

FORGOTTEN COMMUNITIES

CLONGRIFFIN & BELMAYNE
COMMUNITY NEEDS ASSESSMENT

Dr Maria Quinlan



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Foreword

On behalf of both the Northside Partnership (NSP) and the City of Dublin Youth Services we are delighted to present this report which outlines the findings of Dr. Maria Quinlan's research into the needs of the Belmayne and Clongriffin areas.

In commissioning this research, we sought to engage with both communities in a way that elevated their voice and capture the lived experience of residents. In addition, we aimed to develop a more comprehensive picture of the areas from a social and demographic perspective with a view to understanding the challenges faced by the communities and identifying gaps in services that are essential in supporting communities to thrive.

We would like to thank Dr. Quinlan for the dedication and rigor in which she undertook the research and for her use of creative methodologies such as photovoice to ensure all residents had an opportunity to participate in the research.

We would also like to thank all the residents and community groups from across both areas, who gave of their time and energy in participating in the research and in expressing their views and experience of living in the areas. In particular, we would like to thank all the young people who contributed to the research. Given the high numbers of young people growing up in the area, it was critical that their voices and experiences were captured to enable a deeper understanding of community needs.

This report presents the authentic voice of the community and it is important that their views are aired and acknowledged so that we can fully understand the experience and perspectives of residents living in a rapidly changing community.

In publishing this report, both NSP and the City of Dublin Youth Services, aim to utilise the report to advocate on behalf of both communities for the increased services, supports and facilities that are essential for a community to flourish. In particular, we recognise the immediate need to provide accessible, multipurpose, community space that can be used as a centre for essential community services and provide a focal point for community engagement and connectivity.

We look forward to working in partnership with all stakeholders, community, voluntary and statutory, in supporting the vibrant and diverse communities of Belmayne and Clongriffin and in ensuring the individuals and families, that make up the communities, have access to the resources and opportunities to achieve their full potential.

Paul Rogers

CEO

Northside Partnership

Celene Dunne

Director

City of Dublin Youth Services

Acknowledgements

I would like to sincerely thank the residents and people working within the community who so generously shared their time and insight with us for this project. I would particularly like to thank Shabina Rahman and Jennifer Gibson for their help in organising the residents' consultations.

I would also like to thank Niamh McTiernan, Cathy Reinhardt and Paul Rogers from Northside Partnership (NSP); and Niamh Smith and Mark Harding from City of Dublin Youth Services for their expert oversight and assistance with this research. Both NSP and City of Dublin Youth Services champion the voice of communities, and I am very grateful for the opportunity to use visual participatory methods to centralise and amplify the lived-experience of residents within the communities of Clongriffin and Belmayne.

About the Author

Dr Maria Quinlan is a sociologist and founder of Pink Flower Research - a research consultancy which specialises in creative, person-centred and trauma-informed methods of capturing people's lived-experience.

Maria has pioneered the use of visual methods such as photovoice in Ireland - adapting and innovating with the method across a variety of contexts. Her work focuses on issues related to equity and inclusion, and aims to provide an innovative lens on social challenges.

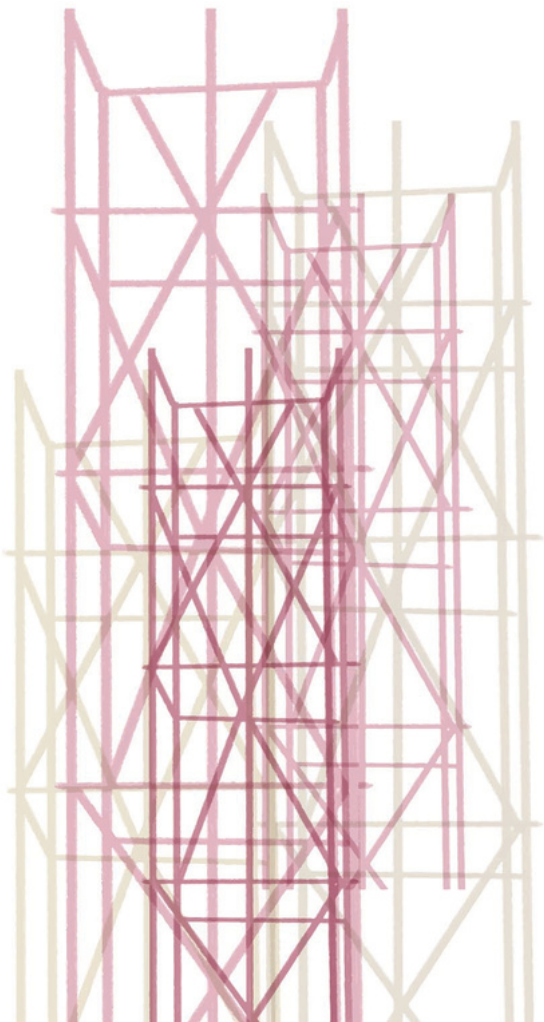
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Introduction



AIM & OBJECTIVES

The purpose of this research is to gather data and evidence as to the needs of the Clongriffin and Belmayne areas regarding community and social service provision and in particular services and supports available to young people across the area.

