BALLYMUN LOCAL AREA PLAN Community and Arts Requirements with regard to CU025 of the Dublin City Development Plan 2022-28

October 2024

Abstract

This report provides an area based response to CU025, outlining arts and community requirements in the Ballymun LAP/ SDRA area.

Dublin City Council Planning & Property Development Department
Forward Planning & Local Area Plans Section
In association with DCC Arts Office and Ballymun Area Office

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Executive Summary

The purpose of this report is to set out future requirements for community, arts and cultural facilities within the Ballymun area in the context of the Dublin City Development Plan 2022-2028 and requirements for new cultural/community facilities under Objective CU025.

Objective CU025:

"SDRAs and large Scale Developments

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

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

Development in Ballymun is guided by the statutory Local Area Plan for Ballymun (2017) and the Dublin City Development Plan 2022-2028, with particular reference to the Strategic Development and Regeneration Area (SDRA) guidelines as set out therein. These two plans provide a local approach to planning and sustainable development and form the basis for an area-based response to Objective CU025 and future community/ cultural requirements.

The Local Area Plan (LAP) objectives for community / cultural amenities were reviewed in addition to the newly published DCC's Arts and Cultural audit for the North West Area (2024). An updated audit of community and cultural facilities within the area was also carried out, see Appendix 1. Outstanding LAP objectives remaining to be delivered have been identified in this report along with new emerging requirements.

Recommendations for the delivery of new community/ cultural facilities have been made based on (1) identified need and (2) having regard to land use designation. This area based response is designed to align with the LAP land use objectives. The remaining vacant sites to be developed are grouped into two categories; (i) mixed use Main Street sites, and (ii) residential neighbourhood sites, each fulling distinct but complimentary roles in the creation of a sustainable town.

Where sites are identified and zoned for "mixed use" activities, then the requirement to provide cultural/arts and community uses should be met on site. Needs suited to the Main Street include community/ arts office provision, entertainment uses, buildings for health and wellbeing, artists workspaces and live-work spaces, collaborative workspaces, religious centres, buildings for education purposes/ library provision. In limited circumstances provision for off-setting some of the 5% CU025 requirement may be made to meet needs identified in this report or via further analysis, e.g. the fit-out of the Coultry Road units for artist/ community uses as part of the delivery of other Main Street sites.

Where sites are identified and zoned for "residential use" it is considered that cultural/arts and community provision may be provided off-site. Existing priorities for Dublin City Council include ongoing support for axis, the delivery of a redesigned Cearnóg an tSeachtar Loach, upgrades to the Ballymun Leisure Centre, the Poppintree Community and Sports Centre and the provision of a new community building in place of the "lighthouse" in Sillogue. The report also recommends further analysis with regards to the provision of housing for the elderly and the disabled to ensure that this community need is met in the build out of the remaining sites.

Outstanding LAP Objectives/ Identified Needs Analysis

Outstanding objectives identified in the LAP remain statutory requirements and are listed alongside new priorities identified in the arts and cultural appraisal of the North West Area, and from analysis of the updated audit of facilities.

Social, community and cultural categories are listed as per the Development Plan.

Arts & Culture

- Delivery of Cearnóg an tSeachtar Laoch
- Delivery of evening/ night-time entertainment venues
- Fit out of the "Coultry Road units
- Support for axis
- Provision of purpose-built workshops/ education spaces and artists' workspaces and live-work spaces
- New civic/ cultural space at St. Pappin's Square
- New public art

Community, Youth & Recreational Facilities

- Upgrades at Poppintree Community & Sports Centre
- Refurbishment works at the Ballymun Leisure Centre
- Provision of a new community facility at the "Lighthouse" in Sillogue
- Upgrades and enhancement to local school halls to facilitate enhanced use out of school hours

Civic & Commercial

- Delivery of office/ commercial space
- Fit out of vacant existing retail units
- Consider proposals for a new library /education centre

Where spaces are provided to specifically meet the needs of local/ community/ arts groups, this space shall be deemed to contribute to the requirements under CU025.

Health & Wellbeing

- Provision of additional GP/ dentist / medical facilities
- Development of Site no. 20 of the LAP for medical related facilities

The Elderly & the Disabled

- Provision for nursing home, assisted living and respite care for the elderly
- Provision for residential/ respite homes for persons with disabilities.

Religious Centres

• The provision of alternative/ multi-faith centre as a new community use

Open Spaces, parks and playgrounds

 Works which are required to upgrade pitch provision, provide amenities to aid recreational and sporting use of parks/ pitches may be considered to

Schools & Childcare

 The provision of land for a new school / adult education provision, shall be considered to meet CU025 objectives.

meet community requirements under CU025

- New facilities to replace the "Lighthouse" including provision for afterschool care
- Upgrades to school halls/ facilities for afterschool use

Many of the outstanding projects identified in the report relate to Dublin City Council facilities and amenities. Where DCC is developing residential sites in Ballymun the implementation of the above projects may be considered to meet requirements under CU025. Where development by others is proposed, then a financial contribution towards these specific works; or the carrying out of the works may contribute towards CU025.

The City Council area office in Ballymun will maintain a list of local groups who are seeking new accommodation/ community offices, and this list will be made available to developers who may consider providing bespoke community space to meet requirements under CU025. Where new cultural and arts facilities are proposed applicants are advised to contact the City Council's arts office. Developers will be encouraged to apply the principles of co-design with end users to ensure spaces are designed to optimise occupancy and to deliver community/ cultural uses on site.

Building Culture - Culture Infrastructure Toolkit | Dublin City Arts Office

1.0 Introduction

The purpose of this report is to set out future requirements for community, arts and cultural facilities within the Ballymun area in the context of the Dublin City Development Plan 2022-2028 and in particular with regard to requirements for new cultural/ community facilities as per Objective CU025.

Ballymun is an area that has undergone significant regeneration over the past 25 years and has benefitted from a myriad of new facilities provided as part of the regeneration process. The remaining lands available for redevelopment are guided by the statutory Local Area Plan for Ballymun (2017), and the Strategic Development and Regeneration Area (SDRA) guidelines as set out in the Dublin City Development Plan 2022-2028. These plans provide a strong area based approach to sustainable development, and it is proposed to utilise them to provide an area based response to Objective CU025 and future community/ cultural requirements.

The Local Area Plan objectives for community / cultural amenities are reviewed within this report, alongside DCC's Arts and Cultural audit for the North West Area. An updated audit of all community and cultural facilities within the area was carried out and is available as Appendix 1. Outstanding LAP community and cultural objectives are identified along with new emerging requirements, with recommendations made based on need and land use designation. This area based response is designed to align with the LAP land use objectives and to foster a range of facilities that supports the local community and provides vitality and vibrancy within the area, whilst meeting statutory requirements within the context of the current Dublin City Development Plan 2022-2028.

Whilst every effort has been made to identify current need within the area, this report does not intend to prohibit new responses to cultural or community facilities that may arise over the course of the Development Plan. Where deviations are proposed they should be based on an updated needs analysis at pre-Planning stage in the development management process.

2.0 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 (hereafter referred to as the Development Plan), requires the delivery of key social, community and cultural infrastructure as a central component in the delivery of sustainable and healthy communities. Definitions of what these facilities and their uses pertain to are included within Appendix 1, Social, Community & Cultural Audit. The Development Plan also contains a series of area specific guiding principles and frameworks for parts of the city where significant development and regeneration is likely to occur. Ballymun is a designated SDRA – Strategic Development and Regeneration Area within the Development Plan.

2.1 Social and Community Infrastructure

The Development Plan has as a core objective the promotion of the "15-minute city". This is a concept that envisages that within 15 minutes' walk or bike from where they live, that people should have the ability to access most of their daily needs. This should include a wide variety of social, community and cultural infrastructure, inclusive of but not limited to *Facilities like schools, health*

centres, childcare facilities, libraries, recreation, sports, cultural facilities and playgrounds, all of which can function as a focal point within their neighbourhoods and can provide venues for social activities and events. (DCDP Section 5.5.8 Social and Community Infrastructure).

Where large scale housing development or regeneration is being carried out, the Development Plan seeks the delivery of key social and community infrastructure within the first phases of development where feasible. This frontloading approach was very much to the forefront in the regeneration of Ballymun as detailed below under Section 3, and as evident in the LAP and the availability of existing facilities.

It is also a specific objective of the Development Plan "To carry out and maintain an audit of community infrastructure for Strategic Development and Regeneration Areas, where appropriate, Objective QHSN014. An updated audit for the Ballymun SDRA has been carried out to inform this report, see Appendix 1.

2.2 Cultural Requirements

The Development Plan places a strong emphasis on the need to support cultural vibrancy in the City, with Chapter 12 of the Development Plan containing policies and objectives which seek to both protect existing cultural uses such as theatres, art galleries, night clubs, historic public houses etc, ensuring that they are given space to continue to serve the people of Dublin, and also to encourage and foster new cultural offerings that reflect a changing and diverse city. Specific objectives for new artist's workspaces and live-work space, music rehearsal and performance spaces, support for the audio-visual sector all seek to grown and encourage cultural diversity within a changing city. To assist in this delivery the Development Plan introduces a new requirement for all SDRA's and large scale developments, under **Objective CU025**:

"SDRAs and large Scale Developments

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

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

The Development Plan also includes an objective to carry out a new audit and implementation plan for each administrative area of the City with regards to cultural and artistic spaces:

CUO44 Cultural and Artistic Space Audit: To aim to undertake during the life of the development plan, an audit and implementation plan for each Electoral Area of the Council to assess the current and future needs with regard to cultural and artistic spaces, (including music) and to set a series of actions, policy tools and initiatives to address identified shortfalls

Following adoption of the Development Plan DCC commissioned consultants to undertake research into the provision of arts and culture infrastructure in the Dublin North-West area. The Dublin North-West Arts and Cultural Infrastructure Research paper (2024) has been completed and key findings from this are referenced and included within this report (see Section 4.1 below).

The Dublin City Arts Office has also published a suite of documents, under the title of *Building Culture – Culture Infrastructure Toolkit* which comprises a suite of documents to assist developers and planners alike in implementing the requirements for CU025 with regards to Arts provision.

Building Culture - Culture Infrastructure Toolkit | Dublin City Arts Office

2.3 Strategic Development and Regeneration Area

Ballymun is a designated SDRA – Strategic Development and Regeneration Area No. 2, under the Development Plan, with the SDRA aligning both in area and objectives to the adopted Ballymun LAP 2017. SDRA 2 of the Development Plan, states:

"Remaining development sites will be guided by the Local Area Plan for Ballymun and the high level guiding principles set out below, including the following:

"To consolidate existing social and community facilities; existing sports and recreation facilities; and open space areas to maximise their use by the whole community."

Each of the LAP sites are identified in SDRA 2 of the Development Plan, shown below as Figure 1, with future development sites categorised as either "residential" within the neighbourhoods, or as "mixed use" centred along the Main Street.

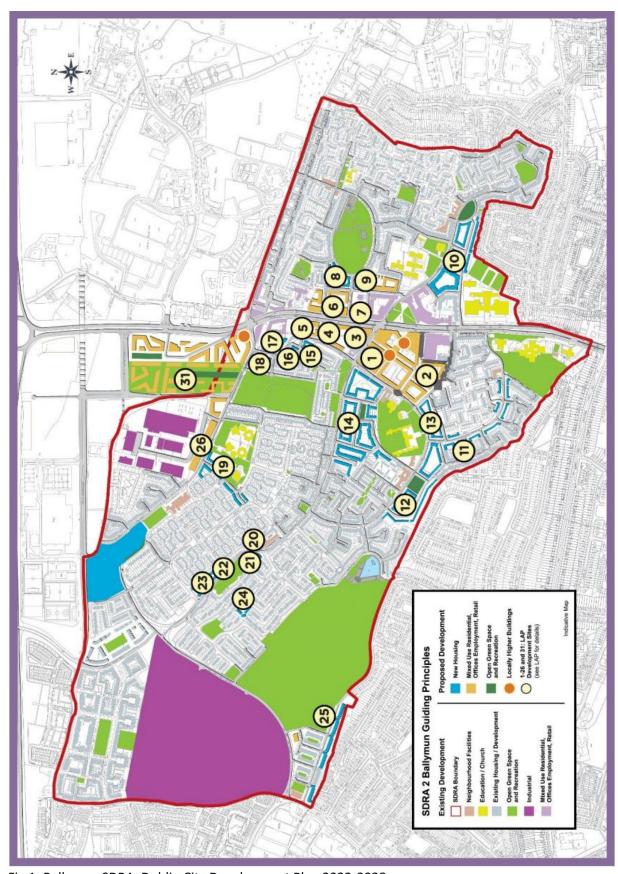


Fig 1: Ballymun SDRA, Dublin City Development Plan 2022-2028

3.0 Ballymun Local Area Plan 2017

The Ballymun Local Area Plan (LAP) 2017 was adopted by Dublin City Council in October 2017, as a 6-year statutory land use plan that was subsequently extended until October 2027.

The Plan was made to safeguard investment already made in the area and to assist the completion of one of the largest regeneration projects in Europe.



3.1 Ballymun Regeneration

A government decision in 1997 to regenerate Ballymun led to the establishment of Ballymun Regeneration Limited (BRL) and the publication of the Ballymun Masterplan in 1998. This Masterplan was the initial guiding document for the physical, social and economic regeneration of the area, and over two decades BRL guided the area through an immense transformation, including the demolition of 36 no. flat blocks (2,820 residential units) and the construction of c. 3,350 new homes.

