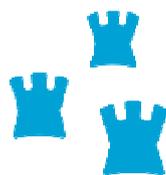


# Oscar Traynor Road Land Initiative Project



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



## INTRODUCTION

This report has been prepared as a follow up document to the Housing Land Initiative Feasibility Study presented to the joint Housing and Planning SPC on the 16<sup>th</sup> December 2015. The report has been updated to take account of the new Dublin City Development Plan 2016-2022 and following requests to carry out a Community Audit and Traffic Impact Study for these lands.

## SITE DESCRIPTION

Dublin City Council owns a 17.014 ha site off Coolock Lane in Dublin 5 often referred to as the 'Oscar Traynor Road' site. The site is located c.5.5 km to the north of Dublin city centre and c.3.5 km to the south of Dublin airport.

It is a vacant green field site covered in scrub vegetation bounding: the M1 motorway / Port Tunnel entrance to the west, R104 Coolock Lane (Oscar Traynor Road) to the north, astro park football pitches and Gaelscoil Cholmcille to the north-east, the front of two storey houses along Castletimon Gardens to the east, and the rear of two storey houses which front onto Lorcan Crescent to the south.



**Figure 1: Aerial Photo of Oscar Traynor Road**

**ZONING OBJECTIVE**

Almost the entire site is zoned Z12 in the Dublin City Development Plan 2016-2022 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands'. A small corner located at the end of Castletimon Gardens is zoned Z1 'To protect, provide and improve residential amenities'. The Z1 zoning objective allows for future residential development on these lands. The Dublin Airport Safety Zone designation applies to the north-eastern corner of the site.

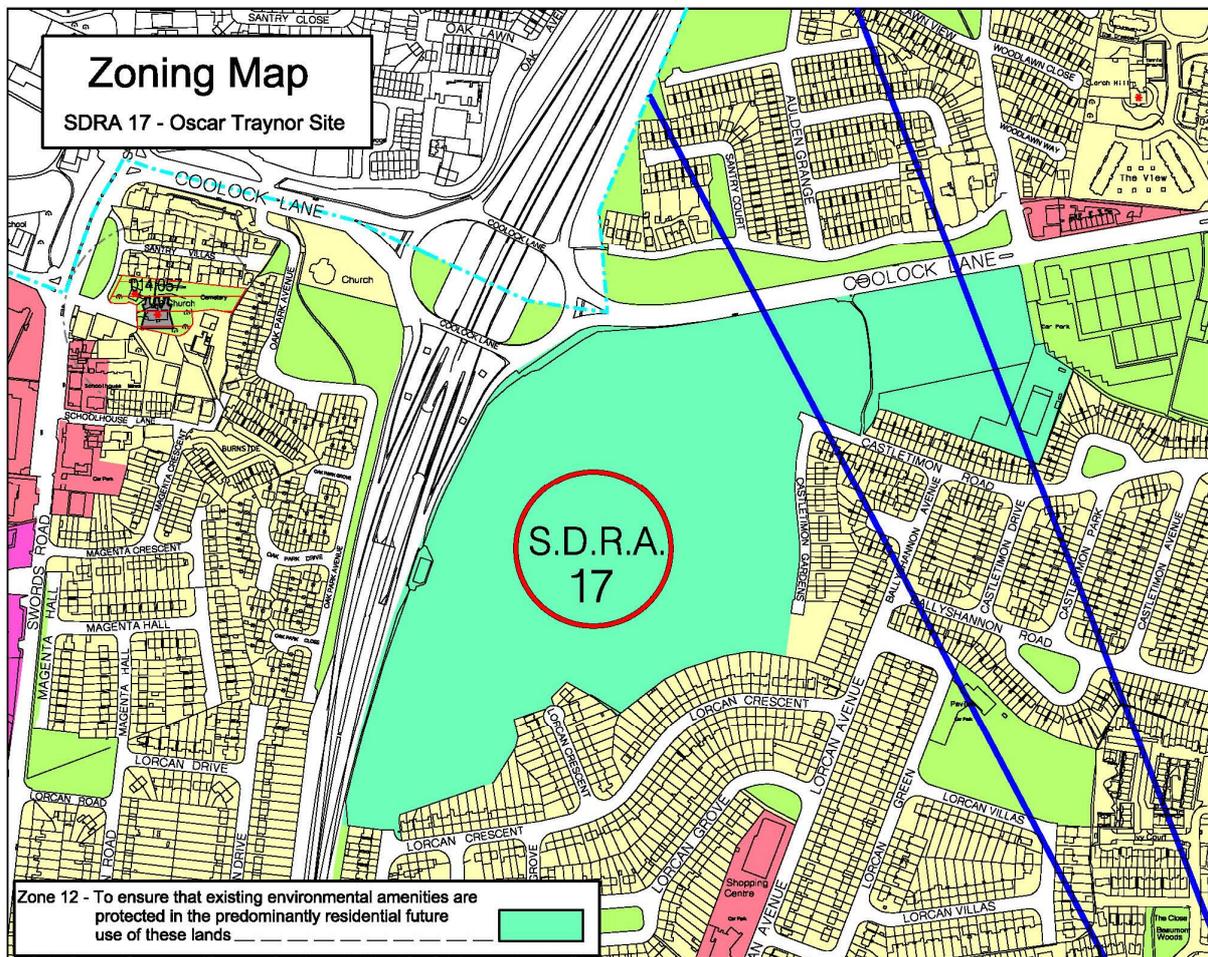


Figure 2: Dublin City Development Plan 2016-2022 extract from Zoning Map, Zone 12.



Key aspects of the Z12 zoning objective are outlined below:

- Where Z12 lands are to be redeveloped, a minimum of 20% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space. This 20% public open space will not be split up into sections.
- The predominant land use will be residential.
- Development at the perimeter of the site adjacent to existing residential development will have regard to the prevailing height of existing residential development, and to standards set out in the development plan in relation to aspect, natural lighting, sunlight, layout and private open space.
- In considering proposals for redevelopment on Z12 zoned lands, the preparation and submission of a master plan setting out a clear vision for the future for the development of the entire land holding is required.
- At least 10% public and affordable housing requirement will apply in the development of lands subject to the Z12 zoning objective.
- There is a range of uses permissible under the Z12 land use zoning objective including: residential, childcare facility, community facility, cultural/recreational buildings and uses, education, hotel, restaurant, and shop (local).

