circular Road). It is considered that these railings segregate the open space from its surroundings and it would be preferable to remove them. It is also recommended that the connectivity between the Royal Canal and Broadstone Park is improved – this could be in the form of environmental improvements, such as consistency in street furniture, planting etc. between the two areas, and improved pedestrian crossings on the North Circular Road to provide north-south linked open space.

As mentioned previously, Shandon Park is currently underutilised. It is possible that this could be due to its location which is enclosed by the housing on all sides. Limited passive surveillance and overlooking is provided by these dwellings as they do not face onto the Park. Greater usage of the park could be encouraged by increasing awareness of its location through signage and through encouraging more active uses e.g. playgrounds, basketball courts etc. In addition, pedestrian traffic could be encouraged through the park by providing high quality pedestrian linkages through the surrounding housing estates. This could serve to increase passive surveillance and security in the area. This area of open space is well located adjacent to residential areas and the redevelopment site of Phibsborough Shopping Centre/Dalymount Park. It could be

suitable for the provision of a children's play area, which would complement the existing pitch and putt course in the Park. There is currently only one children's play ground in the LAP located in Broadstone Park, to the south of the LAP area. The location of an additional children's play area in the northern part of Phibsborough would improve accessibility to such facilities.

The redevelopment of sites within the LAP area should also incorporate high quality open spaces, which facilitate both active and passive uses. In particular, children's play areas should be provided in large scale residential schemes. Increased provision should be made for high quality playgrounds in the LAP area. These facilities could be in the form of new public open spaces provided as part of the large scale redevelopment projects located in addition to facilities associated with individual residential schemes. New areas of open space should be overlooked by development and should provide easy accessibility for all members of society. The DOEHLG draft Guidelines Sustainable Urban Housing: Design Standards for Apartments state that small play areas (up to 85 - 100 sq.m.) should be provided for toddlers and children up to the age of 6 in apartment schemes of 25 or more units and play areas for older children and teenagers (200 – 400 sq.m.) should be provided in schemes of 150 or more units. The Residential Density Guidelines for Planning Authorities state that a general standard of 10% site area for open space should be provided, increasing to 20% for institutional lands.

The Dublin City Development Plan is consistent with the standards. It recommends that for residential areas,

10% of the site area should be reserved as public open space. On lands zoned for Z12 usage (Institutional Land - Future Development Potential) the requirement is 20% accessible public space and for lands zoned Z15 (Institutional Land – Long Term Institutional Use) the requirement is 25% accessible public open space and/or community facilities. Currently, the Mountjoy site is the only site within the LAP area which is zoned as Z15 and which would therefore require 25% open space. This changing could be amended on foot of any recommendations made in the Phibsborough LAP. This would require a variation to the Dublin City Development Plan to be ratified.

It is recommended that the LAP should endorse the standards for open space as set out in the Dublin City Development Plan. This could provide an additional 2.5 hectares of public open space as outlined in Table 4 below. This would bring the total amount of public open space in the LAP area to approximately 17.34 hectares.

	Site Area (ha)	Potential Open Space (ha)*
Mountjoy Prison Complex	7.48	1.87
Dalymount	1.74	0.17
Phibsborough Shopping Centre	1.09	0.11
Printing Works (Smurfit Site)	3.75	0.37
<b>Total</b>		<b>2.53</b>

**Table 4: Potential Public Open Space Generated by Key Development Sites (Excludes Cross Guns Bridge & Mount Bernard)**

### Redevelopment Sites

There are a limited number of active recreational facilities within the LAP area. One of these, Phibsborough gym, is located in Phibsborough shopping centre, which is likely to come forward for redevelopment. Sports facilities in the wider area beyond Phibsborough include Finglas Leisure Centre, Ballymun Leisure Centre and Cabra Parkside. However, it is considered that provision should be made for sporting facilities within the Phibsborough area. Such a facility could be linked to the community/cultural centre as mentioned below (Paragraph 9.15). It should provide a gym and space for various exercise classes/sports to be held.

In summary, the following recommendations can be made with regard to open space and recreational facilities:

- Investigate possibility of carrying out environmental improvements along Royal Canal and Royal Canal Bank.
- Investigate option of removing railings along Broadstone Park.

- Investigate options for improving linkages between Broadstone Park, Royal Canal and Royal Canal Bank e.g. consistent use of street furniture, improved pedestrian crossings at North Circular Road.
- Investigate provision of additional play and sports facilities at Shandon Park, improving signage to the park and providing pedestrian linkages across it.
- Ensure new areas of open space provided in development sites is overlooked.
- Investigate inclusion of sports facility in one of the redevelopment sites.

### Education

Policy CD11 of the Dublin City Development Plan states that is the policy of Dublin City Council

*'To support the concept of multi-campus style school facilities.'*

The Dublin City Development Plan 2005 -2011 advocates a more innovative and shared use of these lands and facilities



for the educational establishments and the community, e.g. the development of community learning, sports and recreation, community centres and meeting places, neighbourhood pooled work centres, start-up companies, community gardens, and community arts activities.

The provision of a primary school site for the LAP area to deal with the increased numbers of school places required should be investigated. It is likely that provision of a primary school would require a site area of 3 acres. This should be provided at one of the key redevelopment sites. Alternatively, the redevelopment of Dalymount Park, which abuts the existing St. Peter's School, could provide an opportunity for an extended school site. It has been highlighted by the department of Education that a post primary school is also likely to be required with a site area requirement of 4 acres. It is noted that the site areas recommended for school provision by the Department are large and may not be achievable in such a dense urban area. More innovative forms of school design may therefore need to be investigated.

In summary, the following recommendations can be made with regard to education:

- Investigate during LAP preparation, options for provision of additional primary and post primary school space.

### **Health Facilities and Social Services**

The Dublin City Development Plan 2005 - 2011 states that the provision of adequate health facilities is necessary for a safe and healthy community.