The intended vision of the area as a hub of employment, leisure, community spaces and residential homes has changed significantly since the North Fringe (Clongriffin-Belmayne) action area plan was first produced in 2000, and from the vision which is outlined in Dublin City Council's (DCC) Local Area Plan (LAP).[1] Community groups have highlighted their concerns regarding the proposed diminishment of space given to offices, retail, leisure and community amenities in a number of fora, including in detailed responses to additional planning applications.[2] Residents' groups have expressed their concerns at the change in plans for the area, which has, or is in danger of becoming, a large residential development with little or no economic identity or employment opportunities.

While there has been a strong focus on delivering residential space within the area, DCC's stated objective for the community is still to firstly create a highly sustainable, mixed use urban district, based around high quality public transport nodes, with a strong sense of place; and secondly to establish a coherent urban structure, based on urban design principles, as a focus for a new community and its integration with the established community. It is these key objectives which this project is focused on – understanding the needs currently within the community, in terms of amenities for community-building and integration.[3]

In commissioning the research, both the Northside Partnership and City of Dublin Youth Services wished to use creative research approaches that help to bring the community together, and to consult with residents at a meaningful level. With this aim in mind an innovative visual sociological approach has been used, combined with more traditional qualitative and quantitative approaches within this study.



METHODOLOGICAL APPROACH



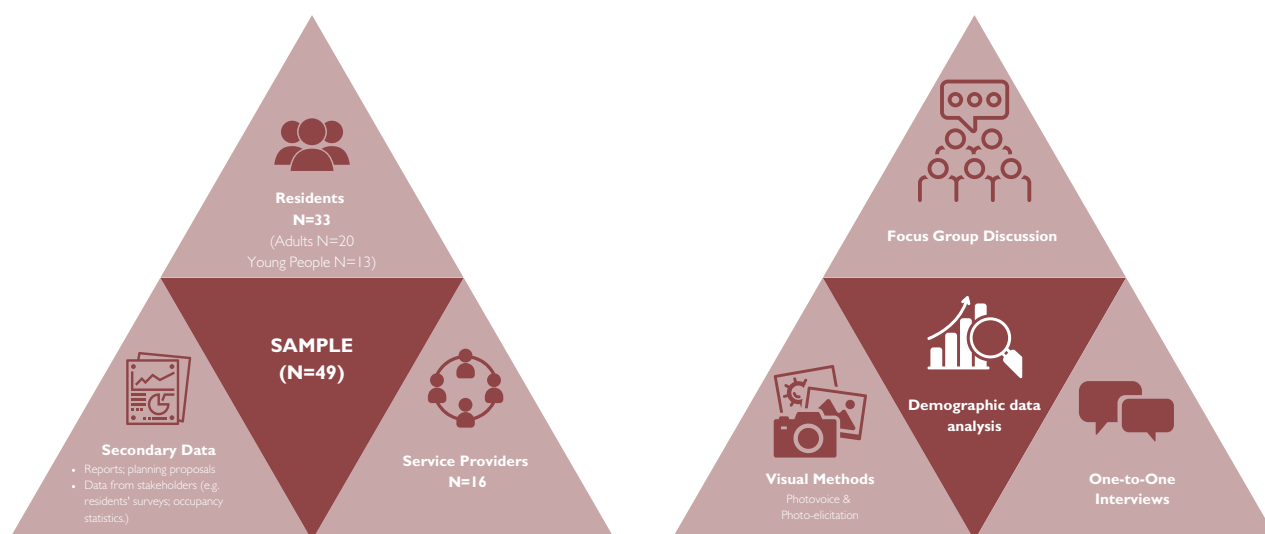
TRIANGULATION OF SAMPLE AND METHODS

The overall aim of this project is to gather data/insight into the needs of the residents within the Clongriffin/Belmayne area, with specific regard to community and service provision. By using innovative, creative participatory methods to gather insight, this project aims to centralise and amplify the voice of participants. In doing so this project provides actionable insight which is rooted in the lived-experience of the community.

Allied to the creative consultation with residents within the community, the project also involved the collation of data and insight with regard to the following:

- Socio-demographic profile of the community.
- Mapping of current service provision.
- Understanding and collation of information regarding young people's involvement with drugs/crime.
- Exploration of potential community/youth centre spaces.

Triangulation of research design was achieved by using a variety of both quantitative and qualitative methodological approaches, and including both residents and service providers within the research. This type of triangulation of both methods and sample aims to decrease bias and increase validity of the research findings.





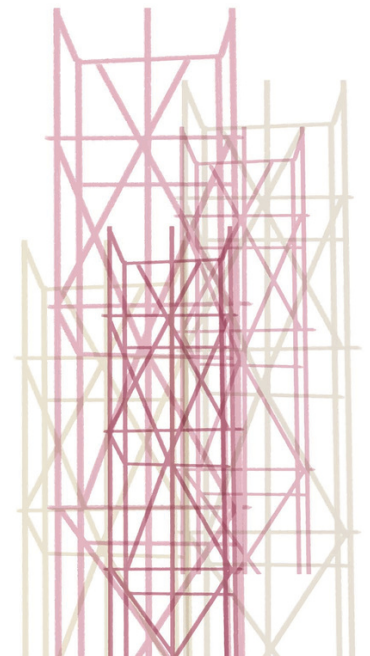
A NOTE ON THE DATA

Secondary Data Analysis:

The quantitative estimates of population and demographic profile of the communities of Clongriffin and Belmayne was conducted prior to the completion of the 2022 Census. While high-level population data has now been published by the Central Statistics Office by Electoral Division, more granular figures for the Clongriffin and Belmayne areas are not yet available. Thus the estimates outlined herein remain, and are based on the assumptions outlined in Section 2 of this report.

