

Land use survey map 1 (north)



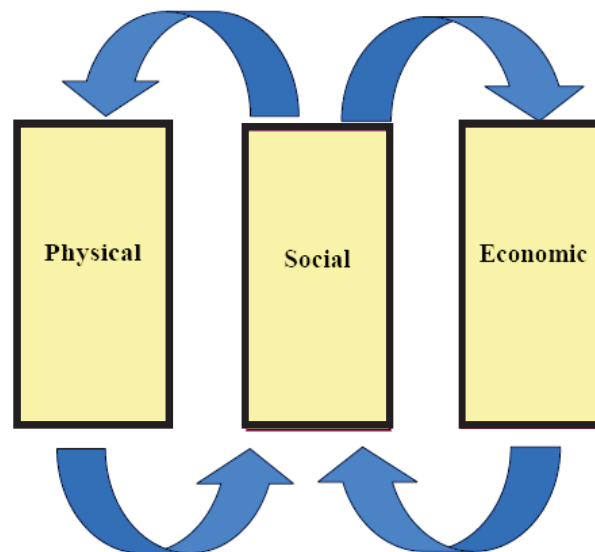
Land use survey map 2 (south)



- Key
- Retail And Commercial
 - Cafe / Restaurant / Take Away
 - Offices / Professional Services
 - Vacant
 - To Let
 - Residential
 - Education Facility
 - Community Services
 - Post Office
 - Light Industry
 - Extensive Length Of Non Active Ground Floor Frontage

9.0 The Social and Economic Strands of the Masterplan

Achieving a physical, social and economic regeneration of O Devaney Gardens requires a holistic approach to the masterplan proposals and recognition that all three components are essential pillars of the process. The site zoning objective (Z13 to seek social, economic and physical regeneration of an area) seeks the inclusion of these inter connected layers to achieve a successful and comprehensive regeneration process.



10.0 The Six Themes

An important element of this masterplan will also be incorporation of the six overarching themes of Dublin City Council. These are six key themes identified by the city council with which the promotion of sustainable higher density policy is interdependent. These themes are:

- ① The Economic Vision- Competitive, Creative and Dynamic City Economy etc.
- ② The Cultural Vision- A rich cultural heritage to build upon, a nurturing and expression of the arts, facilities and locations to appreciate a diverse cultural and artistic scene etc.
- ③ The Social Vision-Equitable share of the city's growth and prosperity to all sections of society, integration and embracing a multicultural society, provision of social and community facilities etc.
- ④ Urban Character and City Spaces- Attractive and high quality city streets, vibrant urban spaces, attractive amenity spaces, special character areas with distinctiveness, protection of architectural heritage etc.
- ⑤ Movement Vision- Connecting the city, access to public transport, encouraging pedestrian movement, encouraging cyclist movement etc.
- ⑥ Sustainable Vision: An efficient use of city infrastructure and resources, energy efficient design, sustainable commuting patterns, protection and appreciation of our natural heritage and biodiversity etc.

A sustainable higher density development that embraces the six themes will deliver genuine quality and contribute to the richness of urban life in the city. The six theme approach helps to create successful places to live and work. By combining these fundamental elements, a higher density Dublin will achieve a more sustainable urban model with residents and workers having wealth of choices for living, working, socialising, enjoying the city's culture and amenities all within walking distance or accessible by public transport.

The masterplan document sets out the key concepts for the site incorporating these themes. The planning applications and accompanying documentation for the re-development sites will be expected to articulate clearly how these themes are achieved and promoted.



11.0 The Social Plan

11.1 Existing Community Facilities

The strong community spirit of the residents of the local area including O Devaney Gardens is an asset for the regeneration plan. This strong community spirit is reflected in the community activities operated from O Devaney Gardens with the participation of the local residents and also the services operated in the wider local community.

11.1.1 Community Facilities in O Devaney Gardens

Community services operated from O Devaney Gardens at present include the community development centre at No 34, the Stoneybatter Youth Service and the Tweenies childcare service.

The community development centre operated by the O Devaney Gardens Community Development Forum currently operates from No 34 and is in operation for over 17 years. The service plays a valuable role for different groups on the site and caters for a diverse range of activities including :

- Women's Programmes
- Community Creche
- Senior Citizens Programmes
- Men's Programmes
- Afterschools Project
- Homework Club
- Examination Grinds/Tuition
- Certified Computer Training
- Digital Communities Project

An example of three projects provided from the centre are Buddies After Schools Project, Women's Education, Training and Development and Older Peoples Project.

The Buddies After Schools Project caters for 22 children aged 5-10 years during four weekday afternoons and has a waiting list for places. Activities are run to develop social, emotional and educational development of children.

The benefits of this project are that it engages with children from disadvantaged areas and helps in their development including social, emotional and educational development. Engagement with the youth in disadvantaged areas can help to break the cycle of disadvantage. It can help reduce juvenile crime, enhance the performance of children in school, encourage continuation in sports and other interests, helps children at risk and supports the role of parents.

The Women's Education, Training and Development assists women in the community in areas of education, training and personal development. Developing confidence in their abilities has greatly impacted on their own family lives. A range of certified courses are run from the centre including education, training in computers and childcare, community development and leadership skills etc. A large number of women who have participated in the courses have returned to further education and gained improved employment opportunities.

The Older People's Project provides an important social service for the elderly in the community, in particular for elderly living alone. The range of services include arts and craft classes, information and advice service, social events, day trips etc. The service enhances the quality of life for older people in the community.

Day	Time	Group	Age Character	Numbers	Waiting List
Monday AM's	10 am-12.00 pm	Senior Citizens		9	
Mon-Thur	2.00pm-5.00 pm	After schools	5-10 years old	20	20 waiting list
		Project Homework Clubs	10-12 years old Primary School	13	
			12-15 years old Secondary School	7	2 waiting list.
Tuesday AM's	10.30 am-12.00	FETAC Level 5 Childcare Course r		6	
Wed AM's	10.30 am-12 pm	Computer Class		5	
Thursday AM's	10.30 am-12.30 pm	Book club/ courses for women.		7	
Friday AM's	10.00 am - 12.00pm	Drop In			

11.1.2 Community Facilities in the Adjoining Area

There are a number of important community services within Stoneybatter that play a valuable role in the provision of social infrastructure. These facilities were recorded in a community audit conducted for this masterplan. The services of the Parish Centre, An Siol, North West Inner City Network and Aughrim Street Sports Centre were noted in particular and are summarised below.

