

DUNDRUM COMMUNITY, CULTURAL AND CIVIC ACTION PLAN

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Tionscaldal Éireann
Project Ireland
2040



Comhairle Contae County Council

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Acronyms

CCCAP	Community, Cultural and Civic Action Plan
CCMA	County and City Managers Association
CDP	County Development Plan
CLG	Company limited by Guarantee
CMH	Central Mental Hospital
CSO	Central Statistics Office
DES	Department of Education and Skills
DLRCC	Dún Laoghaire- Rathdown County Council
ED(s)	Electoral Division(s)
EMRA	Eastern and Midland Regional Assembly
FC	Football Club
FRC	Family Resource Centre
GFA	Gross Floor Area
GIS	Geographic Information System
ha	hectare
HSE	Health Service Executive
IGB	Irish Glass Bottle
LAP	Local Area Plan
LECP	Local Economic and Community Plan
LIHAF	Local Infrastructure Housing Activation Fund
LSSIF	Large Scale Sport Infrastructure Fund
MABS	Money Advice and Budget Service
MoU	Memorandum of Understanding
NPF	National Planning Framework
RSES	Regional Spatial and Economic Strategy
SA	Small Area
SLO	Specific Local Objective
sqkm	square kilometre
sqm	square metre
	Strengths, Weaknesses, Opportunities and Threats
SWOT	
URDF	Urban Regeneration and Development Fund

1

INTRODUCTION

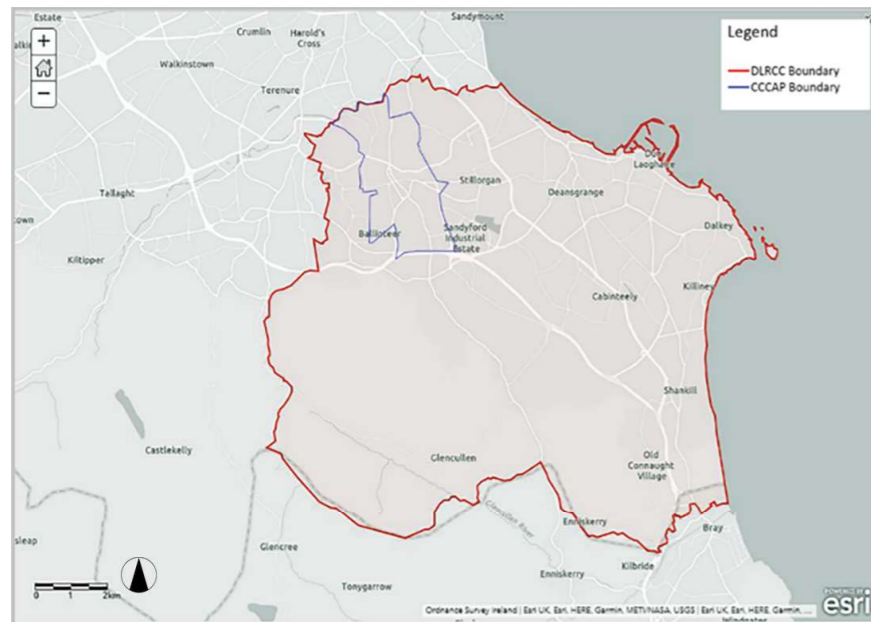


1. Introduction

1.1 Background

MacCabe Durney Barnes (MDB) and Metropolitan Workshop (MW) were appointed by Dún Laoghaire-Rathdown County Council (DLRCC) to prepare the Dundrum Community, Cultural and Civic Action Plan (CCCAP). The CCCAP is a project funded under the Urban Regeneration and Development Fund (URDF) as part of Project Ireland 2040, which supports the compact growth and sustainable development of Ireland's five cities and other large urban centres. Dundrum is one such centre, with a population totalling just under 30,000. The area covers nine full Electoral Divisions (EDs) and two partial EDs. At the geographic heart of the area is the commercial centre of Dundrum, which accommodates a wide range of services and facilities. The study area of c. 21 sq.km and covers large suburban areas including parts of Balally, Sandyford and Ballinteer, Churchtown, Clonskeagh and Goatstown. The CCCAP area is illustrated in Figure 1. below

Figure 1: Study Area in the County Context



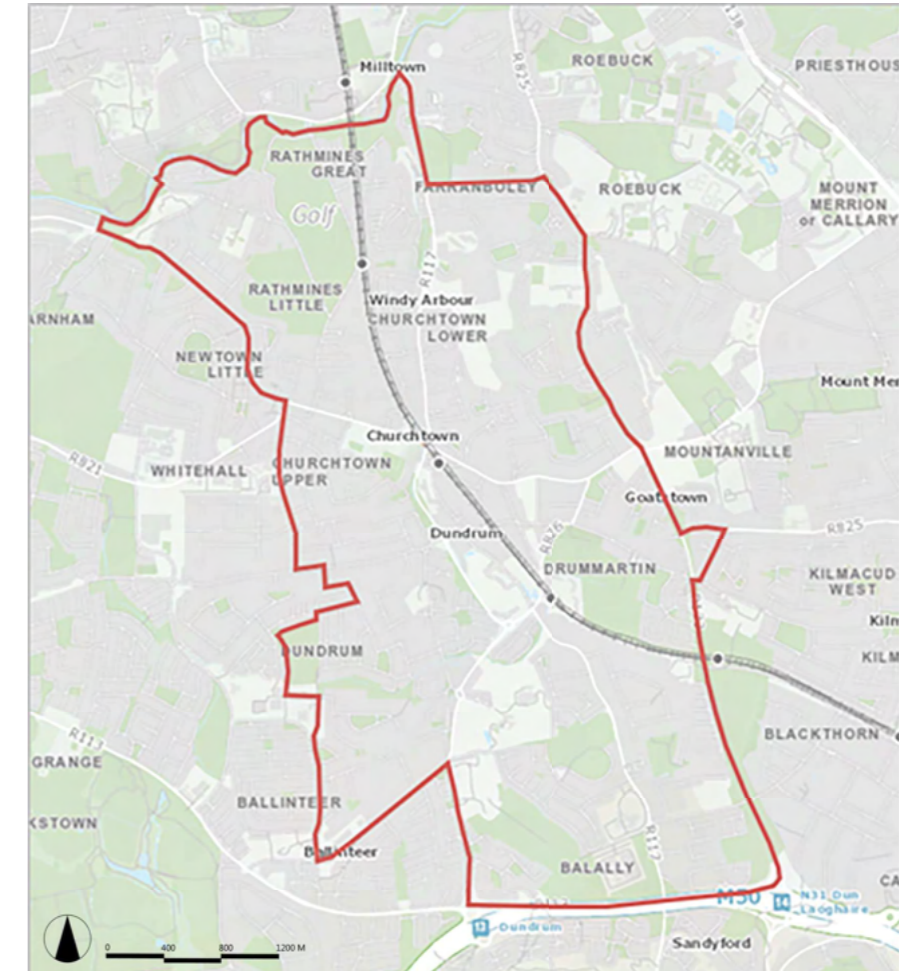
1.2 Importance of Community, Cultural and Civic Infrastructure

Community, cultural and civic facilities are generally understood to be public buildings. These can accommodate one or more uses, can cater for specialist needs or specific age groups or uses. They can be managed by the Council or other parties. Community, cultural and civic infrastructure planning undertaken by public authorities should ensure that the facilities developed respond to the social needs and aspirations of particular communities. Community, cultural and civic infrastructure plays an important role in bringing people together, builds community spirit and supports social networks. It is essential to wellbeing and inclusion and helps communities develop skills and resilience. These elements are necessary in the creation and maintenance of strong communities. There is a growing pool of evidence internationally which shows that investment in such facilities promote economic prosperity and growth.

There may be short-term uncertainty in relation to the needs of areas experiencing growth. Needs will also change over the medium and long-term as the demographic profiles mature and stabilise. To that effect, it will not be possible to be too prescriptive about the precise form of community, cultural and civic facilities. The Council will also endeavour to avail of opportunities as they arise.

Planning for community, cultural and civic facilities goes beyond bricks and mortar and it should consider other factors, such as service deliverers, accessibility, sense of place and safety, as these all play a role in the achievement of sustainable and resilient communities. The preparation of the plan had to balance the need to plan for such facilities with the need to consider assets management implications such as construction or operational costs. As a result, it would be unrealistic to cater for high rates of provision, as these would not be financially sustainable over the long term. Conversely, mere consideration of cost, resulting in a 'do-nothing' or 'do-little' approach would be detrimental to community building. This plan is therefore trying to balance costs and benefits.

Figure 2: Study Area



1.3 Purpose of the Plan

This Action Plan is evidence-based and will help inform the forward planning and development management processes. The plan seeks to address undersupply in areas where population has outstripped or will outstrip the capacity of existing facilities. In particular, it will make recommendations on the potential allocation of sites for community, cultural and civic uses as well as qualify and quantify facilities which may be required up to 2040. It also intends on maximising resource efficiencies, including the capacity for integrated services and facility planning and development between the various facility providers (Central Government, Local Government, the community, private developers). In addition, it will help the Council in its decision-making process, so that it can assess whether proposals accord with the principles of sustainable development and proper planning.

The specific objectives of the Action Plan are to:

- i. Report on the current community, civic and cultural context for Dundrum and environs, identify key needs, requirements and opportunities to support on-going community development over the next 20 years.
- ii. Forecast population increase, the changing overall demographic profile of the area and changing urban form.
- iii. Make recommendations in relation to key sites in Dundrum which may be undergoing redevelopment in the near future and may have the potential to provide community infrastructure.
- iv. Provide detail on specific community facility needs and options appraisals including site location, capital costs and ongoing financing options.
- v. Prepare an Addendum Report which would provide a more general broad-based methodology or “toolkit” to guide the provision of community, civic, and cultural facilities, to be used to inform land use policy for the wider County, primarily through the County Development Plan and Local Area Plan mechanisms.

1.4 Structure of the Report

This report is structured as follows:

- Section 1 is the introduction. It presents the purpose of the Action Plan.
- Section 2 presents the policy context.
- Section 3 sets out the planning framework for the preparation of the plan.
- Section 4 details the area context and the scope.
- Section 5 summarises the audit of existing facilities.
- Section 6 focuses on the community needs analysis.
- Section 7 is the Action Plan and details the vision, principles, pillars and priorities for the plan.
- Section 8 details the actions and the timeframe for implementation.

2

POLICY CONTEXT



2. Policy Context

2.1 Introduction

Planning for community, cultural and civic facilities must be carried out in the context of strategic and spatial planning policies to ensure it is cognisant and integrated with wider issues and considerations. This section presents a short outline of the policy context framing the Action Plan. More details can be found in Appendix I of this report (p52). The diagram below outlines the relationship of the CCCAP with other spatial and strategic policies identified in this section.

Figure 3: Policy Framework supporting the CCCAP



2.2 National Policy

Project Ireland 2040 - National Planning Framework (NPF) is the overarching policy and planning framework for the social, economic and cultural development of Ireland and sets out the strategic vision for the spatial development of Ireland. It promotes changing lifestyles with an emphasis on compact growth in urban centres. It also recognises that population growth should be accompanied by supporting infrastructure, services and amenities. The achievement of Compact Growth in particular is supported by the publication of the **Sustainable Urban Housing Design Standards for New Apartments, 2018** which sets out new density standards, particularly where developments are located in proximity to high capacity public transports. It considers the need for apartment developments to cater for communal space as an integral part of residential developments. On foot of this, the Urban Regeneration and Development Fund (URDF) was launched. It is aimed at innovative projects supporting one or more National Strategic Objectives, such as the Dundrum CCCAP.

Smarter Travel – A Sustainable Transport Future 2009-2020 promotes the co-location of living and working with a view to reduce car travel. **The Design Manual for Urban Roads and Streets, 2019**, considers the importance of creating secure and connected places which are usable and attractive to all members of the public.

2.3 Regional Policy

The Eastern and Midland Regional Assembly's (EMRA) Regional Spatial and Economic Strategy (RSES) 2019-2031 translates at regional level the policies and objectives of the NPF in the form of Regional Policy Objectives (RPO). RPO 9.1 relates to the integration of age-friendly strategies into statutory plans where open space, recreational needs, co-location and multifunctionality particularly with schools and colleges will be encouraged. RPO 9.14 supports the planned provision of easily accessible social, community, cultural and recreational facilities to meet the needs of the communities they serve.

Figure 4: Extract from the County Development Plan Zoning 2016 - 2022



2.4 Local Policy

The Dún Laoghaire Rathdown County Development Plan (CDP) 2016-2022 sets out the spatial development of the County through the zoning of lands as shown on Figure 4 below. It includes a number of policies of relevance to the CCCAP, particularly Policy RES5 'Institutional Lands', and Policy RES14 'Planning for Communities', which states "It is considered reasonable that the developers or promoters of major residential or mixed-use schemes will be required to make provision for new sports, recreational, community and other support infrastructure - including active recreational space for children - commensurate with the needs of the new community as an integral part of their proposal". The Plan is currently under review.

Other chapters of the CDP provide guidance in form of policies or objectives for the preparation of the plan, these are outlined in the following sections.

Open Space and Recreation

- Policy OSR10 'Sports and Recreational Facilities'; and
- Policy OSR11 'Protection of Sports Grounds/Facilities'.

Community Strategy

Policy SIC6 'Community Facilities' is particularly relevant as it supports the 'improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County'. New facilities should be designed to be adaptable over time to meet the changing needs of the population. The Plan also identifies the need to maximise and encourage the dual usage of school facilities/halls etc during evenings/weekends/school holidays where the use of such facilities would be of benefit to the wider community.

- Policy SIC8 'Schools' which promotes dual usage of schools outside school times, which is reiterated in section 8.2.12.3 of the CDP.
- Policy SIC7 'New Development Areas'.
- Policy SIC11 'Childcare Facilities' which required the provision of childcare facilities in accordance with Government Guidelines.
- Policy SIC12 'Arts and Culture'
- Policy SIC13 'Libraries'

Specific Objectives

Specific Local Objective (SLO) No. 149 requires "That any future redevelopment of Dundrum Village Centre (Phase 2) shall provide for and retain a range of complementary non-retail uses including - but not limited to - employment, restaurant, leisure, entertainment, cultural, community and civic uses - to supplement that already provided for within the wider Dundrum Town Centre".

The Dún Laoghaire Rathdown Local Economic and Community Plan (LECP) 2016-2021 is articulated around a vision, supported by high level goals and actions. The plan views the County 'as a smart, vibrant county to expand economic activity and employment and to ensure the county is attractive and inclusive, to create a better future for all its communities.'

Other plans such as the **Dún Laoghaire Rathdown Library Development Plan 2016-2020** and the **Dún Laoghaire Rathdown Sports Facilities Strategy 2012** also have a bearing on the CCCAP.

Due regard was had to the **Goatstown Local Area Plan 2012-2022** and to the **Dundrum Local Area Plan** Issues Paper.

2.5 Other Relevant Documents and Relevant Information

The **Dún Laoghaire Rathdown Corporate Plan 2020-2024** states its vision as 'a progressive and vibrant County that is attractive, inclusive and accessible.' The plan sets out the strategic framework and key priorities based along four axes, inter alia, 'embracing change and delivering excellent public service' and 'enriching quality of life through vibrant communities, housing and amenities'. The plan also includes a clear focus on climate change and efficiency.

The **Report on Community facilities in the Dundrum Area** (Nexus, 2018) mapped and assessed the range of community facilities and services in the area. It profiled current and future needs and characteristics of facilities. The entirety of the CCCAP area was not included in the study area. The report generally concluded that there was inadequate capacity in the area to serve the needs of the community and recommended the provision of a new community facility which would provide for access to meeting space, information, classes and community or group-based activities, youth programmes and administrative space.



Every three years, the Council adopts its **Major Capital Projects Programme**. The 2019-2021 programme incorporates Phase 2 of the Samuel Beckett Civic Campus at Ballyogan, which would see the development of a swimming pool, library and civic plaza which is at detailed stage, with Phase 1 already delivered.

The Department of Education and Skills (DES) and the County and City Managers Association (CCMA) signed the **Memorandum of Understanding (MoU) on the acquisition of sites for School Planning Purposes in June 2012**. The agreement recognises that 'schools are a key part of the social and community facilities in an area and that schools act as an anchor to wider social and community facilities in many locations.' To that effect, DES and the Local Authorities are to work together towards the provision of education services as an intrinsic part of social and community facilities.

3

PLANNING FRAMEWORK



3. Planning Framework

3.1 Introduction

Community, cultural and civic infrastructure planning is generally informed by a number of steps. In the first instance, the process should answer what is in the study area now, who does it serve and how well it is working. It should then evaluate how the area is going to change in terms of population growth. This implies considerations for existing and future needs and how these should be catered for. Once needs have been established, solutions for provision should be identified, with financing methods considered.

This planning framework and the step-by-step approach set out in Chapter 3 seeks to address these questions in a coherent and structured manner.

3.2 Key Principles for Planning for Community Facilities

Community, cultural and civic infrastructure planning should aim to respond to the social needs of particular communities. A range of stakeholders will have an interest in the outcome of a community infrastructure planning process, including elected representatives, service delivery and planning experts, asset managers, community members and other relevant stakeholders.

The following principles for the planning of community infrastructure within a local authority, which have been derived from international experience, have been adopted in the preparation of the CCCAP:

- **Collaboration and partnership:** The community needs should be delivered through a collaborative process involving service providers, asset managers, users and relevant stakeholders.
- **Community needs and cohesion:** Facilities should fully serve the needs of the community, enhancing communications, relationships and cohesion.
- **Evidence based:** Planning for infrastructure should be based on reliable and consistent evidence.

- **Placemaking and Neighbourhood:** Community facilities should be central and accessible within the neighbourhoods they serve and contribute to the creation of a sense of place and of a distinctive community identity.
- **Cost effective and efficient:** Facilities should be of suitable size/scale, with the correct mix of users and management structures to ensure cost efficiencies and maximise use.
- **Ensure equity of access:** New public facilities and those that benefit from public funding, should be affordable for users and allow for access by all.
- **Sustainable accessibility:** Facilities should be primarily accessible by public transport and other soft modes. However, consideration must be given to mobility impaired users at strategic level and building level to ensure access to all regardless of physical abilities or age.

3.3 Neighbourhood Planning

The planning framework takes a 'Neighbourhood approach' based upon the concepts in Shaping Neighbourhoods (Barton et al, 2010). Neighbourhoods are the localities in which people live and implies a sense of belonging and a community living in a specific place. There is no generally accepted basis for defining neighbourhoods. A neighbourhood may be described as an ecosystem, the local habitat for people providing shelter as well as a network of social support and opportunities for a range of leisure, cultural and economic activities. In defining a neighbourhood, the following can be taken into consideration:

- Administratively by electoral district, or parish boundary, or plan policy
- Aesthetically by distinctive character, housing type or age
- Socially by perceptions of local residents
- Functionally by catchment areas for local residents
- Environmentally by traffic calmed areas or natural barriers or constraints

In this planning process, the study area of Dundrum is broken down into neighbourhoods and these neighbourhoods form the basis for much of the analysis throughout the study. (See Section 4.1 Scoping)

3.4 Hierarchy of Facilities

Given that there is no universally applicable template for neighbourhoods, some variables of identity, catchment, and accessibility can be predicted to form a basis for planning practice¹. Community infrastructure including community, civic and cultural facilities can be regarded in a hierarchical structure in the urban context. Some community facilities for example, a community hall may serve a local catchment of population up to 4,000. Certain categories of facilities (e.g. civic and cultural) are likely to serve a wider catchment of population, depending on the nature of the facility. The catchment served by the different facilities shall also be considered, as it will help define their location and role of each facility. Higher level centres in the hierarchy may also accommodate smaller facilities, providing for more localised use. This hierarchical nature of facilities will form a key element in the planning approach to this action plan. To set out a hierarchy of facilities, a number of factors needs to be considered, in particular the population catchment, the development plan settlement and retailing hierarchies, locational attributes such as the distance to housing, access to transport, and role played in the locality or region. Accessibility relating to distances from facilities is an important factor in defining the hierarchy. Population thresholds are also central and need to be flexibly applied as facility usage can also be dependent on travel patterns and the relationship with adjoining or overlapping catchments. A hierarchy based on the above factors is presented in Table 1 will be used hereafter.