Given the extent of additional population which the redevelopment of sites in the LAP area could cater for, it is considered that provision should be made for the inclusion of a multi-disciplinary health centre, which can meet the primary care health needs of this population. This would be consistent with the approach of the Department of Health.

The future development of the Local Area Plan area with its proposed increased population, coupled with changing lifestyles and economic needs have led to increasing demands for pre-school childcare facilities and day nurseries. The provision of childcare is also identified in the Dublin City Development Plan as a key component in addressing poverty and social exclusion.

The Childcare Facilities Guidelines for Planning Authorities provide an indicative standard for childcare facilities in new developments of one 20-place facility per 75 dwelling units. It is recommended that this standard should be applied in the area to ensure continued supply of childcare places.

In summary, the following recommendations can be made with regard to health facilities and social services:

- Investigate the provision for purpose built medical centre as part of redevelopment of key sites.
- Include policy relating to provision of childcare facilities (one 20-place facility per 75 dwelling units) in LAP for the area.

## Religious, Community and Cultural Facilities

As discussed previously, it is considered that the Phibsborough area is underprovided for in terms of its own identifiable cultural facilities. It is considered that given the extent of population in the area both current and forecast provision should be provided in the LAP for a multi functional community/public theatre/arts complex in Phibsborough. The Mountjoy site could be a suitable location for this, providing a modern cultural /community facility on a site which is strongly identified with the area and providing a public use for a site for historically has been closed off to the public. Such a facility should have flexible floorspace in order that it could accommodate a variety of uses such as meeting rooms, display areas etc.

In summary, the following recommendations can be made with regard to religious, community and cultural facilities:

- Investigate options for new flagship community facility within LAP area which would provide flexible floorspace to for community uses, e.g. meeting rooms for groups, exhibition space, performance space for plays, concerts etc.

## Retail

As noted previously, it is considered that current retail provision in Phibsborough is insufficient in quality and scale to meet the requirements of the local community, and should be significantly augmented. The planning policy context would support an increase in the retail floorspace in the area, as Phibsborough is designated as a 'District Centre' in both the Greater Dublin Area Retail Strategy and the Dublin City Council Retail Strategy. The redevelopment of the Phibsborough Shopping Centre would provide an opportunity to provide an appropriate, increased level of retail floorspace. This should be specifically recognised in the Local Area Plan.

In summary, the following recommendations can be made with regard to retail facilities:

- Provide for increase in the amount of retail floorspace to serve the area, including convenience and comparison shopping, retail services e.g. restaurants, cafés, and local shopping. The amount of retail space provided should be in the range of 10,000 sq. m. to 20,000 sq. m. It is not recommended that it should exceed 20,000 sq. m. in order to maintain the district centre status of Phibsborough in the Dublin City Retail Hierarchy.

# **APPENDIX 1**

## **PHIBSBOROUGH/MOUNTJOY LOCAL AREA PLAN CONSULTATION DAY**

Dublin City Council  
Comhairle Cathrach Bhaile Atha Cliath

**Phibsborough / Mountjoy Local Area Plan**

**Consultation Day**

**Croke Park, 26<sup>th</sup> May 2007**

**Dublin City Council**  
Planning and Development Department

June 2007

## **Phibsborough / Mountjoy Local Area Plan**

### **Record of Consultation Day at Croke Park, 26<sup>th</sup> May 2007**

#### **Introduction - Pre-Draft Consultation**

Pre-Draft Consultation for the Local Area Plan was initiated in February 2007, and following a presentation to local residents groups, Dublin City Council advertised in March for pre-draft submissions. About 70 submissions were received, reflecting the exceptional level of interest in the making of the Local Area Plan. Submissions were informative and well-considered and included a number of proposals for the future of Phibsborough.

#### **The Open Day**

An Open Day was held on Saturday May 26th from 11am to 3.30pm in Croke Park Conference Centre. Invitations were sent to public representatives, those invited to previous meetings and all those who had made submissions.

Taking the submissions as a starting point, the day was organised to tap into the information and ideas and provide an opportunity for the local community to have an input into the making of the plan. To facilitate the discussion, DCC identified the shared concerns and ideas and pinpointed those which recurred most frequently. These fell into 6 key areas or 'themes':

- Identifying Phibsborough, identifying with Phibsborough
- Making an Urban Village
- Developing a Sustainable Community
- Community Facilities – Assets and Gaps
- Movement and Public Transportation
- Public Amenities and Open Space

The day started with a presentation from Paul Keogh describing the Local Area Plan process, and setting the scene. After a short question and answer session, participants then broke up into discussion groups organised around the six themes.

Over the course of the day everyone was given an opportunity to participate in the discussion at each of the six tables, and the points raised were recorded on flipcharts. The day concluded with a plenary session, where the outcome and ideas from each table were summarised and presented for a short discussion.

The following is a record of all the discussions at the six tables during the course of the day – while there is a lot of repetition and overlap between the different themes, these have not been edited. It was felt that they probably reflect the weight of importance attached by the participants to the issues and should stand as part of the record.

## Table 1

### IDENTIFYING PHIBSBOROUGH, IDENTIFYING WITH PHIBSBOROUGH

#### Session 1.1

- Your address or Parish identifies if you are part of Phibsborough
- Rathdown Area is part of Phibsborough, include the area as far as the Bradogue River
- Boundary – should not cut off at the Broadstone Rail Line, include triangle formed by Cabra Road, Charleville Road and North Circular Road
- The area should extend along the North Circular Road to Hanlon's corner.
- People in Glasnevin and Cabra shop in Phibsborough
- Urban Village? Is it a fallacy in a city centre area?
- The city is a Patchwork of Plans – important not to have 'gap areas' between.
- Need for centre to work well and to be a focus for civic and community needs.
- Impacts of developing Phibsborough should not damage hinterland. The plan will have influence and repercussions outside the plan area.