The existing parish community centre on Prussia Street is a strong focal point for the local community catering for a wide variety of activities including childcare, services for the elderly, community meeting rooms, indoor space for active sports and interests, education and training courses, social events, community coffee shop etc. This facility is centrally located in Stoneybatter and is used community wide in a manner that integrates the wider community across all ages, social backgrounds, ethnic backgrounds etc.

In consultations with the parish community centre, facilities for the youth and teenagers of the area and support for organisations that run activities for the local youth were identified as important. Social interaction between the youth from across the community and across different backgrounds will promote integration. A neighbourhood facility as part of the regeneration proposals on O Devaney would play an important complimentary role to the existing services of the parish centre.

An Siol Community Development Project (CDP), located on Manor Street, provide an important service to the local community and in particular provide support to local resident groups in addressing social and economic exclusion. Their services are funded primarily from the Department of Community, Rural and Gaeltacht with additional support from the Department of Health and Children, Department of Education and HSE.

In addition to running services from their premises located in the centre of Stoneybatter, they provide services on location for targeted interaction where the services are most needed. Their activities include:

- Homework clubs in O Devaney Gardens
- Tuition service to the local schools
- One on one support to parents with special needs children
- Meal services for senior citizens
- Day trips, assistance and social services to support senior citizens
- Running arts and crafts classes for the elderly in O Devaney Gardens
- Training, support and information to local resident groups.

In consultations with An Siol, the importance of access to on site facilities is noted as important, particularly to target services where they are most needed to encourage participation of important groups including young children and teenagers. The older people in the community must be acknowledged and space provided for them to come together for educational and social events. New community facilities should be open and accessible to the whole community to promote integration. Flexible floorspaces are encouraged so that facilities can be used by a range of different groups and ages.

The North West Inner City Network is an independent member based forum of community and voluntary groups in the North West Inner City (NWIC). Established in 1997, the Network seeks to ensure that the community has an active say in how the community is developed. The Network offices are based on North King Street. The Network are part of the Community Forum for O Devaney Gardens. The Network have produced action plans to identify key priority needs for NWIC. These include promoting the following:

- Active community involvement in area development.
- Support for disability services.
- Active support for local based community drugs programmes.
- Education support and opportunities of Grangegorman for the NWIC.
- Childcare and family support.
- Health services.
- Inter – Cultural integration.
- Older persons services.
- Unemployment services.
- Women's Issues.

In consultations with the Network, the importance of social integration as part of the re-development of O Devaney Gardens is noted. Social infrastructure should be phased in tandem with the first phases of new residential development and the existing community services operated from the site accommodated in an accessible location where possible. Facilities that have a flexible/multi purpose use and remit for the surrounding community are important in supporting integration. The co-ordinated delivery of services is important in disadvantaged areas and access to multi purpose facilities by other providers of services can assist in the regeneration goals.

The Aughrim Street Sports and Community Centre is located within short walking distance of O Devaney Gardens. The facility is owned and managed by Dublin City Council. A multipurpose indoor sports hall can be hired for a range of indoor sports including basketball, soccer, volleyball, handball, hockey, badminton etc. Meeting room facilities are also available and accommodate groups, social events, training, classes etc. The facilities are used by people living and working in the wider community. Local schools avail of the facility and depending on the extent of volunteerism, local residents have organised local teams including youth teams from O Devaney Gardens.

The centre has capacity to cater for recreational needs in the wider community and is a significant asset in the social infrastructure of the local area. A particular positive example of the facility is the ability to run tournaments that have, within the indoor area, capacity for seated spectators. A recent inter racial schools tournament held in the hall highlighted the benefits of the facility to encourage community activity around the sports facility.

11.2 The Importance of Providing Social & Community Infrastructure

Dublin has a long tradition of distinctive neighbourhoods which contribute to the overall unique character of the city. Good neighbourhoods serve as focal points for the surrounding community and promote integration and social inclusion.

O Devaney Gardens is located in very close walking distance to the historic village centre of Stoneybatter and shares its boundaries with residential streets of great architectural character and strong community spirit which are part of the Stoneybatter character area.

The isolated character of the existing site in both its physical layout and social disadvantage weakens the extent of interaction with the wider community. There are considerable positive aspects of the site's location and its interconnections with Stoneybatter in particular could be strengthened. It is important that a strong sense of neighbourhood is retained and improved for the site and its immediate locality while at the same time strengthening the connections with Stoneybatter village centre.

A location where localised neighbourhood facilities are accessed can create a focal point within the masterplan. For O Devaney Gardens, a central and accessible location for a neighbourhood facility can provide the incentive for the wider community to visit the location and interact with the site for social/community activities. A neighbourhood facility can help anchor a neighbourhood centre by generating footfall, activity and adding incentive for neighbourhood shops, offices and other mixed services to co-locate in the area. A central location can also help to create activity around a key area of new public space, a proposed public park for example, to reinforce the sense of a civic focal point for the development and local area adjoining.

Neighbourhoods that are well serviced by a broad range of social facilities will offer a high quality of life for residents and encourage long term occupancy in the area. This is an important goal for the revitalisation of O Devaney Gardens.

The provision of a neighbourhood facility at an early stage of the phasing programme is important for the site as it will provide important social infrastructure in tandem with new residential units and will be in place before subsequent phases of residential development are delivered. Providing social infrastructure with Phase 1 will ensure that the principles of creating a sustainable mixed neighbourhood are provided at the outset of the re-development. A location for the co-ordinated delivery of multi agency services, for the continuation of existing community services operating on site and for wider community use to interact with the site will be promote the social and economic regeneration goals of the project.