Table 1: Potential Facility Hierarchy

Hierarchy Level	Population Served	Accessibility Standard	Typical Facility
Town Centre	80,000-120,000	4,000 m	Civic Centre, cultural centre, art gallery, theatre
District	25,000 - 40,000	2,000 m	Library, multi-purpose community, primary healthcare centre, council offices, major recreational centre, older persons daycare
Neighbourhood	4,000 - 8,000	1,200 m	Parish centre, community hall, youth centre / scouts' den, local health centre, family resource centre, post office
Local	< 4,000	500 m	Community room, small neighbourhood centre, men's shed

3.5 Key Elements for Successful Provision

Traditionally, religious organisations have played an important role in the provision of required facilities. However, in the longer term there will be a requirement to provide secular provision to suit all users. Future requirements for facilities will be driven by recent trends in the provision of community infrastructure.

Key considerations in the provision of future facilities will be:

- **A network of facilities:** The needs of the broader community should be considered across a district, neighbourhood and local level. This will inform the hierarchy of such facilities.
- **Size and scale:** Internationally the trend is towards larger, but better-appointed facilities in appropriate locations, as this allows for better asset management and operational cost management
- **Clustering and co-located:** In the interests of efficiency and full utilisation, consideration needs to be given to clustering of complementary uses to promote synergies and enhance community cohesion. Sharing and co-location allows for the best use of any publicly funded facilities, particularly at the town and district levels of the hierarchy. There is a move away from standalone facilities in residential areas which are often poorly utilised. Coordinated and central booking systems allows for maximum access and use.
- **Flexible and multi-purpose:** In the design and planning of new facilities, due consideration needs to be given to flexible floor space and accommodation which can respond to the changing needs of users. Buildings should be capable of delivering a range of programmes and services, rather than being allocated to a single use/user. Facilities should be capable of expansion and be future-proofed where possible.

3.6 Standards of Provision

3.6.1 Quantitative Standards

Planning assessment is generally led by standards e.g. one childcare facility per 75 residential units, 10% social housing for every ten units, etc. This implies that each time a threshold is reached, something has to be provided to ensure a balance between population growth and services. There are no nationally accepted standards for the provision of community, cultural and civic space, except for the provision of childcare in new development. The 2018 Apartment Standards Guidelines introduced an element of standard for communal space, but this does not guarantee freely accessible public community space. Due regard therefore was had to practices in other jurisdictions, particularly the UK and Australia, in addition to academic research on the issue. Studies from Australia suggest that the following can be applied:

- 60-80 sqm / 1,000 population for neighbourhood and/or local level facilities.
- 20-40 sqm / 1,000 population for district level facilities.

This plan therefore adopts a combined standard for community facilities provision (excluding sports & recreation) of **130 sqm per 1,000 of population**. This includes Council and non-Council owned facilities.

While this overall quantitative assessment provides a useful benchmark, the quality of the facility, its flexibility and scope for co-sharing will be critical in determining actual need.

The indicative hierarchy in Table 1 also provides standards for individual facility types which are also useful in benchmarking existing and future provision. It should be noted that these standards have to be carefully applied having regard to the boundaries of the action plan area and consider the location of facilities outside the area which may serve its residents, in addition to facilities within the area serving a broader catchment.

3.6.2 Qualitative Standards

Factors were used to assess the facilities as presented in the following sections. These were rated as 'good', 'average', or 'poor' (for building suitability and accessibility) or as 'spare capacity', 'limited spare capacity' and 'no spare capacity' (for facility utilisation).

Building Suitability

Building suitability is also considered when assessing the provision of community, cultural and civic facilities. Buildings should be safe to use and fit for purpose. This means that the building caters for space which is required in the area, and which is in a good state of repair. It is essential that fitness for purpose be assessed so where ageing facilities or unfit facilities (too small, not insulated, other) are noted and would require investment, then review whether it would be more beneficial to build a new facility in a more suitable location or whether it will be adaptable over time. In this instance, the age, size, layout, disabled access, adaptation capacity and general building condition are correlated to assess facilities fitness for purpose.

Facility Utilisation

It is important to determine whether existing facilities have spare capacity that could be utilised, or if they are over-capacity illustrating the need for new or extended buildings. Through site inspections and the questionnaires, a rating for building utilisation can be established.

3.6.3 Accessibility and Catchment

Facilities should be centrally located where possible, within the catchment of the resident population they serve and based around serving neighbourhoods. They should be accessible to all individuals and groups having regard to age, socio-economic group and any disabilities. This is principally concerned with location in relation to how accessible it is by public transport and for access by pedestrians.

Different distance criteria must be applied for the different categories of facilities considered under this study, as their population and spatial catchment will be based on the services they provide. For instance, it would be expected that facilities qualifying either as cultural or civic would address a much wider catchment than that of community facilities, as these are less frequent.

It is therefore envisaged that accessibility is assessed based on

- a. proximity to/from a local bus network
- b. proximity to/from a high capacity transport network such as rail or tramway.

Reasonable accessibility thresholds were set as follows:

- 500m isochrone catchment around a bus stop, for local services.
- 1,000 m isochrone catchment around a tram stop, for neighbourhood / district services.

As community, cultural and civic facilities are intrinsic components of sustainable communities, it is therefore considered that these should be accessible by foot and/or public transport and cycling. They should also be accessible to a maximum of users, regardless of their physical ability. It was therefore established that accessibility would therefore be measured spatially, as part of a network of public transport.

3.7 Models of Provision

Local government, schools, religious organisations, sporting groups and community organisations provide community facilities to meet the whole of community needs. Partnerships between the Local Authority and other bodies are usually required to ensure that community assets are delivered in the most effective and efficient ways possible.

3.7.1 Governance

Governing community facilities and integrating services and buildings can be a challenging process. The key to successfully managing and coordinating these potentially complex arrangements is good governance, supported by clearly defined documentation. The governance structure of entities operating and delivering community facilities can be summarised as follows:

- Local authorities,
- Companies limited by guarantee,
- Limited companies,
- Unincorporated associations,
- Private or charitable trusts; and
- Partnerships.

Partnerships between organisations with different governing structure can have implications for the provision of community facilities.

3.7.2 Management

Community facilities can be managed and coordinated using a range of approaches. At the town centre and district level community centres are run under an operating agreement by a voluntary committee/board of management.

The Council's Community Centre/Facility Usage Policy is prepared with input from the operators of community centres, following guidelines to support them in the effective operation and use of community centres to address community needs and objectives.

Table 2: Management Structures in the Hierarchy

Hierarchy	Management	Facility Type
Town Centre & District	Local Authority owns building and manages facilities through service level agreement with third party tenants. Leisure centre and pool owned and managed by the Council	Council offices & Civic Centre, Library
Neighbourhood	Community Centre owned by the Council and manages facilities through service level agreement with third party charities / tenants etc. Facility owned by Council and management outsourced to 3 rd party for profit	Community centre management company, runs the centre, facilities management charged to tenants
Local	Community based facility owned and manages facilities through service level agreements with community based organisations/ sessional	Men's Sheds Sport Clubs Community Rooms

Table 2 above illustrates models of management structures in the hierarchical form. At the neighbourhood level, community facilities may also be owned by religious organisations or community organisations and let out by session to community service providers.

- Section 48 contribution scheme
- Cost recovery from income generation
- Land asset disposal
- Developer provided, as part of large-scale development scheme.

3.7.3 Funding

There are a number of different existing and potential sources of funding available for capital and current expenditure.

Capital

Specific funding for capital projects is sourced from varied sources such as:

- State grants, including
- Large Scale Sport Infrastructure Fund (LSSIF)
- Sports Capital Programme
- Urban and Regional Development Fund (URDF)
- Local Infrastructure Housing Activation (LIHAF)
- Loans taken out the by local authority or other partners

Current

Funding to meet current or operational expenditure will largely be determined by the type of entity involved i.e. legal entity and size:

- Local Authority / State funding including
- Local Authority services such as libraries and civic services will be wholly funded by the Local Authority or from state funds
- Family resource centres are funded in the main by TUSLA
- Philanthropic Grants, not for profit organisations, community organisations seek grants to support their activities
- Fundraising through donations, membership fees
- Other income such as rental or fees for services

3.8 Roles and Partners

Table 3 presents the roles and responsibilities of the delivery partners to the Action Plan including Government departments, Local Authorities, not-for-profit or community organisations and the private sector.

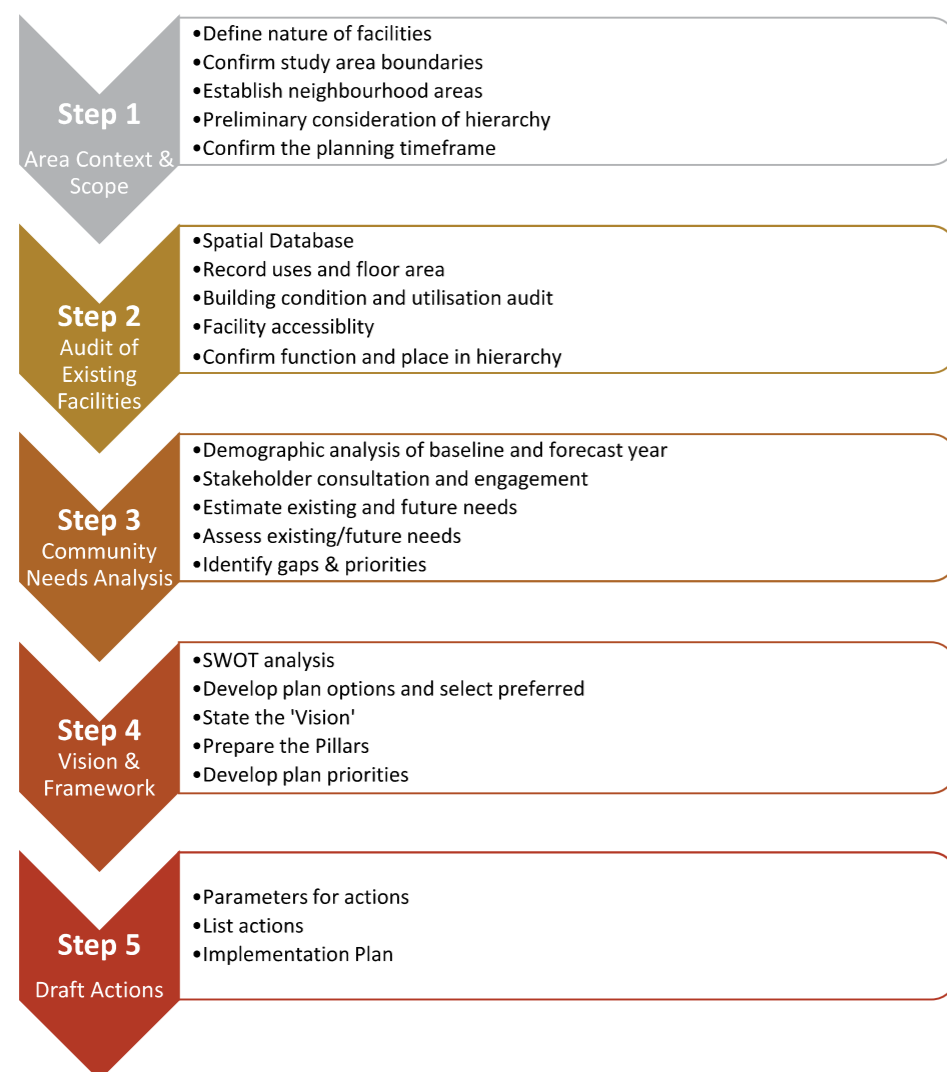
Table 3: Roles and Partners

Name of Delivery Partner	Planning and Development	Building and Operations	Advocacy and Leadership	Partnerships and Coordination	Feasibility and Funding
Government Departments and State/Semi- State Agencies (e.g. Tusla, Health Service Executive, etc.)	Sets out the policy framework for the delivery of infrastructure and growth and stimulates delivery through strategic planning initiatives.	Delivers infrastructure such as schools and health facilities. Can also provide capital works funding to deliver infrastructure or for the refurbishment of infrastructure.	Provide guidelines for delivery of infrastructure or through policy development. Can also encourage partnerships through MoU.	Financial incentives often require leveraged benefits derived from partnerships.	Provides funding for community infrastructure and can enter into funding agreements. Provides funding programs such as the URDF.
Local Authority	Coordinates and delivers infrastructure. Identifies suitable locations through forward planning.	Construct and develop infrastructure and provide services either directly or through funding made available, service agreements and contracts.	Leadership and leverage influence to proceed on a project by working with and engaging with developers, government and community members in decision-making, (including utilising advisory committees, working groups and relevant bodies).	Involved in partnerships to attract funding. Supports government and community service providers to plan facilities and services and encourage efficient and integrated service delivery.	Provides capital funding either alone or in combination with others (i.e Samuel Beckett Civic Campus). Solely responsible for operational costs. Prepares feasibility of sites, buildings and land development opportunities. Can initiate public private partnerships.
Not for Profit Organisations	Works with either Central Government departments or Local Authorities in planning services.	Sometimes builds purpose-built facilities. More frequently leases infrastructure from other providers either Local Authority or private sector to provide its services.	Advocate individually or in association with others or through an umbrella organisation.	Work in partnership with the Local Authority and Government Departments.	Largely relies on funding from Central Government and/or the Local Authority to deliver services. Sometimes (but seldomly) avails of European funding for bespoke projects.
Private Sector	Some developers recognise the value of incorporating infrastructure into development proposals and are willing to work with the Local Authority to plan and deliver these facilities.	May deliver infrastructure and hand over to Local Authorities or other appropriate bodies. Or may deliver infrastructure and organise management through management companies.	Can advocate for community provision on / off their site when it meets / supports their development objectives.	Can work with Local Authority to incorporate infrastructure on their lands or handover land for development.	Pay development contributions used as capital works funding. Can also partake in PPP with public sector.

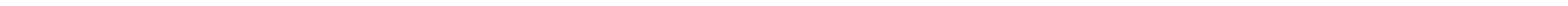
3.9 Step-by-Step Approach to Action Plan

This Chapter has outlined relevant policy and theory and best practice approaches to community, civic and cultural planning. Figure 5 summarising the approach that will be taken step by step to developing and preparing the Dundrum Action Plan against the policy and theoretical background as outlined above.

Figure 3: Step-by-Step Approach



¹Refer to Barton et al, 2010 Shaping Neighbourhoods: For Local Health and Global Sustainability



4

AREA CONTEXT AND SCOPE



4. Area Context and Scope

4.1 Introduction

This section covers the first stage in the step-by-step approach to developing the Action Plan. It considers what is being planned for and why. It defines the nature of the community, civic and cultural facilities that are to be considered. The area of Dundrum needs to be set in context to provide a rationale for the study area boundary and the subsequent definition of neighbourhoods for the purposes of analysis and plan-making. The establishment and identification of neighbourhoods allows for a confirmation of the hierarchy of community facilities within the area. The timeframe of the Plan is considered in the context of other statutory documents.

4.2 Defining Community Facilities

The first step of the plan-making process is to define the terms 'community', 'civic' and 'cultural' facilities that are considered under the Plan. This is the physical infrastructure in the form of buildings, places and spaces through which the community access community services, in addition to civic and cultural activities. The full scope of community infrastructure goes beyond the physical facilities and includes community services, which are the programmes and activities provided to the community and other service providers. While this Plan needs to have regard to the requirements of community service providers in terms of their physical requirements, it is not a Plan that is aimed at directly developing programmes and services, but rather it is aimed at accommodating their physical space requirements.

It should be noted that categorisation of facilities must be viewed in a flexible manner and some activities do not need customised places to operate.

The scope of this Plan does not include outdoor sports facilities which involves a consideration of playing pitches and all-weather facilities, as the land use plan planning differentiates indoor from outdoor sports. Nonetheless, their role in the community is important and acknowledged.

Table 4: Categories of Facilities for Consideration of the Plan

Category	Facilities
Community	Community meeting space, indoor sports and recreation, parish centres, youth clubs, scouts' dens, clubhouses, family resource centres.
Civic	Public administration offices for Dún Laoghaire-Rathdown county council/ other public services, post office, credit union, citizen information.
Cultural	Library, theatre, gallery, artist space

In relation to defining the facilities, recent trends and the results of the public engagement revealed the following:

- In spite of clearly setting out categories of buildings for consideration in the public consultation, public responses show there is no 'neat' definition understood for community facilities. The categories of buildings and spaces considered as 'community' are wide and can vary.
- 'Sports' are very much linked to the meaning of community.
- Schools were also excluded as it is the remit of the Department of Education and Skills to plan for school demand, although the use of school facilities out of hours needs to be integrated into the Plan.
- Some buildings, such as libraries, are not deemed to be belonging to one specific category but rather to all of them.
- Religious organisations have traditionally played an important role in providing facilities, although these may not be available for all community and user groups.
- There is a trend in contemporary community facility provision towards multi-purpose roles, catering for education, leisure, recreation, in addition to informal and formal community gathering.

These definitions are therefore not exhaustive as some activities do not need customised places to operate. The issue of sports pitches was considered in particular, as it featured heavily in the public consultation. The brief had not required to include those in the first instance. Consequently, the Plan does not specifically consider outdoor sports facilities.

Community facilities or buildings are one part of a larger picture of social infrastructure provision. Community facilities work with service deliverers, activities and services that are provided at the community facility and a community development approach that is focussed on building capacity within the local community. The physical environment to allow this community development and factors like accessibility and sense of place are interdependent and all play a role in promoting strong and resilient communities. Good facility design and location can influence the use and effectiveness of community services. Well designed and managed facilities can host a diversity of activities, provide a range of services and cater to a wide demographic in a way that is flexible and adaptable to changing community needs. Community, civic and cultural facilities deliver broad benefits that help to create strong, active communities.

4.3 Dundrum in Context Area

Dundrum is located c.5km south of Dublin City. It is designated as a Major Town Centre in the Dún Laoghaire-Rathdown County Development Plan, on par with Dún Laoghaire, the County Town. Previous regional policy designated the town as a Metropolitan Consolidation Town, a key urban node.

Dundrum effectively acts as the major centre for the west of the County. The town is traversed in a north south manner by the Luas Green Line, is bound to the south by the M50 and to the north by the River Dodder. University College Dublin is located immediately east of the Study Area, while Sandymount and the Beacon Hospital are located to its south east.

A number of large employers are located in Dundrum, including but not limited to, the Dundrum Shopping Centre, the

country's largest shopping centre, BT, John Paul Construction and the Central Bank. In 2017, the Dundrum Town Centre alone employed 4,180 people, 85% of which live locally (source: Hammerson).

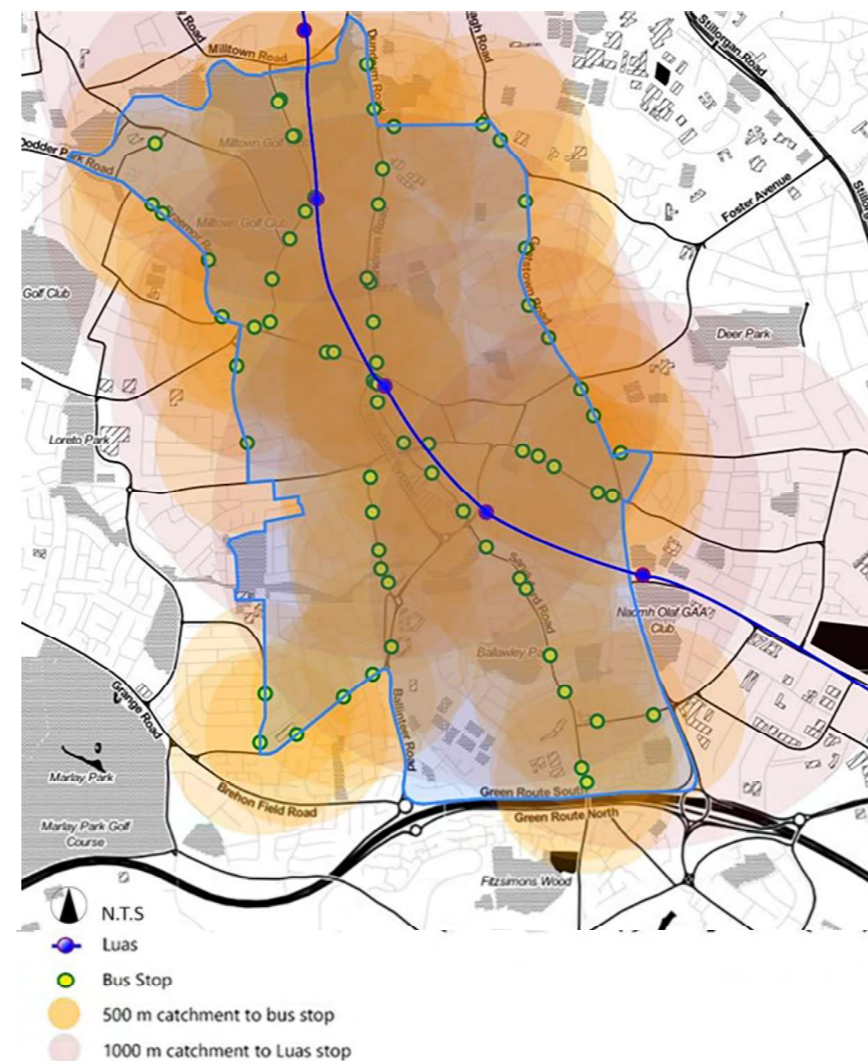
The town is also home to a private hospital, Mount Carmel and to the Central Mental Hospital. Airfield Estate also forms part of the Study Area. Dún Laoghaire Rathdown County Council has a District Office at the heart of the Study Area.