The lived-experience of the Community:

The qualitative methods used to gather the lived-experience of the community (photovoice, interviews and group discussion) represent just that, the lived-experience, the perceived reality for people who participated within this project. While this lived-experience may be counter to what other stakeholders believe the 'reality' of a situation to be (for example with regard to what a 'fit-for-purpose' community space looks and feels like) - the aim of the qualitative methods used within this project was to gather this lived-experience. As such is does not necessarily reflect or represent the views or experience of all residents within the community, or the views of the Northside Partnership or the City of Dublin Youth Services.





CREATIVE COMMUNITY CONSULTATION

A mixture of photovoice workshops, group discussion and one-to-one interviews were held with residents of both Belmayne and Clongriffin (N=20), and with 16 people working in 12 service providers operating within the area. A mixed-method participatory workshop was also held with Transition Year students from a local secondary school, all of whom live in the Belmayne and Clongriffin area (N=13).

Photovoice:

- This project used photovoice as a method of engaging with residents, and with service providers from statutory and voluntary agencies within the community. Photovoice is both a community-based participatory research method, an advocacy tool, and a narrative therapeutic technique which uses photographs, coupled with facilitated group dialogue and photo-captioning to give voice to people's lived experience of a particular issue.
- Photovoice has its roots in social activism and aims to provide a platform for people who are often silenced or marginalised in society to share their experiences. In doing so it has been found to be a powerful tool in empowering people who have often found their voices excluded in society. [4]
- In the tradition of inclusive, participatory knowledge-creation, it is research by and with people rather than 'on' people. As such the process aims to be one by which participants and the wider community feel seen, heard and are facilitated in sharing their lived-experience. Photovoice has been used as a key enabler of community-based research projects - including the mapping and analysis of the needs and assets of urban communities. [5]





SECONDARY DATA ANALYSIS

- This involved a mixture of secondary analysis of relevant reports and CSO statistical databases; and consultation with service providers and key relevant stakeholders within the community.
- Local Garda provided both qualitative input and quantitative data regarding youth crime within the area; and DCC, Cluid Housing and Iveagh Trust also provided both qualitative and quantitative data regarding the demographic profile and needs of residents within their developments.
- The experiences of residents and other service providers regarding service provision; changing demographic profile of the area and the experience of crime was also gathered to inform the findings of this report.



SAMPLE

Service Provider Consultation:

People from 12 service providers working on the ground with residents within Clongriffin and Belmayne were invited to participate in a one-to-one interview and/or a photovoice workshop as part of this consultation process. Overall N=16 people from across these 12 service providers participated within the project.

SERVICE PROVIDERS INVITED TO PARTICIPATE

- Tusla
- Community Law and Mediation
- Edenmore Drug Intervention Team
- Kilmore West Youth Project
- Dublin City Council
- Sonas
- St Vincent De Paul
- Iveagh Trust
- Cluid Housing
- Doras Bui
- Educate Together National School
- Garda Siochana
- YMCA
- The Dales

Residents Consultation:

An open-invitation to participate within a group consultation process was circulated to residents via a variety of service-provider and resident association channels. Two outdoor meetings were held with residents from Clongriffin and Belmayne in Father Collins Park. Within the sessions, the photovoice methodology and process was explained to residents and they were invited to submit photographs and captions to explain their experiences, opinions and thoughts regarding the community services and amenities available within the area. Several one-to-one interviews were also held with residents who could not participate in the group consultation process. In total 20 residents (all adults) participated in this part of the consultation process, submitting over sixty photographs.

In order to ensure that the voice of young people was also captured within the research, a workshop was held with a group of Transition Year students in one of the local post-primary schools. Thirteen young people participated (four female and nine male), in a mixed-method workshop which used focus group discussion, photo-elicitation and photovoice as a means of exploring their experiences and gathering their insight. The approach used was informed by recent research using similar photographic methods to capture young people's lived experience of community and education in Ireland. [5a]

KEY FINDINGS



SOCIO-DEMOGRAPHIC PROFILE

- The estimated 2021 population of Belmayne and Clongriffin is 13,440, a growth of 68% from the population of just under 8,000 as per the 2016 census.
- Of this, 5,000 are estimated to be under 24 years of age – 1,718 of whom are of primary school-going age (5-12), and 1,125 at post-primary age (13-18).
- On average 30% of households in the area are headed by lone parents, compared with the national average of 25%. When we break the data down by sub-area within Clongriffin and Belmayne, we can see that this figure varies from 9% in some sub-areas to 70% in others.
- The area has a strong level of cultural diversity, with roughly 20% of residents identifying as a nationality other than Irish.