#### Session 1.2

- At Great Western Way and the southern end of Phibsborough Rd there is an area surrounded by plans (Grangegorman, Phibsborough, Parnell Square, Dorset St.) but always left out - needs to be integrated.
- Include Palmerston Place and Mountjoy Street
- Shopping centre is run-down - retailers don't have to make an effort
- The centre is inhospitable due to traffic/ noise / dirt.
- Core is divided in four parts by traffic – can it be reclaimed for pedestrians?
- What would make the centre would be nice shops and places to meet and go for a walk.
- Boundaries are probably right.
- Older population are marginalised, and the area is also not family friendly.
- Needs to be attractive to families for stability.
- Problems of multiple occupancy, absent landlords, lack of maintenance of properties and rubbish in front gardens

#### Session 1.3

- People in Phibsborough use facilities across the canal e.g Griffith Park, Na Fianna club
- People in Iona would use Phibsborough more but connections are very poor – only one route along busy Phibsborough Road
- No facilities in Phibsborough Centre is a major problem.
- Grangegorman will add vibrancy and is an opportunity for Phibsborough centre/ retail
- Or will Grangegorman/ Broadstone pull away or suck commercial heart out of Phibsborough?

- Expanding the centre - Cross Guns Bridge – potential to be properly developed as part of expanded centre
- How to connect Grangegorman to Phibsborough and the Metro.
- Small retail units e.g bookshops need affordable rents
- Need for swimming pool/ playgrounds

#### **Session 1.4**

- Centre – goes from St Peters Church to the library and from the fire station to Cross Guns Bridge.
- Shopping centre is run-down
- Library has been run down (shorter opening hours) since Cabra library was developed.
- No area office
- Dalymount and the shopping centre – look at as a whole
- Phibsborough has different communities. What binds together? Historically was the Parish, now threats of development on massive scale are bringing people together - Time for action
- Mount Bernard and CIE lands – issues of ownership and responsibility.

#### **Session 1.5**

- No proposals for public transport in Phibsborough centre – the Metro and LUAS stops will be away from the centre
- From the metro stop at Mater what is the way to Phibsborough? Will this move the centre towards the Metro?
- Shopping in Phibsborough is not feasible, whether by car, bike or on foot.
- Dalymount was formerly public lands - must be in public use / accessible.
- Pedestrian safety - access to developments crossing footpaths is very hazardous.
- QBC - footpaths were narrowed, trees removed to make way
- Huge problem – lack of enforcement on bedsits and flats.

#### **Session 1.6**

- Phibsborough / Doyles Corner is centre
- Not distinctive identity for the centre – using different places for different functions e.g bank in Phibsborough closed, now use bank in Cabra
- Victorian character – new development must not denigrate
- Dalymount – rezoning could be leverage for the community
- Mountjoy role? Must have links to Phibsborough and the canal
- Encourage people to use amenity areas – need to be more accessible and to have more benches

## Table 2

### MAKING AN URBAN VILLAGE

#### Session 2.1

- Phibsborough has the potential to be an urban village;
- Phibsborough is not now an urban village;
- Poor quality of shops and shopping centre;
- Dalymount / Phibsborough could become village centre;
- Could there be a new station at the Porter House?;
- Traffic volumes inhibit public life;
- Phibsborough Road and NCR are traffic dominated;
- Traffic is mostly commuter rather than heavy goods, traffic signal priority does not favour pedestrians;
- There is no provision for safe cycling; redirecting traffic would create an improved environment;
- The public realm is poorly defined – not enclosed;
- Village has poor facilities e.g. schools, swimming, etc.;
- Street maintenance is poorly managed.

#### Session 2.2

- Phibsborough has a potential new urban village;
- Quality of shopping centre is poor;
- Problems caused by village centre and at inter-section of N2 and N3;
- Phibsborough does not have normal village facilities;
- Could traffic be discouraged – congestion charge?;
- Shopping centre and Dalymount could be redeveloped as centre;
- 'Dirt and filth' of streets a problem;
- Will Grangegorman improve Phibsborough as an urban village?;
- Phibsborough lacks facilities, shops and restaurants;
- Phibsborough lacks an arts centre, cinema;
- Phibsborough lacks a town or village square;
- Potential for independent shops and farmers' market;
- Potential for village square;
- Traffic movements inhibit public life;
- Create a pedestrian orientated environment;
- Do not redevelop centre as internalized shopping mall;
- Link higher densities with communities;
- Limit height and densities to work within existing two-storey context;
- Consider views of St. Peters Church spire.



### Session 2.3

- Urban village assumes residential community;
- Residential community or commercial centre?;
- Shopping mall or town centre?;
- Create village centre;
- Amenity deficit in Phibsborough;
- No amenity / sports facilities;
- Too many charity / sex shops;
- Link density and planning gain;
- Link high density and quality facilities;
- Create opportunities for pedestrian connections;
- Canal / anti-social behaviour;
- Integrate housing facility;
- Objection to height;
- Limit heights / five-storey max;
- Phibsborough tower being used as justification for height;
- Concern at privatisation of canal bank;
- Impact of traffic and commuter routes;
- Create truck ban like quays;
- Create non-car dependant development;
- Do not create another Dundrum;
- Integrate Dalymount and Mountjoy.