It is therefore considered that Dundrum generates inflows and outflows of commuting populations which use community, cultural and civic facilities at different times of the day and the week and for different purposes. Dundrum, owing to its status as a Major Town Centre, is particularly opened to inflows, as it avails of services not provided elsewhere, particularly civic and cultural services.

During the preparation of the Action Plan, the boundary was extended to include the Meadowbrook Leisure Centre, in recognition that this facility was a major asset to the CCCAP area and should be included in the audit and for planning purposes.

Public transport accessibility of the area was also given consideration. The area has been analysed with reference to access to bus and Luas. Walking distances of 500 m for bus and 1,000 m for Luas have been illustrated around bus and Luas stops, as seen on Figure 6 below. Generally, the area is well served by north-south services, reflecting the radial nature of the public transport network. East-west bus services are more limited and bus services in the southern portion of the Action Plan area are relatively poor.

Figure 6: Transport Accessibility (Data source: NTA/Dublin Bus)



The neighbourhood data was extracted from the 2016 CSO Census of population in relation to the Study Area, the County and the State with a view to determining the population size. The Study Area includes the following Electoral Divisions (EDs): Churchtown-Orwell; Churchtown – Woodlawn; Clonskeagh – Farranboley; Clonskeagh – Windy Arbour; Dundrum-Taney, Dundrum- Sweetmount; Dundrum- Kilmacud; Ballinteer – Meadowbrood; Ballinteer – Ludford; and parts of Dundrum-Balally and of Dundrum – Sandyford.

4.4 Neighbourhoods and Hierarchy

For the purposes of analysis, the area has been broken down into 'neighbourhoods' as detailed in S 3.3.

The following neighbourhoods have been identified in the Action Plan area:

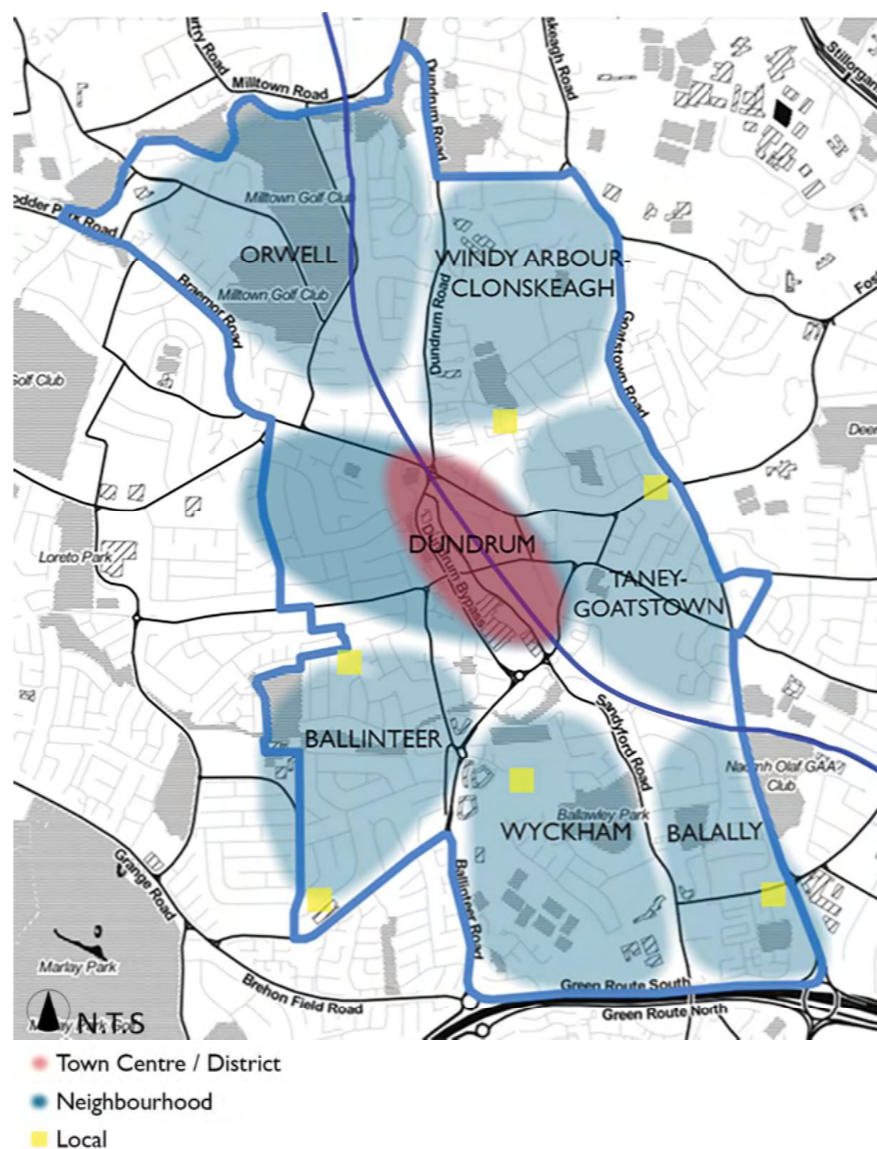
- Orwell/Churchtown
- Windy Arbour/Clonskeagh
- Dundrum
- Taney/Goatstown
- Ballinteer
- Wyckham
- Balally

Inevitably, some of these areas have a natural part of their catchment outside the Action Plan area. In particular, a significant portion of both the Ballinteer and Taney/Goatstown neighbourhoods lies outside the Plan area (as represented in the map in Figure 7.)

It was established that the seven neighbourhoods worked together as a network of places, which in theory, should be somewhat self-sufficient. As noted earlier in this report, there is also an element of inflow and outflow movements between the CCCAP area and its surroundings, and within the Study Area itself. The neighbourhoods therefore function together in a network as the Dundrum district.

As seen in Figure 7, Dundrum fulfils both a Town Centre and District centre function. It caters for all three types of services under review in this Plan. Dundrum is also supported by excellent public transport connectivity with almost all bus routes in the area passing through the centre, in addition to two Luas stops. It supports the surrounding six neighbourhoods which have transport links to the district and varying degrees of service provisions with some neighbourhoods being better served than others.

Figure 7: Neighbourhoods and Hierarchy



4.5 Timeframe

The CCCAP is intended to cover the period from 2020 to 2040. It provides for a long-term vision and action plan for the delivery of facilities over that period. It is a long planning horizon, which extends beyond the statutory RSES, Development Plan and Local Area Plans. Certain assumptions are made in relation to future developments based upon the existing policy framework. This policy context may however change over time. Also, projections of population and households are made based upon current CSO forecasts, which may also be subject to change in future years.

The timeframe for delivery of facilities will remain guided by factors such as funding, tendering, planning procedures, design, construction and fitout which may take longer than anticipated. In that regard, the Plan is cautious and considers that short term which would cover a period of up to 6 years, is reasonably realistic in practical terms.

5

AUDIT OF EXISTING FACILITIES



5. Audit of Existing Facilities

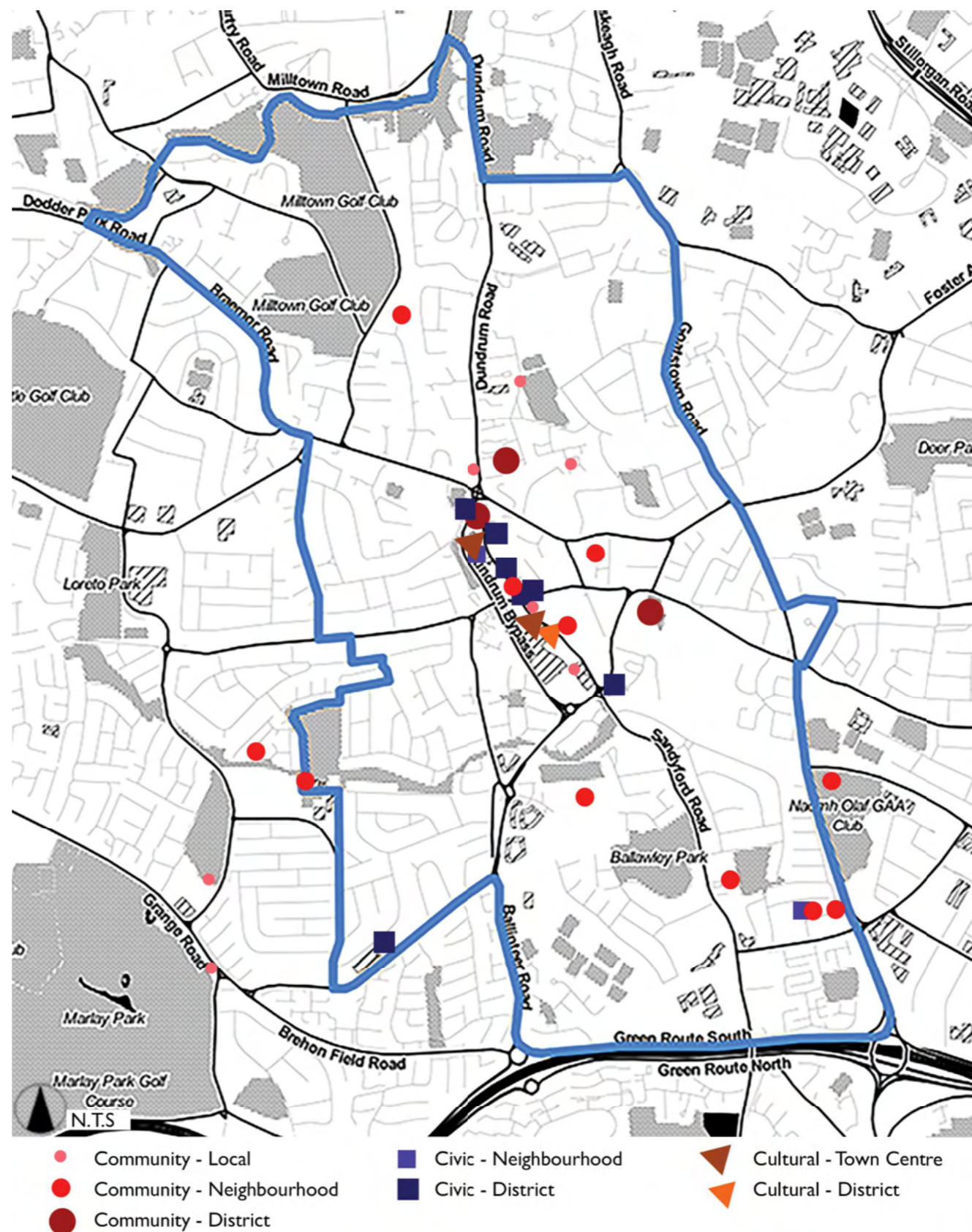
5.1 Introduction

An audit of the existing facilities was undertaken for the Dundrum area. All facilities were visited and relevant data collected. The information gathered included floor area, building suitability, facility utilisation and public transport accessibility. Given the important role that religious organisations have to play, and have played for many years, in providing facilities, secular and non-secular provision was recorded. This has provided the basis for a GIS database of facilities and a summary is provided in Appendix II of the CCCAP. This allows for a consideration of the distribution of facilities throughout Dundrum.

5.2 Overall Provision and Audit

The audit of facilities was carried out in September 2019. It included a visit of facilities and was completed with a review of the planning register and a Facilities Providers Survey. The provision of community, cultural and civic infrastructure over the long term in Dundrum does not start from a blank slate as evidenced in the audit. The audit identified a number of facilities around the CCCAP area, some of which could be referred to as 'legacy' assets, which have been serving the population for some time. Some of these assets may not be well located or fit for purpose and may not represent ideal models to seek to replicate in future provision. However, it is important to note their role in the community and leverage those to ensure they continue to cater for the services they already provide. To that effect, this CCCAP has strived to identify the existing hierarchy of facilities in Dundrum. This hierarchy does not necessarily reflect the size of facilities but rather their role and function as part of the community. The hierarchy of existing facilities is illustrated in Figure 8.

Figure 8: Hierarchy of Facilities and their Role



5.3 Community Facilities

Figure 9 illustrates the distribution of existing community/parish centres, community service facilities and indoor sports and recreation within the Study Area. The audit also gathered information on schools and places of worship where they provided facilities that were made available to the public and other groups.

Arising Issues

20 facilities were recorded as 'community' facilities, all categories included.

Ownership and Management Issues

- There is a lack of publicly-owned and secular community facilities available to the public, particularly halls and indoor sports and recreation.
- As a result, prices cannot be controlled in those facilities and may make their use unaffordable to a cohort of residents/community groups.
- Of the six community/parish centres, five are affiliated to a faith group. This impacts on access to residents depending on their religious beliefs.
- Of the nine indoor sports and recreation facilities, two are in the Council's ownership, and the remainder are private.
- Shared use of school facilities is limited.

Accessibility

- Generally, accessibility for pedestrians and public transport is good.

The Balally Family Resource Centre (FRC) / Scouts Den does not have pedestrian facilities. There is no footpath or pedestrian crossing to the FRC.

Utilisation Issues

The core provision for indoor sports is located at the Meadowbrook Centre, which is over-subscribed and has no spare capacity.

- All FRC have capacity issues owing to the size and/or layout of their facility. The Rosemount FRC is providing space to the others.

Building Suitability

- 12 buildings were marked as 'good' in terms of suitability.
- Of the 5 which were rated as 'poor', 3 are the FRCs.
- All the parish centres scored well, as they are all-maintained and are accessible to mobility-impaired users.

Community and Parish Centres

- 6 centres, 5 of which are religious orders and in private ownership.
- Estimated cumulated GFA: **c.3,112.9 sqm.**

Community Services incl. youth

- 5 facilities.
- 3 family resource centres (FRC), one of which uses a Scouts Den and 1 community resource centre.
- Estimated cumulated GFA: **c.1,036 sqm.**

Indoor Sports & Recreation

- 8 indoor sports facilities, including three commercial gyms and three clubhouses.
- 1 recreation facility.
- Estimated cumulated GFA: **c.9,905 sqm.**

Not shown on Figure 9.

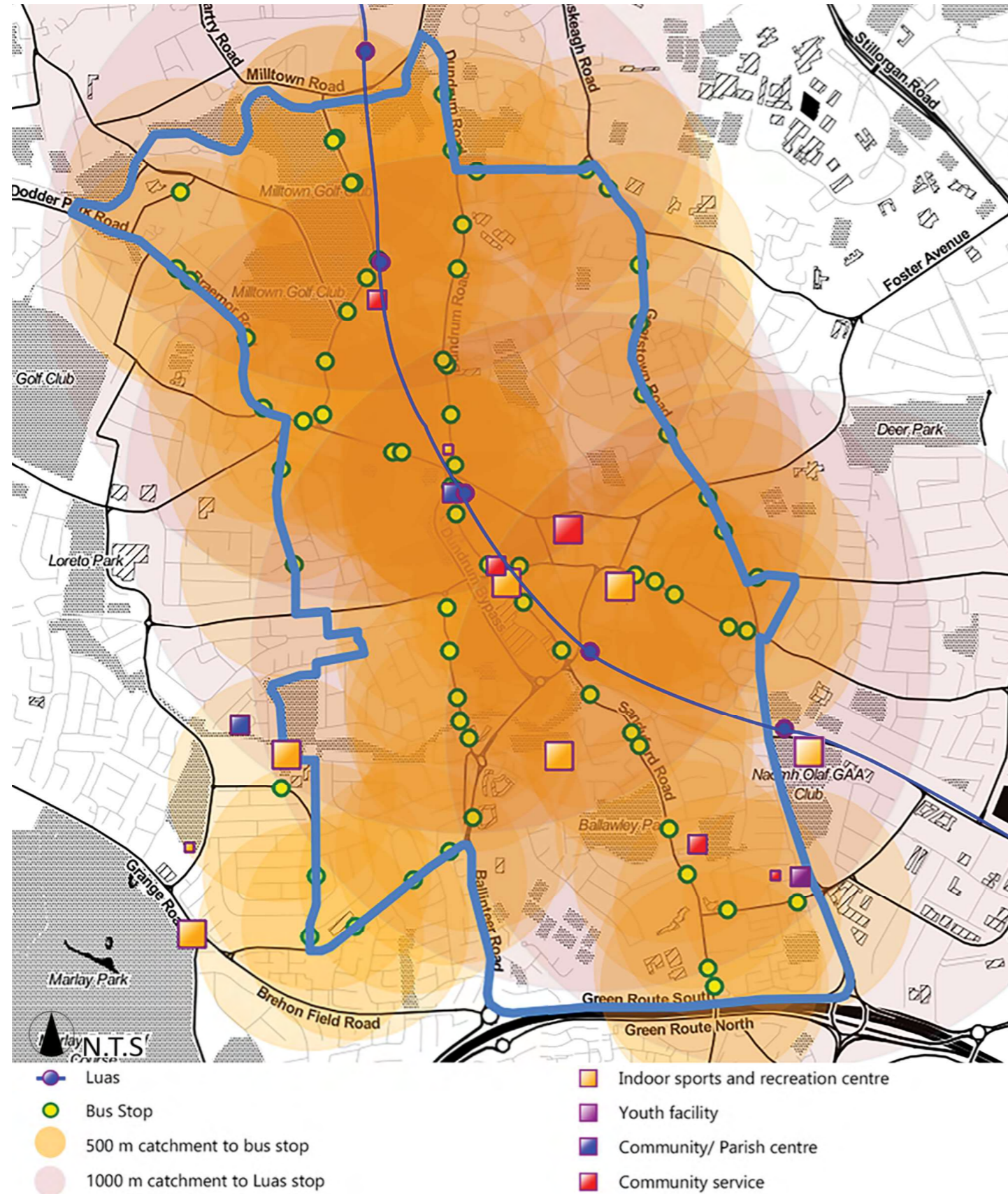
Schools

- 26 schools across all levels from pre-school to adult education.
- 3 known to rent out space to community groups.
- Estimated cumulated GFA: **c.73,133 sqm** of floorspace, (excluding outdoor and sport facilities).

Places of Worship

- 14 places across variety of faith groups.
- 2 known to rent out space to community groups outside of mass times.
- Estimated cumulated GFA **c.15,000 sqm** of floorspace.