FEAR & CONCERN AT ESCALATING ANTI-SOCIAL BEHAVIOUR

- Anti-social behaviour amongst young people is a key concern highlighted by both residents and service providers. They report that there is an escalating problem with drug use (cannabis in particular) which requires pre-emptive action to ensure it does not replicate the issues seen previously in other communities.
- The lack of amenities for young people in the area is seen as a key driver of anti-social behaviour by both residents and service providers. There is frustration amongst service providers, that rather than learn from other examples of new communities and the challenges and problems which emerge when facilities for young people/community spaces and supports are not embedded at the beginning of community development.
- Crime figures for the area show that there was a 70% increase in incidents and a 40% increase in offenders between 2018 and 2020. Offences related to drugs, public order and theft predominated in terms of criminal activity in the area. Criminal activity related to drugs grew by 116% from 2018-2020, with an increase of over 200% between 2018 and 2019. Public order offences also showed a large relative growth, increasing by 118% from 2018-2020.
- In terms of offender numbers, the number of young people involved in drug-related offences grew by 140% from 49-68 between 2018 and 2020, with an increase of 220% from 2018-2019. It is important to read the crime data with caution due to the relatively low numbers we are dealing with overall.



“Do people making these planning decision never learn from other regeneration projects? Fatima Mansions; Cherry Orchard; Ballymun? Do they never learn? Community centres, community facilities and amenities should be the first and foremost thing that goes in before anything else. It’s the same in Darndale, there’s lots of services there now, but they weren’t put in until there were huge huge problems. It’s all reactive, and then people are in very bad conditions – people are being neglected and forgotten about.”

Service Provider



BROKEN PROMISES – PLANS VERSUS REALITY

- Both Dublin City Council's (DCC) Local Area Plan (LAP) and the developer brochures outlined a plan for the area which has not been fully-realised. Both DCC's LAP and the developer marketing collateral for the area outline plans for a bustling, vibrant community, centred around amenities such as parks; playgrounds; coffee shops; restaurants; cinema; sports facilities; a community centre and so forth – residents feel that the reality is considerably different from what residents were promised.
- In particular residents and service providers highlight the lack of the proposed community centre and youth facilities; the lack of shops, restaurants, sports clubs, and the kinds of community amenities which bring vibrancy, heart and soul to an area.
- Residents and service providers feel that there is a focus on building residential homes without the services and amenities required to truly develop a community.



SIGNIFICANT GAPS IN SERVICES FOR YOUNG PEOPLE

- Based on current population estimates there is a 90% shortfall of 818 school places for primary school aged children and a 165% shortfall of 701 school places for post-primary aged young people within the area.
- There are no youth-specific services such as those that are available in adjoining neighbourhoods. While in theory there are schools and services which are 'close', in practice both service providers and residents reject the idea that these schools and services are 'accessible' to the community.
- While there are no specific community centres/youth spaces for young people – there is also a lack of general public amenities where young people, like residents of all ages in the community, might spend their free time – for example cinema's; shopping centres; cafes.
- With a lack of alternative places to socialise, young people congregate, playing music etc in Father Collins park; hang around the DART station. While not necessarily problematic or criminal in intent or reality, residents report feeling intimidated by large groups of young people in these locations.