Alongside the housing regeneration there was significant early investment made in providing new community, cultural and recreational facilities. The first building completed as part of the regeneration programme was the axis centre, a new arts and community resource centre providing a local theatre, dance, exhibition and recording space and new offices for a number of local community/ arts groups. Also delivered on the Main Street were two new hotels, the Ballymun Leisure Centre and the repurposing of the old boiler house to accommodate the Rediscovery Centre. The Ballymun flats had also been home to approximately 100 community organisations for each of whom new accommodation was sought, and by the time the last flat block in Ballymun was demolished in 2015, the area had benefited from a myriad of new and upgraded amenities and facilities.

Following the final demolition which coinciding with a wider economic slowdown in the early 2010s, the decision was made to wind down BRL and transfer its functions and responsibilities to Dublin City Council. To assist in bringing the regeneration to a successful conclusion the City Council in turn prepared and adopted the 2017 Ballymun Local Area Plan. Based on the Ballymun Masterplan, this plan provides a statutory basis to guide the development of the remaining vacant lands.

3.2 Adoption of the Ballymun Local Area Plan 2017

The Ballymun Local Area Plan (LAP) covers an area of c. 270 hectares as per Fig 2. In 2017 when the Plan was made there was c. 33.44 hectares of land available for development within the LAP area, and an additional c. 24 ha within the adjoining Balymun M50 lands (i.e. outside the LAP boundary in Fingal County Council, but under the ownership of DCC). The sites available for redevelopment within the LAP were estimated to be capable of delivering between 1,500 and 2,000 no. new residential units and 150,000 sq.m. commercial / mixed use development.

The LAP, which underwent extensive public consultation sets out the following agreed vision for the area:

"To create a successful and sustainable new town; which provides for and supports a thriving local economy, which caters for people across all spectrums of their lifecycle in both their house type and tenure and where communities are supported by the appropriate social, sporting and cultural amenities". (underline for emphasis in this context)

The following Key Principles were also established:

- KP6: To consolidate existing social and community facilities to maximise their use by the whole community.
- KP8: to consolidate existing sports and recreation facilities and open space areas to maximise their use by the whole community.

The emphasis on consolidation of social, community and recreational facilities is emphasised throughout the LAP and was a reflection of the high level of amenities that already existed and/or were newly provided during the regeneration process, with the aim to ensure that those facilities were well maintained and utilised. The focus on culture and the arts is predominantly centred on axis, emphasising the need for on-going support of this key amenity and supporting efforts to brand Ballymun as a centre for the arts.

The key objectives of the LAP relating to arts and culture and social, community and recreational amenity are detailed in the following sections.

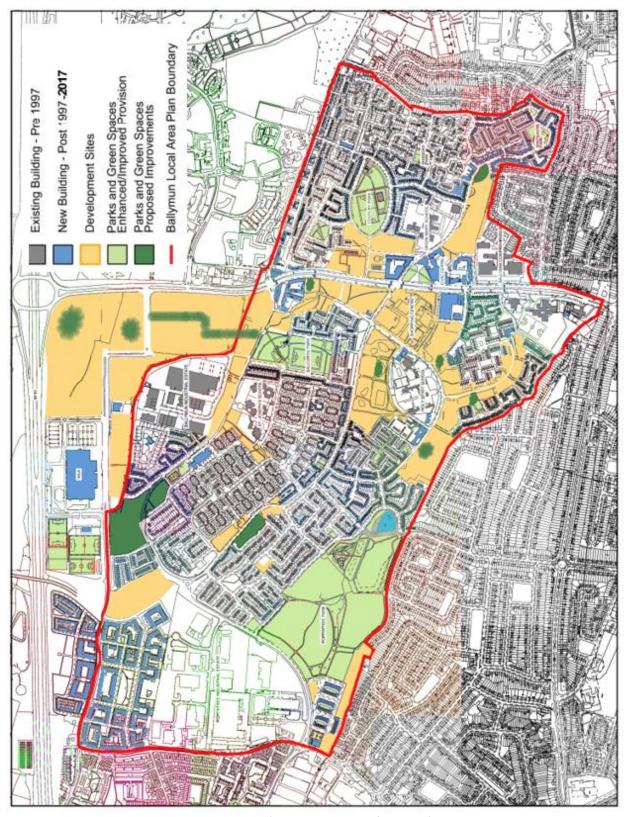


Fig 2: LAP Boundary and Development sites (Fig 6: Overview of the LAP)

3.3 Arts and Culture LAP Objectives

The axis centre is the key centre for arts and culture within Ballymun. Containing a 200 seat theatre with additional performance and exhibition space and recording studios, it is also home to a number of local arts and community groups. It is recognised in the LAP for the essential role it plays in the development of arts and culture both locally through its engagement programmes but also on a wider national level:

"It is this link between the community and arts practices and the local and national level that should be promoted and nurtured to further artistic and cultural development. It is a specific aim of the LAP to support axis's desire to brand Ballymun as a hub for culture, arts and innovation."

Objective E015: It is an objective of Dublin City Council to support the branding of Ballymun as a hub for arts, culture, centred round axis Ballymun.

Dublin City Council as core funder continues to support the work of axis on an on-going basis.

The LAP also identifies the need to reconfigure the civic plaza to the front of axis, Cearnóg an tSeachtar Laoch; to assist in enhancing the setting and use of axis and to help bring the arts out into the public sphere.

Objective E07: Support the reconfiguration of Cearnóg an tSeachtar Laoch to provide a high quality civic space with cycle parking within the heart of Ballymun.

A redesign of the plaza took place following the LAP with planning approved in 2021 (Part 8, Ref. 3131/21). Construction of this space is underway and due for completion in Q1 2025.

Art in the locality; Percent for art programme Ballymun

"Breaking Ground" was BRL's public arts programme during the regeneration process, utilising the Government's per cent for art scheme. It placed arts and culture as a central tenant of the regeneration process and created opportunities for collaboration and creative innovation by artists and residents across a spectrum of projects in every art form from theatre to installation and from permanent works to project based commissions.

From the period of 2001-2009 Breaking Ground oversaw:

- 45 art commissions
- Engaged 88 artists
- Released 48 publications and related material
- Held 446 events (performances and exhibitions)

Seventeen prices of permanent art were installed as part of this programme, with sixteen remaining in the area. This includes significant landmark sculptures in the public domain such as "Misneach" the equestrian sculpture located at the Trinity Comprehensive school and "Cathode: Anode" a bronze sculpture at the entrance to the Ballymun Civic Centre. Inside the Civic Centre there are also a significant number of art works installed. See Appendix 1 for a full list of the permanent installations arising from the Breaking Ground programme.

"There is a significant legacy of permanent art works both outdoors and indoors and many residents who have been touched by their contribution to the programme. In all of the economic and utilitarian

analyses of art it is in the end about curiosity and pleasure. I genuinely hope that these works and programmes will continue giving pleasure and stimulating curiosity for many years to come" (Ray Yeats, Artistic Director of axis in 2009, now DCC City Council Arts Officer).

Future requirements for new public art are set out in the Development Plan, Objective CU058, which requires the provision of new public art in developments which exceed 25,000 sq.m..

3.4 Social & Community LAP Objectives

During the preparation of the LAP a detailed audit was carried out to inform the Plan of existing facilities in the area and to identify gaps in services. This audit is captured in Figure 3 below, (LAP Figure 5: Social Infrastructure) which details the various civic amenities, neighbourhood centres, community and leisure centres and schools, and Figure 4 (LAP Figure 10: Parks/ Plaza and Recreational Areas). The considerable investment made during the early phases of regeneration is noted in the LAP:

"Neighbourhood Centres and related facilities including parks and open space have been largely completed as per the objectives of the Ballymun Masterplan. Community groups and organisations were relocated from the flat blocks into more suitable community space assisting the delivery and improvement of service provision for the local community. The provision of axis (arts and community resource centre) within the heart of the Main Street provides a dedicated focus for arts and community groups within Ballymun, and is also a destination space in its own right, bringing people into the area. The upgraded and expanded Poppintree Community and Sports Centre; the new leisure centre and swimming pool; the RECO youth facilities building; Meakstown equestrian facility and other sporting and community venues have enhanced the provision of community facilities in Ballymun."

With such a strong focus on community provision throughout the early phases of the regeneration, the LAP objectives, as agreed through an extensive pubic consultation process, focus on the need to upgrade or maximise the use of the existing facilities, with ease of access and longer opening hours identified. Pertinent Objectives relating to Social and Community provision within the LAP include:

Objective SC1: Ensure that all community facilities are optimally utilised.

Objective SC3: Work with the Department of Education and Skills to determine the need for a second level Irish school in the area.

Objective SC6: Explore options for the creation of further education hub/life-long learning centre with DCU in the community, Youth Reach/CDETB, and Ballymun Job Centre under the remit of the Social Regeneration sub-committee in partnership with the City Council.

Following the adoption of the LAP, a working group was set up (chaired by the Lord Mayor) to explore options for an Irish secondary school and consultations were held with the City of Dublin Education and Training Board and the Department of Education. To ascertain demand the group explored the option of providing an Aonad lán-Gaeilge, which is a separate Irish speaking unit within an existing school, however this facility did not progress.

Both the LAP and the Development Plan identify lands for institutional and community use to the west of the Main Street (zoned Z15). It is considered that these lands have the capacity, subject to redevelopment, to deliver significant additional education facilities should the demand exist.

Exploring options to relocate the Ballymun library is also discussed within the LAP and is an objective of the Development Plan. A feasibility exercise on this objective remains to be carried out prior to Site 1 being redeveloped.

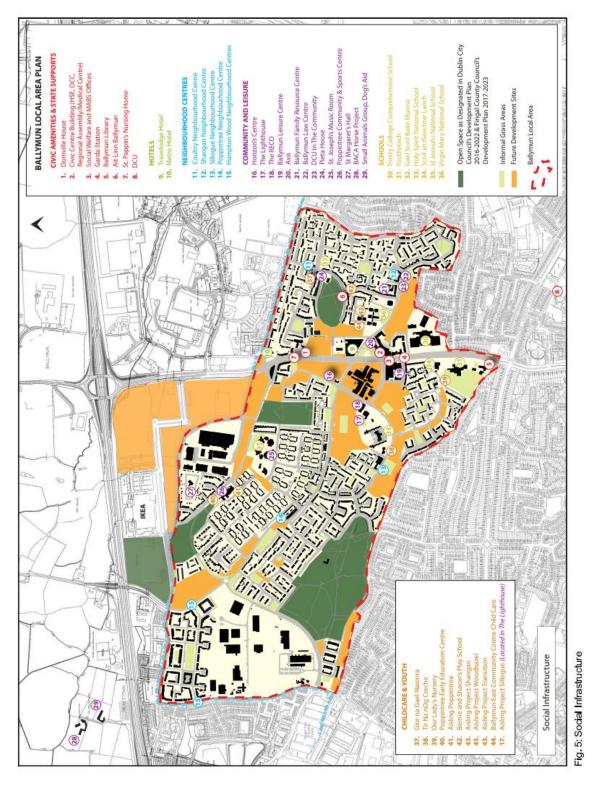


Figure 3: Social and Community Infrastructure (LAP Fig 5)

3.5 Open Space, Sports & Recreation LAP Objectives

Open spaces are well provided for throughout Ballymun with a hierarchy of defined spaces set out within the LAP; from the regional flagship Park at Poppintree Park, district parks at Coultry and Balucrris Parks and a series of smaller local parks and green spaces. Both existing and planned open spaces are captured in Figure 4 below (Figure 10 of the LAP), with each of these spaces updated within Appendix 1.

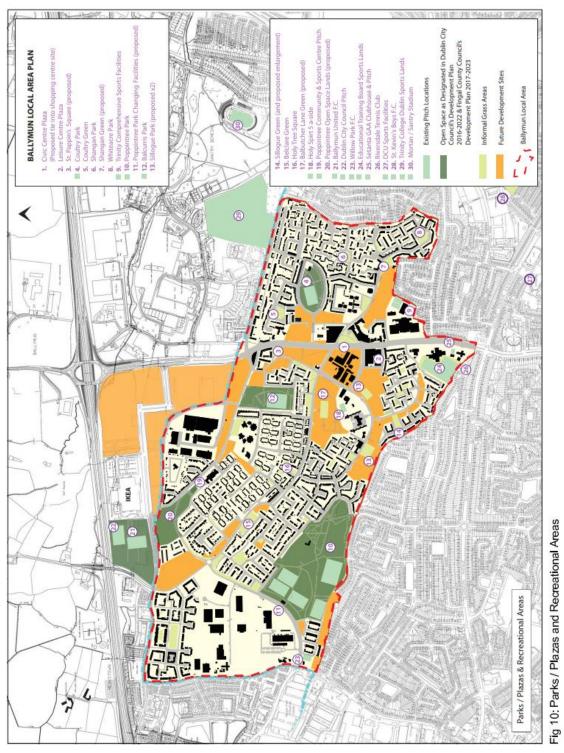


Figure 4: Open Spaces and Recreational Areas

The area is also well catered for by recreation and sporting facilities and is home to a wealth of sporting groups. To inform the LAP a Sports & Recreation workshop was held with the local sporting community to assist in identifying priorities for the area, and these priorities informed many the objectives for the LAP, updated below.

Objective SR01: Work with Trinity Comprehensive School to develop a sporting hub for the school and community and explore options to provide a synthetic pitch.

Objective SRO2: Support the continued use of the lands at the back of the old Trinity Comprehensive for recreational purposes.