## STRATEGIC DEVELOPMENT AND REGENERATION AREA (SDRA) 17

The Dublin City Development Plan 2016-2022 contains Strategic Development and Regeneration Area guidelines (SDRA 17) for the Oscar Traynor Road site. Under SDRA 17, the overall vision for this site is the creation of a new residential quarter supported by neighbourhood facilities and parks, creating an attractive tree lined setting which integrates and complements the surrounding residential area.

The objectives for this site are as follows:

- The creation of a primarily residential quarter with a mixture of unit types and tenures to provide for much needed housing in the city in accordance with the core strategy and complemented with retail units serving a local need. The provision of retirement housing is particularly sought adjoining new local services. To support the increased provision of senior citizen homes on the Oscar Traynor site.
- Higher densities will be sought to the northern and western edges of the site with heights of 4 to 6 storeys being generally appropriate, scaling down to the east and south where the site adjoins existing 2-storey residential housing.
- Heights of up to 6-storeys will be considered in the north-west corner of the site as slender land-mark features.



- The provision of a high quality distinctive park(s) set within tree-lined avenues and streets is required.
- High levels of permeability throughout the site integrating with existing residential streets to the east and south where feasible.
- The creation of a neighbourhood centre to Oscar Traynor Road with local retail provision and a possible hotel use, forming a distinctive place making element and the main entrance to the overall site.

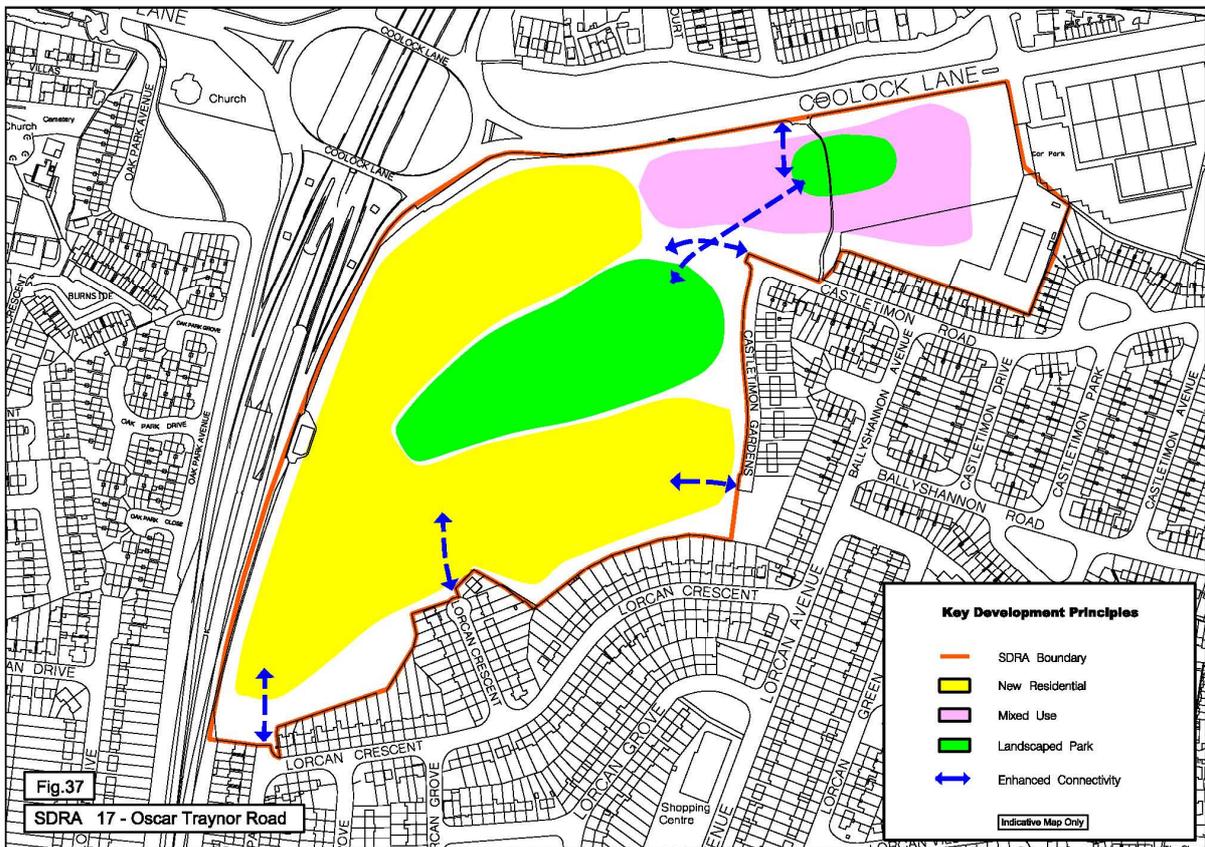


Figure 3: Key Development Principles, SDRA 17



**PROPOSED DEVELOPMENT – OSCAR TRAYNOR ROAD**

Having regard to the above zoning provisions, objectives of SDRA 17 and the policies and objectives of the City Development Plan, it is proposed to seek the development of the site at Oscar Traynor Road as a primarily residential area, with some limited commercial use and the provision of a large high quality public open space located towards the centre of the site. Enhanced permeability will also be sought with a particular focus on improved pedestrian and cycle connectivity.

**HOUSING**

The focus of the Housing Land Initiative is on the early delivery of housing. The recently published Action Plan for Housing and Homelessness “Rebuilding Ireland” makes reference to Pathfinder sites that have a demonstrated capacity to deliver significant up-scaling of the supply of new homes, and it is considered that Oscar Traynor Road can be considered as a pathfinder site.

In this context, an indicative phased approach (single developer) for the site has been developed that allows for the quick delivery of early phases of development, at low to medium density in the southern part of the site adjacent to the existing two storey housing. The following phases would consist of commercial development and medium to higher density residential development to the northern and western boundaries of the site see Fig 4.