HIDDEN NEED AND MARGINALISATION

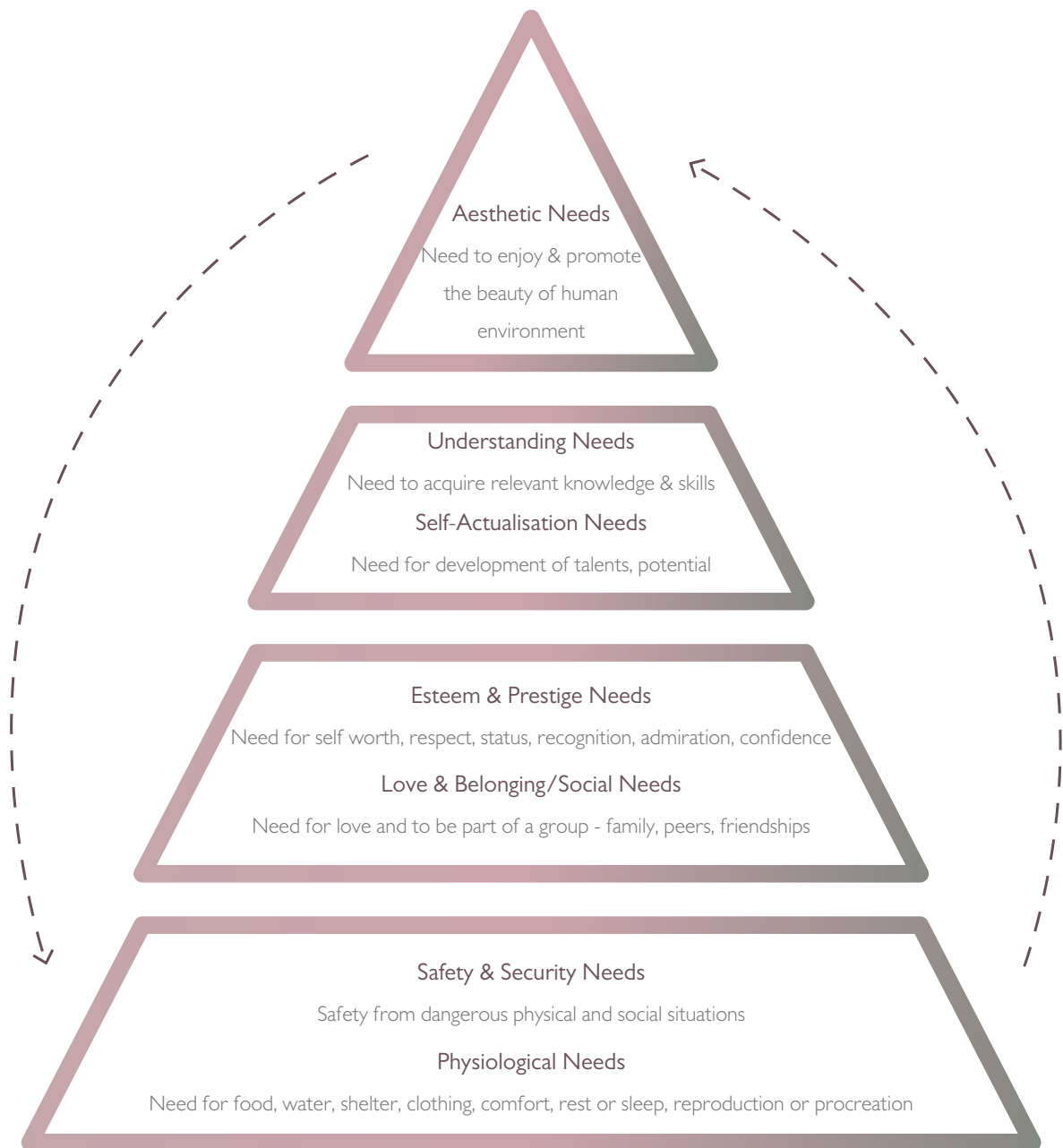
- Both residents and services providers report significant hidden mental health, and addiction challenges within the area. Crime statistics also show that there was a 30% increase in domestic violence incidents from 2020-2021 in Clongriffin.
- Without services offered locally within the community to support vulnerable families, service providers believe that it is hard for them to provide the level of outreach support required to significantly affect change within the community, and to provide the support which they perceive many families need.



"This represents the hidden voices we don't know about, that we don't hear. The voices I hear at night-time – I don't want to frighten you but it can be quite frightening because you don't know what's happening. There can be very distressing noises coming from people's homes. To listen to that while you're watching TV at night can be very scary. So this represents to me the hidden mental health issues that some families are dealing with, the isolation."

Resident

SIGNIFICANT GAPS IN FUNDAMENTAL COMMUNITY NEEDS



- Both adults and young people who are resident in the community describe experiencing significant gaps in some of the core fundamental human needs identified by Maslow.* This ranges from feeling scared to go outside after dark; feeling scared to play in the skatepark and experiencing rising levels of anti-social behaviour; to having a lack of community facilities including shops, cafes and a community-centre. While residents acknowledge that Father Collins Park is a significant amenity, more access to green space is required throughout the developments, given the density and spread of the housing.
- It is important to note the fundamental importance of access to community facilities and green spaces where residents can connect with their neighbours. While these may be perceived as 'higher-order' needs, they are in fact fundamental components of what Maslow describes as lower-level physiological and safety needs. Extensive research identifies the importance of nature and community to promoting a sense of mental health and wellbeing, reducing anxiety, reducing the risk of street crime, increasing equity and fostering the core needs of love and belonging through building social networks.**

*Aruma, E.O. et al (2017) Maslow's Hierarchy of Needs and Assessment of Needs in Community Development. International Journal of Development and Economic Sustainability Vol.5, No.7, pp.15-27, December 2017

**Hollis-Anne Passmore & Mark D. Holder (2017) Noticing nature: Individual and social benefits of a two-week intervention, The Journal of Positive Psychology, 12(6), 537-546, DOI: 10.1080/17439760.2016.1221126; Richardson, M., Passmore, H-A., Lumber, R., Thomas, R., & Hunt, A. (2021). Moments, not minutes: The nature-wellbeing relationship. International Journal of Wellbeing, 11(1), 8-33. <https://doi.org/10.5502/ijw.v11i1.1267>; What Is the Role of Community Spaces and Services? | Taking Charge of Your Health & Wellbeing (umn.edu); Miller, W. D. (2011). Healthy homes and communities: Putting the pieces together. American Journal of Preventive Medicine, 40(1); Strong Neighborhoods Task Force (SNTF) of Toronto. (2004). Role of Community Infrastructure in Building Strong Neighborhoods. Accessed April 14, 2013 at <http://www.toronto.ca/demographics/sntf/rp2.pdf>; World Health Organisation (2016) Urban green spaces and health. Copenhagen: WHO Regional Office for Europe, 2016.

YOUNG PEOPLE EXPERIENCING A LACK OF SAFETY & SECURITY



There's so many people who hang around the train station, and they are not sober, they are not from here and there's lots of drug deals going on and it's just not very safe... I would never want to leave the house without someone else being there because there's just so many people... they're not from the area just come and have parties in the park and all that, and they ruin everything, they set the bins on fire.