### Session 2.4

- Lack of sense of space in Phibsborough - crossroads or open space;
- Create Dalymount / Mountjoy link;
- Create new civic square / public space;
- Connect both sides of the site;
- Development of shopping centre / threat to existing street shop;
- Traffic calming – O'Connell Street model;
- Opportunities for pubs and outdoor seating;
- Restrict commuter traffic;
- Amenity deficit – cafes / shops;
- Create pedestrian circuit around neighbourhood;
- Opportunities for farmers' market;
- Need for swimming pool;
- Need for multi-functional civic centre;
- Use open spaces to create green spine;
- Plan to discourage anti-social behaviour;
- Problems with unsupervised canal bank;
- Problems with health board funded housing;
- Problems with canal as backland;
- Develop canal bank as amenity destination;
- Development of Dalymount and Mountjoy threaten Phibsborough village;
- Avoid the 'Dundrum phenomonon ';

- Proximity to city centre discourages Phibsborough development;
- Noise of sirens from hospital, fire station and gardai;
- Quality of environment / public realm;
- 'Shanty town' environment.

## Session 2.5

- Railway and canal form barriers to neighbourhood;
- Threat from clear water, city centre, etc.;
- Phibsborough is being run down;
- Don't want another Dundrum;
- Ranelagh – example of similar community;
- Create links between east and west;
- Facilities deficit in Phibsborough;
- No school or civic facilities;
- No more gated communities;
- Create family orientated development;
- Distance to school a problem;
- Upgrade library;
- Provide for community shopping e.g. Donnybrook Fair;
- Develop basin and park as amenities;
- Shabby; not maintained; anti-social;
- Problems with litter, drink and drugs;
- Create amenities for apartments;
- Set height limits – three / four floors;
- Problem with apartment balconies overlooking houses;
- Create recreation opportunity;
- Improve shop front quality;

## Session 2.6

- Village equals community and familiarity;
- Dalymount / Mountjoy threat to Phibsborough;
- Doughnut effect equals depleted village centre;
- Impose traffic restrictions / congestion charges;
- Prioritise pedestrians and cyclists;
- Existing environment intimidates pedestrians;
- Develop Phibsborough as heart of village;
- Develop local corner shop opportunities;
- Link density and improved amenities;
- Ring fence development levies for improvements;
- Create site specific height solutions;
- Relate height links to context;
- Develop height / open space ratios;
- Impact of overshadowing on solar gain potential;
- Respond to two-storey Victorian complex;
- Create a public civic space;

- Create pocket parks;
- Upgrade canals as linear parks;
- Problems with parks is anti-social locations;
- Create bridge to Iona Road;
- Develop Broadstone line as amenity walkway;
- Develop swimming pool and cafes;
- Create playgrounds / allotment opportunities;
- Develop community centre;
- Improve library opening hours;
- Create landmark e.g. Abbey;
- The potential of Mountjoy as chosen destination;
- Community is open to embrace change;
- Community wants to deal with problems of transient bedsits, etc.;
- Problems with too many hostels and institutions;
- Dublin 7 is a dumping area;
- Community equal sustainability;
- Think of long term community gain;
- Create mixed-tenure inclusive community;
- Landlords equals anti-social;
- Problems with derelict sites.

# TABLE 3

## DEVELOPING A SUSTAINABLE COMMUNITY

### Session 3.1

- Phibsborough: a network of isolated communities
- Fractured by physical and social barriers
- Street based rather than neighbourhood based communities
- Mixed communities of owner-occupiers and tenants
- Planning applications are catalyst for community action
- Local Area Plan brings isolated communities together
- Change can be a positive or negative
- Strength – Differing Age Profiles elderly to young children
- Weakness – Transient population of short-term tenants
- Rental properties sub standard housing multiple occupancy of family houses
- New Development – Negative Experience
- Poor Quality Design/Style in particular Phibsborough village
- Bigger Apartments attract families, owner-occupiers & long-term renters
- Family focussed neighbourhood needed
- Social Housing should be integrated
- Families with children – will live in apartments if design is correct internal and external (apartment building and environs)
- Lack of integration of new migrants within broader community
- Immigrants have history of apartment living and afford opportunity to create sustainable apartment living
- Lack of enforcement of planning matters in particular multiple sub-division
- Strategic approach to new development
- Cleaning very poor public domain, heavily littered, illegal dumping
- Neglect of properties in multiple ownership rented to transient tenants
- Institutions lacking responsibility – isolated from broader community
- Negative impact of institutions, which are like islands isolated from surroundings.
- Traffic: car dominated / corridor for through traffic origin destination not Phibsborough.
- Phibsborough – bicycle facilities
- Dump for dublin city's problems
- Restrictions on investors – multiple purchases prohibition
- Hostels are over concentrated within Phibsborough and environs - consequent negative impacts - anti-social behaviour and perception of area as dumping ground. Highest concentration within Dublin 1 and Dublin 7 in State.

### Session 3.2

- No sense of community, no facilities – local communities focussed on streets
- No physical centre
- Destination landmark

- Structures, events (NOT JUST BUILDINGS)
- Physical barriers (e.g. Railway track, Canal)
- No playground
- Community clusters in different areas
- Community linkage – change has acted as catalyst
- Protest can lead to greater sense of community (positive)
- Piecemeal change is threat
- Untrusting of drivers of change
- Liberal community ‘bleeding hearts’
- Ageing community
- Balance required, at the moment over-concentration of short-term renters
- Gated communities negative
- Sub-Standard residential housing – Enforcement need to regulate unauthorised multiple conversion.
- Vulnerable people, high concentration of immigrants lower socio economic group - leading to ghettoisation?
- Public realm improvements required
- Waste collection and cleaning of streets very poor
- Institutions – blight on area no added value to broader community
- Hostels over-concentration needs to be addressed
- Grangegorman Development – isolated from the local community
- Bridge needed over canal & railway – Iona to Mountjoy