Exterior view of Aughrim Street sports and community centre



Interior view of Aughrim Street sports and community centre

11.3 Asset Based Community Development (ABCD) Approach and Community Audit

Asset Based Community Development (ABCD) focuses on discovering and mobilising the resources that are already present in a community.

To understand the resources within the area and in particular the valuable role played by individuals, state and voluntary organisations and institutions such as local schools in servicing the local area, consultations were undertaken with service providers and an audit of community facilities was undertaken.

The city centre accommodates a wide range of different uses and services but identifying which particular locations are accessed and used by local residents gives an understanding of the extent of their neighbourhood, daily journeys and interaction with adjoining parts of the city centre.

From a long list of identified facilities in the city centre, a refined list of approximately 90 facilities inclusive of schools, childcare locations, health facilities, sports facilities, support services, shopping areas, playgrounds etc were identified as important facilities and locations for local residents. The majority of these locations were within a catchment of 1.0km from the site. This catchment includes the DED's of Arran Quay D (the DED of O Devaney Gardens) and either all of or part of the adjoining DED's of Arran Quay B, C and E and Cabra East C. This correlates with the area included in the population profile analysis (Section 3.2). The community audit helped to identify the appropriate catchment of the wider neighbourhood examined under Section 3.2.

It is noted that the audit did record school locations and other facilities beyond the immediate 1km catchment indicating that local residents will travel beyond the immediate neighbourhood to access schools and other facilities in the Navan Road, Cabra and Phibsborough area. Another important facility recorded was the Cabra Community and Sports Complex and playing fields on John Paul II Park off the Ratoath Road. The Maple Centre, accessed from the Navan Road, is also just beyond the 1km catchment but includes the important library facility for the local area.

An important finding of the community audit was identifying the extent of facilities within close walking distance of the site including St Gabriel's National School, the Aughrim Street Sports Centre and the Holy Family Parish Centre. The site of O Devaney Gardens itself is recorded for important community, youth and childcare facilities.

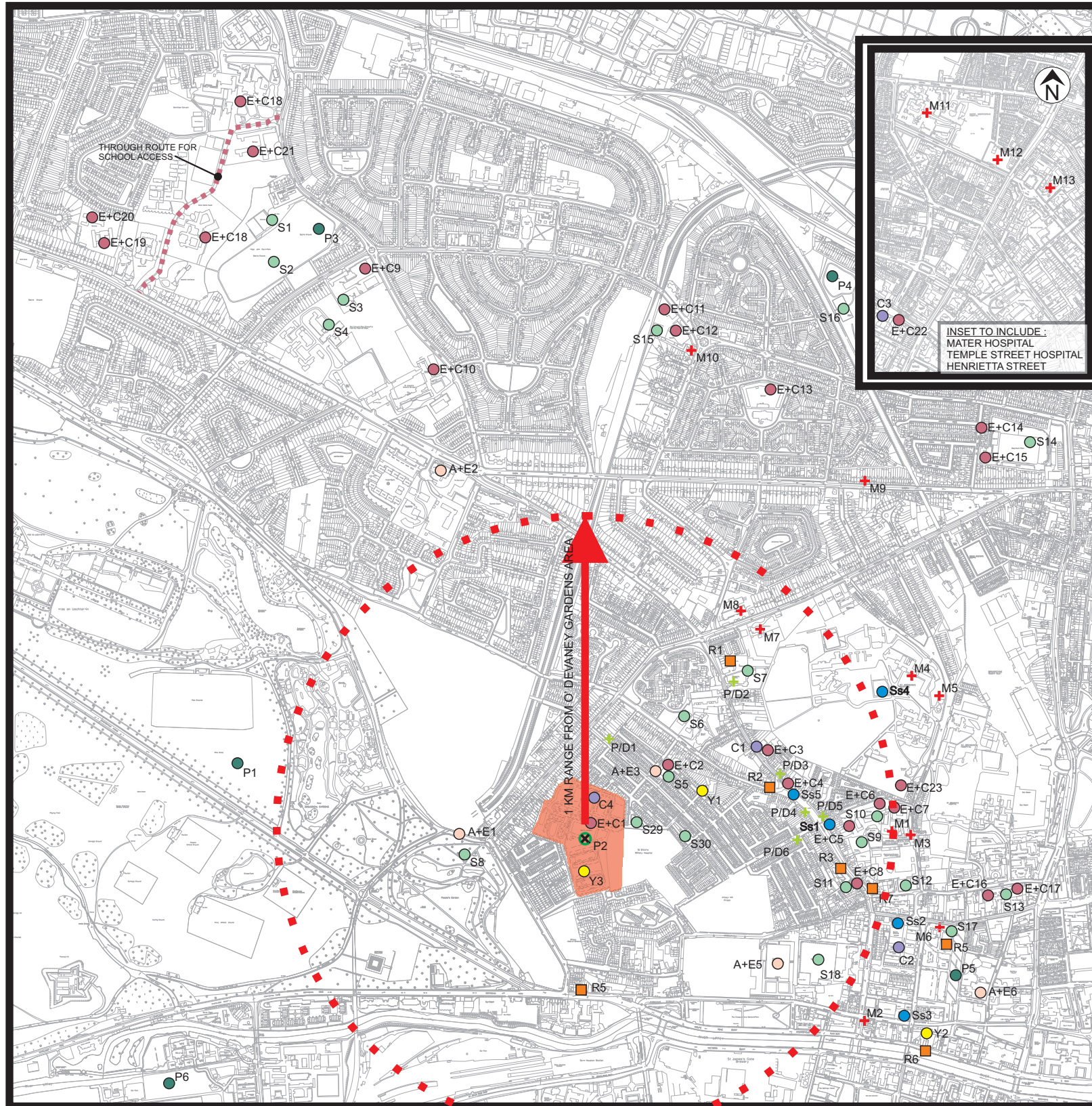
There is a distinct clustering of services and facilities in Stoneybatter and the important route along Manor Street and Prussia Street gives access to a wide range of services. The village centre benefits from having retail services, community services, pharmacies and significantly primary and secondary schools (Stanhope Street Convent and St Joseph's) within its centre to fulfil its function as the main service centre for the adjoining residential area.