Clongriffin is not safe at night-time, I wouldn't be out by myself at night-time

Belmayne is not really safe at night time. You always get the groups of lads on those electric bikes, it's not really safe. A while ago there were windshields being smashed at night and no one ever got caught.

I just stay inside most of the time

The skatepark is not the safest place... people that hang out there are not even from here, they provoke others. I would go there, but there's just loads of people that are like not even from here and just go there to smoke and drink and I just don't want to go, I would go I have my own skateboard and everything but it's just not worth it.

When I was younger it used to be fine, but now I have a younger brother and he doesn't go out because he's too scared, some kid his own age said he'd stab him if he went there so he doesn't go out anymore, so I feel so bad for him that he has to grow up like that. I don't go out in Clongriffin, I go to town now because I'm older, but he can't. He can't go out with his friends without feeling scared.

In the skatepark people just tell you to leave. If you're not part of their little group they just tell you to leave. One time me and my friend were harassed over there, they were trying to take my friends helmet and his flicker as well... you just get told to leave, it's not really safe.

Clongriffin is not that safe anymore, I know some people who got jumped and attacked I'd say people are just bored and getting up to stuff, I'd say if they had different ways to expend this energy, certain facilities like sports centres around here then there wouldn't be so much bad activity.

YOUNG PEOPLE EXPERIENCING A LACK OF COMMUNITY & BELONGING

- The young people who participated in this research spoke extensively about the lack of so-called 'third places' available to them in close proximity to their homes. The term 'third place' was coined by sociologist Ray Oldenburg to describe a space where communities socialise beyond home and work-places. A variety of research supports the idea that these third places are integral to community-building, to increasing a sense of belonging, and to promoting mental and physical health. This includes reducing social isolation. They have also found to be important community resources in helping young people who are experiencing marginalisation to feel more included.*
- In answer to the question 'where do you go that isn't home or school', all of the young people said that they have to go outside of their community for facilities, and for a sense of safety and belonging.

In Belmayne there are no near bus stops, there's one 5-10 minutes away, but that's just the 15, you need to go even further if you want to get the 27 or 40...and there are no big shopping centres. There's Tesco which is about 15 minutes away...the shortcut to Clare Hall is blocked off now due to construction so it takes even longer to get there, so if there was a bus stop closer you could get the bus there.

There's not really enough space in Belmayne, there's always kids playing around in the big centre playground, there's a basketball court there but there's always kids playing football there so you don't really have any space. You have to go somewhere else. They did make a full-court basketball court but they put AstroTurf on the ground so you can't play basketball, so we need more facilities in general.

I think there should be a café, there is a café in Belmayne but that's kind of far and there's nothing in Clongriffin...you can go to Donaghmede but that's kind of far and when it gets late and dark coming back then of course that's not safe. So I think there should be a café in Clongriffin, maybe in the middle and then some young people could go and study, do homework.

There's nothing to do in Belmayne, because everything's outside of Belmayne. You know the little playground it's not really for our age group, so you'd need to go outside of the area to Donaghmede or something, and it's just an effort.

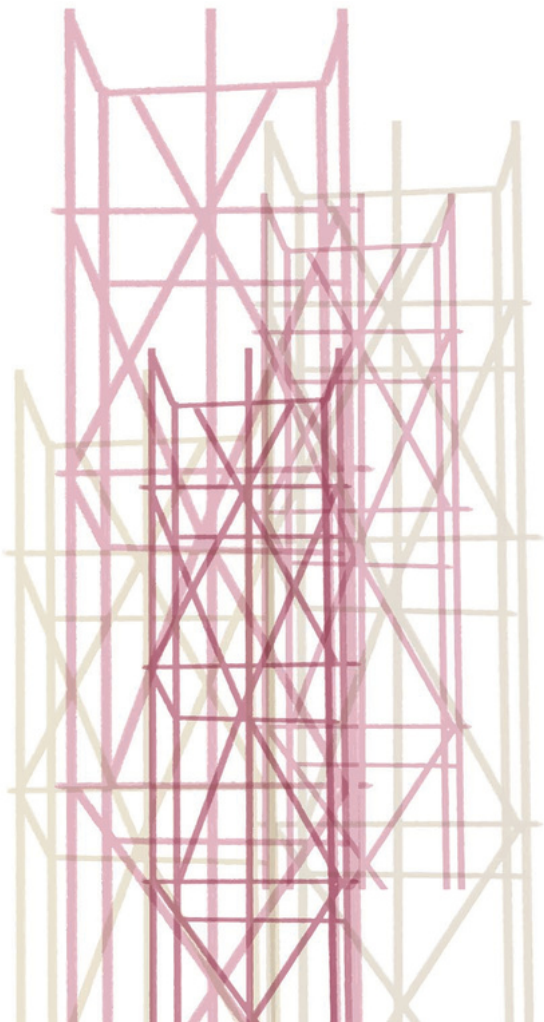
All the space in Belmayne is really cramped... we'd like a leisure centre, with a swimming pool and a gym. A big hall would be great, with some technology, access to the internet would be cool. Clubs would be great, more space in general – everything's really narrow, the paths and the roads. When you pass anyone you have to walk onto the road and the roads are busy.