### Session 3.3

- People leave the area to do activities
- Identity relates to mentions on AA Roadwatch
- Institutions/Pubs
- Proximity to city centre detracts from distinctive identity
- Spiral of decline
- No meeting places, no civic centre
- Not enough traffic enforcement
- Lack of physical centre
- Many immigrants, multi cultural – A threat
- Dumping ground, intervention services needed
- Need a framework for Agencies/Services
- Area was transient – historically
- Opportunity - not to be sanitised
- Experience of new development – negative - not in control of environment
- Neglected, no champion for area, lack of responsibility
- Mountjoy – gated community would be negative
- Appropriate scale of development
- Elderly – no suitable accommodation
- Housing mix/quality
- Social & Affordable Housing
- Cultural facilities, meeting places
- Axis centre Ballymun example

- Broadstone studios
- Metro opportunity
- Opposed to move of Mountjoy
- Mountjoy – development looking back to its past
- Mountjoy – physical barriers
- Mountjoy site as an opportunity
- Local Area Plan vision - Make Phibsboro a place, a destination

### Session 3.4

- Weak sense of community – Doughnut
- No urban core
- Intrinsic class divisions
- Threat of change facilitates the community getting together
- CIE – threat – mass public transport
- The Mater
- The Prison – positive contribution
- Facilities for communities/playgrounds
- Cinema/Ice Rink
- Institutions are selfishly motivated – own interests only
- Mixed set of spaces – linked to canal

### Session 3.5

- No sense of community
- Loss of community
- Absentee landlord
- No sense of ownership
- Local communities
- Strong but isolated
- Change acting as a catalyst
- Conflict between Commercial & Residential
- Self-sufficient
- Poor quality facilities
- Physical environment too hostile
- Proximity of city centre
- Doughnut, doesn't act as centre for the hinterland / communities around but not in centre
- Church acted as a framework for community in the past
- Vision – a number of sustainable communities
- Linking communities
- Commercial facilities

## Table 4

### COMMUNITY FACILITIES – ASSETS & GAPS \*

#### EXISTING

- Library, few Secondary Schools, Health Centre Quarry Road, Grangegorman, Botanic Gardens, Broadstone Park, Pitch & Putt, Gym
- Library – opening hours
- Tennis Clubs, Pitch & Putt facilities
- Iona Road
- One Primary School – St Peters
- No Secondary Schools
- Swimming pool at St Vincents – very poor
- Change in Rental Sector – more families now
- No Community Group facilities.
- Meeting rooms at St Peters – long-term future?
- Community Hall demolished – loss of space
- Mount Bernard Park – but anti social behaviour
- Small playground for school
- Some of Dalymount to be given to St Peters School

#### SPORTS

- Mount Bernard – tennis and basketball courts
- Tennis Club – high fees
- Dalymount
- Need more input from parks department
- Limited opening hours
- Anti social behaviour at Canal
- Waterways Ireland (land beside Bakery site) – could have more amenity use

#### NEW FACILITIES

- Many smaller or few larger facilities – who maintains them
- Problems in using school buildings – insurance

#### FUNDING

- Government
- City Council key provider – ensures public accessibility
- Levy Developers – risk of buy-out from obligation
- Provide as part of Planning Applications
- Developer profit should not be a consideration
- Land needed not Levies
- Facilities for older people – recreation
- Too much institutional housing – HSE etc buying properties because of low cost

- Local Area Plan should prohibit more institutional uses – need for a balanced community

## **RETAIL**

- Parking available at shops in Finglas area
- Better mix of shops needed – but not Dundrum
- Poor shopping facilities
- Heavy Traffic
- Lack of parking facilities near shops
- Mix of shopping facilities unbalanced – too many sex shops
- Crime a problem for shops
- Local shops vital, local shops needed, not large scale
- Proximity to city centre takes away business
- Pedestrian priority at crossings – too many fatal accidents involving the elderly
- Negative effects of trucks/traffic on North Circular Road
- Encourage farmers market – otherwise have to travel to city centre
- Need for quality bars/cafes/restaurants
- Encourage speciality shops – small not major outlets as city centre nearby
- How to encourage small local business?
- Need better supermarkets
- Encourage ethnic shops
- Lack of commercial services/facilities – pubs, restaurants
- How can planning provide these?
- Have to travel to Finglas for weekly shopping – specialist services in city centre
- Extra population (e.g. Grangegorman) could encourage more shops, cafes etc
- Need to have permanent population to encourage and retain services

## **GAPS**

- Preschool – St Peters small, church Phibsboro Road, facilities provided by churches
- No space for football, nowhere for meetings, concerts, plays, no civic centre, no playground
- No meeting rooms – St Peters & Berkeley Road – waiting times/lack of availability Problems with anti-social behaviour on CIE lands adjoining Mount Bernard
- No Cinema, Theatre, Swimming Pool, Community Centre, Bookshops
- Library service insufficient
- Lack of all weather playing areas

## **DALYMOUNT**

- Dalymount Park be retained for recreation
- Developers to provide – multiuse facility
- Provision of leisure/community uses dependent on re-zoning of Dalymount
- Encourage farmers market



## **MOUNTJOY**

- Museum on Mountjoy site – preserve part
- Retention of structures on Mountjoy - enough to commemorate
- Need for hotel, restaurants, cafes
- New library, Adult Education
- Existing library to be retained
- Some public space on the Mountjoy site to link to Broadstone Park, connect Broadstone & Canal
- Pedestrian Bridges across canal
- Canal a walkway, not real amenity
- Provide berthing along canal, use canal more for recreation
- Safety, improve security along canal and other open spaces