The Trinity Comprehensive School contains a large indoor sports hall with gym, a 40m x 50m floodlit astro-turf pitch, 3 no. tennis courts, and the futsal dome. The Futsal dome (BRL Umbro Arena) was opened in 2009, provided by BRL during the regeneration project. Built to incorporate Ireland's National FAI Futsal Centre, the dome remained largely unused due to structural issues with the roof. The school has however recently received funding to carry out repairs to this structure and it should be available for use in the near future.

Widely used by various groups outside of school hours, the Trinity Comprehensive school serves as a sporting hub for the wider community. It is also an objective of the Dublin City Council Sports Plan 2024-2029, "Dublin City: More Active, More Often", to explore and incentivise schools and other institutions to share and / or extend access to their facilities. This plan as adopted offers further potential for enhanced collaboration between the school and the City Council.

Objective SRO3: Provide changing facilities within Poppintree Park.

This objective has been met with DCC providing new changing facilities in 2018. Further enhancements to the Park since the LAP are detailed in Appendix 1.

Objective SRO5: Improve use of the pitch at Balcurris Park (including the provision of new ball catching nets).

This objective has been met with further enhancements carried out since the LAP as detailed in Appendix 1.

Objective SRO6: Improve and upgrade Belclare Green in tandem with the build out of the adjoining sites (i.e. site brief nos. 20-23).

Dublin City Council carried out new tree planting to this space, see also Appendix 1.

Objective SRO7: Support the provision of new sporting activities / clubs in the area.

Since the LAP DCC has continued to upgrade the local parks and amenities, as detailed in Appendix 1. Of particular note, the provision of a new cricket crease in Poppintree Park has provided a home for the Finglas Cricket club, a new north Dublin club established in 2015. Plans for the Poppintree Community and Sports centre for 2024 include the provision of a new informal basketball area and upgrading to the outdoor space. The Dublin City Council Sports Plan 2024-2029 will provide an ongoing basis for supporting new sporting activities and clubs that may arise into the future.

Objective SRO8: Provide new neighbourhood parks at Shangan Road, Sillogue Road (x2), Balbutcher Lane and Main Street as per the Site Briefs set out in Chapter 6. These spaces should be appropriately designed and landscaped in consultation with the Parks Department. Development sites not required to provide open space shall provide a development contribution to support the delivery and maintenance of open space.

Delivery of all of these new parks is underway as follows:

- Shangan Road: New local park Shangan Green received planning permission in 2022, to be provided alongside 93 no. new residential units as part of Site 10. The construction of this scheme is due to commence by year end 2024.
- Sillogue Park (x 2) new local parks as per LAP: Both of these new parks are in design stages and are to be delivered alongside new housing schemes for Site 12 and Site 13. Site 12 is due to be submitted for planning in 2024 and Site 13 in 2025.
- Balbutcher Lane Green: a new local park is included within Site 14 proposals for new housing, which is at advanced design stage and due for planning in 2024.
- Cearnóg an tSeachtar Laoch, Main Street: the redesign of the central Civic Plaza was granted planning in 2021 (Ref. 3131/21), and construction is on site in 2024.
- St. Pappin's Square, Main Street: this proposed new civic space is at design stage, included as part of a wider housing delivery of sites 5, 15-18, due to lodge for planning in 2024.

Objective SRO9: Review the use of the Z9 lands to the west of Carton Terrace and south of St. Margaret's Road, to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skate and bike park, and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan). Pursuant to the above objective, Dublin City Council carried out an analysis of the Carton lands, and based on various considerations the decision was made to rezone much of these lands from "Z9" open space to "Z1" residential. There remains however lands zoned as open space to the immediate west of the Poppintree Community and Sports Centre that could be considered for a skate/ bike park subject to demand/ future needs assessment.

In addition a feasibility exercise was carried out for Site 14, subsequent to which DCC have entered into discussions with the Ballymun City Farm group, exploring the possibility of allocating land for a City Farm (with allotments) within Site 14. This is subject to on-going exploration/ discussion.

Objective SRO10: Explore the provision of a skate and bike park within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco).

This objective should be reviewed following the outcome of discussions regarding Site 14 and the possible allocation of this site for a City Farm.

Objective SRO11: Explore the use of the 'left-over' open space to the south of the Virgin Mary NS in tandem with the development of the housing site to the south (site no. 10).

This road verge open space shall be reviewed as part of proposals for delivering Site 10 to the immediate south of this space.

Objective SRO12: Explore options for the provision of a new GAA facility that will provide a new home for Ballymun Kickhams.

A feasibility exercise was carried out for Site 31 which identified options for delivering half of the site for GAA use and half for high density residential/ mixed use development. Subsequent to this, DCC have entered into discussions with Ballymun Kickhams exploring the option for locating a new GAA facility at this location.

Objectives SR04 and SR013 relate to sites within the "Ballymun M50" lands within Fingal County Council, relating to pitch use and a parcel of "left over" open space.

Objective SRO4: Maximise the use of the sporting lands to the immediate west of Ikea for use by the whole community.

The "Ikea pitch" is used on a regular basis by Ballymun United FC, and remains available for other clubs to use.

Objective SRO13: Explore the future use of the DCC lands to the immediate west of Ballymun United, for amenity or housing in collaboration with Fingal County Council and following the outcome of South Fingal Fringe road study.

The South Fingal road study was completed and an extension to the Sillogue Bridge road north of the M50 was carried out linking to the Horizons Business Park. The road south of the M50 however remains closed. DCC are currently considering the future use of these lands.

3.6 Civic/ retail/ commercial space LAP Objectives

The provision of space for local retail and office can also play an important role in addressing the arts and community space needs of an area by providing spaces and opportunities for local groups. The LAP seeks to deliver mixed uses along the Main Street pertaining to retail, office, commercial and entertainment space, (Objectives E01, E02, E04, E05), and to support the local neighbourhood centres provided in Coultry, Shangan, Sillogue and Poppintree, which provide a mix of retail, office and community spaces (E06).

Objective E01: complete the redevelopment of the Ballymun Main Street, including the shopping centre site, and attract new employment generating uses.

Objective: E02: Demolish the existing shopping centre to make way for a new high density, mixed use development

Objective E04: provide for additional office space along the Main Street

Objective E05: provide for additional retail along Main Street

Objective E06: support the provision of local retail needs within the neighbourhood centres.

Since the LAP was adopted, DCC have completed the demolition of the Ballymun Shopping Centre and this site is now available for redevelopment (albeit taking into account the proposals for Metro link).

New developments along the Main Street have provided space to a number of groups and organisations, for example a new gym within the Aspen building and offices for the Legal Aid Board above Lidl.

The neighbourhood centres which provide small scale retail and office space accommodate a range of organisations some of which have altered and changed since the LAP. Appendix 1 provides a breakdown of these various facilities and their current user groups. These centres whilst all complete have a number of vacant units. The LAP also provides for an extension to the Poppintree Neighbourhood Centre in the future (site 20 of the LAP).

4.0 Outstanding LAP Objectives/ Identified Needs Analysis

As evident from the LAP update provided in Section 3 above, there has been significant and on-going implementation of the objectives of the LAP with regards to community, arts and cultural amenities, with a number of projects in the pipeline for delivery over the next few years. These objectives remain key statutory requirements for the build out of the area, and as a significant landowner within Ballymun, Dublin City Council continues its role in implementing these objectives and in maintaining those facilities already provided.

Alongside the LAP updates, two key audits have contributed to providing an update on the current identified needs for the area, as follows:

- (i) The *Dublin North-West Arts and Cultural Infrastructure Research* paper (2024), as per objective CUO44 of the Development Plan, has provided an up-to-date analysis with regard to cultural and artistic spaces, and identifies priority areas for enhancing arts and culture within the area. The key findings of this report are included below (Section 4.1).
- (ii) The updated audit of community infrastructure for the SDRA, (as per Objective QHSN014), and included here as Appendix 1, details the current provision of the following community infrastructure:
 - (i) Civic and Commercial Infrastructure (Main Street & Neighbourhood Centres)
 - (ii) Community, Youth and Recreational Facilities
 - (iii) Health & Wellbeing
 - (iv) The Elderly and Disabled Facilities
 - (v) Religious Centres
 - (vi) Open Spaces, Parks, Playgrounds, Pitches
 - (vii) Schools & Childcare

Each of the above categories are summarised below, alongside outstanding LAP objectives/ needs as identified. Delivering the identified outstanding needs should be addressed in the development of the remaining available sites.

As stated in the introduction, whilst every effort has been made to identify current need within the area, this report does not intend to prohibit new responses to cultural or community facilities that may arise over the course of the Development Plan. Where deviations are proposed they should be based on an updated needs analysis at pre-Planning stage in the development management process.

It is also noted that the newly adopted Dublin City Council Sports Plan, *Dublin City: More Active*, *More Often Dublin City Council Sports Plan 2024-2029*, may identify and introduce new objectives for the area, with a key aspect of the plan focused on the provision of quality facilities and spaces. It proposes to explore and incentivise schools and other institutions to share and / or extend access to their facilities to wider populations, and to maximise the level of sporting and physical activity within the pubic green areas and open spaces. Alongside an examination of facilities, the Plan proposes to focus on the delivery of programmes and activities that target diverse groupings of people and ensure optimisation of resources, also a key objective of the LAP.

4.1 Arts & Culture

Dublin North-West Arts and Cultural Infrastructure Research (2024)

In accordance with Objective CU044 of the Development Plan DCC commissioned consultants to undertake research into the provision of arts and culture infrastructure in the Dublin North-West area, the results of which were published in the *Dublin North-West Arts and Cultural Infrastructure Research* paper (2024).

Research for the paper was undertaken via a series of questionnaires, interviews and focus groups to determine local opinion on the provision, use and availability of local culture. The area covered by the research includes Ballymun in addition to Finglas and Whitehall areas. Feedback from these focus groups included 50% of respondents disagreeing or strongly disagreeing that Dublin North-West currently has a strong arts and culture scene.

When questioned what types of arts and cultural spaces the Dublin North West area needs the most, the survey respondents answered as follows;

- 64% said purpose built workshops/ education spaces
- 62% said artist's workspaces.
- 61% collaborative community spaces
- 59% small-scale performance and events spaces, and
- 52% arts centres.

"When exploring the responses of those who said they were artists, or who had a professional interest in the arts, the priority changed somewhat. Artists' Workspaces became the most popular choice at 81%, with Collaborative Community Spaces (Makerspaces) the second most popular choice at 66%."

"During focus groups, participants were also asked about the places where they engage in their local area and in the wider city. Anecdotally, people in Ballymun were more positive and satisfied with the offer in their local area, compared to people in Finglas. Although most participants across the whole area did sometimes go to Dublin city centre to engage with arts and culture, it seemed to be only occasional. People in Ballymun were more likely to stay local."

The focus groups were also asked what they would change about the offer of events and activities in Dublin North-West, with the following three requests dominating:

- 1. A multidisciplinary venue, similar to Axis, located in Finglas.
- 2. Better communication around what's on and funding opportunities.
- 3. Rehearsal and studio spaces for artists.

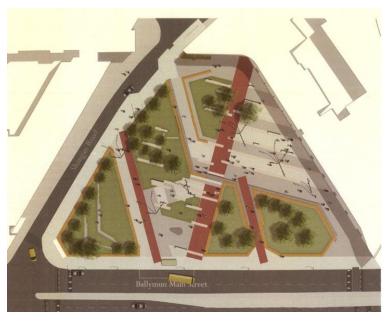
Participants in the research felt that a lack of awareness of upcoming events (74%) was the single most important factor limiting their participation in Dublin North-West. The second most important factor was a perception that there were better events elsewhere in the city (52%). This aspect of the research would suggest that enhanced participation could be achieved through the use of increased marketing and promotion of events locally.

With regards to "space", the research paper concludes with an analysis that "there is a clear demand for additional venues and locations to both engage with and create art.... The clear emphasis on both

purpose-built workshop / education spaces and artists workspaces means that we would recommend the provision of these spaces as a priority".

Outstanding LAP Objectives

The Main Street sites within the LAP are identified for mixed-use activities and zoned accordingly in the Development Plan ("Z4" zoning). Axis and the two hotels have greatly assisted in creating a night time economy, however it is also acknowledged that with the demolition of the shopping centre site there is no longer a late night entertainment venue in the area. There remains a need for additional spaces that contribute towards an evening / night time economy in the centre of Ballymun. The provision of entertainment venues, cinema, nightclubs/ music venues and restaurants would greatly contribute towards the creation of a vibrant evening culture and in turn contribute towards meeting CU025 requirements.



Cearnóg an tSeachtar Laoch

A new design for the Civic Plaza, Cearnóg an tSeachtar Laoch was granted planning in September 2021 (Part 8, Ref. 3131/21), detailing a new performance space, amphitheatre, relocated sculpture "Anode" and an enhanced outdoor area with seating next to the entrance to axis.

DCC commenced construction of this new space in 2024 with work due to finish in Q1 2025 providing significant enhancements to the area.

Coultry Road Units:

Early in the regeneration process Ballymun Regeneration Ltd entered into a development agreement for the delivery of 6 no. artist's workshops as part of a wider mixed use scheme. Work commenced on the delivery of this scheme which today contains the Travelodge hotel and Plaza apartments. The 6 no. ground/first floor workshops however remained vacant and under the developer's control. DCC is engaging with the developer seeking to take over these units and to fit them out for arts / cultural / community use, as originally planned. The use of the units for artists workspaces and collaborate workspaces would in turn meet the priority need as identified in the arts and culture research outlined above. Further liaison with DCC's arts office is required to identify specific uses/ users for these units as they come on stream.