There's no place to hang out, no shopping centre – somewhere like a leisureplex...the population in the area has expanded a lot so maybe they should build some more shops. I'd love a new shopping centre, if the one near the train station could be rebuilt that would be class.

*Click on title to view article: "Third places" as community builders (brookings.edu); How Can "Third Place" Settings Support Young People who Endure Social Marginalization? - Community Psychology; The important role that third spaces play in higher education (opinion) (insidehighered.com)

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Community Profile



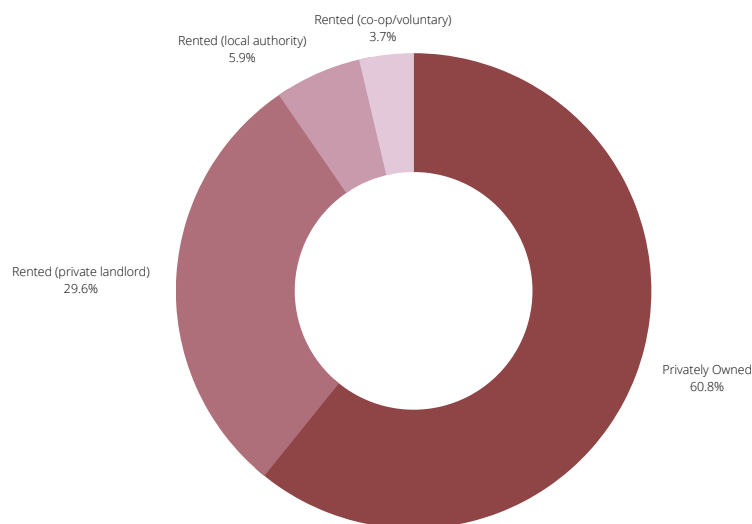
SOCIO-DEMOGRAPHIC DATA

- Given the limits in scale and scope of this project, secondary data sources regarding the projected growth and overall socio-economic profile of the community, combined with the available information from the 2016 census, have been used to estimate the current population and demographic characteristics of the community. In the following section the 2016 baseline data is firstly outlined, and this is then followed by the estimated growth from 2016 to 2021.
- According to the CSO census figures, in 2016 the total population of Grange A and Grange B Electoral Divisions (the boundaries of which are outlined in Figure 1) was 15,022, 67% of whom were under 40; 37% of whom were under 24 and 30% of whom were under 18. Clongriffin and Belmayne account for approximately 53% of Grange A and Grange B EDs, with a population of just over 7,900 in 2016.[6]
- In terms of household occupancy, as of 2016 just over 60% was privately owned; 30% rented from private landlords; and the remaining 10% was rented from either the Local Authority or a Voluntary/Co-op housing provider.

FIGURE 1: GRANGE A AND GRANGE B ELECTORAL DIVISIONS



FIGURE 2: GRANGE A & B ED BY TYPE OF HOUSEHOLD OCCUPANCY

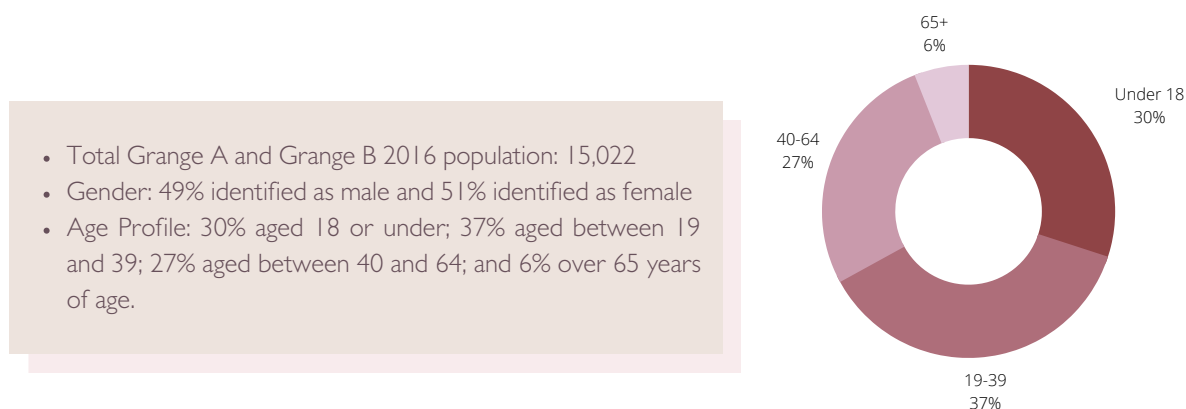


[6] CSO: <https://www.cso.ie/en/statistics/population/> ; Pobal GeoProfile <https://maps.pobal.ie/WebApps/GeoprofilingReports/index.html>

POPULATION FIGURES – 2016 BASELINE

Grange A and Grange B Electoral Divisions:

CSO 2016 population figures are available by age and gender for the Electoral Divisions (ED) of Grange A and Grange B. As outlined in Figure 1, Belmayne makes up part of Grange A, and Clongriffin makes up part of Grange B. Figures 3, 4, 5 and 6 outline the 2016 population by age and gender for Grange A and B EDs.