## **EDUCATION, COMMUNITY AND RECREATION**

- Lack of affordable childcare
- Plans for community centre on Iona Road didn't materialise – site in private ownership
- Community facility on Smurfit site – should have pedestrian access from Iona Crescent
- Playschool near scout hall
- Quality of existing community facilities very poor – e.g. scout hall
- No community building – Finglas centre with multi uses – Phibsboro has nothing
- Community facility to have DCC involvement
- Access to facilities available to ALL groups – within walking distance
- Several small centres spread out rather than one big one
- Fractured provision, everything dispersed – need to bring together in Phibsboro
- Move DCC area office into Phibsboro, incorporate library
- Disperse or concentrate?
- Facilities in Cabra
- No meeting facilities
- Nothing for young people – need to consult them
- Need to provide youth centre
- Need for outdoor spaces – for sports days etc
- Facilities for life long living, schools
- People oriented not developers
- Phasing of developments to include community facilities provided by developers
- Multi-purpose space
- Playgrounds
- How to make developers provide open space
- Would play areas in development be open to all?
- What role could DCC have in managing community meeting rooms etc?
- Need to examine issue of public access to private facilities
- Signature sporting/cultural facility
- Allotments – beside Mountjoy , on the rail line, north canal

- Use canal for leisure activities - watersports
- Improve access to canal – too dangerous
- Link open spaces – seating along canal
- Community facilities – for all age groups
- Enterprise centre
- Closure of Garda station should not occur
- No meeting place in Phibsboro
- No sheltered accommodation
- Anti-social behaviour - East of Cross Guns bridge, north canal area No childcare facilities
- Problem of traffic – accessibility to services
- Connection between Grangegorman and Phibsboro not likely to happen
- Population drives provision of services – e.g. the need for crèches
- The market won't provide community services
- Need to maintain open spaces which have been closed in the past due to vandalism
- Ensure security of civic facilities
- Would public facilities in Phibsboro be viable
- Day long activity needs to be encouraged – e.g. premises in Eccles St shut at 5pm
- Ensure building height on Mountjoy not excessive - No Dundrum
- Lack of community facilities with meeting rooms – need multipurpose centre
- Facilities needed for all ages –
- Children's play areas
- Youth centre
- Sheltered accommodation for the elderly
- Sports facilities
- Improved library needed, an “ideas store”
- Arts/culture facility
- Cinema, swimming pool, museum at Mountjoy
- Better supermarkets and local shopping/speciality shops
- Need more cafes, restaurants
- Need more childcare facilities
- How to control anti-social behaviour

\* This theme is summarised by subject rather than by session

## Table 5

### MOVEMENT AND PUBLIC TRANSPORTATION

#### Session 5.1

- Doyle's Corner to Hart's Corner – congested
- Traffic calming needed
- Bottlenecks in area – destructive of village atmosphere
- Potential for connection between Mountjoy site and village
- Spencer Dock line has no stop equivalent to Drumcondra, suggest station at Phibsborough

#### Session 5.2

- Multi-level use of existing Broadstone rail cutting suggested
- Luas & heavy rail
- Luas & rail & road
- Luas & green space

#### Session 5.3

- Shared taxi service
- Most bus routes go to city centre – no orbital route along North Circular / South Circular for example
- Traffic calming required along North Circular Rd. & Phibsborough Rd.
- Luas Stops needed between North Circular Rd. & Cabra Rd. and Connaught Rd.
- Rat runs in area – e.g. Goldsmith St.
- Parking around Drumcondra station causes disc parking to spread year on year
- Cycles lanes – dangerous for children & disconnected
- Slow down traffic & increase public transport provision
- Protection from through traffic & commuter parking
- Chicanes & choke points more effective than traffic ramps
- "Urban rooms" (residential zones) should be protected from corridor traffic
- Central node for public transport should exist near village area
- What happened to East/West Liffey Tunnel analogous to Port Tunnel?
- No left turn from Whitworth Rd. to Phibsborough Rd. – not friendly to local traffic
- Link Metro & Luas with feeder bus through village

#### Session 5.4

- Support for congestion charges
- Frequent, reliable public transport
- Renew Broadstone Station for Luas – heavy rail has no positive impact on area
- Tree planting & renewal like Dorset St. on Phibsborough Rd., reducing impact of traffic

- Reduce instances of vehicles crossing footpaths for site access, e.g. at Bakery site – reducing worry with respect to children walking to area schools
- Priority of pedestrians
- Improvements to pedestrian crossing points
- Improvements to cycle ways
- Difficult to access bus stops from some locations e.g. Phibsborough Rd. bus stop from Munster St. or along Whitworth Rd.

### Session 5.5

- Support for combined ticketing – one ticket covers a journey over multiple modes of transport (Bus / Metro / Luas)
- Direct route to Connolly Station / Hueston Station
- Commuter rail
- Royal Canal Bank could be better connected to area, especially north of North Circular Rd.
- Commuters from as far away as Navan have a local impact
- Lack of use of Phoenix Park rail tunnel
- Luas from Broadstone to city centre, heavy rail as far as Broadstone?
- More frequent transport
- Link Metro, Bus & Rail at Drumcondra
- Scope for improving cycle tracks on North Circular Rd.
- Too many bus routes going to city centre, leading to trips that go in, change bus and go out in a different direction
- Balance pedestrian movements and vehicle movements – pedestrians are secondary at present
- Belfast-Cork rail service used to use Phoenix Park tunnel
- Cycle track along canal – no visual segregation between cycle track & pedestrian walkway
- Potential rail station at Binn's bridge on Spenser Dock line to integrate with Metro

### Session 5.6

- Luas vs. Heavy Rail
- Luas: will have positive impact
- Heavy Rail: will sterilise area along track
- Heavy Rail: will prevent linkages & bisect areas
- Congestion charging
- Set targets (e.g. over 10 years) to reduce traffic
- People to be prioritised over cars at junctions
- Park+Ride provision
- Commuter traffic reduction / removal from area
- Short-term & long-term solutions required
- Pedestrian crossing priority
- Improve footpath widths & environs (trees, etc.)
- Mindset of commuting traffic on roads – 'streets not roads'
- Smaller scale shopping centre – not Dundrum

- Reduce parking on shopping streets
- Sunday Game at Croke Park creates parking problem – promised satellite parking never materialised!
- Animate streetscape – “streets not roads”
- QBC between Doyle’s Corner & Canal never completed – review QBC provision
- Parking requirements as set down in County Development Plan – will these be changed to reduce parking?
- Car parks at developments to be underground where possible
- Have there been changes in traffic volumes in the past few years?