Outstanding need/ Future requirements:

- Delivery of the newly designed civic plaza at Cearnóg an tSeachtar Laoch with new performance space, amphitheatre, relocated sculpture "Anode" and an enhanced outdoor area located next to axis.
- Provision of evening/ night-time entertainment venues within the sites zoned for mixed use "Z4" in the Development Plan, focused on the Main Street.
- Fit out of the "Coultry Road units" for arts/ culture/ community use. This may be undertaken by DCC and/or in combination with third parties in lieu of on-site requirements.
- Support for axis as the key venue for arts and culture within Ballymun.
- Provision of purpose-built workshops/ education spaces and artists workspaces and live/work spaces within lands zoned for mixed-use development, as identified as a priority need in the Dublin North-West Arts and Cultural Infrastructure Research paper (2024).
- Site 5: The LAP brief for this site includes a requirement for a "hard standing open space to the south of Santry Cross; St Pappin's Square, to provide an important vista across to St Pappin's Church, one of only two historic and protected buildings in Ballymun, dating to c. 1797."
 Depending on the nature and use proposed within this space, its celebration of local culture and the availability of adjoining open space, the delivery of this civic space may contribute in part towards CU025 requirements where there is a demonstrated clear relationship between the use of the space and future cultural/ art operators.
- Provision of new public art in developments which exceed 25,000 sq.m. as per the Development Plan Objective CU058.

4.2 Civic & Commercial Facilities: (Main Street and Neighbourhood Centres)

Ballymun is well provided for in terms of civic facilities along the Main Street, with new buildings provided during the earlier regeneration phases including the Civic Centre, the Garda Station, Ballymun Intreo and MABS all providing a civic hub to the east of Main Street. The Civic Centre itself provides accommodation to a number of key providers including DCC, the HSE, Citizen's Information, Ballymun Job Centre and banking facilities. These spaces are complemented by the office provision within axis, new offices above the Lidl store, and local neighbourhood centre community office space.

The provision of office space is considered a key aspect in delivering a mixed-use town centre that supports the "15-minute" city and is essential for civic, commercial, community and cultural activity. Additional fitted-out office space should be considered for lands zoned "Z4/ mixed use" along the Main Street. Site 4 in particular lends itself well to office provision, with sites 1, 2, 6, and 7 also suited for additional office/ commercial space. Where office/ commercial space is provided to cater for local community or arts groups, this space may be considered to meet requirements under CU025. It is a recommendation of this report that Dublin City Council will maintain a list of local groups who are actively seeking space which can be shared with developers of sites within the SDRA.

Within the four Neighbourhood Centres, at Poppintree, Shangan, Sillogue and Coultry local retail and office space is used by a number of local groups including the Ballymun Community Law Centre and DCU in the Community. Existing vacancies within the Shangan Neighbourhood Centre and along the Main Street suggest a low demand at present for small scale retail units. It is expected that as the remaining sites are developed and the population increases this should enhance the demand for and

economic viability of these units. New units should be fitted out beyond shell-and-core to make them more attractive to end users and encourage take-up. As with the Coultry Road units above, there may be scope for applicants developing alternative sites within Ballymun to fit out vacant retail units in the Ballymun LAP area for artist or community use, which may be considered to meet objectives under CU025. As per the Building Culture Infrastructure Toolkit, co-design with end users should apply where this approach is adopted.

With the local neighbourhood centres completed there is no requirement within the LAP or SDRA for additional civic or commercial facilities within these centres, with the exception of the possible extension to the Poppintree Neighbourhood Centre, (see note below on Health & Wellbeing in relation to Site 20 of the LAP). Future civic/ commercial spaces is be provided within the mixed use sites along the Main Street.

Ballymun Library

In the early 2000s ambitious plans for the redevelopment of the Ballymun Shopping Centre site (by the private sector) included proposals to relocate the Ballymun library to Site 1 of the LAP. Following the economic collapse in 2010 the land was transferred to NAMA and subsequently acquired by DCC. The option to relocate the library was reviewed during the LAP consultation stage with the decision for the library to remain in its current location. The LAP states however that options to relocate should be re-examined when delivering the Main Street sites. Subsequent to the adoption of the LAP, the City Development Plan introduced a new objective in relation to the Ballymun library:

QHSN021: It is an objective of Dublin City Council to undertake a feasibility study for Ballymun library on its possible relocation within Ballymun Town Centre

This feasibility study is outstanding and should take place prior to the redevelopment of Sites 1 and 4 on the Main Street. Should the demand exist to relocate the library to a new Main Street site, then it is considered that this provision would meet requirements for CU025.

Outstanding need/ Future requirements:

- Delivery of office/ commercial space on lands zoned for mixed use on the Main Street. Office / commercial space is particularly desirable for site 4, and also sites 1, 2, 6 and 7. Where office space is provided to specifically meet the needs of local/ community/ arts groups, this space shall be deemed to contribute to the requirements under CU025.
- Fit out of vacant existing retail units within the Ballymun LAP area on other sites may contribute to meeting the requirements under CU025, depending on the final use thereof.
- For both new and retrofitted spaces for community and arts/ cultural use then co-design with the end user should take place as recommended within the Building Culture Infrastructure Toolkit.
- Provision (and contribution towards an expanded facility) of a new library / education centre, subject to further analysis under Development Plan objective QHSN021, shall be deemed to meet the requirements under CU025.

4.3 Community, Youth & Recreational Facilities

During the regeneration process considerable investment was made in community, youth and recreational facilities resulting in good provision and a wide range of available facilities, see Appendix 1 for a detailed list of these facilities. Axis in addition to serving as an arts and cultural venue, caters for a number of local community groups and organisations; the Rediscovery Centre provides workshops and event space; the Reco, Ballymun's dedicated youth facility provides a variety of spaces for youth activities including a music room, computer hub, pool and darts etc.

Provided early in the regeneration process a number of "new" facilities are now in the process of undergoing upgrades/ refurbishment. Along the Main Street, the Ballymun Leisure Centre which provides a swimming pool and gym is planned to undergo investment and upgrade in 2024/25. Similarly the Poppintree Community and Sports Centre which was significantly upgraded and expanded during the regeneration as both as community and sports centre is scheduled for further investment including upgrades to the outdoor space with works due to take place in 2024/25.

The main need identified as part of this audit assessment relates to the "Lighthouse" in Sillogue. Home to the Aisling afterschool project and the Ballymun Youth Block, these groups operate out of a temporary portacabin in Sillogue. Initially provided to enable groups to move out of the Ballymun flats this facility is now in need of replacement. Dublin City Council is in the process of preparing a feasibility study for this site to meet the needs of the current users, and also to explore options to provide wc/ changing facilities for the adjoining shared all-weather pitch. As a key community amenity identified, it is considered that the delivery of this centre by DCC and/or contributions from others towards delivering a new facility at this location, can be considered to contribute towards meetings requirements under CU025.

During the process of relocating community groups out of the Ballymun flat blocks Ballymun Regeneration Ltd. converted a number of new residential units on Woodhazel Terrace and Longdale Terrace for use as community / office space / changing facilities. Over the years some of the groups have moved on/ ceased to exist, with new groups taking up the spaces. These spaces should continue to be monitored to ensure they are optimally used and should the demand for the spaces no longer exist then consideration should be given to converting them back to residential use.

The accompanying audit to this report also identifies schools as a key community/ recreational amenity within the area. With 8 no. primary schools and 1 no. secondary school the area has a significant number of school halls and accompanying facilities that are used to varying degrees outside of school hours. It is considered that any upgrades to these facilities that assist their out-of-school hours provision and greater community and cultural use, can be considered to meet requirements under CU025.

Outstanding need/ Future requirements:

A number of specific community projects have been identified in terms of future needs, as follows:

- Poppintree Community & Sports Centre: Resurfacing of the all-weather pitch and enhancements to the outdoor play area.
- Ballymun Leisure Centre: Refurbishments to the swimming pool and enhancements to the outdoor space.
- The Lighthouse: Provision of a new community facility to cater for existing users of the Portacabin facility and others as required.

Upgrades to and enhanced access to school halls located throughout Ballymun, to facilitate
afterschool use in the evenings, weekends and school holidays for a range of community and
cultural activities.

The above key projects primarily relate to Dublin City Council facilities and amenities. It is considered that where DCC is developing residential sites elsewhere within Ballymun, that the implementation of the above projects may be considered to meet requirements under CU025. Where development by others is proposed, then a financial contribution towards these specific works; or the carrying out of the works may contribute towards CU025.

4.4 Health & Wellbeing

Ballymun has a range of facilities that provide accommodation to agencies/ groups catering for the health and wellbeing of the population. The Ballymun Civic Centre is home to the HSE Primary Care team, D-Doc and 2 no. general practioners. Other organisations/ facilities include the Horizon's Building, a purpose built centre for local groups tackling addiction; the Ballymun Child and Family Resource Centre; HSE's Domville House, the Men's Networking Resource Centre and others, see appendix 1.

Ballymun is also one of 19 areas across Ireland that is designated a Sláintecare Healthy Community. The HSE is actively working with DCC and a number of local providers to deliver a range of services and initiatives to help promote overall health and wellbeing. It is recognised that as this programme continues to be delivered it may identify future gaps in service or provision that may feed into future audits.

From a current desk-top review of GP services there appears to be a demand for additional GP provision (with one of the existing GP practices listed as closed to new patients due to operating at full capacity). There is also limited access to dental practices locally within the area and no private physiotherapy, chiropractor, podiatry or other similar health practices.

The Ballymun LAP specifically identifies Site 20, an extension to the Poppintree Neighbourhood Centre, as suited for a GP / medical facility, in keeping with the neighbourhood centre designation.

Outstanding need/ Future requirements:

- Provision of additional GP/ dentist / medical facilities.
- Development of Site no. 20 of the LAP for medical related facilities.

Where new developments identify space for the specific purposes of providing space for groups/individuals providing health and wellbeing services to the community, it is considered that these spaces may be considered to contribute towards meeting community requirements under CU025.

4.5 The Elderly and the Disabled

The provision of facilities for the elderly and persons with disabilities is listed as key infrastructure within the definition of social and community infrastructure of the Development Plan. It is noted that a number of the community and recreation buildings within the area, and in particular the HSE primary care team in the Civic centre, provide specific programmes and services for both of these communities.

Specific dedicated facilities available relate to housing provision only as detailed below. Any guidance with regard to housing requirements should be read in conjunction with DCC's Housing Strategy.

The Elderly:

When Ballymun was first constructed in the 1960s/70s, provision was made for 168 no. senior citizen dwellings (at Coultry Gardens (16 no), Sandyhill Gardens (52 no.), Poppintree/ Burren Court (40 no) and Ard na Meala (60 no.)). Earlier in the regeneration process the 16 no. units at Coultry Gardens were demolished as part of a site assembly exercise along the Main Street to make way for what is now Site 6 of the LAP. New additions to the senior citizen housing provision have included the provision of a purpose built senior citizen complex at Marewood Court (with 43 apartments), that provides independent living alongside key communal indoor and outdoor spaces, linked to the senior citizen housing at Sandyhill Gardens. During the regeneration process St Pappin's Church was converted into a private Nursing Home catering for 51 residents, with potential to extend subject to planning.

In addition to these existing facilities there are plans to deliver over 100 no. additional senior citizen housing units within the LAP Sites 10, 25, 19 and 11/13, with these schemes at various stages of delivery (see Appendix 1).

Ballymun has a population 18,288 persons as per the 2022 census with 14% over the age of 60. The Development Plan estimates that the number of people over the age of 65 is expected to increase nationally by approximately 34% in the period 2021-2031. The Dublin Age Friendly Strategy 2020-2025 clearly states that there is insufficient life-cycle appropriate, alternative accommodation for older persons (including sheltered accommodation and nursing homes) in local communities, and while Ballymun has purpose built senior accommodation there is no step-down/ housing with care available in the community.

It is a specific objective of the LAP (H06) to "explore options for and provide new senior citizen housing the area (step down model preferable).

The Disabled:

Specific facilities provided for the disabled include a 6-person residential home on Santry Avenue provided by St. Michael's House early in regeneration programme. St. Michael's House is also planning the provision of an additional 2 no. 4-person homes to be delivered within Site 25.

Outstanding need/ Future requirements:

Provision for nursing home, assisted living and respite care. There is a particular need for "step-down" housing for the elderly. This requirement can be delivered on lands zoned for residential or mixed-use, with sites most suited identified as Sites 2, 4, 6, 8 and 9, in close proximity to amenities and services, just off the Main Street.

- Provision for additional residential/ respite homes for persons with disabilities. This can be delivered on lands zoned for either residential or mixed-use.
- Amenities/ centres which cater for the needs of the elderly and/or the disabled.

It is considered that where developments are providing amenities or residential units specifically for the elderly or the disabled that this incorporates within the proposal the community requirements under CU025. It is also considered that further analysis of facilities and residential units for the elderly and the disabled is required to determine the full extent of the need for additional provision locally.

4.6 Religious Centres

Ballymun contains three Roman Catholic churches dating from the early development of Ballymun (1960s-70s), with alternative churches available in the nearby Finglas and Santry neighbourhoods.

Outstanding need/ Future requirements:

 An alternative/ multi-faith centre to cater for other religious groups would provide diversity in terms of religious/ cultural offerings in the area. The provision such a centre could be considered to meet the community requirement for CU025.