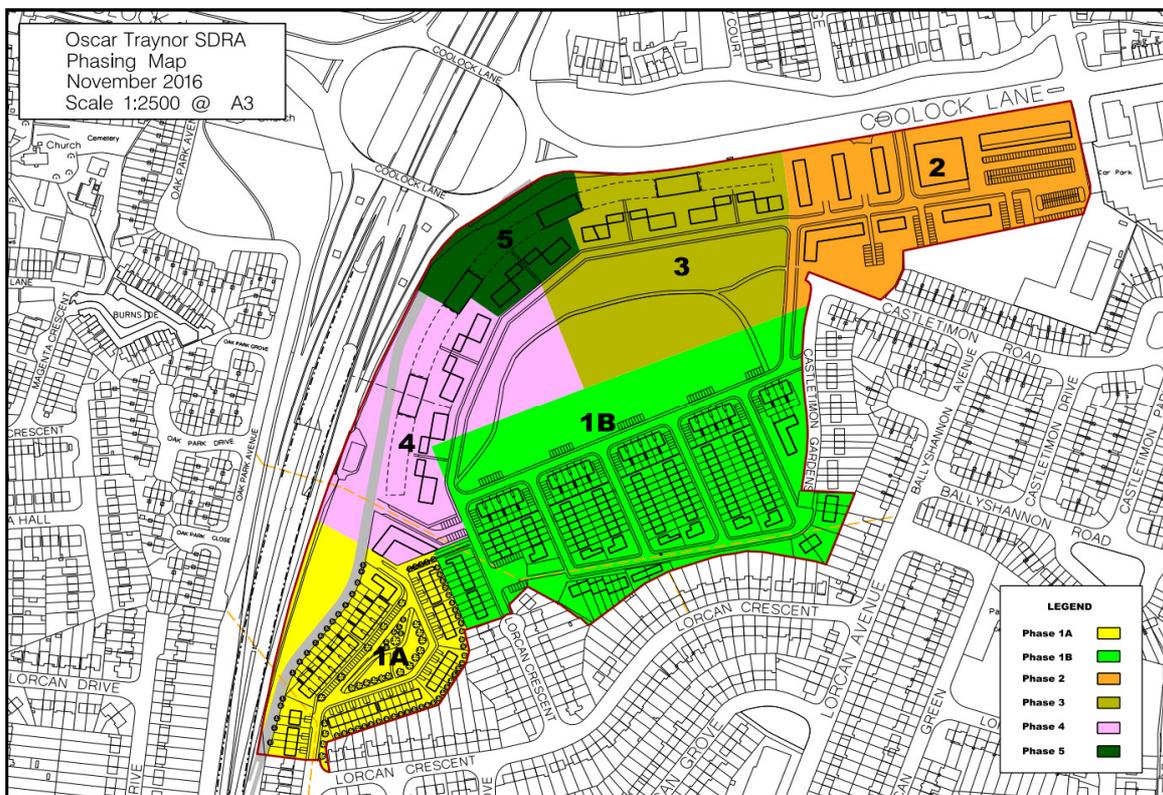


Figure 4: Phasing Map



Housing Type			
Lot 1A	73 units (35 houses, 16 duplex & 22 apartments)	Lot 3	88 apartments
Lot 1B	152 units (84 houses & 56 duplex & 12 apartments)	Lot 4	88 apartments
Lot 2	Commercial (retail & potential hotel 147 apartments)	Lot 5	92 apartments
Private 450 Social 190 Total: 640 units			

**Table 1: Phasing Breakdown**

The residential units will comprise an appropriate mix of private, public and affordable homes with the objective of delivering a sustainable mixed tenure housing development. The City Council adopted the Land Initiative Feasibility Study Report to include a requirement for 30% social housing to be provided on the site. The delivery of rental accommodation will be provided under a pilot project for a mixed tenure cost/affordable rental model. The scheme will also contain a mix of unit types including 2/3 bedroom semi-detached, terrace houses, duplex units and apartments. The delivery of housing for the elderly will be favorably considered to cater for the needs of the surrounding aging population.

As a pathfinder site funding for the 30% social housing will be provided by the Department of Housing, Planning, Community and Local Government. The social housing need for the area (as per August 2016) is set out in Table 2 below. This details the number of households on the DCC housing list that have a stated first preference to live in “Area B”.

While the development is set out in phases as indicated, it is intended to seek a single tender for the total development of the site.

Dublin City Council Housing List – Area B (August 2016)						
Number of Years on the Housing Waiting List	one bed	two bed	three bed	four bed	five bed	Total
0 to 1 year	376	221	43	2	1	643
1 to 5 years	1596	1134	223	18	5	2976
5 to 10 years	1062	844	308	30	2	2246
over 10 years	141	149	131	16	1	438
<b>Bed Total</b>	<b>3175</b>	<b>2348</b>	<b>705</b>	<b>66</b>	<b>9</b>	<b>6303</b>

**Table 2: Housing List - Area B**

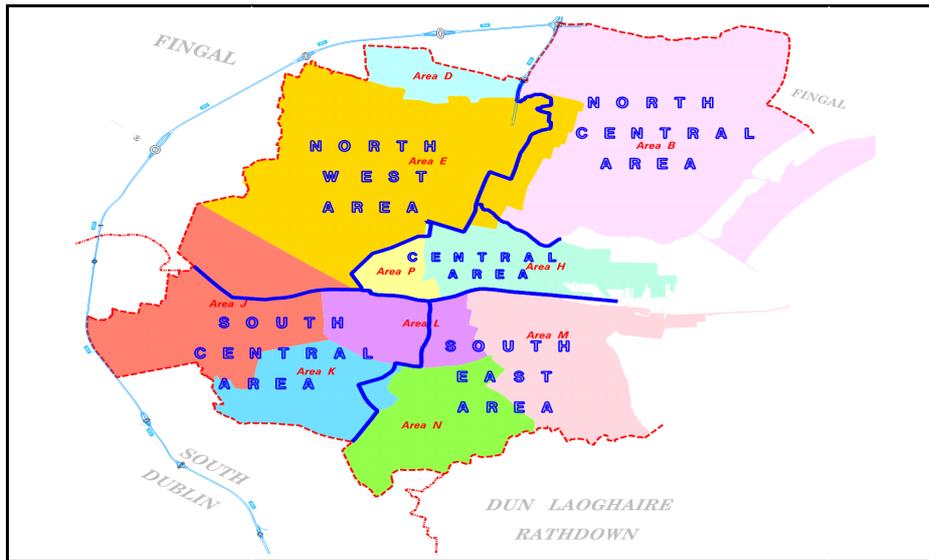


Figure 5: Catchment Area - Area B (in pink)

**SITE CONSTRAINTS**

The site contains some relatively minor constraints in terms of its future development. There is a large drain (600mm - 750mm) traversing the southern part of the site. This feasibility study proposes to retain this drain in its current location in order to reduce potential cost, delay and risk. However with a 8.75m way leave (i.e. c.4m either side of the drain), its retention has design and layout implications. This affects potential site layouts and the proposal will need to be subject to further design having regard to Engineering Guidelines.