The site of Grangegorman is within the catchment area and is already recorded for important services. It is evident, examining the relationship between that site, Stoneybatter and the residential streets adjoining that new accessible facilities and services on Grangegorman as proposed under its masterplan will have a direct relationship and benefit to the local area.

The close proximity of the Phoenix Park is an asset for the area and it is recorded for sports, recreation and culture. A location which is also close but not immediately apparent is the Memorial Gardens at Islandbridge and parkland area along the River Liffey. Local children travel to this park, especially during school holidays, for water sports. The extent of accessible facilities south of the site is not significant with the exception of the Community Health Centre on Benburb Street and the local shops along Parkgate Street which are a short walking distance from the site.

On the basis of the audit and its findings and additionally the feedback from consultations and the findings of the population analysis, it will be an objective of the masterplan to include a neighbourhood / community facility and a key area of recreation/ parkland at an early stage of the redevelopment. The purpose of the facility will be to complement, not replicate, other facilities in close proximity outside the site in order to maximise use of the existing social infrastructure in the local area. The facility should have a flexible role to accommodate a wide range of uses and services to the benefit of the existing residents of the site, new residents in the redevelopment and residents in the adjoining streets to maximise integration. The redevelopment provides an opportunity to create a neighbourhood focal point for the local area and complement the functions of Stoneybatter as a location for important local services.

Community audit map

**Key**

- Education & Childcare (E+C)
- Arts & Entertainment (A+E)
- Sports Facilities (S)
- Parks (P)
- ⊗ Park Facilities - CLOSED
- Community & Support Services (SS)
- Youth Facilities (Y)
- Community Centres, Including Parish Halls & Social Centres (C)
- + Health Centre / Hospital (M)
- + Pharmacy / Doctor (P/D)
- Retail & Commercial Services (R)

Community Audit Summary

Category: Parks:

- P1: Phoenix Park- closest major park but not used to its full potential perhaps.
- P2: O Devaney Gardens (closed)- objective of Masterplan to create new park. Objective for the same place as a play area/ sports opportunity etc in addition to a park.
- P3: John Paul II Park-Nephin Road
- P4: Mount Bernard Park- Shandon Park.
- P5: Smithfield-
- P6: Memorial Park at Islandbridge

Category: Community & Support Services

- SS1: An Siol- Manor Street-Community Development Projects
- SS2: North West Inner City Network-Brunswick Street North- Community Organisations Facilities.
- SS3: Chrysalis – Benburb Street – Community drug project.
- SS4: Grangegorman Development Agency- not a strong local connection but opportunities of the masterplan there for the future of the area are significant.
- SS5: Womens Network, Local Employment Service and Gateway Project- all operate from 42 A Manor Street.

Category: Youth Facility:

- Y1: Aughrim Street Scouts-Ben Edair Road
- Y2: Step by Step- Coke Lane- Personal Development for Children 6-12 years
- Y3: Stoneybatter Youth Service : O Devaney Gardens

Community Centres/Social Centres/Parish Halls

- C1: Holy Family Parish Centre-Prussia Street
- C2: St Paul's Community Centre- Blackhorse Avenue
- C3: Dominican Day Care Centre – Henrietta Street
- C4: Community Development Centre (No 34) O Devaney Gardens

Category: Arts & Entertainment

- A& E 1: Zoo
- A & E 2: Cabra Library – Navan Road
- A & E 3: Mobile Library Stoneybatter- Cowper Street.
- A & E 5: National Museum of Ireland

Category: Education & Childcare

- E & C 1: O Devaney Gardens Dev Centre –Childcare at No 34 and the Tweenies
- E & C 2: St Gabriel's National School- Cowper Street
- E & C 3: Foundations Project –Childcare (within the Parish Hall) -Prussia Street
- E & C 4: Tiny Toes- Childcare – Manor Street
- E & C 5: Stanhope Street Playgroup
- E & C 6: Stanhope Street NS
- E & C 7: St Josephs Secondary School- Stanhope Street.
- E & C 8: Rainbow Community Playgroup- Stoneybatter
- E & C 9: St Declan's Secondary College- Nephin Road
- E & C 10: Colaiste Mhuire – Secondary Gaelscoil-Ratoath Road.
- E & C 11: Gaelscoil Bharra- NS-Fassaugh Avenue
- E & C 12: Naionra Bharra- Childcare- Fassaugh Avenue
- E & C 13: Christ the King School – Annaly Road
- E & C 14: St Peter's Montessori St Peters Road
- E & C 15: St Peters' National School – St Peters Road
- E & C 16: St Paul's Christian Brothers NS-Brunswick St North
- E & C 17: Scoil Nam M Brathor – Brunswick Street North
- E & C 18: Dominican Convent- Navan Road-NS
- E & C 19: Scoil Naomh Eoin Bosco (boys) Navan Road.-NS
- E & C 20: Scoil Mhuire NS Navan Road
- E & C 21: St Catherines Primary School Ratoath Road.
- E & C 22 St Vincent's Community Facility- Henrietta Street
- E & C 23: Educate Together – Grangegorman (new education facility)

Category: Sports Facilities

- S1: Cabra Parkside & Community Sports Complex
- S2: John Paul II Park- Pitches
- S3: St Declan's Secondary School- Basket Ball Pitches- School use mostly
- S4: St. Josephs School for Deaf Boys- Pool facilities/ Basketball/ Pitches- school use mostly
- S5: St Gabriel's National School- Cowper Street- courts- school use mostly
- S6: Aughrim Street Sports Hall
- S7: Gym Facility- Parkside SC
- S8: Phoenix Park
- S9: Stanhope Street Convent- Indoor Sports Hall - School use mostly

- S10: St Joseph's Secondary School Stanhope Street- School use mostly
- S11: Bridgestone Thai Boxing Club- Arbour Place
- S12: Martial Arts Inc- Brunswick Street
- S13: North Scoil Nam Brothar – Brunswick Street North-Indoor Sports Hall
- S14: Bohemian Football Club- Stadium
- S15: Naomh Fionnbara GAA Club –Fassaugh Avenue
- S16: Mount Bernard Park
- S17: Gym- Smithfield-
- S18: Sports Pitches Blackhall Place
- S29: Thor Place- Open space used by senior citizens mostly.
- S30: Halliday Square- Open Space used by senior citizens mostly.

