

**Social and Community Audit
Proposed Strategic Housing Development
Glebe House and Coruba Lands
Saint Agnes Road
Crumlin
Dublin 12**

On behalf of Seabren Developments Ltd and Circle VHA CLG

June 2022



**Doyle Kent Planning Partnership Ltd.
71 Carysfort Avenue
Blackrock, Co. Dublin
www.doylekent.com
info@doylekent.com**

1.0 Introduction

The purpose of this social and community audit is to provide a report on the existing social and community infrastructure in the Crumlin area, close to the proposed Glebe House and Coruba development. This report will audit the existing social infrastructure in relation to:

- Open spaces, sports and recreational facilities
- Education
- Transport links
- Health and social services facilities
- Community and religious facilities
- Retail and business facilities

2.0 Site Context

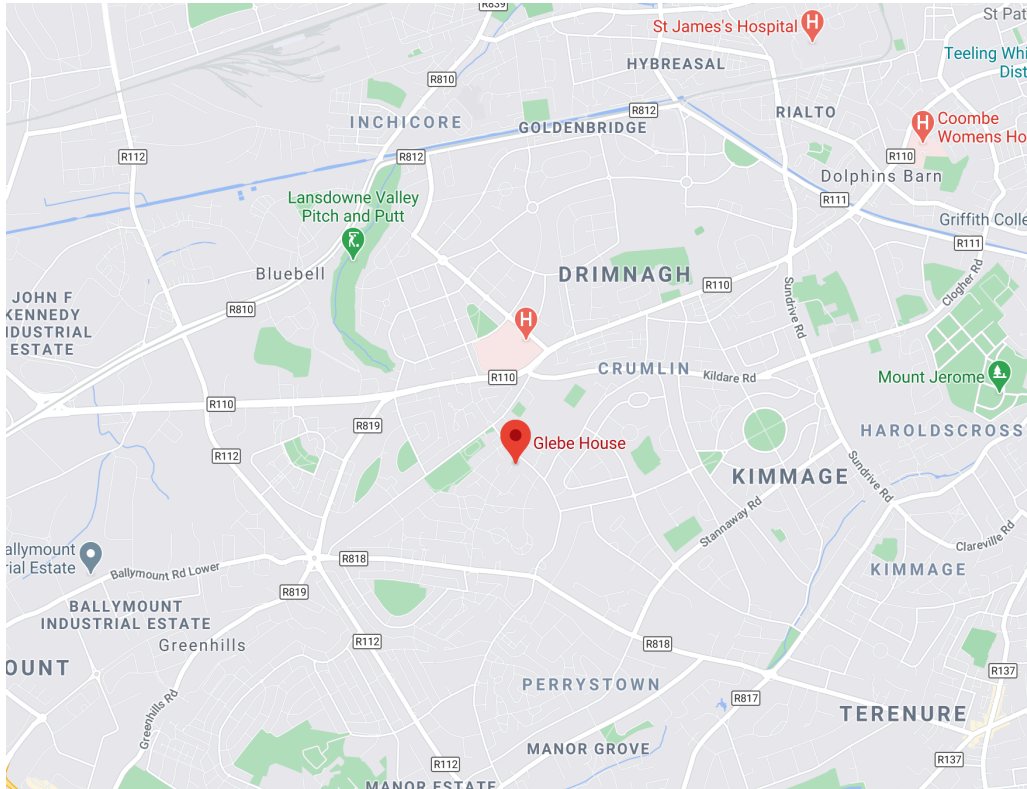
The proposed site of this strategic housing development, referenced throughout the application as Glebe House, is located immediately north west of Crumlin Village, less than 200 metres from the centre of the village. Crumlin a southern suburb of the city is bounded by Drimnagh to the north, Kimmage to the east and Walkinstown and Ballymount to the south and west. Crumlin being close to the city centre with good quality housing stock is a well established area with a wide range of social and community infrastructure. Crumlin is a busy social and business centre which serves as a busy neighbourhood centre for a large part of this suburb of the city. In addition, the site is situated circa 4 kilometers from Dublin City Centre, benefitting from a number of bus routes serving the city centre.