The proposed ‘Swords/Airport to City Centre’ Bus Rapid Transit (BRT) scheme routes through the development site along the western edge, requiring the preservation of land to facilitate same.

Thirdly, there is a need to provide a new access to Gaelscoil Cholmcille from within the site (Community Audit attached )

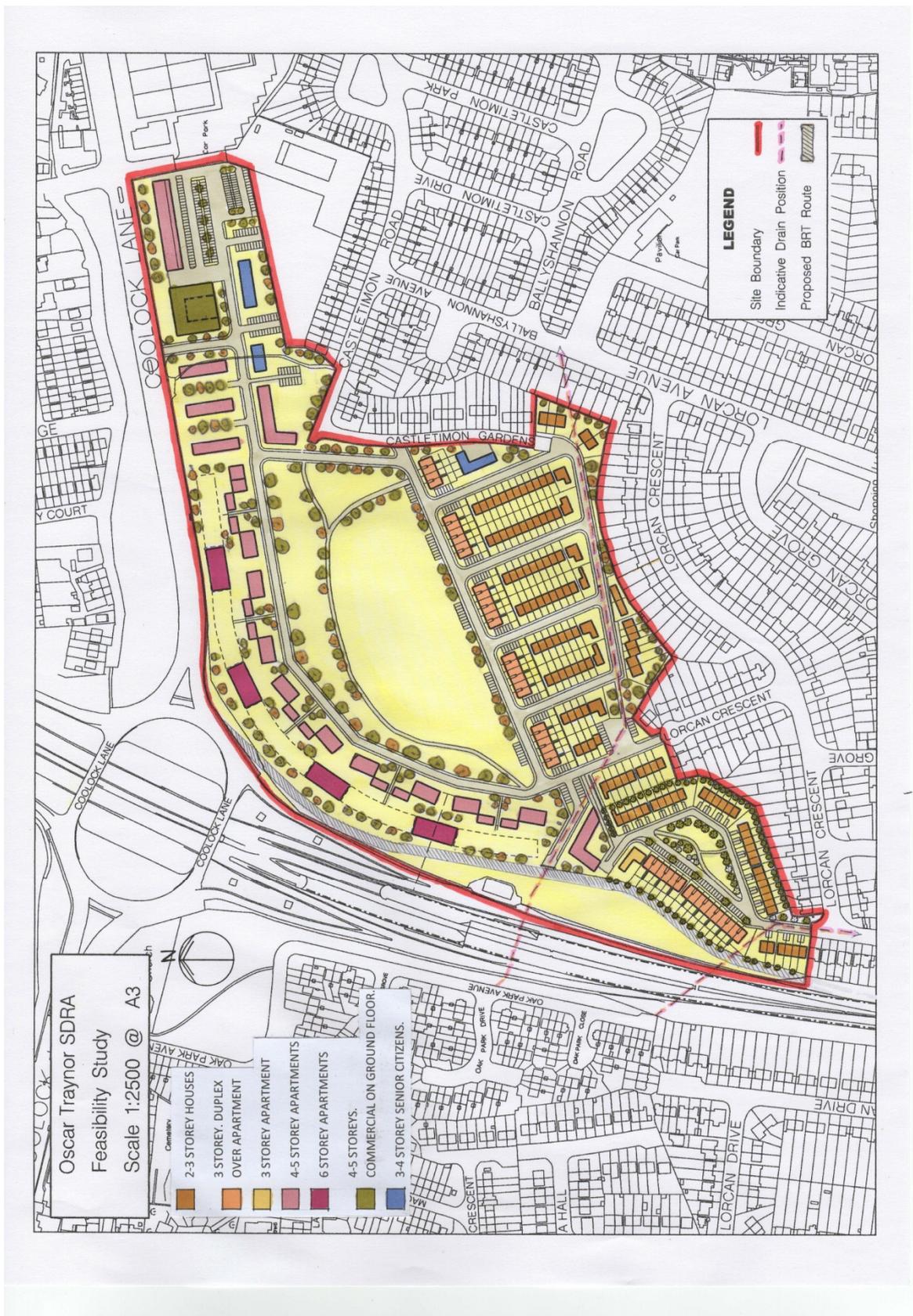


Figure 6: Layout and Site Constraints Map



## SOCIAL AND COMMUNITY AUDIT

Following the initial report in December 2015, it was requested that a Community Audit be carried out for these lands. The key findings are summarized below:

- **Retail:** Given the high level of neighborhood shopping in the vicinity of the site (Omni SC, Artane Castle, Northside Shopping centre), the site is considered suitable for local retail only. Local shops meet the basic day-to-day needs of surrounding residents and typically comprise of one to two small convenience stores. The retail strategy for the City cites local retail provision in the range of 500 – 1,500 sq.metres of lettable space. The Development Plan identifies the north-east of the site as the most suitable location for new mixed-use development including retail provision.
- **Parks:** The site is located in close proximity to three large regional/district parks, notably Santry Demesne, Ellenfield Park and Oscar Traynor Park (Coolock Lane Park). In addition there are a number of local/neighbourhood green spaces nearby, including Lorcan and Castletimon Parks. For the latter two issues of ownership, access and landscaping will be addressed. The provision of a new public park of 20% of the site area will be a major benefit to both the new residents and the adjoining residential estates, with provision for a children’s playground providing a good focal point and space for the new and old communities to come together. It will be designed in accordance with principles of good urban design, safety and accessibility.
- **Sports Facilities:** In addition to the sports facilities provided for in the above parks, the area is also considered well served by dedicated sporting facilities. Two large sporting amenities immediately adjoin the site, at Astro Park and the Oscar Traynor Coaching and Development Centre. Also within walking distance is Morton Stadium, the national athletics stadium and the Trinity College sports grounds on Santry Avenue. Existing football clubs serving the area include the well established Parnell’s GAA Club and St. Kevin’s Boy’s Football Club. DCC amenities include the swimming pool, leisure space and 5-a-side at the Northside Shopping Centre and the Kilmore West Community Centre.
- **Education:** The area is well served by primary, secondary and indeed third level educational facilities. The DCC Site Development Brief prepared for these lands in the mid-2000s included a site reservation for a new school, on land previously owned by the state (land was disposed on 28<sup>th</sup> May 2007; Chief Executive Report no. 279/2007 refers). Gaelscoil Cholmcille have since developed a two-storey semi-permanent twelve classroom school (Register Reference. 3870/07) accessed off Woodlawn Avenue (same access as Astro Park). This access is on a short-term basis, and there is a need to provide a permanent entrance to the school from within the subject site. The Gaelscoil own the adjoining triangle shaped piece of land to the west of the current school site and the City Council will discuss the school’s future requirements as part of the redevelopment of the site. The provision of good permeability and accessibility through the site and into the existing residential streets will support sustainable travel patterns to and from schools.



- **Community/ social/ crèche facilities:** Facilities in the area include the Coolock library, Coolock Area Office, Youthreach, the Northside Partnership, new Primary Health Care Centre (under construction); and community spaces (scout halls, parish centres, school halls) etc. While there are a number of crèche facilities (private and community run crèches) already in operation in the vicinity of the subject site the delivery of a significant new residential development will likely give rise to the need for additional crèche services, depending on the nature of residential development provided. An appropriate location for such a service would be adjoining the Gaelscoil and the proposed retail/commercial zone to the north east of the subject site.
- **Population:** With the exception of the new development at Larch Hill House, the area has been suffering from a decline in population over the past decade. It is considered that the provision of new residential development on these lands will provide a much needed boost to the local population helping to support the viability of existing local schools, retail, community centres, parish halls etc.

## MOVEMENT AND TRAFFIC ANALYSIS SUMMARY AND RECOMMENDATIONS

The second audit requested in December 2015 was that of a Movement and Transport audit. Key findings from this report are noted here: (Appendix 3)

While the existing provision for pedestrians, cyclists and public transport users in the area is limited, the demographics of the local area show a relatively high use of alternative modes in the local area, with a car travel mode share as low as 41%.

### Traffic Impact

It is considered that Phase 1 of the development (i.e. 73 units in Lot 1A) will have a low traffic impact, with a maximum increase of 34 car trips (two-way) on any link during the morning peak period.

There will be a larger impact during Phase 2 of the development (i.e. 152 units in Lot 1B) which assumes access via Castletimon Road. There would be a maximum increase of approximately 100 car trips on Castletimon Road and Dundaniel Road during the morning peak. It is considered to be an acceptable, short-term impact until such time that the proposed new access junction is developed off Oscar Traynor Road. The potential to provide a temporary access to Lot 1B during Phase 2, off the Astro Park access road, should be considered as a mitigation measure.

During Phase 3, all Lots (apart from Lot 1A) will be accessed from a new junction off Oscar Traynor Road. This will reduce the impact on links such as Castletimon Road and Dundaniel Road when compared to Phase 2. This main impact in Phase 3 will be on the Coolock Lane interchange, however, it will have a minimal impact on the most critical approach at the Coolock Lane interchange in the morning period (i.e. the off ramp from the M50).



### Proposed new signalised junction

A concept layout has been developed for this junction that has capacity for eight right-turning vehicles. Two alternative access options have also been developed which will also be considered as they would rationalise access to the proposed development with the access to Astro Park and Gaelscoil Cholmcille, thereby reducing the impact on Oscar Traynor Road.

### Sustainable Development

The proposed development also has the opportunity to address a number of permeability and connectivity issues in the local area for pedestrians and cyclists. For example, the new access junction will incorporate pedestrian crossing facilities on Oscar Traynor Road. The provision of a link to the Woodlawn/Aulden Grange residential estate at this location would help to reduce walk times to bus stops.

The permeability of the proposed development will make Gaelscoil Cholmcille, Astro Park and the bus stops along Coolock Lane more accessible from the residential catchment to the south. Beaumont Hospital would also benefit from permeable development, potentially reducing the walk distance between Coolock Lane interchange and the Hospital by 400m.

Although not part of the development, it is recommended that the pedestrian crossing facilities at the Coolock Lane interchange are improved considering the lack of connectivity between Santry Village and the residential areas to the east of the N1.

## CONSULTATION

Dublin City Council has recently met with residents of Lorcan Estate and public representatives from the North West and North Central Area. It is proposed to put in place a Local Consultative Forum to ensure that there is fair and ongoing engagement and consultation with Community Interests in the area. **The exact consultation structure can be agreed between the Area Committee and the local Area Manager and his team and will include representatives of Lorcan Estate, Castletimon Estate, Woodlawn Estate, Aulden Grange Estate and Gaelscoil Chomcille. This consultation structure/forum will be consulted by those drawing up the masterplan.**

## SECURING THE EARLY REDEVELOPMENT OF THE SITE

As outlined in the Housing Land Initiative Feasibility Study the City Council has traditionally secured the redevelopment of its land under development agreements with title to lands only being transferred when a development had been substantially completed.

A development agreement is in essence a contract that sets out the process under which an agreed development will be delivered. It sets out conditions on its future use and it establishes a timeline



for defined actions to be taken and sets out mechanisms to address either party's failure to meet their commitments.

To procure the required development it is proposed that the lands (all or part) be advertised for submissions of interest from developers with the aim of having the site developed broadly in line with the proposals/indicative plans outlined in this report with conditions included relating to tenure mix and future use (long term rental) under a Build for Rent model and other relevant matters. Title of the land will not be transferred until defined parts of the development have been substantially completed.

Tenderers will be required to:

- furnish details of experience in delivering large scale housing projects;
- provide details of their professional teams with relevant experience;
- provide and substantiate details of their financial capacity to deliver the proposed development within a specified time period.
- make a financial proposal to undertake the proposed development.