Category : Health Centres/ Hospital

- M1: Focus Ireland- Community Health Care- Stanhope Green.
- M2: Community Health Centre –Benburb Street
- M3: Alcohol Treatment Services –Stanhope Street
- M4: St Brendans Psychiatric Hospital-Grangegorman Lower
- M5: Environmental Health Services- Pest Control-Grangegorman Lower
- M6: Charter Medical Clinic – Smithfield
- M7: Satellite Health Centre- 224 North Circular Road
- M8: Crisis Intervention Centre 191-197 North Circular Road
- M9: Churchview Nursing Home- 57-61 Cabra Road
- M10: Cabra Health Centre- Quarry Road
- M 11:Mater Hospital- Eccles Street
- M12: Mater Private – Eccles Street
- M13: Temple Street Children's Hospital

Category: Pharmacies / Doctors Clinics

- P/D 1: Byrne Pharmacy- Oxmanstown Road
- P/D 2: Park Pharmacy – Park SC Prussia Street.
- P/D 3: Dr. AF Clark – 45 Manor Street
- P/D 4: Dr. C M Mullin- 66 Manor Street
- P/D 5: Manor Pharmacy – 21 Manor Street
- P/D6: Dr Rod Crichton – 1 Manor Place

Category: Retail & Commercial Services

- R1: Park SC Prussia Street
- R2: Local Shops & Services Upper Manor Street
- R3: Stoneybatter Village Centre Shops & Services
- R4: Smithfield Shops & Services
- R5: Parkgate Street Shops & Services
- R6: City Quays (Shops & Services).

11.4 Inter Agency Role

Breaking the cycle of social and economic disadvantage in the area is central to the success of the regeneration proposals. There are many agencies and voluntary groups in addition to Dublin City Council which are proactive in working with the local community to tackle these issues. Services that work with the youth in particular (assistance to parents with after school clubs, social development, sports, interests, education etc) can achieve early intervention in tackling social & economic disadvantage. It is also important that facilities are flexible to cater for people across the life cycle to include all sections of the community.

Access to a neighbourhood facility can benefit the role of different agencies by providing a location for direct service provision where services are needed. Participation is maximised where services are accessible and close to where they are needed. As social and economic issues are tackled, a flexible neighbourhood facility can evolve and fulfil new roles for the local population.

Co-operation between different agencies can have a positive result on the co-ordinated delivery of services for the local area which has been the experience of the existing community facility in O Devaney Gardens. This same co-operation and co-ordinated role will be encouraged by Dublin City Council in the provision of new neighbourhood/community facilities to maximise the use of such facilities and achieve positive results in addressing the social and economic objects of the regeneration plan.

11.5 Access to Facilities from the Wider Area

In order to optimise use of new neighbourhood facilities and encourage activity throughout different times of the day, a central location accessible to all will be promoted. The provision of a facility with Phase 1 of the re-development will provide benefits to residents of the Phase 1 scheme but equally, to achieve social interaction with the adjoining area, it is important that the wider community view the facility as an asset for the wider local area to be used by them. A location that coincides with a new park and local shopping facilities within the redevelopment of O Devaney is considered appropriate to maximise use of a new facility by the wider neighbourhood. Promoting permeability and access through the site from the adjoining residential streets will further strengthen this connection.

11.6 Childcare Facilities

The DoEHLG "**Childcare Facilities: Guidelines for Planning Authorities 2001**" state that new communities or larger new housing developments are appropriate locations for Childcare facilities. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. The threshold provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

Of particular importance for this regeneration project, the guidelines highlight the role of childcare provision in addressing disadvantage /social exclusion and promoting equality and also the role childcare can play in fostering economic development, particularly at the local level. Having regard to the guidelines and importance of social and economic regeneration on site, the design team consulted with the Community Department of Dublin City Council and the Dublin City Childcare Committee on the issue of childcare services.

Advice received from this consultation included the following:

- Ensure that a proposal is informed by existing local supply and demand for childcare services.
- A commercially viable childcare facility requires capacity above 20 places (approximately 35 place facility is considered viable)
- The facility should be sited at a location that is accessible to the widest possible catchment. Ideally, a location shared with other local services such as retail and community facilities would increase its viability.
- If the location is part of a mixed use centre, ensure that the design is flexible to allow a unit extend if successful or, if interest by operators is not sufficient initially, allow for other uses to occupy the space to keep a centre active. Flexibility is very important for the design brief.

- The most likely demand will be for floor space that can accommodate the Government's Free Pre School Place scheme 'Early Childhood Care and Education Scheme' (ECCE). There may also be demand for After School care facilities.
- Possible options for providing space for a facility is a build and lease arrangement with the developer of the Phase 1B site leasing floor space to either community or commercial based services. DCC intend to develop the site of Phase 1B with a building agreement which will seek a certain type of mixed use centre which can allow for this arrangement.

In further consultations with the Dublin City Childcare Committee (DCCC), an audit was conducted to assess the level of supply and demand for childcare services in the local area. This survey work completed by the DCCC concluded that there is no current demand in the local area (using a catchment of 1km from the site) for either full time or part time services. There is no immediate interest amongst commercial crèches to extend or avail of a new floor space opportunity as part of the regeneration scheme. However, as a mixed use neighbourhood centre is proposed with Phase 1B of the masterplan, it is advisable that floor space which could accommodate uses from the social economy, such as the ECCE scheme, playgroups and sessional services is included in the brief for this centre. The space will be available should demand from operators, either commercial or community based, arise. The DCCC recommend that adherence to the design guidelines "**We Like This Place: Guidelines for Best Practice in the Design of Childcare Facilities**" Department of Health and Children 2005" are followed for the design and fit out of a facility as part of Phase 1B where demand arises.