The proposed site is immediately adjacent to a mix of single and two story residential and commercial properties, with its primary frontage is onto Saint Agnes Road. In the surrounding area of Glebe House and Crumlin Village there are a wide variety of shops, other neighbourhood cafes and restaurants, sports and recreational facilities, healthcare centres, Roman Catholic and Church of Ireland Churches, community centres, and a variety of primary and secondary schools. In addition, the area surrounding the proposed development is well served by parks and green spaces, which include sports pitches, playgrounds with mature tree planting.



Glebe House and its immediate environs

The Glebe House development site is also be in close proximity to a number of other urban villages and suburban residential areas, such as Drimnagh to the north, Kimmage, Harold's Cross, and Terenure to the east, and Walkinstown to the west.



Site (Google maps)

3.0 Existing Community Facilities

3.1 Open Spaces

Open spaces play an important role in the life of a community, the proposed development location is well served by a number of significant open spaces and parks. These include:

Willie Pearse Park

Approximately 100 metres from the site of the proposed development is Willie Pearse Park, a wide-open public park which includes plentiful green space, mature trees and sports pitches. Willie Pearse Park also includes a children's playground. It is a large park, a little over 17 acres in size. The Park is managed by Dublin City Council, and was first opened in 1949, and was named after the younger brother of the 1916 Easter Rising Leader Pádraig Pearse. This park is fully wheelchair accessible according to Dublin City Council. The park's full list of facilities include an all-weather 11-a-side soccer pitch, a GAA pitch operated by

Crumlin GAA (Pearse Park), a soccer pitch operated Crumlin United, Crumlin Boxing Club, a bowling green, a playground and changing facilities.



William Pearse Park



Bunting Park

Less than 200 metres from the site is Bunting Park. Bunting Park is another wide-open green space surrounded by a tree line, with exercise amenities. Bunting Park includes a running track as well as a community outdoor gym. The park is 8 acres in size.



Stannaway Park



Dealbh Oisin Park

Stannaway Park

Also, in close proximity to the proposed development, just on the other side of Crumlin Village is Stannaway Park. Stannaway Park is a large public park providing public soccer pitches, which are used by Shielton AFC, as well as a large children's playground. Stannaway park is a large park, about 15 acres in size, with plentiful footpaths and open green spaces as well as trees.

There are many other parks and open green spaces close to the proposed development, such as Beechfield Park and Eamon Ceannt Park.

3.2 Sports and Recreational Facilities.

Crumlin is a hub for sporting and recreational facilities in the south west of the city, it has a wide range of clubs, from long established GAA clubs and rugby clubs, to newer clubs and facilities, for soccer and boxing. As well as a wide and varied number of recreational facilities. Many of these are in close proximity to the proposed development. The following is a list of sporting clubs active in the surrounding area:

Crumlin United Soccer Club, Crumlin GAA, Crumlin Boxing Club, Crumlin Bowling Club, Ben Dunne Gym Carlisle, St. Teresa's Football Club, Old County Pitch and Putt Club, Rathfarnham Riding Club, Dance Centre Ireland, Champion Martial Arts and Fitness, Landsdowne Pitch and Putt, Guinness Rugby Club, St. James Gaels GAA.

All of these clubs are within walking distance to the proposed site, and there are many other sports and recreation facilities in close proximity.

4.0 Education

As a long -established suburb of the city, Crumlin is well served by a variety of schools and educational facilities, many of these are close by the proposed site. Schools and educational facilities around Crumlin have expanded in line with the growing population. This section will be divided into the following headings:

- 1: Pre-school/Creches
- 2: Primary
- 3: Secondary
- 4: Third Level and Further Education

Pre-School/Creches

Many private and publicly funded childcare facilities are located close to the subject site. Examples include:

Chestnut Daycare, Ups a Daisy, Little Scholars, Through the Round Window, Crumlin Childcare Centre, Little Tots Creche and Montessori, Happy Phases Montessori Preschool, Scoil Úna Naofa(preschool), Blossom Montessori, Clever Clogs, It's a Small World all of which are located within a kilometer of the site.