## VALUATION OF SITE

The Market Value of the site will be updated prior to the seeking of Tenders.

The Full Market Value will be retrieved from the proposed new development as part of the Public Procurement Process and this can be done in a number of ways.

- Cash Payment
- Provision of additional infrastructure
- Subsidisation of Affordable / Private Units.

## CONCLUSION

- I. The Dublin City Development Plan 2016-2022 has an overall objective to develop the Oscar Traynor Road site as a residential quarter with an element of local retail/ commercial and a high quality distinctive park.
- II. A new sustainable residential quarter will provide a mix of tenure and unit types catering for a diverse population requirement, and shall include the provision for 30% public housing. Early delivery can be easily achieved in the southern end of the site with the provision of low-medium density housing.



- III. Having considered the recreational, educational and community provision in the wider area it is considered that the new residential properties will be very well served by existing amenities.
- IV. The provision of 20% open space in the form of a centrally located park easily accessible to the new population and surrounding estates will provide a new hub/ focal point for the community and should include the provision of a new children's playground.
- V. It is noted that with the exception of the new apartment scheme at Larch Hill House, that this area has been suffering from a population decline which has a knock-on effect for local spending power and the ability to support local shops, schools, community centres etc. The new population which the site can accommodate will bring a much needed boost to the local population, helping to support the existing facilities in the area.
- VI. With an increase in resident population the City Council will consider the option of upgrading the community facilities along Cromcastle Road (i.e. adjoining Kilmore West Community Centre) and create a sports/community hub at this location. Upgrading the football pitches along Oscar Traynor Road and supplementing these by the addition of other sports facilities/ landscaping would enhance the use of this space; and facilitating greater use of Lorcan Park and Castletimon/Dundaniel Park would also improve local amenities.
- VII. In addition the whole issue of private management companies, the management of mixed housing complexes and the ongoing general management of apartments, car parking, cleansing etc has caused a myriad of problems throughout the city in recent years. New models of management are essential and hence there will be specific emphasis on this in the criteria involved in the selection of a developer.
  - *A Housing mix of 50% Private, 30% Public, 20% Affordable..*
  - *Development potential for 640 new homes.*
  - *Sensitivity to adjacent communities.*
  - *Provision of retail / Communities and recreation facilities.*
  - *A Public Procurement process will be speedily progressed with the aim of securing a tender covering the:*
    - *Design of the new development based on the indicative existing plans*
    - *Construction of the new development*
    - *Proposals for the future management of the overall development.*
    - *The finance mechanism required to fund the new development taking full account of the Market Value due to DCC.*



**The proposal to progress this vital new development to the Procurement and Tendering Stage was approved by the Housing and Planning Strategic Policy Committees (S.P.Cs) at a joint meeting held on the 9<sup>th</sup> December 2016 and by the full City Council at its meeting on 9<sup>th</sup> January 2017.**

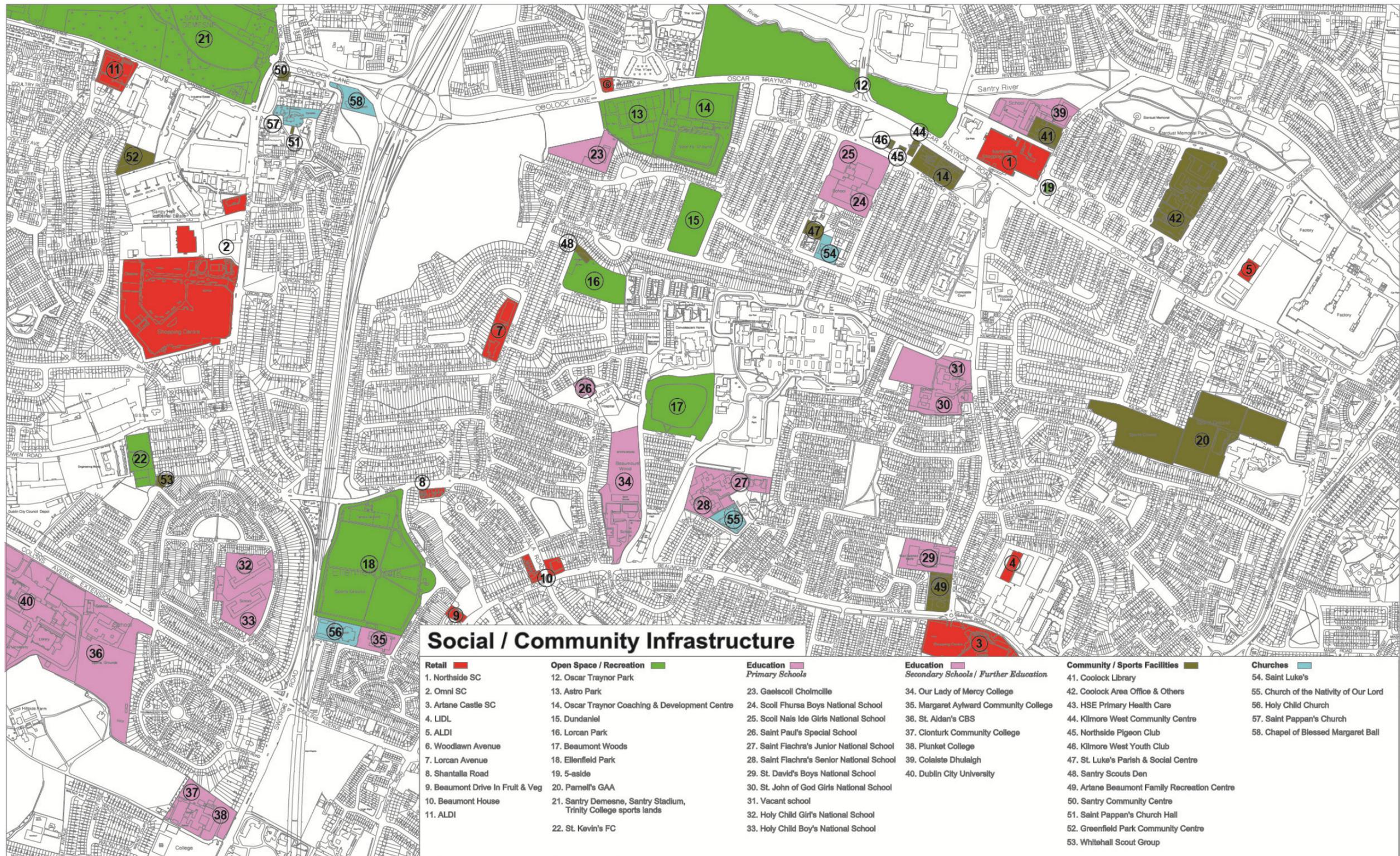
The Housing and Planning S.P.Cs will be kept fully informed on progress on all aspects of this project.