## Table 6

### PUBLIC AMENITIES AND OPEN SPACE

#### Session 6.1

- Royal Canal core of amenity - extend Royal Canal amenity to 7<sup>th</sup> lock
- Regenerate canal - water sports, encourage students
- Blessington Basin potential for recreation
- 'Big T' of Royal Canal and Broadstone Park – routes safe
- Community policing: bicycles
- Amenity spaces include civic spaces
- Within town centre: lines
- Wider paving, more trees
- Linking future spaces with existing

#### Session 6.2

- Royal Canal: presume amenity
- Spain's furniture factory = amenity
- Create / reopen Harbour
- *Make safe canal at Bakery site*
- New bridge over rail and canal at Claude Road
- Reduce traffic behind library
- 2 new civic spaces : Phibsborough and Mountjoy
- Relationship of business core and canal, no backlands
- Full suite of recreation/ sport indoor
- Keep library and develop to rear
- Develop end of canal to D.I.T and city centre, integrate landscape
- Mount Bernard park : new plan
- Ownership of park and perimeter wall at Mountjoy Prison
- New rail station at Cross Guns

#### Session 6.3

- We value Royal Canal park and Blessington Basin
- Upgrade the dangerous canal beyond bakery mills
- Allotments to be allocated at railway
- Cycling, walkunder and walkover bridge at North Circular Road and library
- Jogging route : cars under, rail reservation is part of green triangle.
- Civic centre at Dalymount including community cinema, theatre, restaurants and swimming pool
- Playground and café bars.
- Cycle route on upgraded canal banks
- Great Western Square to be public
- Dog facilities and bowls for seniors
- Access to metre parking

- Open up football pitches to be kept at St Vincents School
- Foster aquaduct to be restored.

#### **Session 6.4**

- Value : Blessington Basin and Royal Canal
- Disconnected – make accessible from north of railway
- Maintain canal
- Water facilities – canoe clubs
- Civic centre at Phisborough and Mountjoy
- Allotments along railway and Dalymount
- Berkeley Road to be safe
- Priority to pedestrian and bicycle
- Community gardens, biodiversity roof gardens – wild life
- Take care of blind school people Whitworth road.
- Cradle – grave community facilities

#### **Session 6.5**

- Value: Blessington Basin, Canal, Mount Bernard Park
- Deal with anti social behaviour
- Welcome Luas – passive supervision to park
- Civic space: Phibsborough town centre, Mountjoy/ canal
- Interpretative centre for canal
- Teenage facilities required
- CIE = problem – manage land
- Prevent anti social behaviour
- Waterways Ireland – open waterway
- Broadstone station: use large buildings for community use
- Local sweet shops – small local shops
- Connection to park at back of library
- More permeability, improve east west connection.

#### **Session 6.6**

- Value : Canal- west end, Blessington basin
- Wish: international barge regatta to be reinstated, water facilities, clean up litter, reinstate street litter collection
- Connect Basin and Canal
- Cycling greenbelt
- Upgrade pedestrian routes
- Civic space at Mountjoy
- Keep prison and chimneys for historic value/ quality combine civic / history / cafes quality shops
- Hotel makes Phibsborough desirable, not low grade
- Landscape and lighting – greater quality
- Combine secondary schools for community use: sports

- Allotments / dens
- CIE : unregulated grounds.



# **APPENDIX 2**

## **LIST OF COMMUNITY GROUPS ACTIVE IN THE PHIBSBOROUGH AREA**

- ADHD Support Group
- Cabra Community Council
- Cabra East Community Newsletter
- Cabra Parkside Judo
- Cabra Parkside Karate
- Bethany Bereavement Support Group
- St. Bernard's Mens' Group
- Pilsung Tae Kwon-Do Academy
- Refugee Information Service
- Shandon Pitch and Putt
- Vincentian Refugee Centre
- Blackhorse Twirlers Majorettes
- Panthers Boxing Club
- Cabra West Parish Youth Services
- Cabra Peace Corps
- Cabra Youth Centre
- Dunard Youth Centre
- Phibsborough Scouts
- St. Bernard Youth Club
- Childrens' Mass
- Topaz Twirlers Majorettes
- St. Finbarrs Irish Dancing
- Convent View Meals on Wheels
- Angels Ladies Club
- Sequence Dancing Group
- Cabra Active Retirement and Bowls Club
- Cabra Ladies Club
- Chriost an Ri Bowling Club
- Christ the King Day Centre
- Dunard Court Meals on Wheels
- St. Finbarr's Court Bingo
- DCC Older Peoples' Worker
- St. Finbarr's Bingo
- Opera Group
- Old Folks Wednesday Club
- Sancta Maria Day Centre
- Sancta Maria Ladies Club
- The Luncheon Club
- St. Finbarr's Art Group

# **APPENDIX 3**

**SUBMISSION FROM DEPARTMENT OF EDUCATION**

## Proposed Phibsborough Local Area Plan

Dublin City Council has engaged the services of John Spain Associates on a consultancy basis to aid in the drafting of a Local Area Plan for the Phibsborough area. I was contacted by Deirdre Fallon of John Spain Associates for information with regard to need for a site reservation(s) in the area for educational provision.

On this basis, I have collated the following information –

### POPULATION

#### Current Population

Using population figures from Census 2006, it can be seen that the population of the DED's in the LAP area has increased by approximately 2% from 21,670 persons in 2002 to 22,099 persons in 2006. The current population of the LAP area is projected to be in the order of 14,500 persons.