All of the above eleven facilities are within walking distance of the proposed site and provide a wide range of services for pre-school children. Within a catchment area of 1.5km there are a further 9 childcare providers.



Map showing childcare in Crumlin

Primary

The Crumlin area is well served by a variety of primary schools, the following schools are in closest to the subject site, only a short walk away:

Scoil Choilm Community National School, Scoil Úna Naofa, Drimnagh Castle Primary School, Assumption Junior National School, St. Agnes National School

Many other primary schools are also nearby.

Secondary

There are a wide variety of secondary schools close to the subject site, many of which are long established. These schools include:

Scoil Eoin, Rosary College, Assumption Secondary School, Drimnagh Castle Secondary School, Loretto College Crumlin, St. Pauls Secondary School

There are also many other secondary schools of varying patrons only a short distance away from the proposed development.

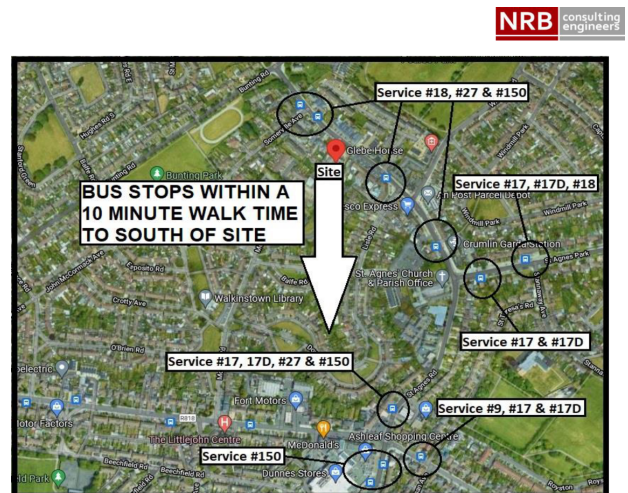
Third Level and Further Education

There are number of sites of further education in and around Crumlin, in close proximity to the Glebe House and Coruba House site. In addition, due to its location within easy access of the city a wide range of further education sites from Universities to Colleges of further education are easily accessible using public transport or cycling, such as DCU, UCD and Trinity College Dublin. The closest third level and further education facilities to the proposed site include:

*Crumlin College of Further Education, Pearse College of Further Education, CDETB
Adult Education Services*

5.0 Transport Links

Due to Crumlin's location just to the south of Dublin city centre, Crumlin is well served by transport links to the city as well as the surrounding suburban areas of Dublin. Crumlin and the proposed development site are well served by high capacity and frequency public transport routes. This is illustrated in the Bus Capacity Report prepared by NRB and as set out below, which illustrate the existing bus services within a 10 minute walking distance of the site. The existing Bus Stops and Services to the north and south of the site are illustrated below:





Overall view of public bus services

6.0 Health and social services facilities

There are a wide range of healthcare facilities in and around the proposed site ranging from The National Children's Hospital, Primary Healthcare Centre's, to Chemists and GPs. Due to its location within this mature Dublin suburb, Crumlin is close to a number of Accident and Emergency Centres as well as specialist medical facilities. The proposed site is within a well serviced area in terms of healthcare. In very close proximity to the site the following are available:

Crumlin Children's Health Ireland at Crumlin, Armagh Road Health Centre, Armagh Road (Crumlin) Primary Care Centre, Cashel Road Health Centre, HSE Dental Clinic, Curlew Road Health Centre, Care for Me Homecare - Southside, Boots Pharmacy, Iveagh Medical Clinic, Clear Dental Care, Crumlin Family Practice

The area is very well served by healthcare facilities, including specialist clinics, GP practices, dentists, and nursing homes, as well as fitness and yoga studios.