**Anthony Flynn**

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**Executive Manager and Director of Housing Delivery  
Housing and Community Services  
09<sup>th</sup> January 2017**

## Appendix 1 – Social / Community Infrastructure map





## Appendix 2 – Community Audit

### COMMUNITY AUDIT FOR OSCAR TRAYNOR ROAD SITE

15th September 2016

The following report has been prepared by the Planning and Property Development Department to provide an overview of community and social facilities in the Coolock/Santry area, in the vicinity of the Council owned site on Oscar Traynor Road (17.2ha). The purpose of this report is to inform the level of community, social, recreation and education facilities required on the Oscar Traynor Road site in tandem with its future development and build-out.

#### RETAIL

The site at Oscar Traynor Road is zoned Z12 under the Dublin City Development Plan where the provision of local shops is a permissible use and neighbourhood shopping is open for consideration. The area is currently served by three existing district centres at Omni Shopping Centre, Artane Castle and the Northside Shopping Centre; the latter designated a Key District Centre. It is therefore considered well served by a high level of comparison and convenience shopping. This provision is further supported by LIDL and ALDI stores on Santry Avenue, Coolock Drive and Kilmore Road. Having regard to the extant levels of retail provision in the area, and the need to consolidate and support existing centres, it is considered that the site is not suitable for neighbourhood level shopping; rather provision should be made for local retail only.

Local shops meet the basic day-to-day needs of surrounding residents and typically comprise of one to two small convenience stores. The retail strategy for the City cites local retail provision in the range of 500 – 1,500 sq.m. of lettable space. The Development Plan identifies the north-east of the site as the most suitable location for new mixed-use development including retail provision. Having considered the levels of local retail, the provisions of the retail strategy and the Development Plan are considered appropriate.

#### OPEN SPACE, SPORTS & RECREATION

The site at Oscar Traynor Road is located within 600 metres of three public regional/district parks, notably:-

- Santry Demesne, c. 600m from northern boundary of the site. Managed by Fingal County Council this 47 ha park contains an 18th century walled garden (now community garden); playground, ornamental lake and amenity grassland, in addition to a further 10 ha of linear park on the banks of Santry River.
-



- Ellenfield Park: c. 600m from southern boundary of site. This 10ha park is managed by Dublin City Council, and contains a playground, 3 no. GAA and 3 no. soccer pitches, 1 no. 7 aside all weather, 3 no. savannah tennis courts, 2 no. sports pavilions and one boules/petanque area.
- Oscar Traynor Park (Coolock Lane Park) is the City Council nucleus for football pitches in the area and provides 4 no. soccer pitches with an additional pitch to the west of Clonshaugh Road. Located c. 300m from the north-east of the site, the pitches immediately adjoin Coolock Lane/Oscar Traynor Road and are highly visible. During the football season these pitches are used extensively by football clubs from the locality and wider area and are only utilised on an ad-hoc basis in the off-season. The Santry River runs along the northern boundary of these lands. This amenity area is open and has limited landscaping features, especially along the southern boundary, adjoining the road. The park would benefit from improved landscaping and the possible inclusion of additional recreation facilities to improve its usage by the local community and different sports groups all year long, e.g. running/cycle track, playground etc.

In addition to the above there are a number of local/neighbourhood green spaces, most notable including Lorcan and Castletimon Parks. Lorcan Park is located to the north of Lorcan Villas, c. 340 metres from the subject site. It is a gated green space containing a football pitch in addition to a community building/clubhouse, housing the scouts and the Lorcan Estate Residents Association (LERA). The use of the pitch is shared between these parties and is also utilised by Lorcan Celtic FC. The land currently belongs to the Office of Public Works (OPW), who have expressed a desire to transfer it to the City Council subject to an agreement being reached with the scouts and the local residents. While the buildings are reasonably well used, the closed off and gated nature of the park and football pitch is a loss for the local community. It is thus recommended that the Council should re-explore the matter through the Area Office, to facilitate the land disposal and the opening of the park for the benefit of the area.

Castletimon/Dundaniel Park is a large green space (1.7 ha), located c. 500m from the east of the site, between Castletimon Green and Dundaniel Road. This space has been utilised on an ad-hoc basis as a playing pitch and the Council have some limited pitch lettings (Shelbourne FC girls and Parnell's GAA children). The teams bring their own portable goals to utilise the pitch. Given that the space and pitch are not well utilised and has no legible function, use or features and is the subject of dumping, the City Council should consider the exploration of providing some play equipment or landscaping the space to improve its attractiveness, biodiversity and use. This should be done in tandem with the local residents to obtain buy-in and ownership over the space and facilities.



The site is also considered well served in terms of dedicated sporting facilities. There are two large sporting amenities immediately adjoining the site: -

- a) Astro Park
- b) Oscar Traynor Coaching and Development Centre

These private centres front onto the Oscar Traynor Road and together occupy 6.7 ha. The Astro Park provides fourteen 5-aside all-weather training pitches with changing facilities and sports bar. The Oscar Traynor Coaching and Development Centre is home to the Amateur Football League (AFL) and North Dublin Schoolboy/Girl League (NDFL). It contains three floodlight football pitches (one all weather), a sports gym with café, and changing pavilion.

Also within walking distance is Morton Stadium, the national athletics stadium for Ireland with a 400m athletics track, indoor sprinting area and an infield pitch capable of hosting soccer matches. Close to this is the upgraded Trinity College sports grounds on Santry Avenue, available for use by external clubs/groups. Within Northside Shopping centre is the DCC Coolock swimming pool (with new leisure space at first floor level available for use).