Figure 9: Community facilities in the CCCAP Area



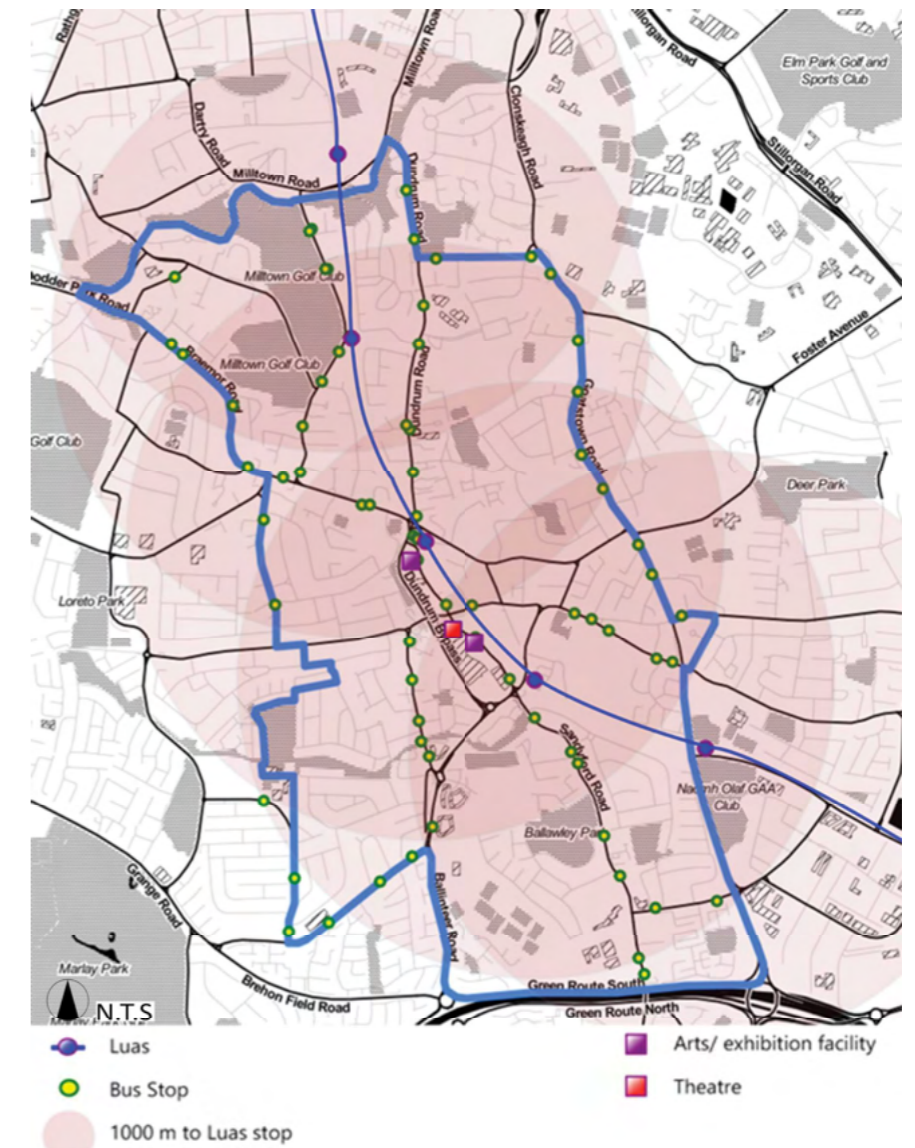
5.4 Cultural Facilities

In summary, the following cultural facilities were audited:

- 5 facilities in total, including one heritage facility (Dundrum Castle) and 2 Schools of Music or Acting.
- The Mill Theatre is the largest facility and includes rehearsal space and recording studios.
- Estimated cumulated GFA: **c.1,977 sqm**

These are illustrated in Figure 10 below.

Figure 10: Cultural Facilities



Arising Issues

- Very high-quality offer for the arts and culture in the CCCAP area but it is paralleled with high levels of demand resulting in pressure on available space, particularly relating to rehearsal space at the Mill Theatre which is lacking.
- Neither of the music and acting schools are public which is likely to generate affordability issues.
- All facilities are very accessible owing to their central location close to Dundrum.
- The Castle is not accessible to the public as its site is currently closed off.
- The school of music located on the first floor of the Dundrum Village Centre is not accessible to people with mobility impairments as the building has not been adapted. Also, the building is not in good physical condition.

MABS is located in a residential unit converted to offices and has no disabled access to the upper floor.

- The Carnegie Library is operating out of now unsuitable facilities, as its physical fabric makes alterations / improvements difficult. Patronage is currently very high, one of the highest in the County. In addition, the layout does not meet the expectations of a modern library with quiet study areas and without much capacity for hotdesking. This is particularly important, considering that the student population of the CCCAP area is relatively large.

5.5 Civic Facilities

Civic facilities generally fall within the District level of the hierarchy. In summary, the audit revealed the following:

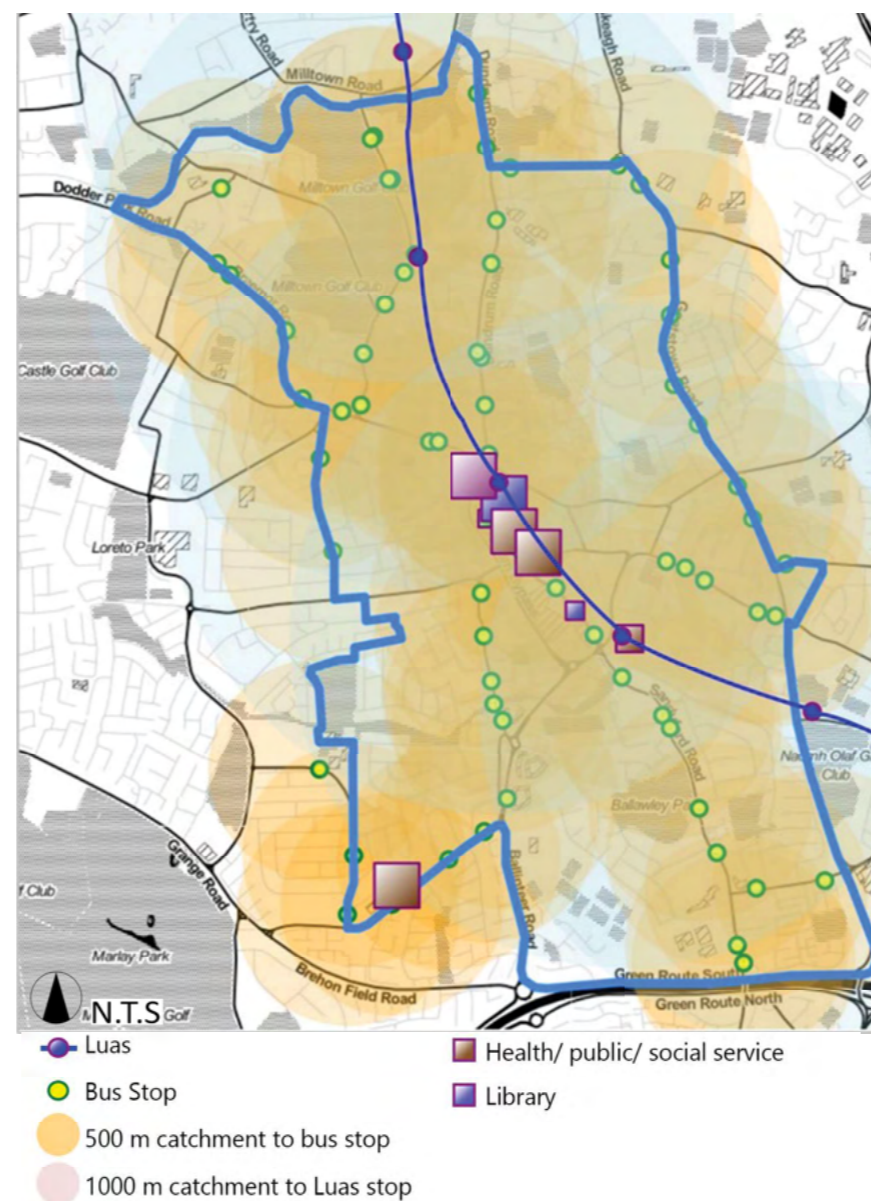
- 9 facilities, all clustered in the neighbourhood of Dundrum, with the exception of one health centre (Ballinteer).
- Facilities include the Dundrum Carnegie Library, the Council’s offices, An Garda Siochana, the Citizen Information, the post offices, the Money Advice and Budget Service (MABS) and the Credit Union.
- Estimated cumulated GFA: **c.6,707 sqm.**

These are illustrated in Figure 11.

Arising Issues

- Neither of the services funded by the Citizen Information Board (i.e. the Citizen Information and the MABS) are located in facilities rated as ‘good’. The Citizen Information is located in an awkward location and its layout prevents optimum delivery of its services. The

Figure 11: Civic Facilities



5.6 Neighbourhood Commentary

Churchtown – Orwell

There are no community, cultural or civic facilities in Churchtown – Orwell at present, so it is evident that the local population satisfies its needs elsewhere. Nonetheless, the issue of provision of space, or lack thereof, did not arise during the public surveys suggesting that the population did not see this as a significant problem.

Wyckham

There are at present no dedicated community, cultural or civic facilities available in the Wyckham neighbourhood. St. Tiernan's Community School constitutes the principal space. It operates on a dual use basis, with both evening adult evening classes space and sports facilities rented out to six groups/clubs. It still has some residual capacity but does not avail of good accessibility. Wesley College rents its sports facilities. While no comments were made in relation to St. Tiernan's, it appears from the public surveys that rental costs at Wesley may be too high for community use which possibly limits access opportunities. A range of facilities are available for rental at Wesley College including, but not limited to, a multi-purpose sports hall, a gymnasium, a yoga studio and a gym.



Windy Arbour - Clonskeagh

Community space is extremely limited in the Windy Arbour – Clonskeagh neighbourhood with the exception of the Rosemount-Mulvey FC clubhouse which is in serious need of expansion and redevelopment in light of its current service and usage levels. The recent delivery of the Rosemount Community Room 'the Hub' will provide some relief to the clubhouse but neither are realistically able to cater for existing demands. Windy Arbour appears to be underprovided in terms of community and indoor sports facilities, a fact that was also remarked upon in the public surveys.



Taney-Goatstown

The two main facilities in the Taney-Goatstown neighbourhood are the Airfield Estate and the Taney Parish Centre. Despite having a similarly sized population, the provision is substantially higher than the current provision in Windy Arbour. However, it must be noted that neither facility is in public ownership. Both facilities are in good condition.



Balally

There are three facilities in Balally including the Scout Hall, which also accommodates the FRC under an agreement with the 137th Balally Scout Group. The facility, however, is not particularly suited to the requirements of an FRC and lacks pedestrian access, either by way of a footpath or pedestrian crossing. The largest space available in Balally is in the Parish Centre, which is not a secular space and not in public ownership and therefore might not cater to all needs.



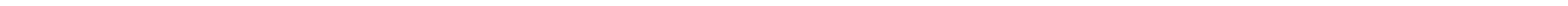
Ballinteer

There are five community facilities in Ballinteer, the Meadowbrook DLR Leisure Centre, the Hillview Community Resource Centre, St. John's GAA, St. Attracta Oratory and Broadford Rovers FC. Most space allocation are to sports clubs, principally to Meadowbrook, all of which have been noted as performing above capacity. The Hillview Community Resource Centre does not have any residual capacity either. There is limited dedicated meeting space in Ballinteer. However, it is noted that only one part of Ballinteer is included in the CCCAP area, so needs may be being met elsewhere outside the Study Area such as the Loretto Community Centre.



Dundrum

There are six community facilities in the Dundrum neighbourhood, making it the neighbourhood with the highest provision. Notwithstanding, only a third or so of the space is allocated to or available as community meeting space. Two of the three community hall type facilities are operated by a religious organisation. The Holy Cross Parish Centre is in excellent condition owing to its recent construction. It is one of the best-appointed facilities in the Study Area.



6

COMMUNITY NEEDS ANALYSIS



6. Community Needs Analysis

6.1 Introduction

The community needs analysis has one main objective. It seeks to understand where current and future demands will exceed existing delivery and what infrastructure response is therefore required. To be able to proceed with this, a demographic analysis of the existing population followed by a forecasting exercise is required. Findings of the stakeholder and public engagement are considered. The current provision of facilities is then quantified and compared to the population on a neighbourhood basis to establish the 'current community needs'. As the population is projected to 2040, the same exercise is then carried out to establish 'future community needs'. The current and future needs form the basis of the pivotal recommendations of the action plan.

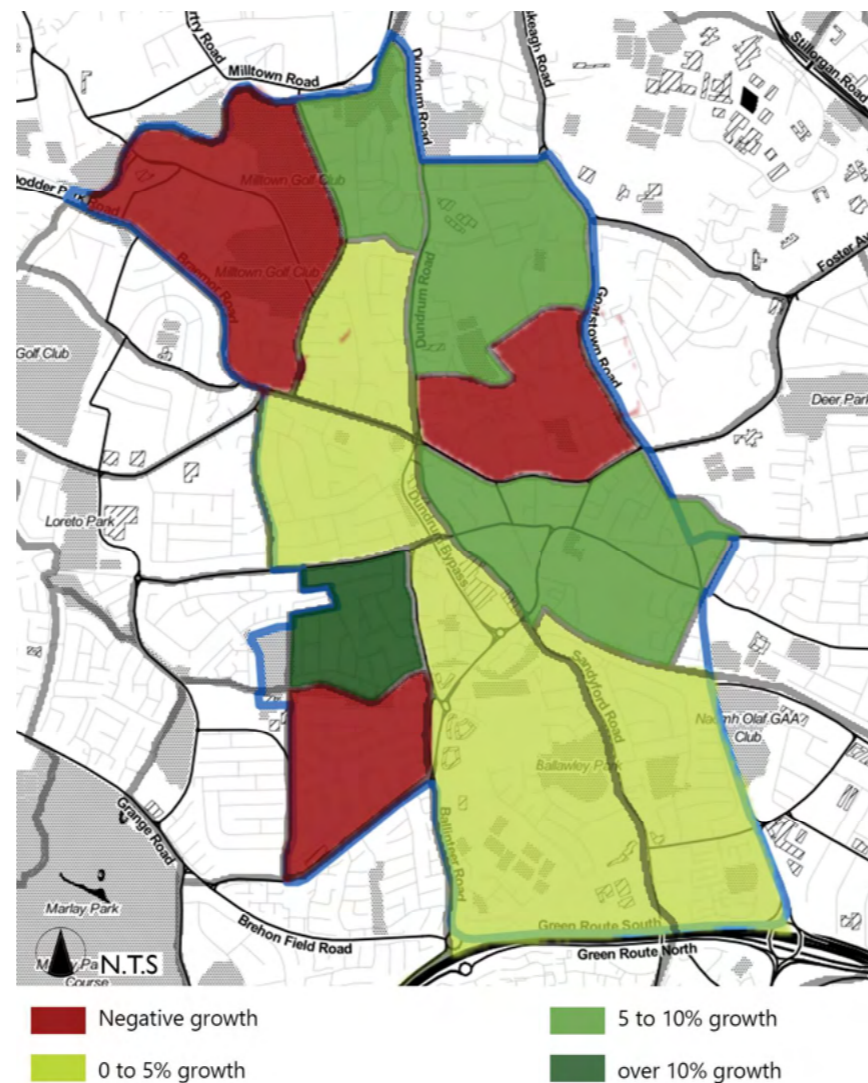
6.2 Demography

This section presents an outline of population data extracted from the Central Statistics Office. More detailed analysis can be found in the appendices. It also models the local population for 2019 and 2040 using a combination of census data and Council data.

6.2.1 Demographics in 2019

The total population in the study area was 27,770 in 10,945 households in 2016 (CSO 2016). This represents an increase of 7.3% between 2011 and 2016 and of 10.1% between 2006 and 2016. Figure 12 gives a representation of population change between 2006 and 2016. Population has been declining in all of the western and northern EDs, and Taney between 1981 and 2016. A ten-year review indicates that a relatively recent upturn in population growth, except in Ludford, Orwell and Taney. Furthermore, decreases in population in those EDs is less stark, indicating a return toward population growth.

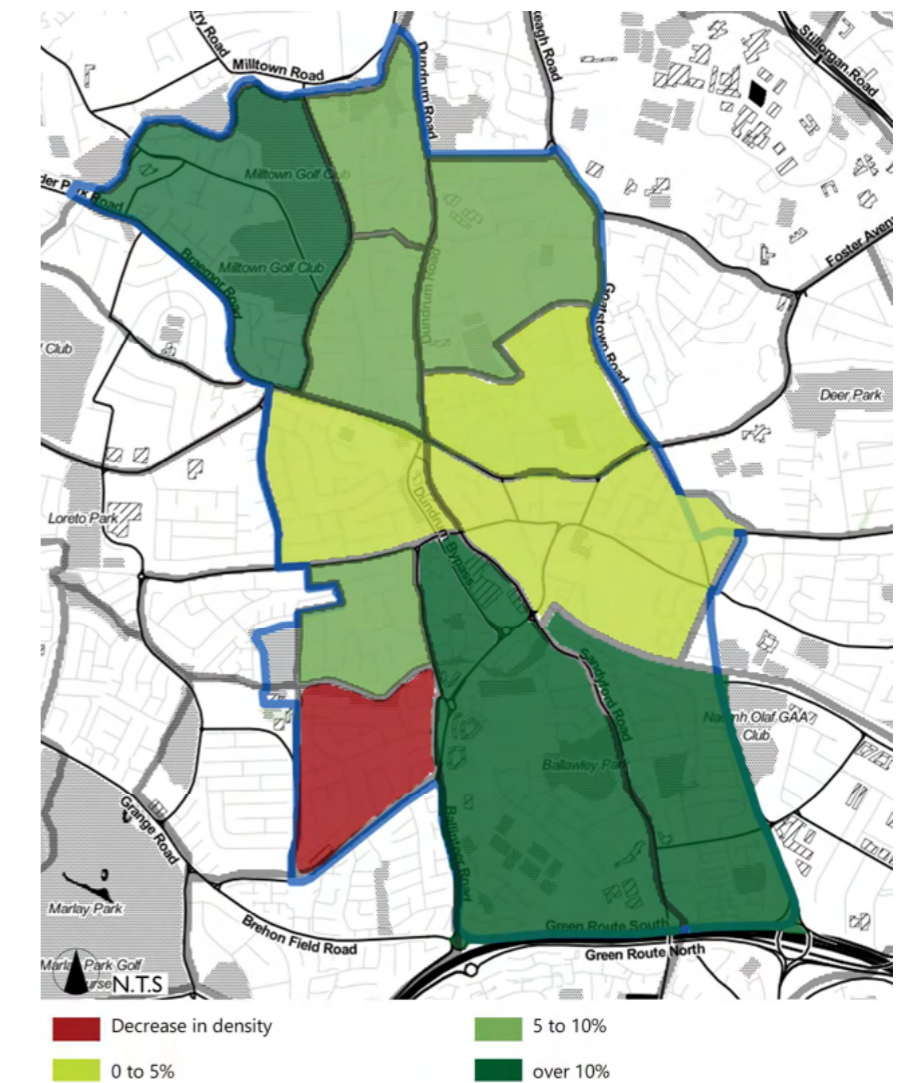
Figure 12: Population Change in the CCCAP area between 2006 and 2016



The largest population shares can be found in the Dundrum-Balally (12.5%), Dundrum- Sandyford (17.7%), and Dundrum-Kilmacud (11.7%) EDs. Churchtown-Woodlawn is the smallest ED.

The average density across the Study Area is **c.3,900 persons / sq.km** and it varies across the EDs. Orwell has the lowest density with c.2,060 inhabitants per sq.km but this is unsurprising as it includes the Milltown Golf Club, Dodder Park and Mount Carmel Hospital which together occupy a substantial footprint. Notwithstanding this, Orwell has seen one of the strongest increases in density growth over the intercensal period as shown on Figure 13.

Figure 13: Population Density Change between in 2010 and 2016



The density of Dundrum-Sandyford appears low despite having one of highest rate of apartment dwellers. This is explained by the large footprint of institutions located in this ED, which occupy a substantial footprint. If those were taken out of the density calculation, then population density in the area would be over 5,470 persons per sq.km, which is significantly higher than the rest of the CCCAP area.

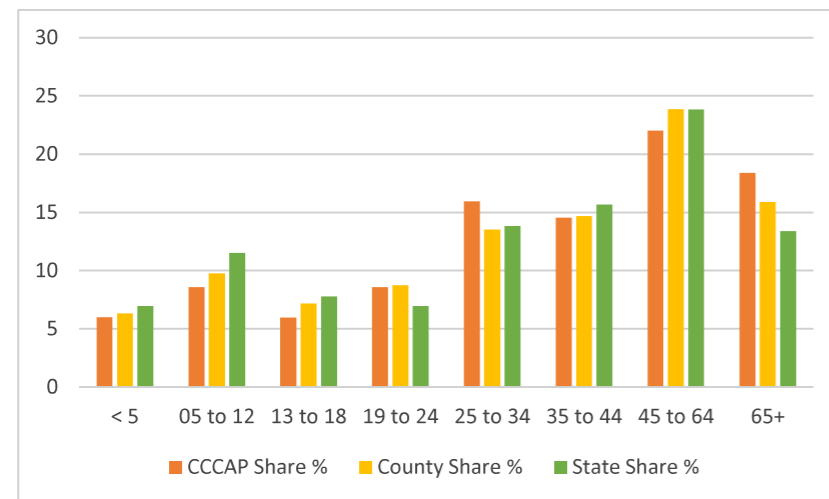
Over ten years, population density has increased in all EDs, with the exception of Ludford. Orwell is the ED where density increased the most (+22%) over the intercensal period. Increases were also noted in Sandyford and Balally.