The survey of facilities conducted by the DCCC is included in Table 2.1 below.

Private Childcare Places					
Name of Service	Capacity	Full Time	Part Time	Sessional	Drop In
Jonix Pre School-North Frederick St					
Mother Hubbards- 19 Nephin Road.	32	22	10		
Bo Peeps-2A Quarry Rd, Cabra.	23	23			
Silverspoon Nursery, Charleville Rd, NCR.	20			12	
Blackhorse Creche Childcare Ltd					
Jumblies, Glenbieigh Park, Cabra.	10	8			
St Peter's Montessori, 18 St Peter's Road, Phibsboro.	40			40	
Andy Pandies, Ratoath Road, Cabra.	20	20			
Total Private Childcare Places:	145	73	10	52	
Community Childcare Places					
Tiny Toes, 42 Manor St, Stoneybatter.	30		30		
Naíonra Bharra, Faussagh Avenue, Cabra.	40			40	
Tir Na Nog, Manor St, Stoneybatter.	16			16	
Cabra Community Creche, Coaliste Eanna, Kilkieran Road, Cabra West.	36	20	16		
Little Stars, 16 North King Street, Dublin 17.	30			30	
Seven Dwarfs Playschool, 13 Prussia St, Dublin 7.	10			10	
Step One Community Playgroup, 28 Stoneybatter, D7.	40			40	
Tweenies , O Devaney Gardens (closed).	-				
Total Community Childcare Places	262	20	66	176	
Total Community & Private	407				

On the basis of research and consultations, the best location for a child care facility on this is considered to be the site of Phase 1B as part of a mixed use neighbourhood centre. At this location, a facility would be accessible to both the residential units of the scheme and also the adjoining neighbourhood. The location would interact with other neighbourhood services such as retail and community uses. The location is also adjacent to the proposed park which would provide a space for recreation and amenity adjacent to a childcare facility.

The ground floor of Phase 1B contains options for a crèche or childcare service. The brief for this site will include flexible commercial units at ground level which may be extended to suit the requirements of the operator and create a commercially viable crèche in terms of size and capacity (for example a 35 space crèche) . The first floor level of the neighbourhood centre will have a number of community meeting rooms and offices. Floor space at this level can easily be adapted for the operation of a childcare service.

A good example of a community facility that incorporates a childcare facility is the Ballybough Community , Youth and Sports Centre, Ballybough Road, Dublin 3. A full time childcare centre for pre-school is included in the range of community, sports and educational services provided at the centre.

12.0 Promoting Economic Development

The regeneration of O Devaney Gardens will create a positive catalyst for regeneration in the wider local area. Improving the environmental character and quality of the site, providing a mixed tenure scheme of high quality homes inclusive of social and recreational infrastructure and providing opportunities for private commercial investment will promote the local area and potentially promote improvements close to the site in Stoneybatter and North Circular Road.

The project is one of a number of important public and private investments in this part of the city including Grangegorman and the new Courts Service at Infirmary Road. Collectively, these investments will contribute to improving the economic character of the north city centre.

The importance of integrating the social plan with the regeneration project will promote inclusion and help to ensure that the uplift in economic character of this area in the city has direct relevance and benefit for local residents. The important links to educational and skills development, improving employment prospects, supporting youth projects etc will assist in this and will be supported.

12.1 Consultations with the Dublin Inner City Partnership

The Dublin Inner City Partnership, a local development company, is an organisation with a particular remit to tackle issues of social exclusion in Dublin's north and south inner city areas. The Partnership were consulted for their experience and important work in tackling social and economic disadvantage in the inner city and their work with O Devaney Gardens in particular. There are serious issues of acute poverty and unemployment in specific areas of the city. Social, physical and economic rejuvenation needs to reflect, encourage and enable genuine change that will benefit those residents living in disadvantaged areas.

The regeneration strategy should:

- Avoid exclusion and ensure that new uses on a regeneration site have relevant and open opportunities for the existing population as well as new residents.
- Understand the character profile of the local population and continue to assist the work of other expert agencies in tackling social disadvantage and needs.
- Consider the possibilities for local labour as part of the regeneration works programme.
- Forward planning of appropriate support services for young people to help break the cycle of disadvantage and in particular to encourage young people to continue in formal education.
- The potential for connections to the DIT/HSE Grangegorman Initiative could prove to be a *Model of Best Practice* resulting in a positive spin off for the residents of O'Devaney Gardens.

12.2 The Potential Role of Grangegorman and Synergies with the Regeneration of O Devaney Gardens.

One of the most significant economic opportunities that will arise in the North West Inner City (NWIC) area in the near future will be the development of the Grangegorman Campus. The potential benefits to the local area in economic terms, especially in the possibilities to address social and economic disadvantage in this area, were outlined in the Grangegorman Development Agency's (GDA) recent report entitled Study of the Employment Opportunities Arising from the Grangegorman Development in Dublin's North Inner City.

In summary, the Grangegorman Development will create the following :

- New urban campus for DIT with 25,000 students, 2,000 staff and merging 39 locations into one campus.
- The creation of primary health and social care facilities for a pop of +75,000 in the local area.
- Replacement of existing mental health facilities.
- New arts, cultural, sports recreational and high quality public spaces.
- Additional support services.
- A high quality area with strong physical linkages to the HARP Area/Smithfield, Phibsborough, Manor Street and the City Centre.

Recommendations of the GDA within their report to promote an economic uplift of the NWIC include the following:

- The need to create linkages between education and actual job positions.
- Target mature students in the provision of education and training. Build on employment clusters within the area (retail, legal, logistics) while supporting new emerging ones(health, campus related, science and technology).
- Support the growth of SME in the local area.
- Concept of an open and inclusive campus as a means of promoting and enhancing engagement in education and training at all levels.

- Ensure community participation is maintained and promoted at all stages of planning for the new campus.

The establishment of a Local Labour Partnership with the key role to oversee the implementation of:

- Community benefit and local labour clauses.
- Provision of pre-apprenticeship programmes where required.
- Creation of a local skills register.
- Targeted training and upskilling for unemployed construction workers.