4.7 Open Spaces, Parks, Playgrounds, Pitches

The proposed new open spaces listed below form part of the Open Space strategy for the area as set out in the LAP with new parks delivered in tandem with adjoining housing schemes. Open space provision shall in general <u>not</u> contribute to CU025 objectives. The exception to this may be the civic plaza within Site 5, subject to design and use considerations.

Where works are required to upgrade pitch provision, provide amenities to aid recreational and sporting use of parks/ pitches, these works may be considered to meet community requirements under CU025

Outstanding need/ Future requirements:

- Sillogue Road Park; local green identified within Site 12 of LAP.
- Sillogue Road Park; local green within Site 13 of LAP.
- Sillogue Green; completion of a local green within Site 13 of LAP.
- Belclare Green; landscaping to existing green space.
- Balbutcher Lane Green; local green within site 14.
- Carton lands; new residential site: requirement for 10% public open space; with allowances
 considered for some of this to be off-set for enhancements to the open space to the immediate
 south.
- St. Pappin's Square; this open space is proposed in the LAP as a second civic space along the Main Street, orientated to frame vistas of St Pappins Church. Given the civic nature of the plaza and its role in reinforcing the historic culture of the area, consideration may be given for allocating some of this space towards the CU025 requirements for Site 5 (subject to open space and cultural deliverables).

- Ballymun Leisure Centre Plaza; upgrades and enhancements to existing outdoor space.
- Holy Spirit 5-aside all-weather pitch; resurfacing of pitch and provision of new changing/ wc facilities.
- Poppintree Community & Sports Centre; resurfacing of all-weather pitch and modifications to the outdoor play area.
- Willows FC; expansion of club facilities/ amenities.
- Ballymun Kickhams GAA; proposals for a new GAA facility within Site 31 under consideration/ review.
- The Dome, Trinity Comprehensive; structural repairs required to enable operation of this football arena
- Allotments; relocation of the existing allotments on the Main Street (site 6 of the LAP).

4.8 Schools and Childcare

Schools

Ballymun contains 8 primary schools catering adequately for existing demand. Of these schools, 7 were in existence prior to the regeneration programme, with one, Gael Scoil Baile Munna allocated land during the regeneration process. The availability of two Irish schools provides some level of choice locally, however there is no non-denominational primary school. Consideration may be given in the future towards amalgamation/ provision of a non-domination school within the existing school lands.

Trinity Comprehensive provides a mixed secondary school currently catering for 561 students. It is also recognised that many children travel to secondary schools within the adjoining neighbourhoods. DCC is in discussions with the Department of Education and Fingal County Council exploring the educational need for communities along the administrative boundary serving the areas of Charlestown, Meakstown, Jamestown and communities to the west of the Ballymun SDRA, which may lead to additional land zoned/ ear marked for second level education.

Ballymun also offers a "second chance" education programme for children aged 16-20 years, run by the CDETB Youth Reach programme. Based within the old "Junior Comprehensive" school on Ballymun Road, this service shares the building with the CDETB adult education centre. Given the single-storey nature of this building along a key transport route, it is considered that there is scope within the site for additional educational provision with increased building height providing additional space as required.

Childcare/ crèches

During the earlier stages of the regeneration programme a number of sites were identified for new purpose built crèche facilities, some catering for groups relocating out of the flat blocks. New crèches constructed prior to the LAP included Naionra Glor na Gael, Tír na nOg, Ballymun Day Nursery, Our Lady's Nursery and crèches within axis and the Poppintree Community Centre. Since the LAP was adopted a new purpose built pre-school has opened within Hampton Woods.

In carrying out the updated audit, (Appendix 1), crèche providers were contacted to ascertain the demand for spaces. With waiting lists held by all of the existing providers there is a clear demand for additional spaces locally. It is noted that there is currently two new crèches at planning/ design stages; with planning granted for a new crèche within Site 25 and a further crèche proposed within

site 5 (at advanced design stage, due to submit for planning in 2024). There is also an existing operator exploring options for an extension to an existing service. The new crèches proposed should help to alleviate demand locally, but as new housing comes on stream there is likely to be demand for additional services.

Afterschool childcare provision is provided locally by the Aisling Project who provide an afterschools service and summer projects for children in need or in danger of school drop-out. This service operates from the Poppintree Community and Sports centre, the Ballymun East Child and Youth Centre and the Lighthouse in Sillogue. As noted above the Lighthouse is a temporary portacabin structure that is in need for replacement. DCC is preparing a feasibility study to explore options of providing a new building within the site of the existing facility.

Outstanding need/ Future requirements:

- Schools: On-gong engagement is required with the Department of Education and Fingal County Council with regard to second level school provision in the wider Finglas/ Ballymun/ Charlestown area. The provision of land for a new school / adult education provision, shall be considered to meet CU025 objectives.
- The "lighthouse", Sillogue. Provision of a new community facility to cater for existing users of the Portacabin facility (Aisling afterschool project) and others as required. Delivery of this site by DCC may be considered to off-set requirements on other residential sites, or equally contributions towards this facility or delivery thereof by others may be considered to meet requirements for CU025 where other nearby sites are being developed.
- School halls (as above): Upgrades to and enhanced access to the school halls located throughout Ballymun, to facilitate afterschool use in the evenings, weekends and school holidays to provide for a range of community and cultural activities, may be considered to meet requirements under CU025.
- Crèche provision: Additional childcare provision is considered a future requirement of the area, however new facilities shall <u>not</u> be considered as meeting requirements under CU025. The provision of childcare facilities is dealt with separately within the Development Plan. New crèche facilities are specifically identified for Sites 25 and 5, with others also open for consideration based on the Development Plan requirements (for schemes in excess of 75 housing units), and where local demand is shown to exist.

5.0 LAP/ SDRA Land use objectives and delivering Objective CU025

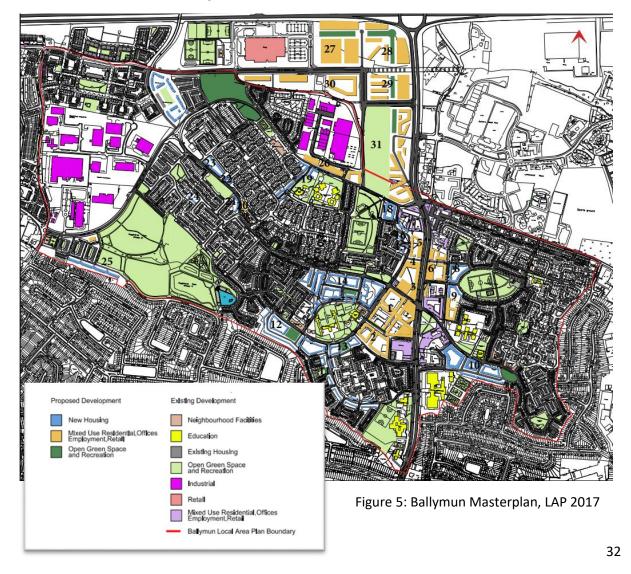
Chapter 6 of the LAP breaks down the available developable land (in 2017) into 31 no. individual development sites with sites 1-26 located within with the DCC administrative area (the statutory plan area) and sites 27-31 located within Fingal County Council (for guidance only), see Figure 5. This report relates only to those sites within the DCC area.

Since the LAP was adopted sites 3, 22, 23 and the Hampton Wood development have all been completed; site 21 is under construction, and sites 10, 19 and 25 have planning permissions in place for residential development, see Figure 6 over. The CU025 objective will therefore not apply to these sites, (providing the latter are delivered in accordance with their planning permissions).

The approach to regeneration and development as set out in the LAP and SDRA, focuses on the delivery of a mixed use Main Street providing opportunities for local employment, entertainment, retail etc., complemented by smaller local neighbourhood centres. Within the residential areas the focus is on the provision of new housing alongside local parks, youth centres, sports facilities.

The remaining sites to be developed can be grouped into two key categories each fulfilling distinct but complimentary roles in the creation of a sustainable town;

- (i) mixed use sites and
- (ii) residential / housing sites.



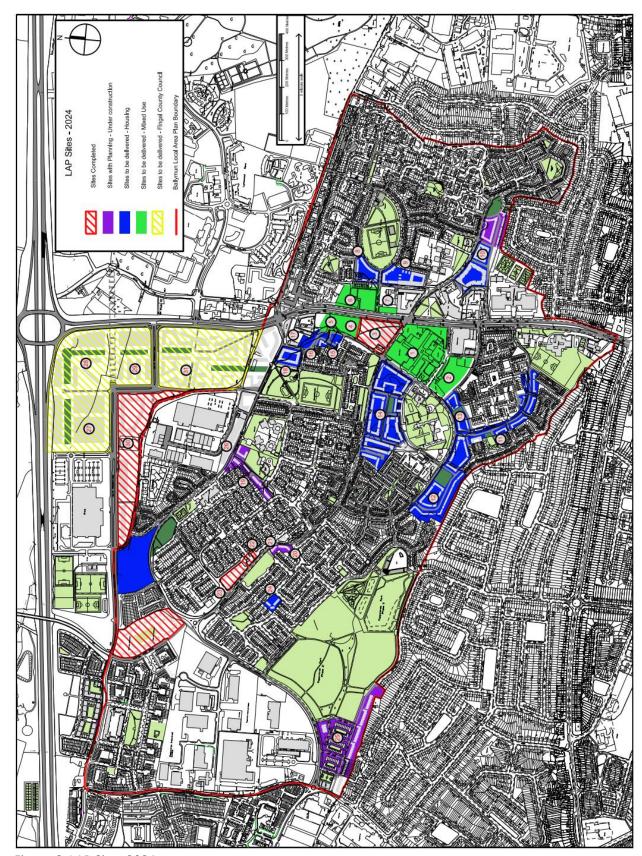


Figure 6: LAP Sites 2024

Mixed Use Sites

Sites identified in the LAP for mixed use development sites are highlighted in Figure 5 above and related to those zoned Z3, Z4, Z6 in the City Development Plan.

The following "mixed-use" sites remain to be developed, and/or secure planning:

- Main Street sites: Sites 1, 2, 4, 5, 6, 7, zoned "Z4 key urban village".
- Site 9, identified for residential and mixed use in the LAP/SDRA, zoned "Z1 residential".
- Site 20, Poppintree Neighbourhood Centre extension, zoned "Z3 neighbourhood centre".
- Site 26: extension to Ballymun Enterprise Centre, Zoned "Z6" employment/ enterprise in the Development Plan.

Where sites are identified in the LAP for mixed use, and zoned Z3 and Z4, "mixed-use" in the Development Plan, it is considered that provision towards meeting the CU025 requirement should be met on site. Needs suited to the Main Street include community/ arts office provision, entertainment uses, buildings for health and wellbeing, artists workspaces and live-work spaces, collaborative workspaces, religious centres, buildings for education purposes/ library provision. In relation to Site 9, which is zoned for residential but identified as suited for mixed use in the LAP and SDRA, consideration may be given for off-setting the CU025 subject to agreement at the design stage.

Provision may be considered for off-setting some of the 5% CU025 requirement onto other sites to meet needs identified within this report, or via further needs analysis. An example of this is the potential to refurbish and fit-out the Coultry Road units or other vacant retail units for artist/community uses as part of the delivery of the remaining development sites. Contributions towards off-site school facilities or collaborations with axis may also be considered.

Site 26 presents as a restricted elongated site identified for enterprise/ employment use. Should future development reach the 10,000 sq.m. threshold for CU025, then consideration may be made for off-setting the 5% community/ arts requirement to an alternative site, in order to facilitate development at this site.

Residential sites

"Residential sites" to be developed relate to those coloured blue in the LAP Masterplan above, and which are zoned Z1 in the Development Plan. Those which are yet to receive planning consent as are follows:

- To the east of Main Street, Sites 8, 9 (part of), 10 (part of).
- To the west of Main Street, Sites 11, 12, 13, 14, 15, 16, 17, 18. 24.

A number of these sites are currently at detailed design stage whilst others have yet to be brought forward for consideration/ development. These sites are all owned by Dublin City Council. Where DCC proposes to develop these sites, it is considered that community and cultural provision should be provided off-site focused on the needs identified within this report for DCC delivery. Current priorities include on-going support for axis, the delivery of a redesigned Cearnóg an tSeachtar Loach, upgrades to the Ballymun Leisure Centre, the Poppintree Community and Sports Centre and the provision of a new community building in place of the "lighthouse" in Sillogue. Where sites are to be developed by other parties (including Approved Housing Bodies), then agreements may be reached

or a contribution sought towards these or other facilities with regard to meeting requirements under CU025.

Within the residential sites it is considered that further analysis on the demand for additional housing for the elderly and the disabled is required to ensure that provision is made for these cohorts in the build-out of the remaining sites (this provision may also be provided on mixed-use / town centre sites). Where a development provides for these cohorts then this use may be considered to meet the requirements for community provision under CU025.

6.0 Conclusion

The delivery of arts, cultural and community amenities has been to the forefront of the regeneration of Ballymun over the past 25 years, as evident in the multitude of facilities that were provided within the early phases of regeneration, and as captured within the updated audit. These "new" facilities require ongoing maintenance, management and updating and this needs to be acknowledged as the development of Ballymun enters the final stages of redevelopment.

A review of the statutory LAP objectives for cultural, social, recreational and civic spaces, together with an updated community and social audit and a new arts and cultural appraisal of the North West Area, have informed this report. A number of outstanding projects and gaps in provision have been identified with the delivery of these considered essential towards the delivery of the "15 minute city" concept and in the creation of a sustainable and healthy community. Examples of outstanding projects include the delivery of a new permanent structure to replace the "Lighthouse" portacabin, fit-out of the Coultry Road units for arts / community purposes, upgrades and retrofitting of existing facilities such as the Poppintree Community and Sports Complex and the Ballymun Leisure Centre and the delivery of two civic plazas along the Main Street. The report also identifies the need for new artists workspaces and live/work spaces and for further needs analysis in relation to facilities for the elderly and the disabled.