7.0 Community and Religious Facilities

Due to its urban environment close to the city, Crumlin and the area close to the subject site is well served by cultural, community, and religious facilities. Crumlin Garda Station is 350m from the site on St Agnes Road.

8.0 Cultural Facilities

Crumlin is served by a variety of cultural facilities, these include:

Moeran Hall, Walkinstown Library, Manor Town Community Centre

As Crumlin is very close to the City Centre, it is also well served by the large number of cultural facilities. These include major art galleries, theatres, cinemas, and museums. The site is also close to Driminagh Castle.



Drimnagh Castle

9.0 Religious Facilities

The Crumlin area is well served by a number of religious facilities serving various religious groups, these include:

St. Mary's Parish Church, St. Agnes Church, Crumlin Christian Assembly, The Hope Centre Community Church.



St Marys Church

10.0 Retail and Business Facilities

The proposed site is located just 200 metres from the centre of Crumlin Village, which is a neighborhood centre for the surrounding suburban area. There are a wide range of retail and business facilities right on the doorstep of the subject site, ranging from supermarkets and specialty food stores, clothes shops, florists,

restaurants and takeaways, cafes and bars, and banks.



Crumlin Village

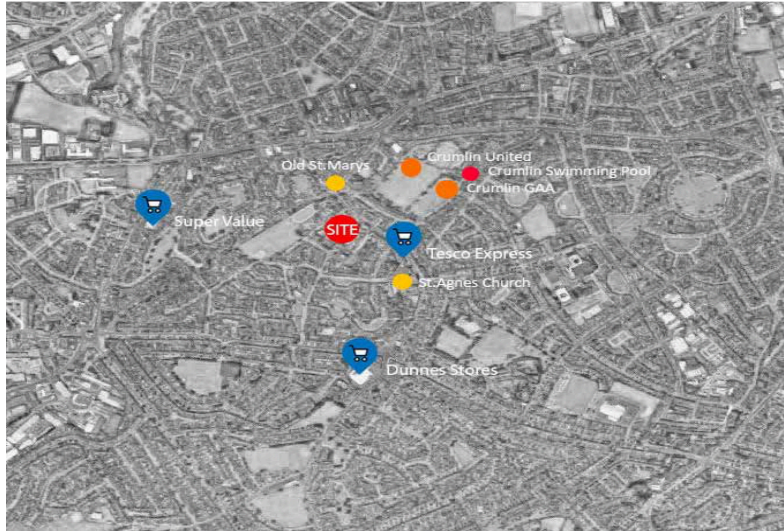


View from east

The immediate area supports a vibrant village life, facilitating a wide range of needs. A brief list of some of the surrounding retail and business facilities, just a few hundred metres away include:

Tesco Express, hairdressers, a florist, takeaways, AIB Bank, Spar, Centra, Dunnes Stores, dry cleaners, public houses, restaurants, pharmacies, newsagents, cafes, accountants and solicitors' offices.

A wide range of retail and commercial facilities as well as specialist services including banking, accounting and legal services are in close proximity to the subject site.



Local Facilities

11.0 Summary

Crumlin has developed hugely since medieval times from a quiet village, to a large residential suburban area of Dublin City. As the population of Crumlin has increased so have the community facilities, providing a large number of services from healthcare and education, to sporting and retail. The Glebe House and Coruba lands are situated right at the doorstep of these wide- ranging services which will allow the new residents to benefit from a well serviced area of the city. Situated so close to Crumlin village and with extensive parks the facilities are in place to provide a high-quality environment for this new residential community. It is also noted that the proposed strategic housing development includes the provision of c.905 sq. m of public open space, to the front of Glebe House, 1 no. café and 1 no. childcare facility which will contribute positively to the community and social infrastructure services in the area.