Creation of a North West Learning Hub – focal point and coordinator of education and training provision in the GG area with a clear remit in adult education and training. Address barriers.

Support entrepreneurship and enterprise in the local area. Support incubation facilities and linkages to facilities on and off campus.

Consultations were held with the GDA in the preparation of the masterplan. The similar timeframe to initiate development of both sites and their strategic proximity to each other, to either side of the centre of Stoneybatter, offers many real opportunities.

The regeneration of O Devaney Gardens will assist in the renewal of the NWIC by addressing an area of significant disadvantage. Promoting a high quality mixed use and mixed tenure neighbourhood will reduce the existing isolation of the site. Incorporating social infrastructure and supporting the work of other agencies tackling social issues will help to break the cycle of disadvantage. Providing recreational facilities for the youth of the area will assist in the reduction of anti social behaviour. All these aspects can help transform the character of the area positively over time.

The potential synergies that exist will promote the economic development of the local area and has relevance for urban design and landuse proposals under the masterplan. Possible synergies include:

- Locations on the site could accommodate uses connected with the college and its arts and culture, health, enterprise and research and development expertise.

- Uses that fledge from the college environment often benefit from retaining a close connection to the college location. Enterprise activities for example that feed into reach and development may not have options to remain on a campus site but could benefit from a location close to the campus.
- The high quality environment of the new O Devaney Gardens that combines high quality homes with local services, neighbourhood and recreational facilities would attract residents who either work or study in the campus.
- The site of O Devaney is within short walking and cycling distance. Good permeability through the redevelopment site and Stoneybatter in turn will promote frequent and easy trips back and forth between the two locations.
- The connections to the site via public transport (the No 10 bus route will link the site directly with access to the campus from the NCR) should be harnessed and promoted. The ethos of the GDA campus will be to create an open and inclusive campus. Openness to the surrounding community, including access to facilities, is important for the GDA strategy. In particular ties will be made with local clubs and schools to encourage community use of sports and recreational facilities. The GDA engage with community organisations in the local area at present and have a particular interest in the Regeneration Projects.
- The Educate Together facility is already established on the site (in temporary accommodation). Education and access to education by the surrounding community is an important strand in the economic strategy of the GDA to assist in uplifting the socio-economic profile of the NWIC.
- The GDA run a community links programme which will be beneficial for a joint meeting to help develop out our social/community plan. Existing services like the Access Service are programmes that target education and the disadvantaged in the community.

12.3 Economic Themes Included under the Masterplan

The masterplan will promote the economic theme through the associated benefits of social and physical regeneration on the site.

There are multiplier benefits for the local economy in attracting new residents and in particular families and long term residents attracted to the choice and quality of housing and supporting amenities proposed under the masterplan. An increased population will support businesses and services in the local community.

The masterplan will include a designation for suitable locations for commercial uses. Key among these potential uses is a neighbourhood shopping facility. The attraction of a national / international multiple to the site to fulfil a neighbourhood retail role will create employment opportunities and, by attracting people to the location, generate activity that supports other smaller shops and services that co-locate close to the anchor unit. This will create direct and indirect employment opportunities. A location close to the North Circular Road entrance to the site and close to the residential streets that connect with Stoneybatter is considered the best option to attract private commercial interests.

The masterplan will promote an urban design code to ensure that a high quality streetscape and environment is delivered and the commercial uses integrate successfully with residential uses adjoining.

Flexible floor spaces will be promoted to attract commercial interests and ensure that locations are adaptable to attract business ideas. An example of this will be the upper floor levels of the main commercial centre for offices or professional services and the integration of potential enterprise / commercial space for offices or home based economic activity at street level. Locations along the mews streets (adjoining the rear of the NCR properties) or adjoining a new park are considered suitable. A connection with overhead residential accommodation (live work units for example) could be viable considering the activity that Grangegorman and the Courts Service will generate for business and professionals attracted to this area.

When commercial and business opportunities are presented within the re-development, it is envisaged that the local community will have opportunities to interact positively through direct and indirect employment opportunities, take on business initiatives etc. Dublin City Council will continue to work with relevant stakeholders and agencies to progress the economic prospects of the local population and integrate opportunities for the local residents with commercial/business opportunities in the re-development.

12.4 Integrating O Devaney Gardens with Other Existing and Emerging Character Areas

The following map shows a diagram representation of how the regeneration on O Devaney Gardens can potentially build positive inter connections with the adjoining area.

1: To the east, the site is connected back to Aughrim Street and Prussia Street via a network of residential streets. This route passes close to important locations for community services including St Gabriel's National School, the Aughrim Street Sports Centre, St Joseph's Church and the Holy Family Parish Centre. New high quality housing, in particular family homes, will benefit from integration with the established local area and access to these facilities. Equally, the development of the site will open opportunities for adjoining residents to access the site for new facilities including a neighbourhood park, community uses, neighbourhood retail facilities etc. The development of the site commencing in the north section provides an opportunity to "stitch in" new streets and development with the adjoining area more successfully than the existing abrupt transition. Creating new high quality streets that have clear visual connections from the adjoining area will encourage the adjoining community to walk, cycle etc to the site and access new facilities.

2: Neighbourhood shopping facilities are proposed to compliment, not compete with the retail services of Stoneybatter. The Parkview Shopping Centre is in close walking distance from the site and a range of retail services, including the nearest Post Office, are located there. The type of retail uses encouraged on site will serve a local catchment and will provide an additional facility for the area which strengthens its service provision. National multiples which are not yet established in Stoneybatter may be attracted to the location. The facilities will create employment and provide a service role of benefit to the local area.

3: Grangegorman is located within 1km to the east of the site. There are significant opportunities for the site of O Devaney to interact with the activities and functions on the new campus including the significant leisure and recreational amenity facilities which adjoin the western section of the Grangegorman site (the side closest to Stoneybatter). An open campus is promoted by the GDA and access to facilities by the wider residential population, local schools and clubs etc will be promoted. In addition, spin off activity connected with health uses, education, research and development, enterprise and in particular start up enterprise linked with the education facility, culture and entertainment uses etc will generate demand for well located sites close to the campus. Good access into Grangegorman from Stoneybatter will enhance the opportunity for synergies. The site is within close walking and cycling distance for frequent trips back and forth. The No 10 bus route also connects the two sites using the North Circular Road as a corridor.