6.2.2 Age Profile

Figure 14 presents the age profile of the Study Area in comparison to the County and the State. It shows that:

- There is a proportionally higher number of people aged 65 years old or more in the CCCAP area than the State and the County.
- The area has less children aged 5 to 12 years old.

Figure 14: CCCAP Age Profile Compared to the County and State



6.2.3 2019 Population Estimates

As there has been no census of population since 2016 and therefore no up-to-date data regarding the actual population in the CCCAP area in 2019, the current population was estimated using other best available data, using:

- The 2016 housing stock and its spatial distribution across EDs.
- The 2016 population (27,770 persons) and occupancy rate (2.43).
- The Council’s Quarterly Housing Data for 2019.
- Local Authority social housing delivery since 2016.
- The population equivalent of c) and d).

As a result, it is estimated that the population in the CCCAP area was 28,698 in 2019 and is distributed amongst the neighbourhoods as seen in Table 5.

It is noted here that a number of residential developments, located immediately adjacent to the Study Area are being or have been completed and have not been accounted for in those calculations. These include in particular development at Knockrabo. It is therefore considered that population rebasing to 2019 and projections to later dates are merely an indication of growth.

6.2.6 Demographics in 2040

In order to ensure that adequate provision of community, cultural and civic facilities is planned, an estimate of the population in 2040 was calculated. This estimate is based on a mix of two factors:

- Population projections were prepared using a M2F2 scenario which assumed annual net inward migration and a declining fertility rates; and
- Development capacity of sites identified in the County Core Strategy, in addition to sites which have since been identified as development sites (e.g. the Central Mental Hospital).

Development capacity involved determining residential densities for the various sites. Density rates were applied based on a combination of factors such as known zoning constraints, distance to high capacity public transports and/or planning precedents. Densities and projected number of units were set out without prejudice to future planning processes and merely constitutes an exercise to identify growth areas in the CCCAP area. It cannot be excluded that over the lifetime of the CCCAP, other sites resulting from the departure of tenants or site assembly exercise may become available for development and therefore have not been accounted for.

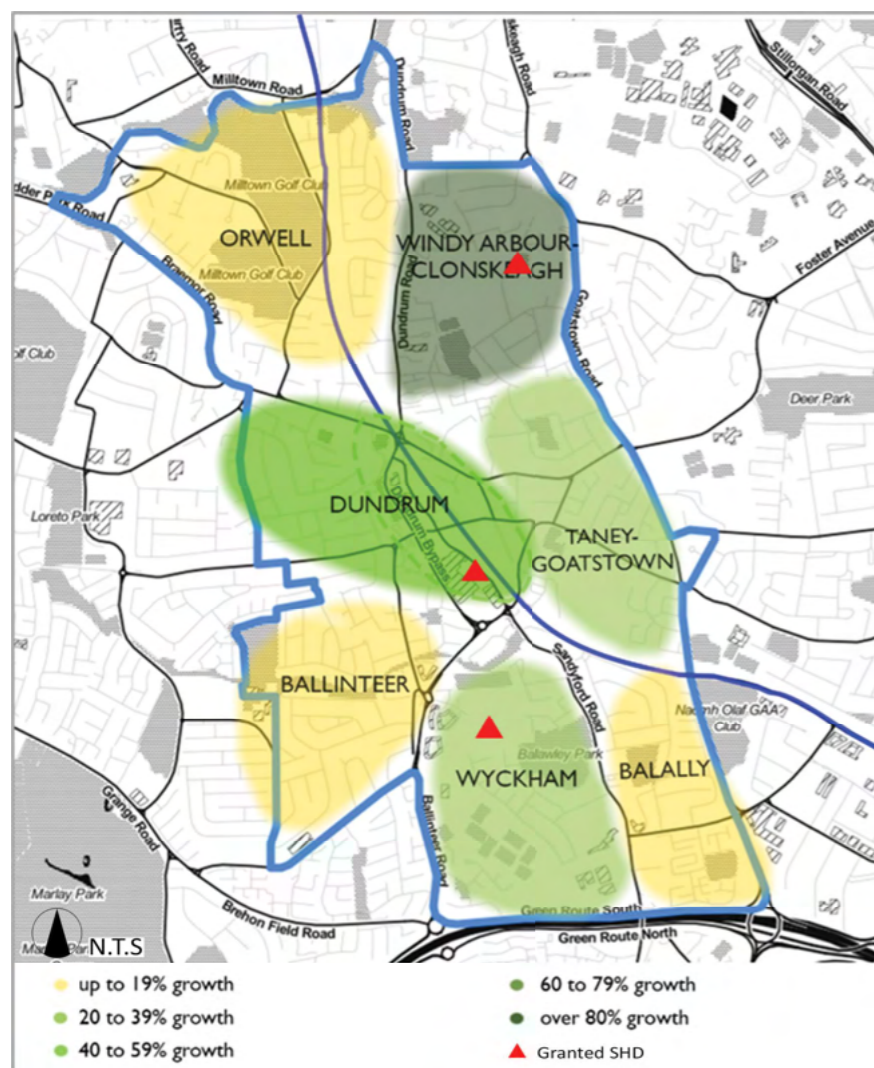
As a result, it is expected that population would rise by 44% between 2019 and 2040 to reach a total of 41,390 persons. Growth would not be evenly spread out due to the location of the development sites. It is therefore expected that some areas would see a 12% growth over a 21-year period, particularly in the Ballinteer and Orwell neighbourhoods, whereas other neighbourhoods would see their populations

increase between 50 and 130%, particularly in Clonskeagh – Windy Arbour, Dundrum and Taney – Goatstown. The map below shows expected growth in the various neighbourhoods of the CCCAP area.

Table 5: Existing and Projected Population

Neighbourhood	2016	2019	2040	% Change 2019-2040
Orwell - Churchtown	4,330	4,330	4,935	14%
Windy Arbour - Clonskeagh	3,500	3,570	7,911	122%
Dundrum	5,425	6,283	8,191	30%
Taney - Goatstown	3,437	3,437	5,524	61%
Ballinteer	3,666	3,666	4,106	12%
Wyckham	3,940	3,940	6,834	73%
Balally	3,472	3,472	3,889	12%
Total Area	27,770	28,698	41,390	44%

Figure 15: Projected Population Growth per Neighbourhood



6.2.3 A Changing Population Profile

The review of population data shows a trend towards increasingly smaller households living in smaller units, such as one and two-bedrooms. This is enhanced by national planning policy, notably the NPF and the Apartment Design Guidelines 2018 which are increasingly putting more emphasis on the achievement of denser urban centres and compact growth. Recent planning permissions reflect planning policy trends and include increasing numbers of one and two-bedroom apartments and fewer own-door dwellings, except for small infill projects. The demographic analysis also noted other population trends of relevance for the area, including:

- The population aged 65 years old and over is proportionally higher in the CCCAP area than in the County or the State.
- Households are increasingly smaller and living in apartments.
- The number of persons declaring themselves as not religious has tripled between 2006 and 2016.
- The Catholic population is slowly decreasing as percentage of the total, suggesting more religious diversification.
- Some parts of the CCCAP area are increasingly more attractive to pre-family households and 25-34 year age category owing to their proximity to Sandyford where large multinationals and IT companies are located and high public transport accessibility is provided by Luas and bus.
- This population is more mobile and potentially more transient. A transient population, however, presents its own challenges with regards to community building, place-making and sustainable development.

6.3 Stakeholder Engagement

6.3.1 Stakeholder Engagement Strategy

As part of the preparation on the CCCAP, public and stakeholder engagement was undertaken to be reflective and inclusive of the residents' views of the CCCAP area. The high number of public responses to the Dundrum CCCAP public consultation is perhaps a testimony to the Dundrum community spirit. The engagement strategy consisted of a stakeholder mapping exercise and the preparation of a communication and consultation plan. Engagement consisted of the following:

- A **public survey and questionnaire** to obtain views of the public about provision in their area.
- A **facilities provider survey** to gather data on the existing facilities.
- A **community group survey** to identify users' needs and demands in the study areas.
- A **prescribed bodies questionnaire** to understand requirements.
- Interviews** with large landowners to explore opportunities.
- Internal stakeholder workshops** with the various Council departments having a remit in the Action Plan.

6.3.7 Engagement Process and Responses

Table 6 summarises the means of engagement utilised and the response rate for the various elements.

Table 6: Engagement Process

Engagement Type	Type of Information Requested	Notification Methods	Responses Received
Public Survey and Formal Submissions	Demographic information and relationship to Dundrum Usage (including Frequency of use) of sports and recreational, parish and community, civic, social, arts and cultural facilities Rating, appreciation of quality, capacity and needs in relation to sports and recreational, parish and community, civic, social, arts and cultural facilities Identify needs in relation to sports and recreational, parish and community, civic, social, arts and cultural facilities	Survey monkey Social media Council's website	472 questionnaires 28 written / email submissions <i>Respondents Age:</i> > 70 years old: less than 5% 31 to 55 years old: >70% 18 to 30 years old: 6% <i>Respondents Gender:</i> F: 54% / M: 46% <i>Relationship to Dundrum:</i> Living: 70% Living and working: 14% Neither, but uses facilities: 16%
Facility Providers Survey	Facility, description, uses, activities, Users and group details, demographics, numbers of users / groups and of staff (paid / volunteers), Facilities operating information, size, rent, capacity Barriers to service provision, Sources of funding Level of satisfaction.	Survey monkey PPN Email	41 providers contacted, 13 responses (Response rate: 32%)
Community Groups Survey	Community group details, description, service, activities, Users and members, volunteers, demographics, Use of Facility, rent, floor area, suitability, shared usage Future plans, sources of funding Level of satisfaction.	Survey monkey PPN Email phone	130 groups contacted, 25 responses (Response rate: 19%)
Prescribed Bodies Questionnaire	Identification of existing facilities Consideration of gaps	Questionnaire Email	Engagement with 18 bodies, 1 response
Landowner Interviews	Identification of opportunities Consideration of constraints Possible synergies	Meeting	Engagement with 3 landowners
Internal Stakeholder Workshops	Review of baseline report Consideration of opportunities and constraints Exploration of possible actions	2 workshops	Engagement with internal Council departments

Table 7: Summary of Responses from Public Consultation*

Issue	Summary of Needs & Gaps from Stakeholder Engagement
Community space for public use	More publicly available accessible and affordable community space is needed. Community indoor facilities for activities or meetings have exceeded capacity and most available classes, groups and clubs are oversubscribed. Community space currently on offer is largely affiliated to faith groups and is not publicly available space. Community groups face high costs to rent private facilities not available publicly e.g. Wesley College.
Library	Dundrum Carnegie Library is evidently a much-loved building in the town and beyond. Many commented on the need to upgrade, expand or provide a new library as the current building is too small and site does not allow for expansion. The existing Carnegie Library could be used for community uses, a relocated Rosemount Family Resources Centre or community meeting space. The Library still forms an important part of the Main Street and efforts toward its physical integration should be made.
Performance Arts Spaces	The Mill theatre is a valued asset in the community however it was noted that there is a need for more rehearsal and performance space for arts groups and theatre groups in the area. Community, cultural and arts events, including markets are amongst the requests made by the respondents strongly suggesting the need for an outdoor civic space in Dundrum.
Family Resource Centres	Rosemount & Balally Family Resource Centres are exceeding capacity and often unsuitable, and inadequate for current user groups. There is a clear need to provide adequate family resource centres.
Children /Youths & Teenagers	Youth and teenagers do not have dedicated space or youth centres. Suggestions were made re. skate park, youth clubs, hurling wall. Many respondents noted that the recent population growth, particularly of the younger population was putting pressure on existing facilities and their needs are not met.
Parks/ Green Spaces, Playgrounds	Need for more green space, parks for walks and pleasure, small playgrounds dotted in the area and open space generally. Recent park benches provided by the Council are much used, would like to see more. Issues pertaining to the provision, or lack therefore, of appropriate cycling facilities in and around the CCCAP area and the dominance of road users over pedestrians and cyclists.
Dundrum and Main Street	Many considered that Dundrum's character and heritage had been eroded by substantial retail and commercial development and heavy traffic. The submissions linked the need for pedestrian and cycle friendly public realm, particularly along Main Street to bring back a community and human dimension to the town. Reconsideration of the Main Street, its function as the former retail core and as the centre of activities were interlinked with consideration for a renewed public realm which could be articulated around a new civic heart for the Town.
Sports Pitches	Larger better-appointed all-weather pitches are needed with suitable changing facilities. Under-provision of pitches. Ongoing capacity issues at Broadford Rovers & Ballinteer St. Johns. Unmet demand for children field sports.
Meadowbrook Swimming Pool	Meadowbrook is a very popular and much used facility. Capacity issues, oversubscribed classes, need for more changing facilities, more parking space. Shortage in affordable/available space for local community groups. Children's lessons unmet demand. Weekend opening pool access needs to be increased. Many called for another pool to be provided for the community.
North Dundrum/ Windy Arbour/ Clonskeagh & Ballinteer	No sports facility in North Dundrum, Windy Arbour and Clonskeagh neighbourhood areas. A large number of submissions considered that the CCCAP area and beyond toward Ballinteer was underprovided for in terms of community space, including outdoor and indoor sports facilities.
Provision of Public Sports & Recreation Facilities	There is a general lack of sports and recreation facilities. A multi – purpose sports hall is needed for indoor recreation. Need to develop tennis/ badminton and sports in the area, too much emphasis on ball sports and golf. Not enough pleasure park walks.
Civic Services	Respondents noted that information on civic and social services can be difficult to find. There is no centralised civic centre providing services in Dundrum. The Citizens information centre located in the Dundrum Shopping Centre has poor public accessibility, preferable to be located in the Main street. The office itself is small and concerns were raised over privacy issues for service users.
Heritage	Respondents mentioned the need to develop the heritage of Dundrum. A number of submissions consider that Dundrum's identity has been eroded with the substantial commercial and retail development. Comments pertaining to the need to recognise the heritage value of Dundrum Castle and the Main Street were also noted.

*Some of the questions asked were open ended (i.e. opinion-based), so there was no limit on the topics and issues which could be raised. As a result, some fall outside the scope of this Plan and its objectives.

6.4 Assessment of Provision

Assessment against the standards identified in section 3 allows for a consideration of the current supply of facilities in the Dundrum area.

6.4.1 Quantitative Provision

Overall Provision

The total floor area of facilities across the Action Plan area is 21,216 sqm. Using the base year of 2019, estimated population of the area is 28,698. This yielded a total for community, cultural and civic provision of 757 sqm per thousand of population. While a space standard has been established for the community element of the Action Plan, a review of international best practice has not revealed any guidance-based or robust standards for civic and cultural. This can, in turn, be broken down by category.

For each category the breakdown is as follows:

- **Community**²: There is a total floor space of **c. 2,847 sqm**, representing a provision of c. 101 sqm per 1,000 population. This indicates a relatively good quantitative provision when assessed against a best practice standard ratio of **130 sqm** per 1,000 population.
- **Cultural**: There is a floor space of **c.1,951 sqm** which is a ratio of **c. 69 sqm** per 1,000 population.
- **Civic**: The area has a total of **c. 6,215** of floor space, representing a provision of **c. 221 sqm** per 1,000 population.

Neighbourhood Provision of Community Facilities

Specific consideration is given to the spatial distribution of community facilities across the seven neighbourhoods identified. Table 8 illustrates the provision with reference to the space standard. The provision is clearly unevenly distributed across the relevant neighbourhoods.

Table 8: 2019 Community Facilities in Each Neighbourhood

Neighbourhood	Floor Area (sqm)	Floor area: 1,000 population (sqm)	Surplus/ deficit v standard (sqm)
Orwell-Churchtown	0	0	-559
Windy Arbour-Clonskeagh	288	82	-167
Dundrum	695	112	-111
Taney-Goatstown	873	257	431
Ballinteer	325	90	-143
Wyckham	0	0	-507
Balally	666	196	224
Total	2,847	99	-884

The **Orwell – Churchtown** neighbourhood has no facilities. The Milltown Golf Course occupies a significant part of the neighbourhood, resulting in low population density. Luas and bus networks provide relatively good accessibility to the area. It is also served by facilities in Rathgar. Demands for publicly available community facilities do not appear to be high and there are no evident opportunities for future provision in the short to medium term.

Windy Arbour – Clonskeagh is poorly served with facilities with only the Churchtown Meeting House available. The neighbourhood is, however, very well served with public transport.

The **Dundrum** neighbourhood is well served with facilities in terms of provision of floor space per 1,000 of population. It has excellent accessibility by Luas and bus and is centrally located within the Action Plan Study Area. It fulfils the role of a District and Town Centre serving a much wider area than merely the Action Plan Study Area. Future provision and needs must be considered in this context.

Taney-Goatstown has an excess of community facilities served by facilities and the area has access to good public transport. It should be noted that the natural catchment of this area possibly extends to the east of the Study Area itself.

There are no facilities in **Wyckham**. While the northern part of the neighbourhood is well served by public transport, the southern part adjoining the motorway is not.

The **Ballinteer** neighbourhood is well served by the Meadowbrook Leisure Centre and the adjoining Parish Centre. Only approximately half of the Ballinteer neighbourhood is actually in the Action Plan Study Area. While the existing neighbourhood centre is on the periphery of the Action Plan area, it is actually centrally located within its overall catchment.

Balally has a relatively good provision of community facilities. However, the neighbourhood centre is not centrally positioned within the catchment and consequently accessibility by cycling and walking is curtailed. It is also reiterated that the largest community facility in Balally (Parish Centre) is not a secular space and is privately owned. Additionally, while the Scouts currently facilitate the operation of the FRC through the use of the Scout Hall, the Hall is not necessarily particularly suitable for that purpose.

Hierarchical Provision

The quantitative provision on a hierarchical basis is summarised in Table 9. At the Town Centre and District Level, the appropriate facility type exists in terms of Civic Offices, Library, community facilities and cultural facilities. However, the overall quality is a significant issue. This is considered in further detail in section 6.4.2. There is no multi-functional non-denominational community facility at the District level.

Youth facilities at the Neighbourhood Level are limited to one across all neighbourhoods. There are five parish/community centres (four of which are larger than 200sqm) for the seven neighbourhoods.

² This excludes indoor sports and recreation, although consideration is given to such provision in the overall action plan.

Table 9: Hierarchical Provision

Hierarchy	Current Provision	Comment
Town Centre/ District Level		
Civic	1 Council Offices 1 Garda Station 1 Library 2 Health Centres 2 Public / Social Service facilities	High accessibility by public transport. Offices leased from a third party. Refurbished and extended in 2016. Protected Structure which does not allow for modern demands. Adaptation works and/or expansion very difficult. No issues reported, except difficulty in finding information. Lack of space for appropriate service delivery.
Cultural	1 Theatre 2 Art Facilities (music and acting) 1 Heritage Facility	High-quality modern building in highly accessible location. Not enough rehearsal space to cater for demand. Privately operated facilities. Cater beyond the local area. Uncertain future for one facility. Not enhanced or the subject of plans for such. Site closed off to public and largely overgrown.
Community	1 Family Resource Centre 1 Recreational and Community Facility (Airfield)	Largest FRC is located in a structure in a poor condition. Unable to meet demands of certain users. Lease threatened. Large demesne available to public but in private ownership. Caters for both local residents and beyond, well outside the Study Area.
Neighbourhood Level		
Civic	2 Post Offices	Uncertain future of Town Centre post office due to potential redevelopment of site.
Community	1 Youth Facility 2 Family Resource Centres 4 Parish/Community Centres (large) 1 Leisure Centre	Only dedicated youth facility in CCCAP area. Not suitable for other uses despite being used by FRC. Both facilities are located in unsuitable buildings. Space restricted and internal layout prevents access to certain users. None are in public ownership or secular. Investment in facilities therefore depends on members fees or rental income. One facility in excellent condition appears underused. High level of attendance. Currently able to cater for existing demands. In need of refurbishment. Unlikely to cope with increasing demand.
Local Level		
Community	2 Community or Parish Centres (small) 4 Indoors Sports and Recreation Facilities	One is secular and one is religious. All in private ownership. No scope for dual use.