The Main Street "mixed-use" development sites will be required to contribute towards the 5% community, arts or cultural spaces within each given site. Gaps in current provision include entertainment facilities, buildings for the health and wellbeing of the community, artist's workspaces and artists live/work spaces, collaborative spaces etc., with the delivery of such considered to meet the requirements towards CU025. Provision to off-set some of the on-site requirements may be considered, for example the fitting out of the Coultry Road units or vacant retail units for community/ arts provision.

Where new "residential" sites are brought forward for development it is considered that the requirement for on-site arts and community facilities should be off-set to enable the on-going delivery of area wide facilities identified. For Dublin City Council this will include the delivery of the projects identified in this report and the on-going support to facilities already provided. Where sites are to be developed by other parties (including Approved Housing Bodies), then agreements may be reached or a contribution sought towards these or other facilities with regard to meeting requirements under CU025.

It is a recommendation of this report that Dublin City Council set up and maintain a list of local groups who are seeking new accommodation/ community offices, and that this list will be made

available to developers who may consider providing bespoke community space to meet requirements under CU025.

Where new cultural and arts facilities are proposed applicants are advised to contact the City Council's arts office and to have specific regard to the new "Building Culture" toolkit comprising a suite of documents to assist developers and planners alike in implementing the requirements for CU025 with regards to Arts provision. Building Culture - Culture Infrastructure Toolkit | Dublin City Arts Office

As the remaining development sites in Ballymun come forward for development, it is imperative that they continue to deliver on the needs and demands of the community, providing new homes alongside the amenities and facilities that support communities. This report should be read as a supporting document alongside the Ballymun LAP, the Dublin City Development Plan and the "Building Culture, toolkits", to facilitate an area based response to cultural and community provision in the Ballymun area.

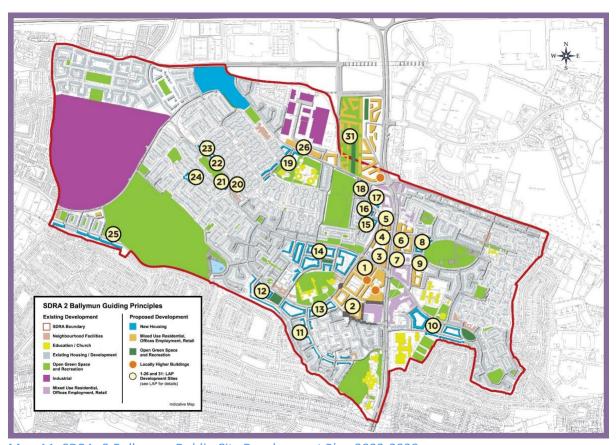
Appendix 1:

Social, Community & Cultural Audit

Ballymun 2024

This audit has been prepared in accordance with Objective QHSN014 of the Dublin City Development Plan 2022/2028 "To carry out and maintain an audit of community infrastructure for Strategic Development and Regeneration Areas, where appropriate, and as an accompaniment to the area based approach to CU025 for the Ballymun area.

It is based on the SDRA boundary and that of the Ballymun Local Area Plan 2017.



Map A1: SDRA- 2 Ballymun, Dublin City Development Plan 2022-2028

Appendix 1-1 Development Plan Definitions

Social, community and cultural facilities as defined in the Dublin City Development Plan 2022-2028.

Community Facility A building, or part thereof, used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge and includes community meeting space, parish centres, social/ non-sporting clubs such as youth clubs, bridge clubs and scouts' dens, clubhouses and family resource centres.

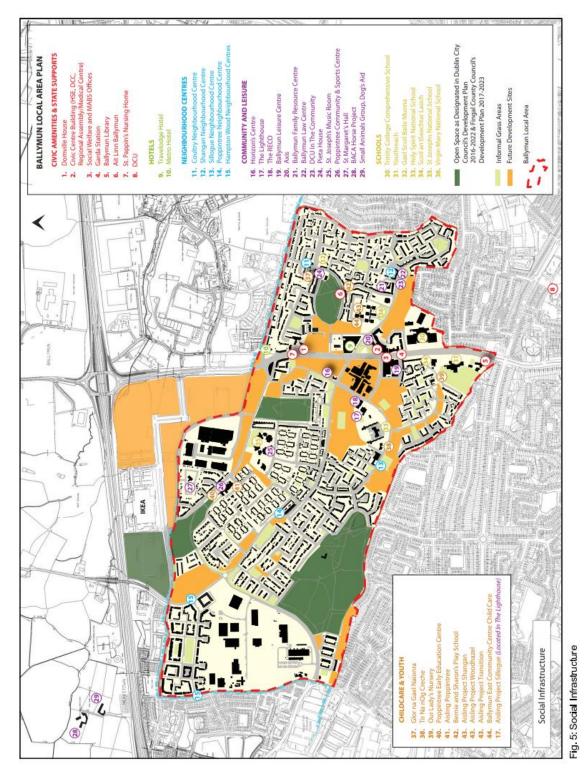
Social and Community Infrastructure Is the physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity.

Sports Facility and Recreational Uses A building, or part thereof, or land used for organised and competitive sporting activity and/or recreational use that aims to promote physical activity and wellbeing e.g. sports hall, gym, health studio, squash centre, tennis club, golf club, swimming pool, sports pitch, athletic track, skate park, racecourse and most indoor sports facilities not involving the use of firearms or motorised vehicles and including ancillary meeting or activity rooms and clubhouses

Cultural/ Recreational Building and Uses A building, or part thereof, used for cultural/ recreational purposes to which the public may be admitted on payment of a charge or free of charge such as: A concert hall/ music hall/ music recital; A theatre; A cinema; An art gallery (but not for the sale or hire of works of art); A museum; A public library or public reading room; A public hall; An exhibition hall; A social centre, community centre, or non-residential club, but not a dance hall; Display or exhibition of items of interest; Bingo hall, skating rink etc.

Cultural, Creative and Artistic Enterprises and Uses (Creative Industries) Those industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property. It includes the creative sectors of: Advertising; Architecture; Arts (including artists' workspaces) and Antique Markets; Crafts; Design; Designer Fashion; Film, Video and Photography; Software, Computer Games and Electronic Publishing; Music and the Visual and Performing Arts; Publishing; Television and Radio

Map A2 below depicts Figure 5 of the Ballymun LAP, detailing social and community infrastructure within the Ballymun LAP/ SDRA area (dated 2017).



Map A2: Social and Community Infrastructure, Ballymun 2024.

CIVIC & COMMERCIAL FACILITIES

Civic and commercial facilities are focused on the Ballymun Main Street and the local neighbourhood centres. With the exception of the Ballymun library, all of the amenities/ facilities listed below were delivered as part of earlier phases in the regeneration process.

Main Street

Ballymun Civic Centre, Main Street, Ballymun. Owned by DCC, this building has a number of long retail unit leases and occupational leases to various users operating from the centre. The centre is home to:

- Dublin City Council offices
- Health Service Executive (HSE) & Primary care team
- Health care practitioners
- Ballygall Credit Union
- Ballymun Job Centre
- Citizens Information Services
- Innovate Dublin Communities (hot desk for start-ups)
- EMRA: Eastern and Midland Regional Assembly
- AIB bank
- Council Chamber
- Large Atrium, used for community gatherings and art installations (see below)
- Divisional Garda Station, Main Street, Ballymun.
- Ballymun Intreo Centre (Social Welfare Office), Main Street, Ballymun.
- North Dublin MABS, Main Street, Ballymun.
- Ballymun Library; library, event and display space, Main Street, Ballymun.
- Rediscovery Centre, Main Street, DCC owned property with lease to the Rediscovery Centre.

 The Rediscovery Centre is the National Centre for the Circular Economy, with the building serving as a working model for the circular economy and the spaces within providing:
 - Workshops, research and training in the circular economy
 - Café and event space
 - Kitchen garden
 - Retail unit

Also along the Main Street are a number of new retail/ office units, primarily located at ground floor level of new developments:

- Santry Cross development: Flanking the northern end of the Main Street Santry Cross is a residential/ hotel development with ground floor retail/ office units, home to solicitors, beauty service, take-aways and shops.
- Turnpike, Santry Cross: Forming part of the Santry Cross scheme, DCC owns 3 no. ground floor units in the Turnpike block. Over the years these units have housed a number of different local groups requiring accommodation. Current occupancy is as follows:
 - Dog's Aid clinic
 - Vacant unit (amalgamation of 2 no. units): recently vacated by the Partnership, DCC is in negotiation with a new tenant for this space.

[Note: Given the proposed future civic plaza to the immediate south of these units and their southerly orientation, consideration could be given in the future to converting one/two of these units to a café with outdoor seating, to be delivered as a private or social enterprise.]

• **LAP site 3:** Private sector development providing new **LidI store and Aspen** Student accommodation.

Above the Lidl retail unit are two floors of office space, currently in use as follows:

- First floor: vacant, being marketed
- Second floor: Legal Aid Board.

Aspen: the new Aspen student accommodation block provides 4 no. ground floor retail units; home to a café and gym and with a new supermarket due to open shortly. The remaining vacant unit is being temporarily used by the Ballymun Athletics club.

• **Ballymun Post Office**, currently operating out of the old Supervale shop on Sillogue Road; there is a proposal to relocate this facility to Centra on Shangan Road.

Neighbourhood Centres

Four new neighbourhood centres were provided during earlier phases of the regeneration to provide local retail and community facilities, with residential units above. Over the years some of the retail units have struggled with commercial lettings and a number of the community groups have changed. The current provision is as follows:

Poppintree Neighbourhood Centre:

- 6 retail units; all occupied; all DCC owned. Retail units include: pharmacy, beauticians, take-away, off-license, and Spar convenience store.
- 4 workshops to the rear of the shops, all DCC owned; 2 are in use by Spar for convenience retail storage and 2 no. are used by local group Poppintree Environmental.

• Shangan Neighbourhood Centre:

- 4 no. retail / commercial units at ground floor and one purpose built community office space (over 2 floors). All DCC owned. Current occupiers are as follows:
- DCU In the Community
- Ballymun Community Law Centre. This group offers legal information and advice, mediation and training.
- The Star Project is due to locate into one of the retail units to operate their "Easy Street" outreach programme, (subject to planning granted for change of use, Reference 3071/24).
- 2 vacant retail units; both in need for refurbishment/ investment.

Coultry Neighbourhood Centre:

This neighbourhood centre includes a series of buildings at the intersection of Coultry Road, Woodhazel Terrace and Santry Way; comprising:

- 4 retail units: 1 DCC owned with current letting in use as a barbers. 2 privately owned in use as a Centra and off-license. The fourth unit is the subject of a current disposal by DCC, subject to planning for a café (Reference 2023/24).
- Community office space, 3 Woodhazel Terrace (also referred to as 22 Santry Way). DCC owned community building. Recently vacated by the previous community group, this property is, subject to agreement, proposed for use by the Aisling Project to provide a childcare centre for older children.
- New DCC owned Crèche operated by Glor na nGael, 21 Santry Way.

• Sillogue Neighbourhood Centre:

Developed by Cluid Housing Association, this neighbourhood centre includes:

- 4 retail units: DCC owned: 2 in use by Eurospar (amalgamated), (one used for storage by Eurospar) and one used as a retail shop by St Vincent De Paul.
- Sillogue Neighbourhood Centre Services: DCC owned community centre/ offices; this is an active local centre used by a variety of different groups, including use for a CE scheme, with rooms available for hire, photocopying services etc.
- Cluid Sheltered housing scheme for older adults; residential units above a communal space (& kitchen) and active outdoor space.



The following community, youth and recreational facilities are located within the Ballymun area:

- Axis, Arts and Community Resource Centre, Main Street. DCC owned facility which provides:
 - 200 Seat Theatre
 - Dance Studio
 - Art Room
 - Gallery/ exhibition space (the Mezzanine Gallery and the Café Gallery).
 - Recording studio.
 - Music Rehearsal Rooms
 - Training rooms & conference centre
 - Café bar
 - Crèche
 - Offices for community groups, including:
 - Northwest Area Partnership
 - Global Action Plan (GAP)
 - Drugs Task Force
 - Young Ballymun
 - Ballymun Communications
 - Star: Easy Street
 - Seetec (employment service)
- Ballymun Leisure Centre, Main Street/ Gateway Crescent. DCC facility providing:
 - Swimming pool and water leisure centre
 - Gymnasium, including a weights room and health suite.

DCC Investment proposals for 2024-2025 include remedial works to the swimming pool and redesign of parts of the pool, reception and outdoor space/ plaza.

Poppintree Community and Sports Centre, DCC facility

The Poppintree Community Centre was significantly refurbished and extended by BRL during the regeneration process providing accommodation for a number of groups relocating from the flat blocks. This multi-functional DCC facility provides a range of spaces and services and is currently home to the following anchor tenants:

- Ballymun Men's Shed
- The Aisling Project

- Crèche: Poppintree Early Education Centre
- 2 no. Boxing Clubs: Ballymun Boxing Club and St Pappin's Boxing Club
- Poppintree Youth Project
- Ballymun Youth Block, Garda Youth Diversion Project (Crosscare), based in the Pavillion space.
- Catering kitchen: currently in use as a start-up business space.
- Ballymun Pigeon Club; located within a stand-alone structure in the car park.