Parnell's GAA Club is the principal Gaelic club for the area. The club is located to the rear of Chanel College, and has two all weather and one full sized floodlight grass pitch, a two storey clubhouse with a pub/restaurant. The facility is well utilised by external clubs (both GAA and soccer) and by the school during the day, being an exemplar as a shared-use facility. St. Kevin's Boy's Football Club is a large well-established soccer club serving the area with over 40 no. teams. The club's home is on Shanowen Road in Santry, with all-weather and grass pitch, gym and changing facilities and is due to expand in September 2016 with the opening of a full size floodlit all weather pitch at St. Aidan's secondary school.

Additional Dublin City Council facilities include the Kilmore West Community Centre, which contains a large indoor sports hall and is also home to The Shack Youth Project. Recently upgraded is the 5-aside all weather pitch on Bunratty Road, to the east of the Northside Shopping Centre.

Having regard to the above, the area is considered to be very well serviced for open space and recreation requirements. It is considered that improvements should be made to some of the existing City Council spaces to improve their usage and visual amenity. In terms of the subject lands, it is recommended that the site adheres to the Development Plan requirements with respect to open space standards – i.e. 20% public open space associated with any residential development. Well landscaped and good quality open space intrinsically linked to the design and development of the new housing is paramount for such a large development site to work and 'breathe'. Consideration should be given for the inclusion of children's play space and/or passive recreation space/activities to ensure that the space is embedded into the local community (new and existing residents).



## EDUCATION

### Primary Schools

The area is served by a number of existing school facilities. In Coolock to the south of Cromcastle Road is Scoil Fhursa Boys and Scoil Nais Ide Girls National Schools. In Beaumont, north of Beaumont Road is St. Fiachra's Junior and Senior National School, while in Santry there is the Holy Spirit Boy's and Girl's National Schools in Larkhill. St. Paul's Special School in Beaumont Woods caters for children with an autistic spectrum disorder. There are two additional national schools on the Kilmore Road, St. John of God Girl's National School and St. David's Boys National School. All of these schools occupy sites that have capacity to expand if the need arises. In addition there is a vacant school building to the north of St. John of God Girl's National School. Educate Together had previously tried to obtain a change of patronage for this vacant school building, but this has not progressed and remains in control of the diocese.

The DCC Site Development Brief for the Oscar Traynor Road lands prepared in the mid-2000's included a site reservation for a new school, on land previously owned by the state (land was disposed on 28th May 2007; Chief Executive Report no. 279/2007 refers). Gaelscoil Cholmcille have since developed a two storey semi-permanent twelve classroom school (Register Reference. 3870/07) with parking to the front and hard standing play space to the rear, accessed off Woodlawn Avenue (same access as Astro Park). The school currently access their site through lands which the City Council have leased out on a long term basis to Astro Park. This access is on a short-term basis, and there is a need to provide a permanent entrance to the school from within the subject site. The Gaelscoil own the adjoining triangle shaped piece of land to the west of the current school site and it is recommended that the City Council discuss the school's future requirements as part of the redevelopment of the subject site.

### Secondary Schools / Further Education

The immediate area has a number of secondary schools serving the site and catchment area. The closest are Our Lady of Mercy College in Beaumont Woods and Margaret Aylward Community College to the south of Ellenfield Park. On the west side of the M1 is St. Aidan's CBS (Collins Avenue) and Clonturk Community College, the newly opened Educate Together secondary on the Swords Road. South of Collins Avenue is Pobalscoil Rosmini (Grace Park Rd), Maryfield College (Sion Hill), and Dominican College (Griffith Avenue) which local residents' utilise. Plunket College and Colaiste Dhulaigh offer post primary leaving cert courses and Dublin City University is also easily accessible to the site and catchment area. The provision of good permeability and accessibility through the subject site and into the existing residential streets would support sustainable travel patterns to these schools.



## COMMUNITY / SOCIAL / CRÈCHES

In terms of community and social facilities, the area is considered to be well serviced by existing facilities in the form of purposed built facilities, such as the Coolock library, Coolock Area Office (with its associated business, youth and citizen services including Youthreach and the Northside Partnership space with its shared conference room), new Primary Health Care Centre (under construction), community spaces (scout halls, parish centres, school halls) etc. The facilities are complimented by the sports facilities providing a strong base for community activity.

While there are a number of crèche facilities (private and community run crèches) already in operation in the vicinity of the subject site the delivery of a significant new residential development will likely give rise to the need for additional crèche services, depending on the nature of residential development provided. An appropriate location for such a service would be adjoining the Gaelscoil and the proposed retail/commercial zone to the north east of the subject site. In the event that a crèche is required, a purpose built facility with open space should be developed as a preference to retro-fitting a commercial unit.

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## CONCLUSION

The Draft Dublin City Development Plan 2016-2022 has an overall objective to develop the Oscar Traynor Road site as a residential quarter with an element of local retail/ commercial and a high quality distinctive park. Having considered the recreational, educational and community provision in the wider area it is considered that the new residential properties will be very well served by existing amenities, and indeed will help to support their future use. It is noted that with the exception of the new apartment scheme at Larch Hill House, that this area has been suffering from a population decline which has a knock-on effect for local spending power and the ability to support local shops, schools, community centres etc. The new population which the site can accommodate will bring a much needed boost to the local population, helping to support the existing facilities in the area.

With an increase in resident population the City Council may wish to consider the option of upgrading the community facilities along Cromcastle Road (i.e. adjoining Kilmore West Community Centre) and create a sports/community hub at this location. Upgrading the football pitches along Oscar Traynor Road and supplementing these by the addition of other sports facilities/ landscaping would enhance the use of this space; and facilitating greater use of Lorcan Park and Castletimon/Dundaniel Park would also improve local amenities.

Appendix: Population Change 2002-2011

Census	Beaumont A	Beaumont B	Kilmore A	Kilmore B
2002	2667	5173	2943	3006
2006	2617	5062	3502	2801
2011	2467	4805	3505	2600
% Change 2002-2011	-7.5%	-7.1%	+19%*	-13.5%

\* Increase in Kilmore A is a result of the new development at Larch Hill House, granted planning permission in May 2000 for circa 300 apartments.