6.4.2 Qualitative Provision

Building Suitability

In terms of the suitability of buildings for their designated purpose 21 were categorised as good, four were average, eight were poor. Four of the eight poor rated facilities were community facilities, 1 was a civic facility, 1 was a public administration office and 1 was an art/exhibition facility. The focus of the Action Plan should be on addressing those that have a poor rating either through replacement or refurbishment and / or extension (see also Appendix I).

Building Utilisation

In relation to capacity, 6 facilities had no spare capacity, 3 had limited spare capacity, while only 5 had spare capacity. A number of important facilities are operating in excess of capacity, including the Taney Parish Centre, Rosemount FRC and Dundrum Library. There was no data available on the remaining facilities. Management and the operation of the facilities has an impact upon the use of the premises. The indications are, however, that there are capacity constraints in particular locations and facilities (see also Appendix I).

6.4.3 Accessibility

In terms of overall accessibility rating in relation to public transport and pedestrian accessibility, 28 facilities were deemed to be good, 5 average and 1 poor. The one with poor accessibility is the Balally Scouts Den. While this facility is generally accessible to the M50 by car, due consideration needs to be given as to how to make it more accessible by sustainable modes of transport, including cycling, bus and foot, particularly as it is a youth facility (see also Appendix I).

6.5 Future Needs

6.5.1 Neighbourhood Needs

The population in the area is projected to increase to by 44% between 2019 and 2040 to reach a total of 41,390 persons. Growth would be unevenly distributed. Table 10 illustrates the deficits and surpluses for community facilities (excluding sports) in the year 2040 in a 'do-nothing' scenario.

Table 10: 2040 Community Facilities in Each Neighbourhood

Neighbourhood	Floor Area (sqm)	Floor area: 1,000 population (sqm)	Surplus/ deficit v standard (sqm)
Orwell-Churchtown	0	0	-637
Windy Arbour-Clonskeagh	288	36	-739
Dundrum	695	85	-371
Taney-Goatstown	873	159	158
Ballinteer	325	79	-208
Wyckham	0	0	-884
Balally	666	162	133
Total	2,847	69	-2,483

Future needs will be based on a combination of both the already existing gaps and those resulting from the likely additional development and demographic change in the Study Area. Existing gaps in provision in Windy Arbour- Clonskeagh and Wyckham will be further exacerbated with the delivery of a significant quantum of new planned development in these neighbourhoods. Orwell-Churchtown will remain in deficit, although it is not forecast that the neighbourhood is likely to accommodate any significant additional population over and above natural growth.

6.5.2 Age/household Needs

The demographic profile of the area indicates a higher proportion of younger age cohorts in the southern neighbourhoods, particularly Wyckham reflecting recent apartment development. Dundrum and Windy Arbour-Clonskeagh will also likely experience an increase in younger residents with planned high-density developments at Dundrum Phase II and the Central Mental Hospital site.

A continuing ageing population in long established residential areas of Ballinteer, Dundrum and Taney-Goatstown will almost certainly generate demands for facilities for the elderly.

Stakeholder consultation highlighted the needs of youth, in particular, with demands likely to increase in newer expanding development areas.

6.5.3 Building Facilities

Recent trends in building facility provision, as outlined in section 3 indicates that best practice points towards the provision of larger, flexible and multi-purpose facilities. This indicates the following future requirements for facilities in Dundrum:

- A number of existing facilities in Dundrum Town Centre are in need of replacement and/or refurbishment, including, the Library, Council offices, School of Music, Rosemount FRC and the post office. The Council car park/Don Marmion is a relatively poor use of scarce development land. There is an emerging need for a rationalisation of these uses with the provision of a flexible multi-functional Civic Centre;
- Multi-functional indoor community space catering for a wide variety of community activities in neighbourhoods with identified deficits;
- Furry Hill Community Centre and the 137th Balally Scout Den are in need of upgrading/extension and rationalisation of use;
- Age specific accessible facilities, particularly for youths are required in the northern part of the Study Area (e.g. indoor/outdoor sporting facilities, all weather pitches);

- Sport and community facility hub in the northern part of Action Plan Study area;
- Community rooms and smaller local facilities as part of larger scale residential developments;and
- Facilities that are accessible at a reasonable cost.

Identified Gaps and Emerging Priorities

In summary the identified gaps are as follows:

Facilities

District

- New or refurbished library required
- Public plaza
- Accessible Council facilities/services and Council Chamber
- Public service offices, including Citizens Information
- Multi-functional community meeting rooms, art facility/performance space
- Replacement of Rosemount FRC required

Neighbourhood

- Age specific facilities for youths
- Address needs of elderly
- Sports and indoor recreation including indoor sports, martial arts, associated all weather facility to serve northern neighbourhoods
- Flexible multi-functional community facility provision in Windy Arbour-Clonskeagh, Wyckham and Orwell-Churchtown
- Refurbishment/expansion of 137th Balally Scouts Den

Local

- Community rooms, included as part of larger residential developments
- Mens' sheds
- Local sporting club needs

Emerging Priorities

Short-term

- Dundrum Civic Centre and rationalisation of community facilities in Dundrum Town Centre
- Clustering of community and sporting/recreational facilities in Windy Arbour- Clonskeagh
- Facilities available to all at reasonable cost

Medium-term

- Sustainable transport improvement to existing facilities with poor accessibility ratings
- Develop framework for provision in Wyckham

Long-term

- Provision of multi-functional community facilities in Orwell-Churchtown if significant additional development
- Develop more secular, universally accessible models for community facility provision

7

VISION AND CCCAP FRAMEWORK



7. Vision and CCCAP Framework

7.1 Introduction

The preparation of the CCCAP requires a structured approach to the formulation of a Vision and specific actions. This is the penultimate stage in the preparation of the Plan. It involves a consideration of the strengths, weaknesses, opportunities and threats (SWOT analysis). Strategic plan options need to be considered and assessed. The preferred Plan option is then followed by the identification of specific neighbourhood opportunities. Specific actions can then be formulated around a particular spatial planning framework.

7.2 Developing the Action Plan

7.2.1 SWOT Analysis

The SWOT analysis presented illustrates that the area has several significant assets which can be utilised and a number of key emerging challenges. The SWOT analysis of the area was a combination of consultant team observations, DLR Council input, third party and public submissions and a review of demographic analysis. These inform the development of the emerging Plan.

Strengths

- The area has a number of important community facilities (Meadowbrook, Carnegie Library, Rosemount FRC, Airfield Estate).
- Good network of established groups with high demands.
- Parish-based centres provide support for parishioners and other groups.
- Generally, positive public view of facilities in the area.
- Good access to major sports and recreational facilities just outside the area at Marley Park, UCD, Samuel Beckett Civic Campus.
- There are good schools serving the community.
- There is a strong community arts group and local arts provision (e.g. Mill Theatre).
- It is well served by Luas on a north-south corridor and the bus network provides accessibility to most areas.
- Forward-thinking and active community groups.
- Planning Authority using forward planning tools to address current and future gaps
- Ongoing strategic forward planning exercises (review of the CDP and preparation of LAP).

Weaknesses

- Rental costs for community groups and clubs of some facilities.
- Lack of capacity in some important facilities.
- Expensive memberships and club sports which limit access for the wider community.
- Lack of intergenerational mixing in the area.
- Potential mismatch between facilities and needs of existing and future residents as a result of demographic change.
- Large open spaces in private ownerships and not accessible to the general community.
- General lack of publicly led community facilities.
- Gaps in facilities in the newer developed areas to the south.
- Limited transport accessibility in certain areas.
- Space is finite in the area and when available, is very costly.
- Development costs are currently very high.
- ED data does not show pockets of deprivation visible at SA level.
- Major facilities or potentially major facilities are not located in walkable locations.

Opportunities

- Redevelopment of the Central Mental Hospital which can also have synergies with the DLRCC open space to south and the Irish Glass Bottle.
- Development of Dundrum Phase II and the underuse of Dom Marmion site allows for coordinated approach.
- Future development old schools in the area, specifically at St Tiernan's and the Irish Glass Bottle.
- Opportunity to group and cluster existing and new facilities.
- New residents can be integrated into existing communities.
- Opportunity to significantly enhance facilities for artists and cultural uses.
- Key landowners willing to engage with the Local Authority.
- Rationalisation of space allocation enabled with the provision of new purpose-built facilities. Will allow for more effective use of space.
- Potential strengthening of the function of Main Street.
- Potential arising from Government funding streams.
- State purchase of lands in the area for schools.
- Availability of URDF and State funding.
- Availability of development contributions.

Threats

- The current limitations in capacity are not addressed.
- Appropriate provision of new facilities is not provided in line with increase in resident population.
- Limited funding for community groups.
- Increasing rental costs make facilities unaffordable for community groups.
- Lack of public transportation penetration and integration and over reliance on the private car.
- Local Authority and State-owned lands are sold without requiring the provision of appropriate facilities.
- Lack of integrated plan-led approach in developing neighbourhoods.
- Increasing population not supported by adequate infrastructure.
- Key tenancies threatened in the short term.
- Nearing end of development and economic cycle.
- Important facilities already at or nearing capacity and could not cope with increased population.

7.2.2 Strategic Options

Different strategic options can be considered in the provision of facilities. The strategy can build on what already exists and adopt best practice in the planning and design of new facilities. Cost effective methods should be combined with more capital-intensive investments to delivery on the requirements of the community over a 20-year period.

1. Ad Hoc Approach to Provision of New Facilities

New facilities will undoubtedly be required in the Study Area over the next 20 years. In the absence of a planned approach, an ad hoc system of provision may be adopted. This would involve individual groups/users seeking out and developing space and which is more likely to be at commercial rental rates. The spaces may be smaller and dispersed and /or may be provided as part of large-scale private developments or the Council’s own developments. This approach will be based on realising opportunities as they arise. There may be a lack of diversity and flexibility in provision and the approach is unlikely to address most of the issues, lessons and trends which have been detailed in this report.

2. Better use of Existing Facilities

This can involve active management of existing facilities, including more effective programming, marketing and promotion. The Council can examine how it operates its own facilities and explore ways in which it can work together with other facility providers, like schools and churches, to examine how these can be better used by the general public and community groups.

3. Expand and Upgrade Existing Facilities

There are a number of facilities in the area which are well used but currently in excess of their capacity. Consideration can be given to how these facilities can be expanded and / or upgraded with the introduction of more flexible and multi-purpose accommodation (e.g. with partitions and dividable space).

4. Creation of New Multi-Purpose Facilities

Local multi-purpose facilities can be successfully delivered to serve the needs of the community. This can involve the rationalisation of existing facilities into a single multi-purpose civic and community facility, or the creation of a new facility. Libraries, community space, galleries, civic offices do not have to be accommodated in separate distinct locations. Synergies can be created, and vibrancy established. Similarly, new facilities are likely to be required where there are existing and projected deficits in provision.

5. Planned and Coordinated Neighbourhood Approach

This approach takes elements of 1, 2, 3 and 4 above i.e. better use of existing facilities, expanding/upgrading existing and the creation of new multi-purpose facilities. With this option, there is an emphasis on creating a select number of new facilities in the interests of cost efficiency and synergies. The neighbourhood and coordinated approach seek to:

- respond to the requirements of the neighbourhood and local community;
- cluster or co-locate existing or proposed facilities;
- include a variety and mix with other uses, including commercial and residential, with a view to providing vibrancy and vitality in a centre;
- attract people in a neighbourhood and can act as an anchor that helps established a sense of identity and focus; and
- integrate with civic space and streets to enhance the overall public realm and sense of place.

The different strategic options are appraised against the principles established in section 3.2 of the Plan.

Table 11: Appraisal of Strategic Options

Assessment Criteria	Option 1	Option 2	Option 3	Option 4	Option 5
Collaboration & Partnership	O	O	O	✓	✓
Community Needs	x	x	x	✓	✓
Evidence Based	x	x	x	✓	✓
Placemaking & Neighbourhood	x	x	x	✓	✓
Cost Effective & Efficient	✓	✓	x	O	✓

Summary

Positive to objectives	✓
Neutral to objectives	O
Negative to objectives	x

Option 5 – Planned and Coordinated Neighbourhood Approach – is the option which performs best when assessed against the selected principles and criteria. It is therefore the recommended approach.

7.3 A Vision for Dundrum

The Vision for Dundrum has been prepared with inputs from all relevant stakeholders and through the public consultation process.

To provide for the community, civic and cultural infrastructural needs of Dundrum and wider area in a manner that serves the needs of existing and future generations, and fosters development of social cohesion and sustainable communities.

This vision will be in turn underpinned by the main pillars of the Plan.

7.4 Pillars of the Plan

The formulation of Pillars for the Plan builds upon the analysis provided in preceding sections and upon the Vision for Dundrum. The Pillars are as follows:

1. Neighbourhood Needs

The CCCAP is based upon providing for the needs of the neighbourhoods identified. This allows for the development of sustainable communities with a sense of identity. Furthermore, this area-based approach promotes cycling, walking and the use of public transport. It recognises the role that different facilities will play in a neighbourhood context.

2. Place-Making

Civic, cultural and community facilities and buildings play an important role in anchoring communities and reinforcing a sense of place and community.

3. Sustainable Facilities

Modern facilities must be economically and environmentally sustainable to ensure maximum and long-term use.

4. Funding and Delivery

No single funding and delivery model can be adopted, as flexibility is needed to ensure that opportunities are availed of as they arise, and the actions of the Plan can be delivered over a period of time.

5. Management and Operation

Ensuring maximum access and public use of facilities is a key element in the Plan as this can secure better use of existing facilities. Appropriate management regimes need to be integrated into the planning and delivery of facilities.

7.5 Neighbourhood Priorities

The neighbourhoods with the most significant needs, as identified in the gap analysis, are Windy Arbour-Clonskeagh, Wyckham and Orwell-Churchtown. Gap analysis also indicated a high priority need for rationalisation and redevelopment of facilities in Dundrum Town Centre. There are also facility-specific requirements in Balally. While there is an existing deficit in the Orwell-Churchtown neighbourhood, this older established affluent neighbourhood has access to facilities elsewhere. The stakeholder engagement strategy did not reveal any specific requirements for this neighbourhood and there is unlikely to be further additional development activity in this long-established residential area. However, in the event that a major land bank (e.g. Milltown Golf Course) being brought forward for development, the matter of required community facilities can be revisited. Other sites and opportunities may also become available over the period of the CCCAP.

The opportunities across the whole Study Area will have due regard to the gaps and emerging priorities identified in section 6, in addition to the actions specified under the Pillars of the Plan. Appendix II outlines the key priorities for the neighbourhoods identified above.

7.6 Facility Priorities

The plan is for a 20-year period to 2040. Section 6.5.3 above outlines the key emerging gaps and priorities. The short-term priorities are the Dundrum Civic Centre with an associated rationalisation of community facilities in Dundrum Town Centre; and, the clustering of community and sporting/recreational facilities in Windy Arbour- Clonskeagh.

There are two facility concepts which drive the delivery of the Plan and ensure early momentum.

Dundrum Civic and Cultural Hub

Currently, there is a minor deficit of 46sqm of community facilities floor area in the Dundrum neighbourhood (refer Table 8) rising to 384sqm in 2040 (refer Table 10). In relation to civic and cultural facilities, the audit indicates no spare capacity and poor building suitability in relation to the Rosemount FRC, the Carnegie library building, the Citizen's Information Centre and the School of Music. The existing Council Offices have no street frontage presence to provide for the required public service function.

The needs analysis therefore indicates that there is a requirement for a replacement library, civic offices (including associated public services), replacement accommodation for Rosemount FRC, multi-functional community/cultural space accessible to all ages, exhibition / performance /rehearsal facilities. These facilities would serve a wide catchment and can act as an anchor to the regeneration and enhanced civic function of Dundrum. It can also include ancillary retail, or café uses.

The key to the concept of a Hub is that the uses are integrated in terms of uses, services, programmes and facilities. This hub can consist of a single facility, or a network of facilities within close proximity. Figure 16 illustrates the concept.

An initial scoping exercise indicates that a new building of c5,000 sqm in floor area would be required to provide for the facilities identified above. This assumes the loss of floor area of the Rosemount FRC. The existing Carnegie Library building can be reutilised for identified community purposes which can be defined as part of an overall feasibility study for the Hub.

Figure 16: Dundrum Civic and Cultural Hub Concept

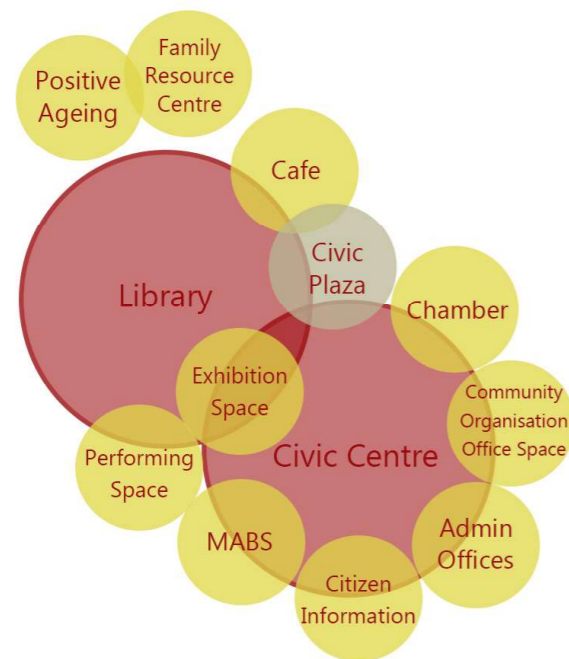
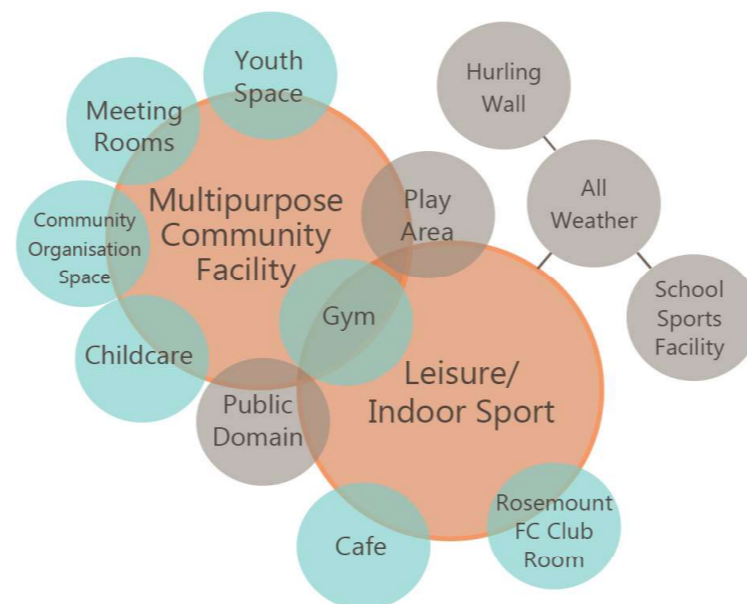


Figure 17: Windy Arbour Community and Leisure Hub Concept



Windy Arbour Community and Leisure Hub

There is an existing deficit of 167sqm of community facilities floor space in the Windy Arbour-Clonskeagh neighbourhood (refer to Table 8) rising to a significant deficit of 542sqm in 2040 (refer to Table 10). Consequently, there is a significant existing and future identified gap in community needs identified for this neighbourhood. Furthermore, there are other specific sporting needs, as there is a paucity of such indoor and outdoor facilities.

The requirements therefore relate to multi-purpose community needs, and in particular those that may be associated with the need of youths, indoor sporting needs and associate outdoor all-weather facilities. There are opportunities identified at Rosemount Green, the Central Mental Hospital and the former Irish Glass Bottle Company site. There are existing facilities in the form of the pitches and amenity space at Rosemount Green and that can be more fully utilised, in addition to potential shared use of new facilities at the Department of Education and Skills’ development site at the Irish Glass Bottle site. Figure 17 illustrates the concept.



8

ACTIONS



8. Actions

8.1 Introduction

The actions listed in section 8.5 are derived from the consultation process, the analysis of preceding sections and the Pillars of the Plan. These actions will provide a practical and balanced response to the anticipated need for community facilities in the Dundrum area.