#### Projected Population

The final populations that will arise are dependant on the housing densities that will be allowed by the local authority. However, I have been provided with a spreadsheet (below) showing potential population on the sites for redevelopment if the densities were 75 and 100 units per hectare.

	Site Area ha	Projected No. Units (Average Density of 100 Units to the Hectare)	Average Household Size across the four DEDs	Projected Population
<b>Mountjoy Prison Complex</b>	7.48	748	2.32	1,736
<b>Dalymount</b>	1.74	174	2.32	405
<b>Phibsborough Shopping Centre</b>	1.09	109	2.32	253
<b>Printing Works (Smurfit Site)</b>	3.75	375	2.32	869
<b>Total</b>				<b>3,763</b>

	Site Area ha	Projected No. Units (Average Density of 75 Units to the Hectare)	Average Household Size across the four DEDs	Projected Population

<b>Mountjoy Prison Complex</b>	7.48	561	2.32	1,302
<b>Dalymount</b>	1.74	131	2.32	303
<b>Phibsborough Shopping Centre</b>	1.09	82	2.32	190
<b>Printing Works (Smurfit Site)</b>	3.75	281	2.32	652
<b>Total</b>				<b>2,947</b>

\*Units of persons per household are an average across all the DEDs included in the LAP area.

**\*Please note - excludes Cross Guns Site and Mount Bernard.**

There is also a current planning application on another site in the LAP area for 213 units – no decision has been made by DCC as of yet. If granted, this would mean an additional population of 494 persons. ( $213 * 2.32 = 494$ )

## **EDUCATIONAL PROVISION**

### **Primary Level Provision**

Using the assumption that 11.3% of the population are of primary school-going age, an increased population of 2447 persons would create a need for 277 primary school places. Working with a PTR of 25:1, this would mean a need for 11 classrooms in the area.

At the higher end of the projected scale, 3, 263 persons would create a need for 369 primary school places which in turn, when working on a PTR of 25:1, would mean a need for 14 classrooms in the area.

If the additional 494 persons are accounted for, an additional 2 classrooms would need to be included.

Currently there is minimal spare capacity at primary level in the general Phibsborough area as shown in the table below -

<b>School</b>	<b>Roll No</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>+/-</b>
St Gabriel's NS	20035H	224	238	220	224	246	<b>9.8%</b>
Scoil Plas Mhuire	20005V	91	97	100	91	84	<b>-7.7%</b>
Georges Hill Convent	05933G	136	140	148	166	198	<b>45.6%</b>
Scoil na Mbrathar	16695E	160	163	170	162	180	<b>12.5%</b>
St Peters NS	20091R	314	313	327	329	366	<b>16.6%</b>
Stanhope Street Convent	09932B	347	316	341	369	378	<b>8.9%</b>
<b>TOTAL</b>		<b>1272</b>	<b>1267</b>	<b>1306</b>	<b>1341</b>	<b>1452</b>	<b>- 14.2%</b>

This apparent spare capacity has been reduced in recent years by decreasing PTR's and increasing special needs resources including learning and language support. Any capacity will be further dissipated as the PTR reduces from 27:1 to 24:1. Therefore, it will be prudent to plan for additional provision of 11 – 16 classrooms to cater for the demand for primary school places emanating from the Local Area Plan and in that context, a 3 acre site should be reserved.

### **Post-Primary Provision**

Using the assumption that 8.5% of the population are of post-primary school-going age, an increased population of 2447 persons would create a need for 208 school places.

At the higher end of the projected population scale, 3,263 persons would create a need for 277 school places.

If the additional 494 persons are accounted for, an additional 42 places would need to be included.

To summarize, there may be a need emanating for between 208 and 319 post primary school places. Current spare capacity as outlined in table below would indicate that the post-primary schools would not be in a position to accommodate the additional pupils at the higher end of the estimation and in that regard, a post primary site reservation of approximately 4 acres would be required.

School	Roll No	2002	2003	2004	2005	2006	+/-
St Declan's College, Cabra	60491L	645	647	655	658	643	-0.3%
St Josephs Secondary School	60843Q	234	236	246	250	273	16.6%
Colaiste Mhuire, Navan Rd	60450U	216	172	173	176	143	-33.7%
St Pauls CBS	604300	264	266	239	203	218	-17.4%
St Dominics College, Cabra	60731F	877	860	847	850	812	-7.4%
Colaiste Eanna, Cabra	701500	149	121	109	106	110	-26.5%
<b>TOTAL</b>		<b>2385</b>	<b>2302</b>	<b>2269</b>	<b>2243</b>	<b>2199</b>	<b>-7.8%</b>

However, School Planning Section would need to examine the extent of post-primary provision in the Dublin 7 area more closely before a definitive statement could be made.

## **SITE RESERVATIONS**

### **Possible Considerations for Re-location**

At present there is one primary school which could be relocated to the area in question - Gaelscoil Bharra. Gaelscoil Bharra is currently P+8 and so could expand to P+12 or even P+16 if relocated to Phibsborough.

There is also another primary school and a post primary school in the area which could, logistically speaking, be relocated to the area. However there are currently other more suitable options in train for these two schools and so relocation to the Phibsborough area would not be feasible.

### **Recommendation**

Given the likely population increase that will arise from the planned redevelopment of Phibsborough and the need for school accommodation in the area at present, I would recommend that a site be reserved of approx 3 acres for primary school provision. I would also recommend that a site of 2-3 acres be requested for Gaelscoil Bharra, given the inherent difficulties that have been experienced to date in securing suitable site/premises in the Dublin 7 area for the school.

In addition, subject to receiving clearer data from the Local Authority in relation to projected population increases and further examination of post primary capacity, there may be a need to reserve a 3 / 4 acre site for post primary provision.

Submitted for observations/approval

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**Stephanie Thompson**  
**School Planning Section**  
**21 June 2007**



# **APPENDIX 4**

## **POPULATION DATA**