With the exception of the Men's Shed and the kitchen the other groups all have their own front door and can operate independently / out of hours, or as part of the main facility.

Within the complex, community spaces available include:

- Large sports hall (c. 30m x 17m)
- Gym
- Dance Studio
- Large Meeting room
- Changing Facilities

Outside there is an all-weather pitch and space where a playground was originally provided. Over the years the outdoor space has suffered from vandalism, resulting in the removal of the playground and various other interventions to the building.

DCC investment proposals for 2024/2025 include upgrades to the outdoor space involving resurfacing and new fencing to the all-weather pitch for local club use, levelling of the old playground space and installing new surface, basketball hoops and CCTV.

Central Youth Facility, the RECO DCC facility, leased to BRYR

The Ballymun Regional Youth Resource (BRYR) run and manage youth services and programmes. The centre contains the following spaces and facilities related to youth activities:

- Kitchen and canteen area
- Pool and darts room
- Dj'ing and podcasting space
- Computer hub, with 3D printing lab
- Music room
- "Zen den" relax space
- Outdoor space used for games and events

The RECO is home to a wide variety of youth clubs and interest-based groups, and offers counselling and mental health resources. They also offer "detached youth work", i.e. on the streets targeting 10-24 year olds.

- Ballymun East Child and Youth Centre, WoodHazel Close. Upgraded by BRL during the regeneration process, this facility is located within an annex of the Virgin Mary National School. This facility is home to:
 - The Aisling Afterschool Project
 - Citywise Plough Youth Club

• The lighthouse, Sillogue, DCC facility

The lighthouse is a portacabin structure located to the rear of the RECO. Installed by BRL, the Lighthouse provides space for the following anchor groups:

- The Aisling afterschools service
- Ballymun Youth Block, Garda Youth Diversion Project (Crosscare), (also based in the Poppintree Community & Sports Centre).

Provided as a temporary response to groups relocating out of the Ballymun flats, this facility is nearing the end of its lifespan. DCC is currently preparing a feasibility study, exploring options for the provision of a new purpose built facility at this location.

- **St Margaret's Hall,** St Margaret's Halting site, old St. Margaret's Road. DCC facility. This community centre is home to the St Margaret's Traveller Community Association, who oversee programmes in community development, early school and afterschool programmes, training, and residents groups; with links with the HSE and Tulsa.
- Willows FC clubhouse, Jamestown Road. DCC owned facility with lease to club.

 3-storey club-house with changing facilities, pre-school and community/ training space. This football clubhouse is home to a number of local residents groups, providing a social as well as a sporting role. DCC rezoned land to the immediate south of the clubhouse to allow for potential expansion of this amenity should demand exist.
- **Ballymun United clubhouse,** St. Margaret's road. DCC owned facility with lease to club. This 2-storey club house provides sporting, changing and training facilities. The function room and bar is also available for heir for private functions and events.
- **Setanta GAA,** Main Street.

This 2-sorey clubhouse provides changing and training facilities, in addition to a function room with bar facilities, games room. In addition to its sporting use, the clubhouse is also used as a local community/ cultural venue by Radharc Ceilteach, an Irish cultural group who teach music, dance, drama, karate as Gaeilge.

• Longdale Terrace Units, DCC owned units.

In order to facilitate groups relocating out of the old Ballymun flats, 2 no. residential units at Longdale terrace were retro-fitted for community use. Current occupancy includes:

- 2 Longdale Terrace empty office / community space
- 1 Longdale Terrace Ait Line (see below under Health & Wellbeing)
- Woodhazel Terrace/ Coultry Way, DCC owned units.

As above at Longdale, these units were converted from residential units to cater for local community need:

- 1 Woodhazel Terrace: DCC Parks staff amenity; linked to Coultry Park.
- 3 Woodhazel Terrace: used as changing facilities for local football club.
- 26/28 Coultry Way: Ballymun Outreach Centre
- **Schools:** Schools also provide an important resource in terms of social, community and recreational amenities with facilities, in particular school halls, used outside of school hours. See below for current school provision and amenity within Ballymun.
- **Meakstown Facilities:** DCC owned facilities. In addition to the facilities listed above, all of which are located within the LAP area, two other new facilities were provided during the regeneration process to accommodate local groups, notably:
 - BACA Ballymun Animal Caring Association, stables and yard.
 - Dog's Aid, small animal shelter.

Given the nature of these activities the new facilities were provided outside of the Ballymun urban area in Meakstown, just north of the M50.

Appendix 1-4: Health & Wellbeing

Current services available in Ballymun include:

- HSE Primary Care Centre and CAMHS service, Ballymun Civic centre
- D Doc 24 hour in the civic centre
- 2 GP practices listed on the HSE website, both located within the Ballymun Civic Centre
 - Ballymun Family Practice, Ground Floor
 - Ballymun GP, First Floor.
- Hampton Wood Dental, Hampton Wood Road.
- D11 Dental, Ballymun Road (just outside/immediately adjoining LAP area).
- Ballymun Local Drugs & Alcohol Task Force, based in axis
 Government funded to work with community, voluntary and statutory services and put in place responses to drug and alcohol issues.
- Horizons Building: DCC owned property leased to Ballymun Horizons Company Ltd, for the specific purposes of providing support and education for drug and alcohol users. Two independent community groups currently operate from within the building, as follows:
 - Ballymun Youth Action Project (BYAP), offer drug and alcohol information, counselling, dropin and aftercare services.
 - The STAR project: this groups runs the Ballymun Family Support Services, offering stabilisation and drug free programmes for men and women.
- Domville House, Ballymun Main Street HSE run addiction clinic.
- Ait Linn, 1 Longdale Terrace. DCC owned property.
 Alcohol addiction centre: provides a service to those over 18 years of age who are impacted by their own or family member's drinking.
- Ballymun Child and Family Resource Centre, Shangan Green. DCC owned facility.
 Offers family support services, counselling, play therapy etc.
- HAIL/LINX, 65/66 Woodhazel Terrace.
 - Meeting rooms and office space
 - Day Care centre offering meals and activities for elderly people living on their own.
- De Paul Ireland, operate from Innovate Communities, the Civic Centre. Supporting those experiencing homelessness.
- Men's Networking Resource Centre, 54-56 Gateway Crescent, DCC owned property.
 Provides supports to locally disadvantaged, homeless and unemployed people, with counselling services, drop-in-centre and supervised access/ visitation for separated parents.

Appendix 1-5: The Elderly and the Disabled

The Elderly

Purpose built homes for the elderly constructed during the 1960's/1970s Ballymun development:

- Sandyhill Gardens (52 no. units),
- Poppintree/ Burren Court (40 no units)
- Ard na Meala (60 no. unis, also used for general letting purposes, not just senior citizens).

Constructed during earlier stages in the regeneration project:

• Marewood Court, Sillogue Road: provided by Cluid, this new purpose built centre for the elderly provides 43 independent apartments, along with communal indoor and outdoor space.

There is one purpose built nursing home facility within the area:

• St. Pappin's Nursing Home, Main Street. Provision for 51 bed spaces.

Proposed Facilities:

There are a number of sites within the LAP that are currently in the design/ planning stages to provide additional purpose build housing for the elderly, notably:

- Site 10: Planning approved in 2022 for 73 no. elderly persons apartments. This scheme is due to go on site in Q4 2024, to be delivered by DCC (PPP project).
- Site 25: Planning permission granted in 2022 for a 36 no. elderly persons apartments. This scheme is to be provided by an Approved Housing body on DCC lands.
- Site 19: Planning permission granted in 2023 for 17 no. elderly persons units. This scheme is to be provided by an Approved Housing body on DCC lands.
- Site 11/13: These two DCC owned sites are the subject of on-going design/ feasibility by an AHB and include proposals for new elderly persons apartments.

Disabled Provision

Purpose built facilities include:

• St Michael's House: residential home on Santry Avenue.

Proposed Facilities include:

• Site 25, Parkview: DCC owned site. Planning permission granted for the delivery of housing by an AHB including provision of 2 no. 4-bed houses for St. Michael's House.

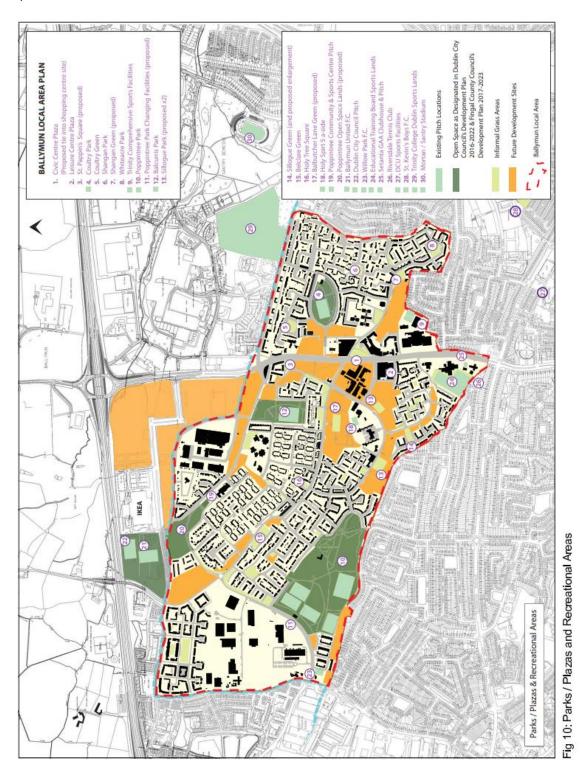
Appendix 1-6: Religious Centres:

There are three Roman Catholic churches in the area, all of which were amalgamated in 2018 under one parish - St Pappin's Parish:

- St Joseph's Church, Dane Road, Poppintree
- Holy Spirit, Sillogue Road
- Virgin Mary, Shangan Road.

Located next to St Joseph's Church is the St Pappin's Pastoral Centre, opened in 2019.

Figure 10 of the Ballmun LAP provides a comprehensive list of the key parks, playgrounds and pitches, existing and proposed, within Ballymun. Using the same reference numbers each of these spaces is updated in the table below.



Map A3: LAP Figure 10: Parks/ Plazas and Recreational Areas

No. Map	Name	LAP Amenity Provision	Status Update
1	Civic Centre Plaza Cearnóg an tSeachtar Laoch	Temporary plaza installed by BRL; contains grass and hardstanding areas, used for event space and festivals. Proposed upgrades in the LAP.	Redesign of this space granted planning in 2021 (Part 8, Ref. 3131/21). Works are on site and the development is due for completion in Q1 2025.
2	Leisure Centre Plaza	Provided with the new Leisure Centre as part of regeneration works: Large hardstanding area with bike stands.	DCC propose to re-examine this space as part of proposed future upgrades to the Leisure Centre.
3	St Pappin's Square	Proposed new civic amenity space in the LAP.	Proposed new plaza is included within the design for the adjoining DCC Site 5 PPP housing scheme. Propose to lodge for planning in 2024.
4	Coultry Park	New district park installed by BRL, contains: Toddler play area and parents' seating Playground for older children Play area for young teens Pathway around the park for walking, jogging and cycling Granite seats at the four main entrances Full-size grass football pitch Five-a-side all weather soccer pitch / basketball court Public Square for local events - such as musical and theatrical performances Adjoining the Park, residential units at 1 & 3 Woodhazel Terrace, were converted to support the park: providing space for DCC parks staff and changing rooms for the pitch/ football clubs.	Park completed. Pitch is mainly used by Sandyhill/ Shangan FC. Enhancements to the Park since the LAP include: Gym equipment stations added in 2023 Landscaping improvements, including grass mounded open space and entrance to improve security and sightlines carried out during 2022 Proposed improvements: Playground refurbishment planned for 2024
5	Coultry Green	New local park installed by BRL, with children's Playground and seating.	Park completed. In good condition.
6.	Shangan Park	New local park installed by BRL with children's Playground and seating.	Park completed. The playground was removed c. 4 years ago due to damage caused by vandalism. There are no current plans to reinstall.
7	Shangan Green	Proposed new amenity in the LAP.	Planning received as part of Site 10 DCC PPP Housing Site.

			Construction due on site in 2024/2025.
8	Whiteacre Park	New local park installed by BRL with children's Playground and seating	Completed. Park is in fair condition.
9	Trinity Comprehensive sports facilities	Secondary school with Futsal Dome, large sports hall, gym, tennis courts and all-weather pitch.	Futsal Dome provided during the regeneration process. However issues with the roof have rendered it unusable for years. The School is proposing to carry out remedial works.
10 & 11	Poppintree Park & Changing Facilities	This 18.5 ha park was reconfigured and landscaped as part of the regeneration works. It is a "green flag park" and a DCC "flagship park". The park includes: • Playground age 2–12 Years • Outdoor gym equipment • 1 no. GAA pitch • 4 no. soccer pitches • Parks depot yard and machinery shed • Pond and wetland area • Native tree trail	Park is completed. Pitches are mainly used by Ballymun Kickhams, Setanta GAA, Willows FC, DCU. Enhancements to the Park since the LAP include: • Sports pavilion/ changing facility completed 2018, • Cricket crease installed 2020, • Drainage to pitches completed 2020 • Playground refurbished in 2021 • Additional gym equipment added 2024 Proposed works: • New Sensory Garden • Completion of car parking & opening of gate to the south-west to be delivered with LAP Site 25.
12	Balcurris Park	New district park installed by BRL, contains: • Full-size grass football pitch/ junior GAA pitch. • Bowling Green • Toddler play age 2–6 • Playground age 2–12 Years • 5-a-side all-weather pitch / basketball area	Park completed. Pitch is currently used by Setanta GAA. Enhancements to the Park since the LAP include: New playground completed 2023 (replacing original playground which was heavily vandalised). Pathway around playing pitch upgraded 2023. New gym equipment station completed late 2023. Reflective garden installed.