8.2 Roles of Various Parties

The Council will have the overall responsibility for the delivery and implementation of the Plan. It will therefore have an input into all actions. Other parties will also contribute to the realisation of objectives and specific actions. Different parties will have different roles in respect of specific actions.

8.3 Time-Frames

Individual projects may be phased over several years and will be subject to funding by the Council, State/Government Departments, developers and service providers. The following implementation plan will focus attention on priorities. Not all actions can be delivered at once and a number of actions may be required to proceed. The timeframes which are allocated to actions are as follows:

- Short 1-6 years
- Medium 7-12 years
- Long 12+ years

8.4 Implementation and Review

The implementation of the actions in their entirety, will require a coordinated and concerted effort on the part of the Council, the community and various stakeholders. The CCCAP is the start of a planning process which will require update, review and amendment as the context changes over the period of the Plan.

8.5 Actions

Neighbourhood Needs

Number	Action	Partners	Timeframe
NN1	Address existing deficits and plan for future requirements of the neighbourhoods within the CCCAP area in conjunction with stakeholders and the community.	DLRCC Not for Profits	Ongoing
NN2	Seek to cluster, network and co-locate facilities within neighbourhoods to create synergies and maximise use.	DLRCC	Long-term
NN3	Promote the development of a Civic and Cultural Hub in Dundrum Town Centre to serve as a District-scaled facility serving a wide catchment.	DLRCC	Short-term
NN4	Facilitate the development of a community and recreation/leisure hub in Windy Arbour-Clonskeagh	DLRCC State agencies	Short-term
NN5	Consider the expansion, co-sharing and/or redevelopment of existing community facilities in the Balally, Ballinteer and Wyckham neighbourhoods.	DLRCC Developers	Medium-term
NN6	Consider the long term needs of the Churchtown-Orwell neighbourhood in the event that significant landholdings come forward for development.	DLRCC	Long-term
NN6	Reflect civic, cultural and community needs in the review of the Dún Laoghaire Rathdown County Development Plan and the forthcoming Dundrum Local Area Plan.	DLRCC	Short-term
NN7	Cater for age specific requirements of youths and elderly within existing and planned facilities on a neighbourhood basis.	DLRCC	Ongoing
NN8	Require, as part of applications for large scale residential development, the preparation of a community infrastructure audit in the neighbourhood to determine the needs of residents and integrate facilities into proposals as necessary.	DLRCC	Short-term
NN9	Actively engage with landowners, developers and State bodies to address the neighbourhood priorities outlined in Appendix II.	DLRCC Developers	Short-term

Place-Making

Number	Action	Partners	Timeframe
PM1	Integrate civic, public spaces and play areas as core elements of new facility development.	DLRCC Developers	Ongoing
PM2	Ensure accessibility by public transport, cycling and walking to existing and new facilities and secure permeability within neighbourhoods when lands are being developed.	DLRCC Developers State agencies	Ongoing
PM3	Maximise the potential for civic, cultural and community infrastructure to revitalize and reinforce the sense of place of the areas in which they are located.	DLRCC Developers State agencies	Ongoing
PM4	Promote diversity of uses and clustering of facilities to engender a sense of community identity and place.	DLRCC Developers State agencies	Ongoing
PM5	Ensure that, in the location, planning and design of facilities, safety, security and passive surveillance are key considerations that are taken into account.	DLRCC Developers State agencies	Ongoing
PM6	Use land-mark buildings and building forms to create a heart and focus for local communities.	DLRCC Developers State agencies	Ongoing

Sustainable Facilities

Number	Action	Partners	Timeframe
SF1	Undertake feasibility studies, design concepts, stakeholder engagement, costings and business cases for specific civic, cultural and community facilities.	DLRCC State agencies	Ongoing
SF2	Promote multi-purpose, flexible use in new or expanded facilities and ensure that buildings are of an adequate size/scale to ensure efficiencies and maximized usage.	DRLCC	Short-term
SF3	Implement best practice in sustainable building design and construction.	DLRCC State agencies Developers	Short-term
SF4	Progress a feasibility study, business case and explore funding for the development of the Dundrum Civic & Cultural Hub.	DLRCC Developers	Short-term
SF5	Actively engage with the Land Development Agency (LDA) in relation to the Central Mental Hospital redevelopment to consider issues of access, permeability and the development of community, leisure and sports facilities serving the wider area, utilising the Council's land ownership as required to provide for the existing and future community needs.	DLRCC LDA	Short-term

Funding & Delivery

Number	Action	Partners	Timeframe
FD1	Integrate specific provision for further community, civic and cultural facilities into any revised section 48(2)(c) contribution scheme for the County.	DLRCC	Short-term
FD2	Consider and examine the potential for introducing a section 48(2)(c) contribution scheme specifically for Dundrum, which could include for provision of facilities that are identified under this plan.	DLRCC	Short-term
FD3	Work with State agencies, Government departments and service providers and users to identify funding opportunities and apply for specific funding as required.	DLRCC State agencies	Ongoing
FD4	Attach planning conditions to planning permissions for large scale residential development to ensure that communal facilities provided as part of those development are available for general public use at a reasonable cost.	DLRCC	Ongoing
FD5	Seek shared use of existing and new schools, which may include specific agreements to ensure access by community groups and other users.	DES DLRCC	Ongoing
FD6	Pursue partnership arrangements with churches, developers and others for shared provision of facilities in growth areas.	DLRCC Religious	Ongoing
FD7	Ensure the entire life cycle costs of a facility are considered at the project feasibility stage, with the expenditure on all built projects appropriately reflected in the capital and operational costs.	DLRCC	Ongoing

Management and Operation

Number	Action	Partners	Timeframe
MO1	Seek to facilitate equity of access to existing and new publicly funded community, cultural and civic facilities, irrespective of race, gender, age or faith and at reasonable cost.	DLRCC All	Ongoing
MO2	Ensure appropriate management and corporate governance structures are put in place for all publicly funded facilities.	DLRCC	Ongoing
MO3	Investigate existing lease and tenancy arrangements to identify opportunities for greater use of existing facilities and to consider how tenants can be accommodated elsewhere in the event of redevelopment.	DLRCC	Ongoing
MO4	Ensure financial stability in the operation of Council owned and operated facilities.	DLRCC	Ongoing



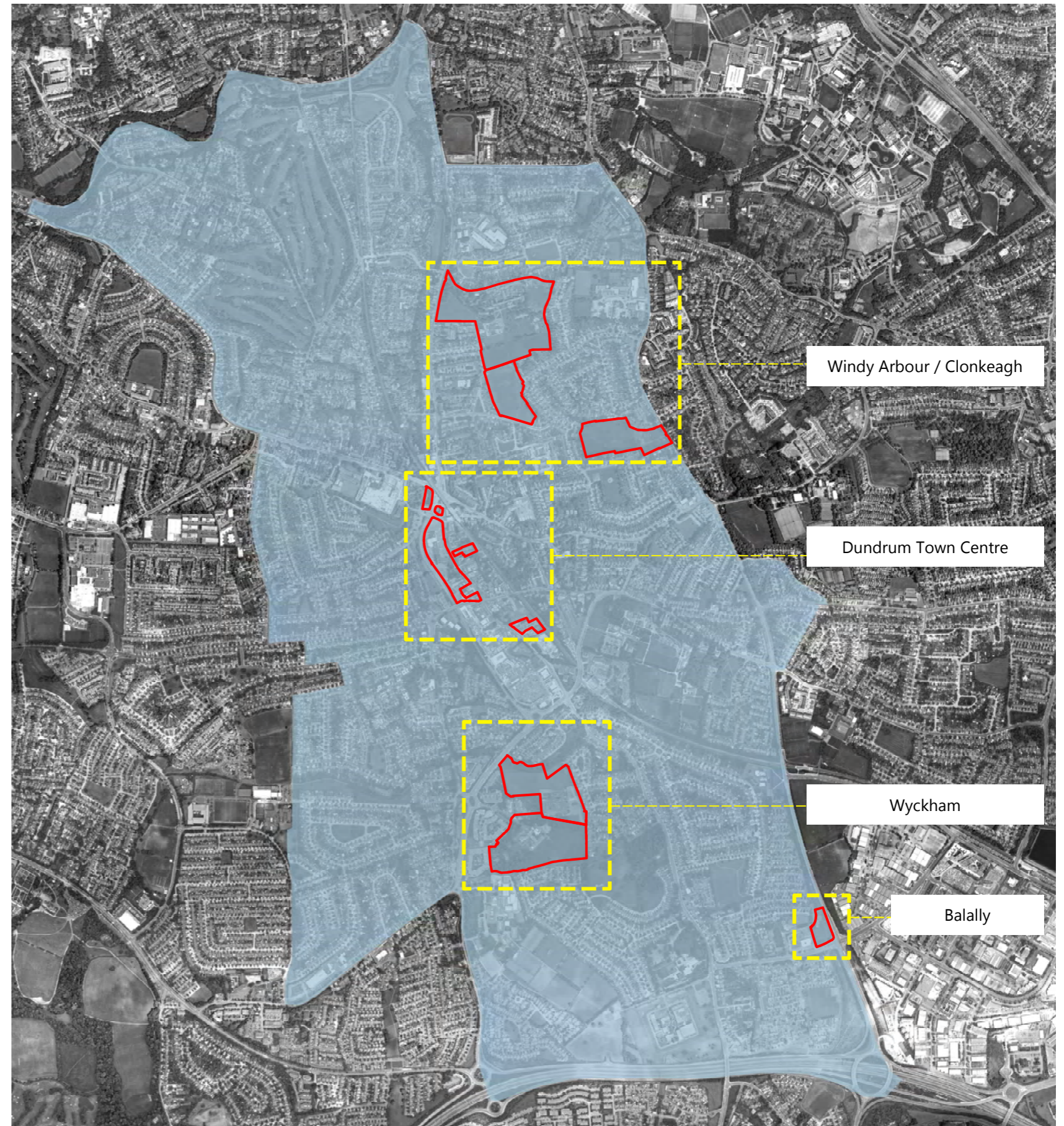
APPENDICES



Appendix I - Facilities Audit

Neighbourhood	Name of Facility	Category	Sub Category	Size (sqm)	Public Entity	Transport / Pedestrian Accessibility	Building Suitability	Utilisation	Secular
Balally	Furry Hill Community Centre	Community	Community service	223	√	Good	Poor	No spare capacity	√
Balally	137 th Balally Scout Den	Community	Community service	301	X	Poor	Poor	Limited spare capacity	√
Balally	Balally Parish Centre	Community	Community or Parish Centre	132	X	Good	Good	Spare capacity	x
Balally	Balally Primary Care Centre	Civic	Health / public / social service	2,405	X	Good	Good	No data	n/a
Balally	Naomh Olaf GAA	Community	Indoor sports and recreation	1,157	X	Good	Good	No data	n/a
Ballinteer	Hillview Community Resource centre	Community	Community service	202	√	Average	Poor	No spare capacity	n/a
Ballinteer	Meadowbrook DLR Leisure Centre	Community	Indoor sports and recreation	3,100	√	Average	Good	No spare capacity	n/a
Ballinteer	Broadford Rovers FC Clubhouse	Community	Indoor sports and recreation	120	X	Good	Average	No spare capacity	n/a
Ballinteer	St John GAA Clubhouse	Community	Indoor sports and recreation	474	X	Good	Good	No spare capacity	n/a
Ballinteer	Ballinteer Health Centre	Civic	Health / public / social service	900	√	Average	Good	No data	n/a
Churchtown - Orwell	□	□	□	□	□	□	□	□	□
Dundrum	Holy Cross Parish Centre	Community	Community or Parish Centre	276	X	Good	Good	Spare capacity	x
Dundrum	Rosemount Family Resource Centre	Community	Community service	169	√	Good	Poor	No spare capacity	n/a
Dundrum	Bodyworx	Community	Indoor sports and recreation	65	X	Good	Good	No data	n/a
Dundrum	Flyefit	Community	Indoor sports and recreation	787	X	Good	Good	No data	n/a
Dundrum	EducoGym	Community	Indoor sports and recreation	1468	X	Good	Good	No data	n/a
Dundrum	Dublin Table Tennis	Community	Indoor sports and recreation	65	X	Good	Good	No data	n/a
Dundrum	Dom Marmion House	Community	Community or Parish Centre	250	X	Good	Good	Spare capacity	x
Dundrum	An Post	Civic	Post office	40	√	Good	Good	No data	n/a
Dundrum	Citizens Information	Civic	Public administration office	20	√	Average	Poor	No spare capacity	n/a
Dundrum	School of Music	Cultural	Arts / exhibition facility	379	X	Good	Poor	Limited spare capacity	n/a
Dundrum	Money Advice and Budgeting Service	Civic	Health / public / social service	210	√	Good	Average	No data	n/a
Dundrum	Miss Ali Stage School	Cultural	Arts / exhibition facility	600	X	Good	Good	No data	n/a
Dundrum	Dundrum Carnegie Library	Civic	Library	430	√	Good	Poor	No spare capacity	n/a
Dundrum	Dundrum Garda Station	Civic	Health / public / social service	886	√	Good	Good	No data	n/a
Dundrum	Dún Laoghaire Rathdown County Council	Civic	Public administration office	912	√	Good	Good	No data	n/a
Dundrum	Credit Union	Civic	Health / public / social service	526	√	Good	Good	No data	n/a
Dundrum	Mill Theatre	Cultural	Theatre	972	√	Good	Good	No data	n/a
Taney - Goatstown	Taney Parish Centre	Community	Community or Parish Centre	692	X	Good	Good	Limited spare capacity	x
Taney - Goatstown	Airfield Trust	Community	Indoor sports and recreation	3,766	X	Good	Good	Limited spare capacity	n/a
Taney - Goatstown	Rosemount Community Room 'the Hub'	Community	Community or Parish Centre	40	√	Average	Good	No data	n/a
Taney - Goatstown	St Michaels House	Community	Community service	141	X	Good	No data	No data	x
Windy Arbour - Clonskeagh	Churchtown Friends Meeting House	Community	Community or Parish Centre	288	X	Good	Good	Spare capacity	x
Windy Arbour - Clonskeagh	Rosemount Mulvey FC Clubhouse	Community	Indoor sports and recreation	60	√	Average	Average	No spare capacity	n/a
Wyckham	St Tiernan Community School	Community	Community or Parish Centre	10,175	√	Average	Good	Limited spare capacity	√

Appendix II - Neighbourhood Priorities



Dundrum Town Centre

Principal Issues

The main issues arising from the CCCAP are:

- Carnegie Library, which is a protected building, is currently not suitable.
- There are threats to important tenancies, including the Rosemount FRC at Waldemar Terrace, An Post and the School of Music in the Dundrum Village Centre.
- It is an identified priority to develop a Civic and Cultural Hub including Civic Offices, Council chamber, other public services (MABS and Citizen's Information), multi-functional community, cultural and exhibition space and to promote rationalisation of community facilities (estimated floor area of c.5,000 sqm).
- Dundrum Shopping Town Centre provides an important and significant retail function but focusses activity at the southern of the Main Street.
- Dundrum Village has no frontage or activity onto the Main Street and there is a lack of any significant focus or counterpoint attraction at the northern end.
- Dundrum does not have a public square and place for gathering for civic events.
- There is a need to integrate community, cultural and civic facilities with public transport in the form of bus and Luas and ensure increased permeability through Dundrum Phase II.

Opportunities

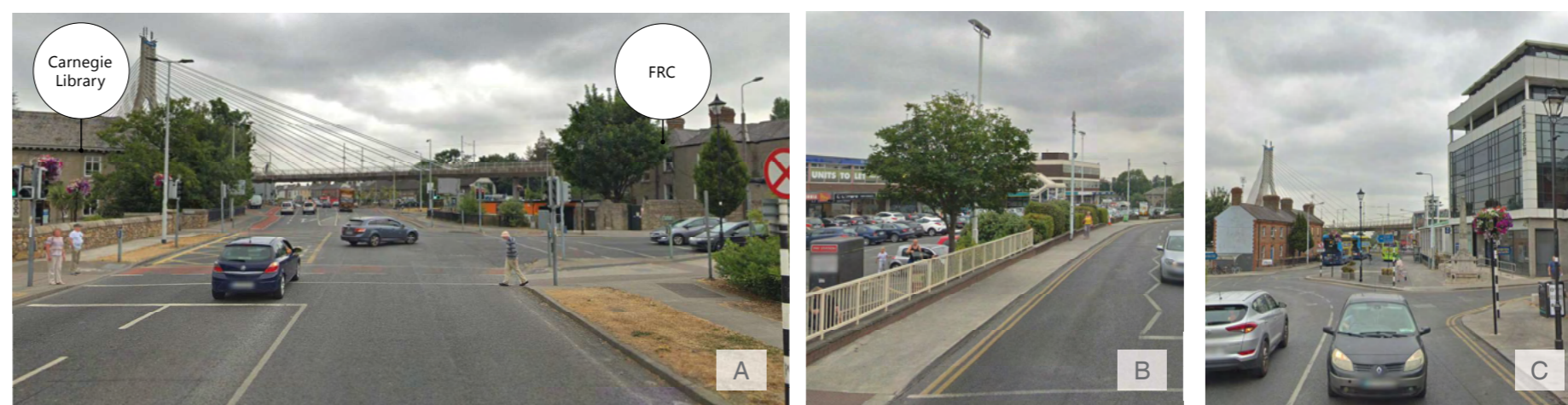
The following sites/premises are identified as opportunities:

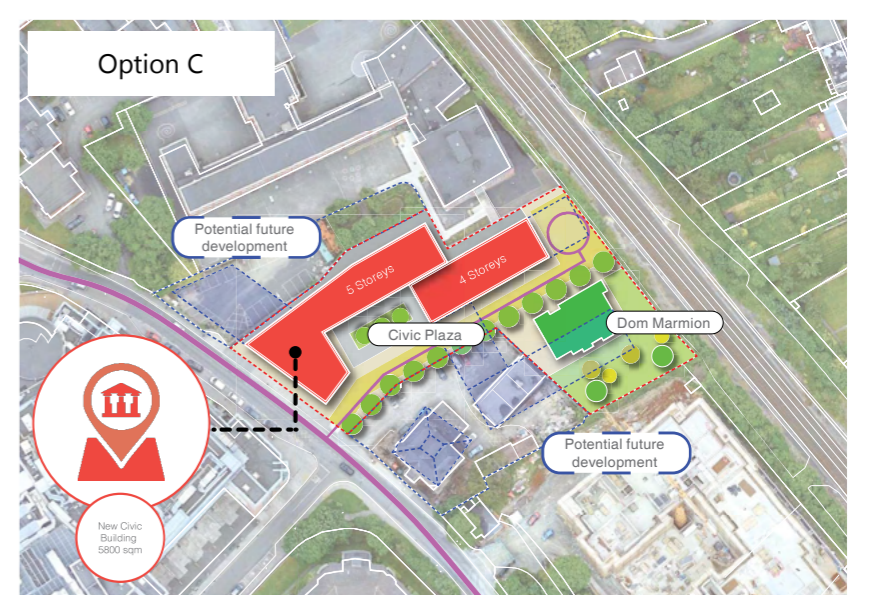
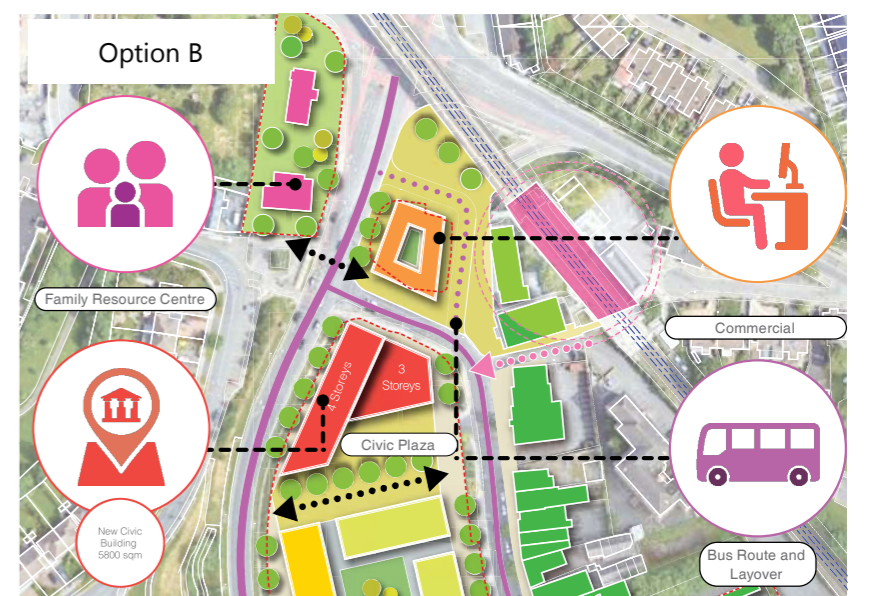
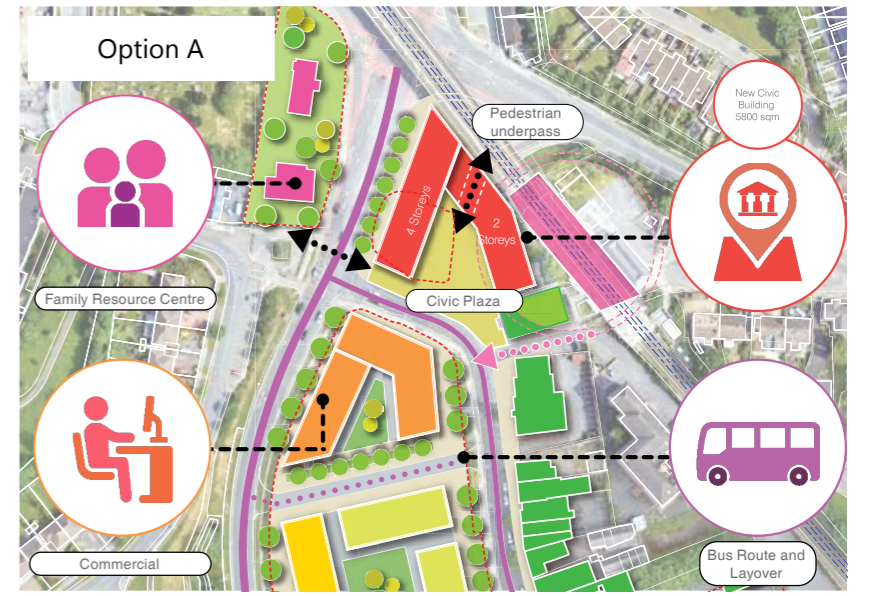
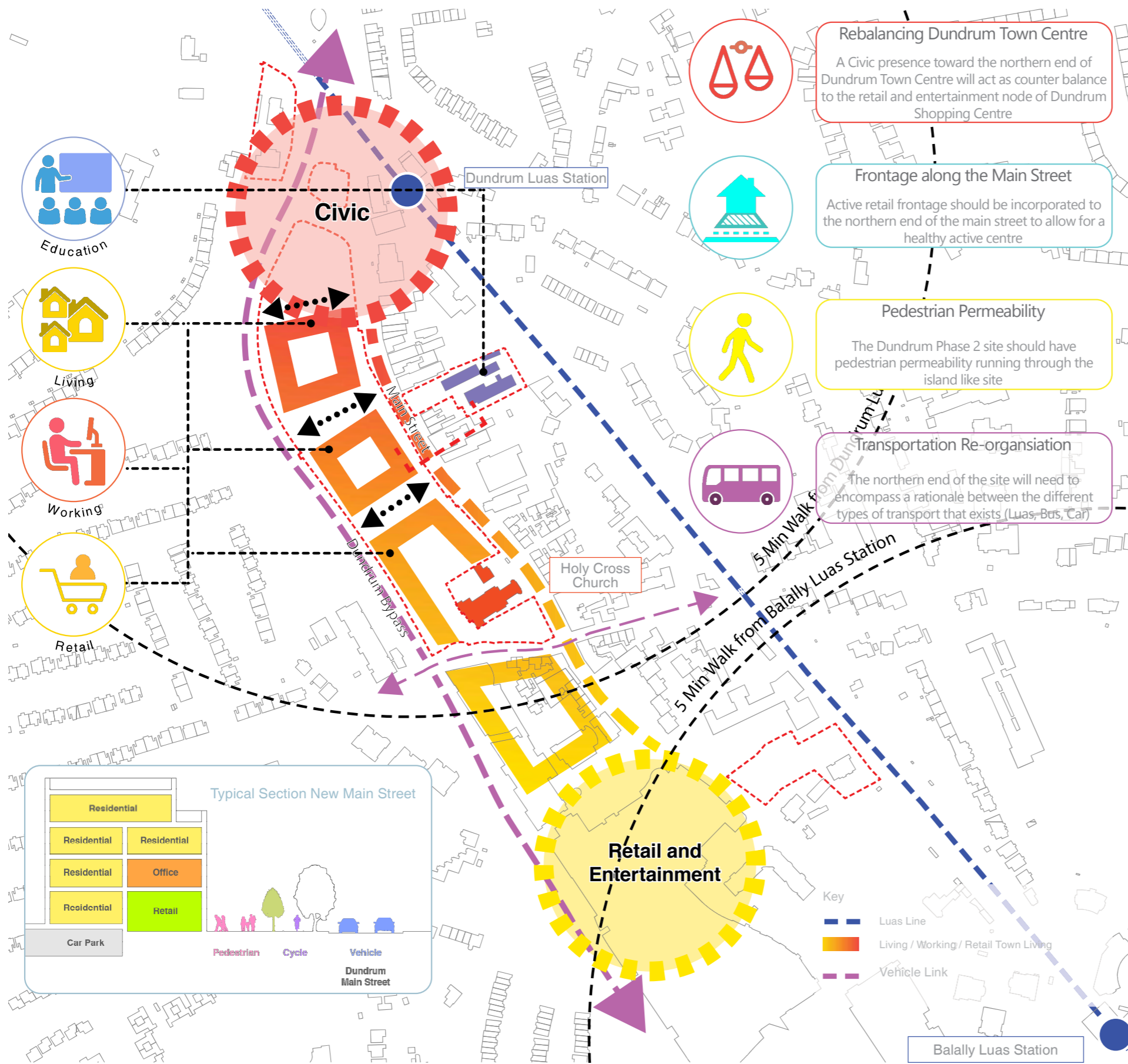
- Dundrum Library (0.26 ha – ownership – Council)
- Dundrum Phase 2 (2.7 ha – ownership – private)
- Waldemar Terrace (0.9 ha - ownership - private)
- Council carpark/Don Marmion (0.5 ha – ownership – Council/private)

Place-making and Neighbourhood Approach

The guiding principles for the development facilities:

- Create a Civic and Cultural quarter that contributes to the regeneration of Dundrum in a balanced manner.
- Ensure that uses contribute to footfall along Main Street
- Create a civic plaza that is an asset to the community.
- Facilitate pedestrian permeability and accessibility to Luas and bus connections.





Windy Arbour – Clonskeagh

Principal Issues

The main issues arising for the CCCAP are to:

- Address the existing and future deficits in relation to shared use community facilities and sporting/leisure requirements.
- Provide a coordinated network and clustering of facilities to provide synergies and maximise use.
- Open up pedestrian permeability through the area, connecting facilities with different areas and maximising accessibility for all.
- Integrate new development sites into the urban fabric of the area and utilise the Council’s own open space area at Rosemount to facilitate community infrastructure.
- Potentially reuse heritage buildings in at the Central Mental Hospital for artistic/cultural enterprise.
- Any matters arising in relation to access to Central Mental Hospital site across Rosemount Green, which is zoned with Objective F in the Development Plan, need to be addressed as part of the statutory planning process.

Opportunities

The following sites/premises are identified as opportunities:

- Central Mental Hospital Site (11.8 ha – ownership – State)
- Rosemount Estate Green (3ha – ownership – Council)
- Irish Glass Bottle Company Site (3.9ha – ownership – State)

Place-making and Neighbourhood Approach

The guiding principles for the development of facilities:

- Focus on shared multi-functional community and leisure/indoor sports facilities.
- Provide compatible complementary uses on the three identified opportunity sites within the area.
- Ensure significant new residential development includes communal facilities accessible to the broader public at a reasonable price.
- Provide strong pedestrian and cycle connectivity through the identified sites.
- Integrate community facilities centrally within the area, ensuring that facilities are prominent and provide a focal point for gathering and activities.
- Facilitate vehicular and pedestrian access to the Central Mental Hospital development site from Rosemount and directly link to the provision of community and leisure/sports facility.





Wyckham

Principal Issues

The main issues arising for the CCCAP are to:

- Address the existing and future deficits in relation to shared use community facilities and sporting/leisure requirements.
- Enhance permeability through the Gort Mhuire and St. Tiernan's Community School.
- Integrate the residents of new apartment development with the broader community.
- Ensure any communal facilities provided as part of significant new residential development is available for general public use.

Opportunities

The following sites/premises are identified as opportunities:

- St. Tiernan's Community School (5.3ha-ownership – State)
- Gort Mhuire (7ha – ownership – religious order/private)

Place-making and Neighbourhood Approach

The guiding principles for the development of facilities:

- Promote permeability and access to community facilities within St. Tiernan's School .
- Avail of potential to provide for accessible shared community facilities (e.g. pilates, yoga, martial arts, bridge, book clubs).
- Ensure significant new residential development includes communal facilities accessible to the broader public at a reasonable price.
- Fully utilised indoor/outdoor recreational facilities provided.



Balally

Principal Issues

The main issues arising for the CCCAP are to:

- Address the existing and future deficits in relation to shared use community facilities requirements.
- Continue to provide for support to disadvantaged communities.
- Support and enhance the provision of age-specific facilities.
- Promote facilities which are accessible by soft modes to all users.

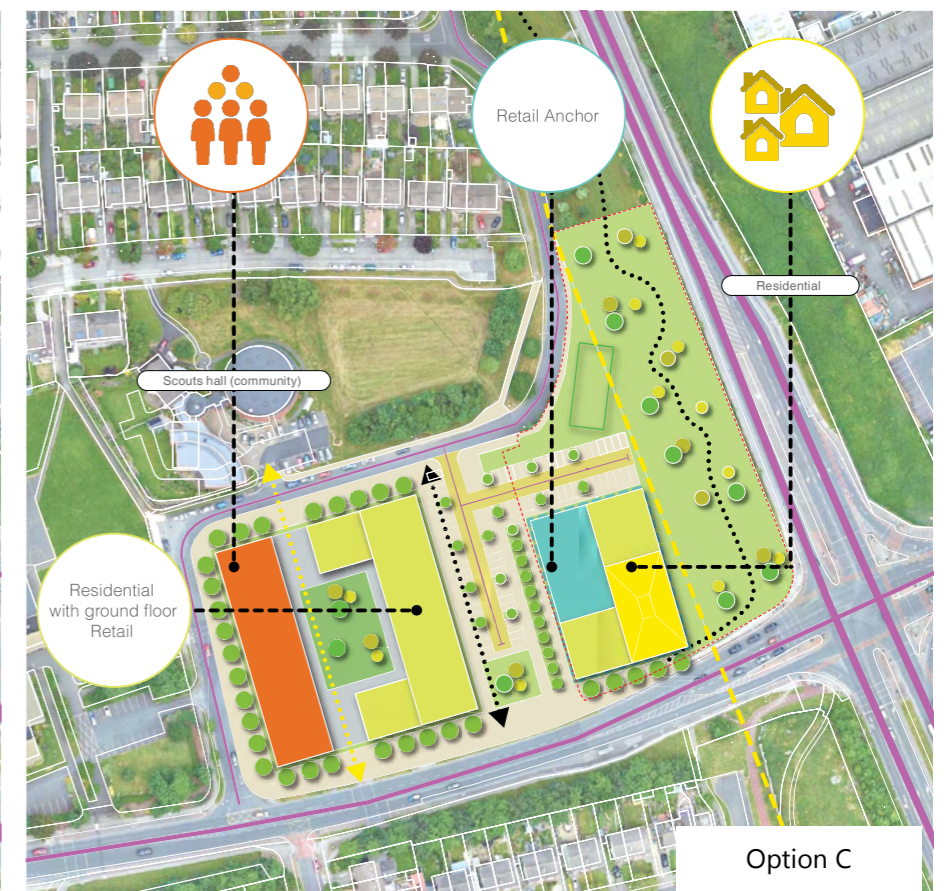
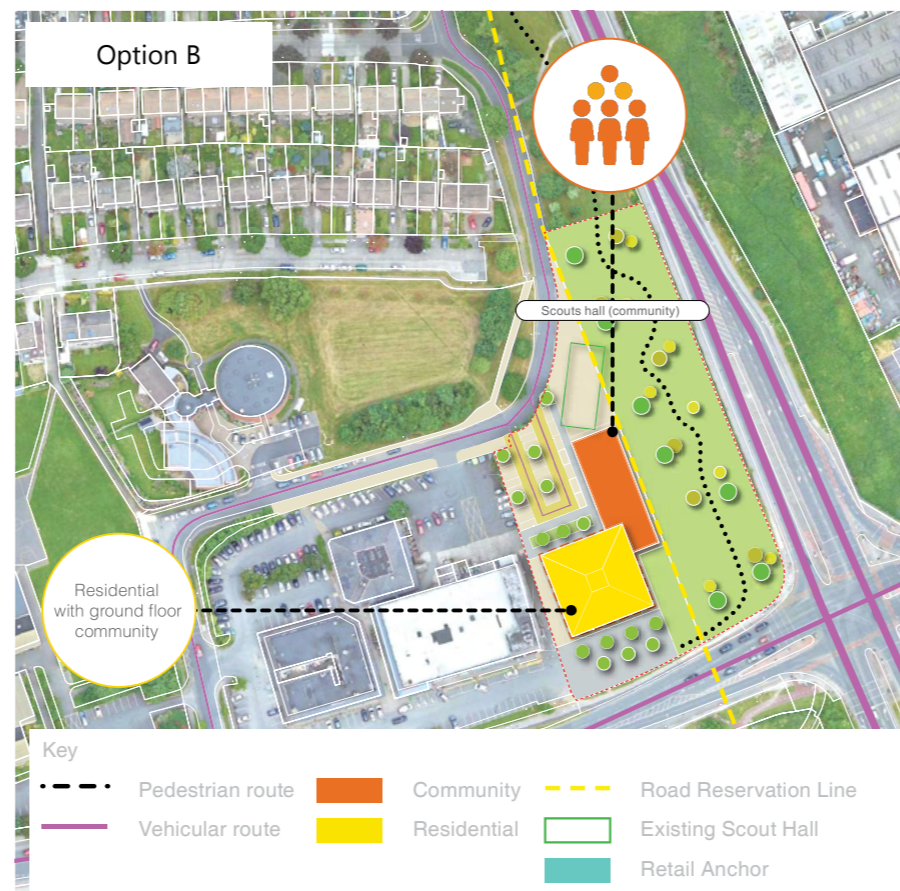
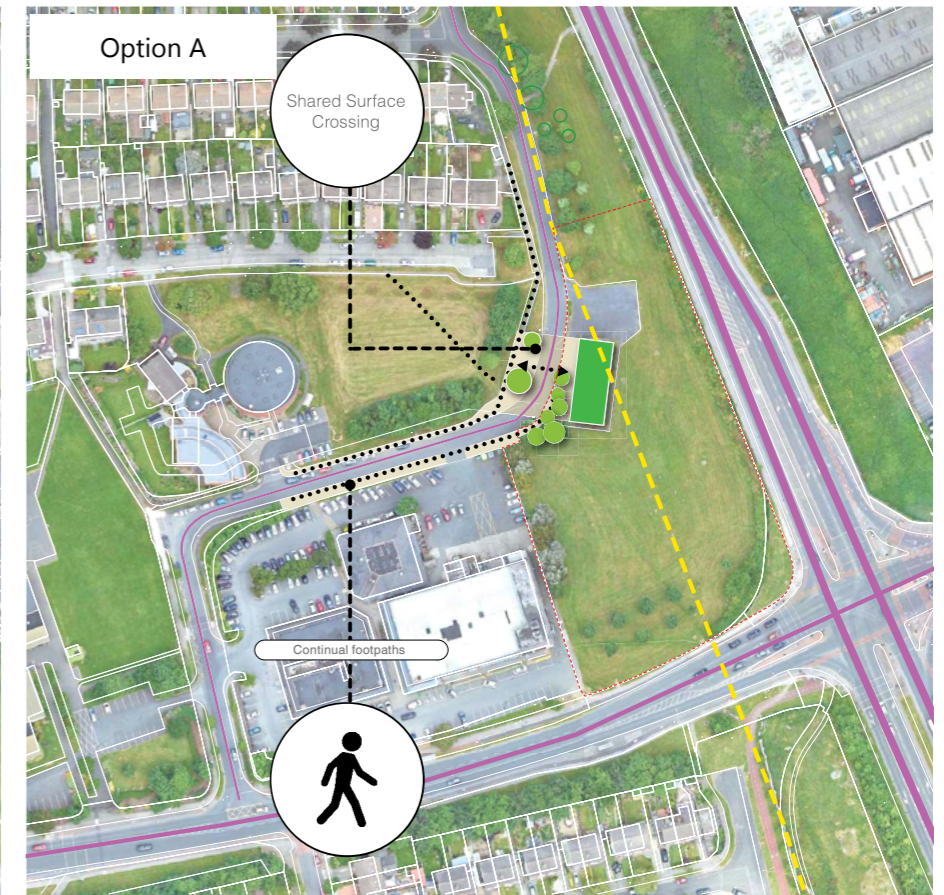
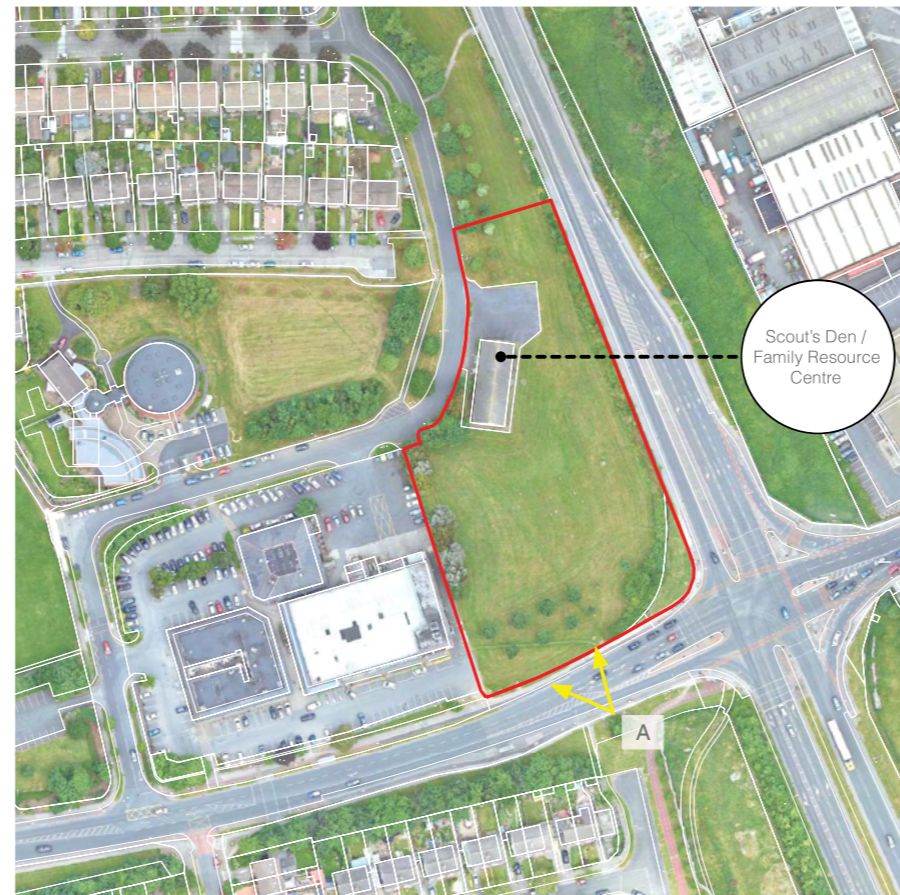
Opportunities

The following sites/premises are identified as opportunities:

- Balally 137th Scouts Den / Balally FRC
- Sandyford Shopping Centre at Blackthorn Drive

Place-making and Neighbourhood Approach

- Consolidate and maximise synergies with neighbourhood commercial centre.
- Cluster newer expanded facilities with existing parish centre.
- Seek to provide a landmark building and focus for this neighbourhood cluster.
- Provide for a thriving neighbourhood centre to include for a mix of retail, residential and community uses in any new major development.



Dundrum Community, Cultural And Civic Action Plan

May 2020