4: Connections to the south east from the site towards Manor Street and the southern end of Stoneybatter pass through residential streets of distinct character. The area also possesses hidden heritage assets such as Arbour Hill memorial gardens and cemetery and the adjoining Church of the Sacred Heart (maintained by the Defence Forces) and the Irish United Nations Veterans Association and memorial gardens. St Bricin's Military Hospital is currently an important site in the Defence Forces but may in the future re-develop and open access to the site and its significant heritage buildings. This area is also close to Collins Barracks and the National Museum of Ireland. A regeneration of the site opens possibilities for a greater awareness of the heritage value of the local area.

5: The site is immediately accessible to the Phoenix Park and the North Circular Road entrance to the park. The significant amenity and heritage value of the park is an asset for this area and the regeneration proposals provide an opportunity to highlight the importance of this proximity. The visual connection with the park is strong with the Wellington Monument and park gates in view along the NCR. The Wellington Monument is additionally in view from the centre of O Devaney Gardens. The regeneration of the site may also provide a catalyst for renewal of the North Circular Road itself and provide a catalyst for restoring one of the city's finest Victorian streetscapes.

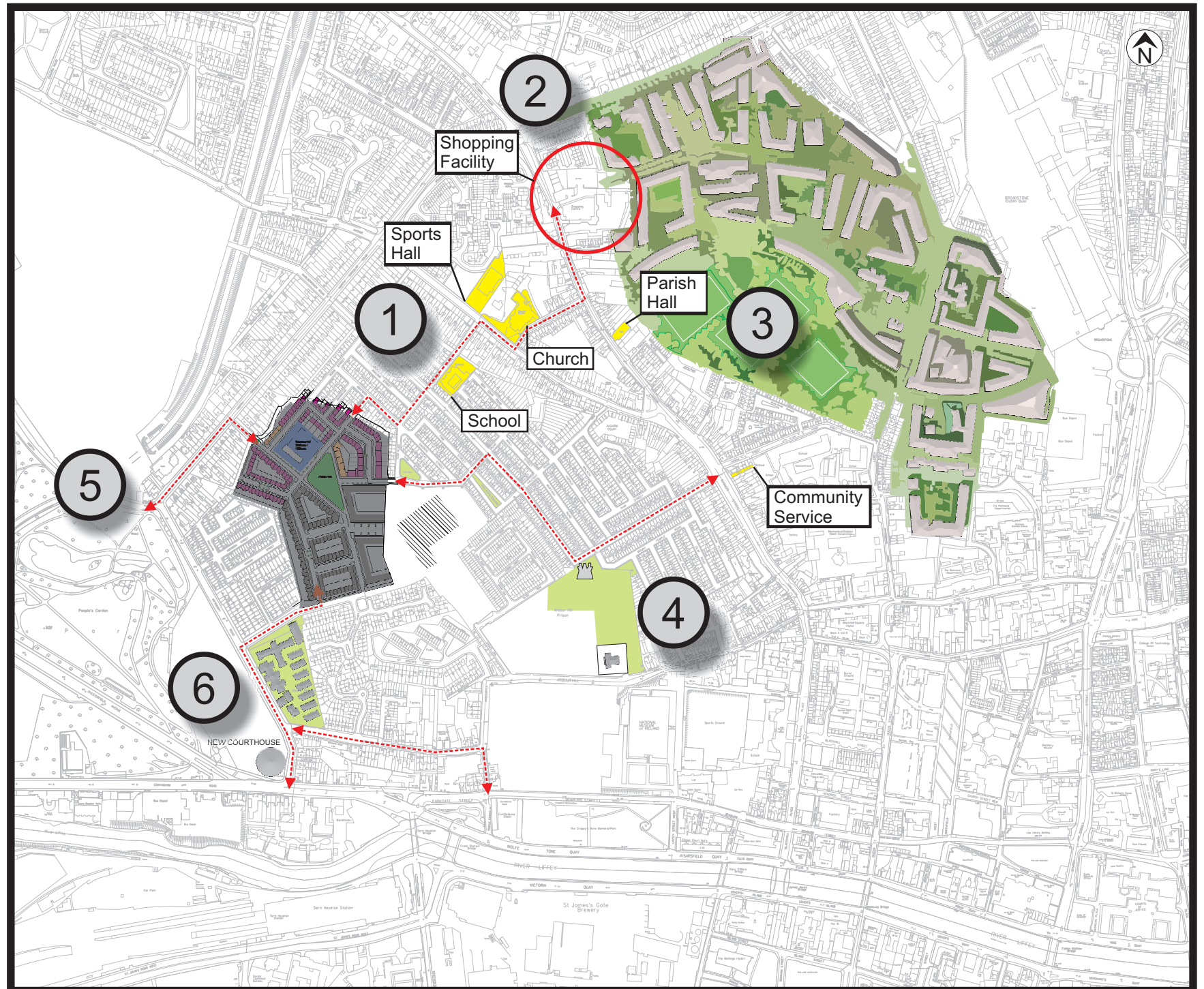
6: Moving south from the site towards Infirmary Road and Parkgate Street, the site at O Devaney is close to the mixed services on Parkgate Street, Heuston Station, the Department of Defence site on Infirmary Road (which has a planning permission for affordable residential and medical facilities) and the new Courts Service. The activity of the courts in particular are likely to generate demand for supporting services in the locality and over time such as professional offices and services that cater for staff employed in the new courts complex. An increase in activity could create demand for new services and floorspace within the regeneration site.

Key

- Character areas
- District level shopping centre
- Important locations for community facilities
- Important walking routes for connections
- O' Devaney Gardens site outline



Integrating O' Devaney Gardens with other character area's



MASTERPLAN DESIGN PROPOSALS