	T	T	T
			Proposed works: • Entrance improvement planned in coming years. • Ongoing pathway improvement in coming years.
13	Sillogue Park (x2)	Two new local parks proposed within the LAP for Sillogue Road: 1 no. included within Site 12 1 no. included within Site 13	Site 12: at pre-planning stage; includes proposals for new park. Site 13: at pre-planning stage; includes proposals for new park. Both to be delivered with new housing schemes 2024-2026.
14	Sillogue Green	New local park installed by BRL with children's Playground. Small additional section of park identified in the LAP for delivery with Site 13.	Playground suffered from vandalism and was removed. The section due to be completed with Site 13 is at design stage. Consider re-instating playground / play area with Site 13.
15	Belclare Green	Existing local green space, with proposals for upgrading within the LAP.	Tree planting took place since the LAP. Re-examine demand for further interventions following completion of Site 21 (currently on-site)
16	Holy Tree Square	Local green installed by BRL.	Completed
17	Balbutcher Lane Green	Proposed new green within the LAP.	Site 14 new housing scheme includes proposals for a new local park. Currently at preplanning stage.
18	Holy Spirit 5-aside	All-weather pitch installed by BRL, shared by the Holy Spirit school, the Reco and local football clubs	Pitch is in need of re-surfacing work. Changing facilities needed.
19	Poppintree Community & Sports pitch	All-weather pitch installed by BRL as part of the extension to the Poppintee Community & Sports complex.	Pitch requires resurfacing. Proposed to carry out improvements in 2024/25.
20	Poppintree Open Space	The lands to the north of Balbutcher Lane were rezoned from "Z9 open space" to "Z1 residential" as part of the DCDP.	New housing scheme to provide public open space either: - 10% within new site, or - Upgrades to the open space to the immediate south (remaining Z9 space).
21	Ballymun United FC	DCC leased land to club as part of the regeneration.	Club continues to operate from this facility.

22	Dublin City Council pitch (Ikea pitch) Willows Park FC	Amenities Include: Club house, 1 no. full size and 1 no. smaller soccer grass pitches, and 1 no. all-weather pitch. The club also has extensive use of the pitch to the rear (Ikea pitch). Full size grass soccer pitch, located to the rear of Ballymun United FC. New club house at Jamestown Road with changing facilities and hall All weather pitch	This pitch is mainly used by Ballymun United FC. DCC have set aside land to allow for club expansion along Jamestown Road, (Site 25). No current proposals for this expansion.
24	Education Training Board Lands	 CDETB owned pitches. 2 no. grass pitches: 1 no. full size hurling and 1 smaller, used exclusively by Setanta GAA club. 	Pitches in use by Setanta GAA.
25	Setanta GAA	New premises along Main Street includes: Club house with changing facilities and GP room Function room with bar facilities, games room 1 no. all- weather pitch (and use of ETB grass pitches) Clubhouse also used as a local community/ cultural venue by Radharc Ceilteach.	Premises remain in use by Setanta GAA.
26- 30	Riversdale Tennis club DCU sports St Kevins Boys FC Trinity College Sports Morton/ Santry stadium	All private clubs, all still operating, located outside the LAP.	
	Ballymun Kickhams	The LAP includes an objective to explore Site 31 for future sporting facilities to accommodate Ballymun Kickhams.	The feasibility study was completed and a portion of Site 31 offered to Ballymun Kickhams for a new GAA sporting facility, subject to terms and conditions. Awaiting formal response from the club

Allotments:

There are a number of allotments in use as follows:

- Muck & Magic / Glor na Gael community garden, Main Street (Lap site 6). Located on a future Main Street development site, these allotments are temporary/ require new premises.
- Glas community garden ran by GAP (Global Action Plan), Woodhazel Terrace.
- Trinity Comprehensive & the Reco both have polytunnels for use by the school children/ youth club.
- Allotments were also provided by BRL during the regeneration at Meakstown, just over the M50, located next to Dogs Aid and BACCA.

Appendix 1-8: Schools & Childcare

Schools

Ballymun contains 8 no. primary schools, 1 no. secondary school, in additional to second chance education and adult education provision. School enrolment figures are provided below, charting the changing admissions from the start of the regeneration process (1997/98), to when the LAP was prepared (2017/2018), to current day figures (2023/2024). Amenity provision is also included, based on information available at time of the LAP.

School Name / Roll No.	Address	Year 1997/98	Year 2017/18	Year 2023/24	Amenity: halls etc
Primary School					
Virgin Mary Girls NS 19303W	Shangan Road	278	157	193	Hall (12m x 17m) with stage.
Virgin Mary Boys NS 19302U	Shangan Road	300	138	161	
Holy Spirit Girls NS 19209H	Sillogue Road	397	313	260	Hall (13m x 18m) with stage and canteen.
Holy Spirit Boys NS 19208F	Sillogue Road	429	341	268	
St Jospeh's JNR NS 19431I	Dane Road	253	146	149	Small hall.
St Joseph's SNR NS 19583I	Dane Road	269	141	151	Hall (c. 14m x 10m) with stage (c. 7m x 5m); can accommodate up to 260 people seated.
Scoi an tSeachtar Laoh 19430G	Ballymun Road	232	210	169	Hall (c. 20m x 11m) with stage.
Gael scoil Baile Munna 20015B	Coultry Road	65 ¹	178	172	Hall
Second Level					
Trinity Comprehensive 81017A		852 ²	524	561	Large independent sports hall (32m x 18.5m)

			Second sports hall in school. Gym Futsal dome Misneach art sculpture Polytunnel
Second/ third level			E 202 1 1 1
CDETB Ballymun Youthreach	Ballymun Road	Youthreach is a "community based second chance centre of education" open to 16-20 year olds. Offers QQI Level 3, 4, 5 education. Opened in 1991. Today caters for 60 students.	Facilities include a library, computer suites, woodwork room, kitchen, cosmetics studio, framing enterprise centre, art room, gym, canteen, polytunnel, recording studio and media studies workspace.
CDETB Adult Education Centre	Ballymun Road	Adult Education Service, offers classes in adult literacy and community education including IT/ communications, health & fitness/ nutrition, gardening, English as a second language. This CDETB campus is also home to an Adult Education Guidance Service and Ballymun Anseo, a school completion programme for primary and secondary schools, ran during the school year and also over holiday periods.	Variety Classrooms, garden (used for horticulture), library, hall used mainly by CDETB. Night classes also available.

¹ School opened in 1994 with small number of prefabs. 2018 new school building opened.

Crèches/ Childcare:

During the regeneration programme land/ space was allocated for a number of new purpose built crèches and afterschool services, with the users primarily childcare providers who were operating from the Ballymun flats. Current childcare/ crèche provision is as follows:

Name	Address	Provider type/	Enrolment
		Services	Waiting List Information ¹
Tir na nOg,	Sillogue Road	Community	120 children enrolled
Ballymun Day	Ballymun, D. 11	Sessional, part-	(sessional
Nursery		time & full time	mornings/afternoons)
		day care	Have a waiting list
Our Lady's Nursery	Sillogue Avenue,	Community	90 children enrolled
(DCC owned	Ballymun, D. 11	Full day care	Have a waiting list
property)			

² Comprised of Boys Comprehensive School, Girls Comprehensive School and Senior Comprehensive School, all three of which amalgamated in 2005 to form Trinity Comprehensive School.

Naionra Glor na Gael (DCC owned property)	21 Sli Sheantruibh, Ballymun, D. 9	Community Full day care	30 children enrolled Have a waiting list
Pop-up preschool	St Jospeh's Junior School, Balcurris, D. 11	Community Sessional	14 children enrolled
Naionra an tSeachtar Laoch	Scoil an tSeachtar Laoch, Ballymun Road, D. 11	Community Sessional	30 childcare enrolled Have a waiting list
Axis crèche (DCC owned property)	Axis Main Street, Ballymun, D. 9	Community Full day care	40 children enrolled Have a waiting list
Poppintree Early Education Centre (DCC owned property)	Poppintree Commuity Centre, D. 11	Community Full day care	40 children enrolled Have a waiting list
Ballymun East Community Centre	Woodhazel Close, Ballymun, D. 9	Community Full day care	111 childcare enrolled (Sessional- mornings/afternoons) Have a waiting list
St Margaret's Pre- school (DCC owned property)	St Margaret's Site Park, St Margaret's Road, D. 11	Community Part-time day care	No information available at present.
Pals Preschool (for autistic children)	Hamtpon Wood	Registered charity: autism services Sessional	48 children enrolled Have a waiting list
Aisling Project – Ballymun East	Ballymun East Child & Youth Centre, Woodhazel Close, Ballymun, D. 9	Community Part-time; school age children	90+ children and young people attend.
Aisling Project – Sillogue (DCC owned property)	The Lighthouse, Sillogue Road, Ballymun, D. 9	Community Part-time, school age children	30 children attend
Aisling Project – Poppintree (DCC owned property)	Poppintree Sports & Community centre, Balbutcher Lane, D. 11	Community School age children	30 children attend

¹ Information from childcare providers, April / September 2024. Waiting list figures provided from the various childcare operators ranges from 5 children up to c. 180 children.

Current Proposals for new crèche/ childcare facilities:

The following new childcare facilities are in the planning/ design stages:

• Site 25, Parkview: DCC owned site. Planning granted for Site 25 includes the delivery of new housing and a purpose built crèche (518 sq.m.), to be delivered by an AHB.

- Site 5, 15-18: These combined sites are at an advanced design stage, to be delivered by DCC (as a PPP project), and include proposals for a new purpose built crèche facility. Planning is expected to be submitted in Q3 2024.
- The "Lighthouse": as noted above under Community infrastructure, DCC is in the process of preparing a feasibility on the provision of a new purpose built centre on the site of the Lighthouse structure, home to the Aisling Project, Sillogue.

Appendix 1-9: Arts Audit

- Axis, Arts and Community Resource Centre, Main Street. DCC owned facility which provides:
 - 200 Seat Theatre
 - Second performance space
 - Café bar
 - Exhibition space (the Mezzanine Gallery and the Café Gallery).
 - Training rooms & conference facilities
 - Crèche
 - Recording studio.
 - Offices for community/arts groups

• St. Joseph's Music Room:

Provided by BRL as part of the regeneration process, a new music room was constructed (2008) as an annex to St. Joseph's NS in Poppintree.

Coultry Road units

Vacant units constructed for artist's workshops under planning Reg. Ref. 0801/01. Units are due to be handed over to DCC from the developer. In need of fit-out.

• Art in the Community: Per Cent for Art Programme

The following permanent art pieces were installed in Ballymun as part of the BRL Per Cent for Art programme:

- "Misneach" (Courage) by John Byrne, equestrian sculpture, currently located at the Trinity Comprehensive school. This piece was commissioned for the Ballymun Main Street, but was accommodated within the school grounds as a temporary measure pending future Metro decisions and with the aim that it will following the proposed Metro construction, be located on the Main Street.
- "Another Sphere", by Kevin Atherton, sculpture comprising a pair of stainless-steel hemispheres in Balcurris Park.
- "Amaptocare" by Jochen Gerz, major public art work comprising 630 donated trees accompanied by a text lectern written by the donor. Phase two of this project was to comprise an artwork mapping the tree locations, to be located within the Civic Plaza. This element was never completed.
- "Fill" by Catherine Delaney, ground based sculpture, Poppintree Neighbourhood Centre
- "Cathode: Anode", by Andrew Clancy. This is a bronze and led light sculpture, Main Street at entrance to Ballymun Civic Centre
- "Expose" by Mark Francis, painting, Atrium, Ballymun Civic Centre

- "Sisters" by John Kindness, paintings on car bonnets, Atrium, Ballymun Civic Centre
- "Zip" by Corban Walker, sculpture, Atrium, Ballymun Civic Centre
- "Oasis" by Daphne Wright, sculpture, Council Chamber, Ballymun Civic Centre
- "Broe, Crean & Walsh Chronicles" by Paul McKinley, paintings, Atrium, Ballymun Civic Centre and lightbox Poppintree Community & Sports Centre
- "The Scret Garden Party" by Janice Feighery, concertina style book, Atrium, Ballymun Civic Centre.
- "Untitled", by Martin Healy, photographs, Trinity Comprehensive School.
- Wall drawing by Linda Quinlan and students of the Trinity Compressive School; within the school.
- "Welcome back" by Michael McLoughlin, mural work at St Margaret's Halting site.
- Sketchbook by Elizabeth Comerford, series of drawings on display, Ballymun Library
- "Portrayals" by Jeanette Doyle and women by the Star Project, images and portraits hanging in the Star Project, Horizon Building.
- ["Seangain" by David Kinane, sculpture of bronze ants, Shangan Park, this this piece was subsequently stolen]
- The Helix. Located just outside the SDRA/ LAP boundary this theatre and event space provides a significant cultural venue locally to Ballymun. It contains the following key spaces:
 - The Mahony Hall: theatre (seats 1070)
 - The Theatre: (seats 433)
 - The Blue Room: classroom/ theatre (seats 140)
 - The Gallery: classroom/ theatre (seats 120)
 - The Space: classroom/ theatre (seats 132)
 - o The Studio (seats 40) and the boardroom (seats 20)
 - o Foyer, green rooms and dressing rooms.