Clongriffin and Belmayne:

From the data available for 2016, we know that the population of Clongriffin and Belmayne accounted for approximately 53% of the population within Grange A and Grange B EDs in 2016. Using Popal Maps data, we have access to information on the 2016 population of Clongriffin and Belmayne specifically – including the percentage of lone parents in the area; the unemployment rate; level of educational attainment and the percentage of Local Authority housing in the area. [7] These figures are often used as proxies for income level, and to help understand the potential needs of a community.

Figure 7 outlines the data available for Belmayne and Clongriffin, and provides the total data for the combined communities, compared with the national average for 2016.

- There were 7,927 residents in the combined Clongriffin and Belmayne area in 2016.
 - Lone parents: on average 30% of residents within Clongriffin and Belmayne in 2016 identified as lone-parents, compared with a national average of 25%.[8] However as outlined in Figure 7, this rate varied from 9% in some locations to over 70% in others within the community.
 - Education level: on average 43% of residents within Clongriffin and Belmayne in 2016 identified as having a third-level qualification, consistent with the national average of 42%.[9] However as outlined in Figure 7, this rate varied from over 60% in some locations to less than 20% in others within the community.
 - Unemployment rate: on average 10% of residents within Clongriffin and Belmayne in 2016 identified as being unemployed, compared with the national average of 13%.[10] However as outlined in Figure 7, this rate varied from 6% in some locations to over 18% in others within the community.
 - Local Authority rental: on average 9% of residents within Clongriffin and Belmayne in 2016 identified as renting from the Local Authority, consistent with the national average.[11] However as outlined in Figure 7, this rate varied from 0% in some locations to over 40% in others within the community.

FIGURE 3: GRANGE A & B ED POPULATION BY AGE AND GENDER 2016

Total Grange A & B Electoral Divisions

	Male	Female	TOTAL	%
0-4	672	701	1373	9%
5-12	987	942	1929	13%
13-18	668	595	1263	8%
19-24	481	540	1021	7%
25-29	506	640	1146	8%
30-34	751	871	1622	11%
35-39	799	824	1623	11%
40-44	595	636	1231	8%
45-49	524	547	1071	7%
50-54	375	370	745	5%
55-59	260	288	548	4%
60-64	221	258	439	3%
65-69	229	287	516	3%
70-74	155	113	268	2%
75-79	59	63	122	1%
80-84	15	24	39	0.3%
85+	10	16	26	0.2%
TOTAL	7307	7715	15022	15022

FIGURE 4: GRANGE A & B ED TOTAL POPULATION BY AGE

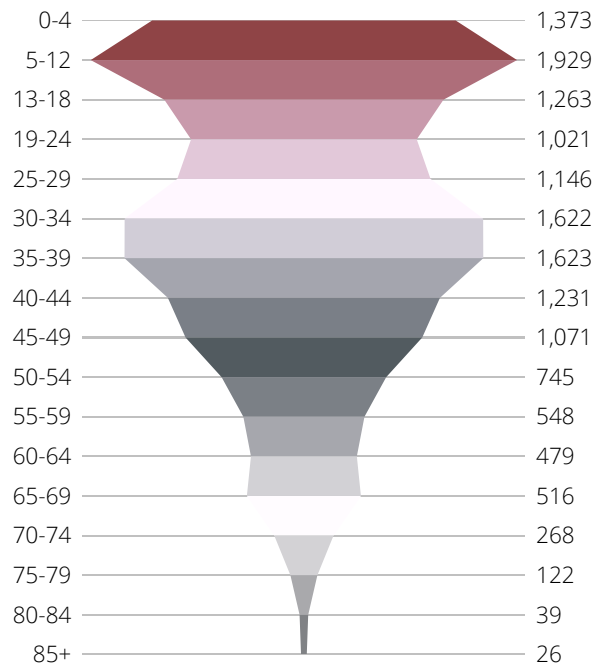


FIGURE 5: GRANGE A & B ED MALE POPULATION BY AGE

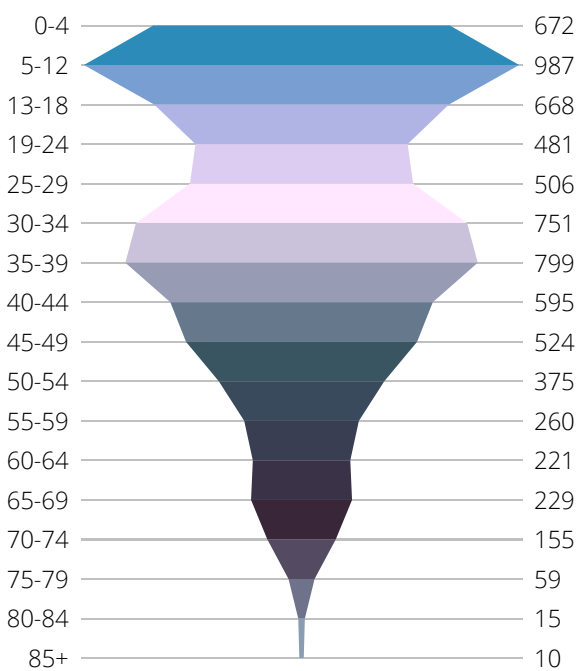


FIGURE 6: GRANGE A & B ED FEMALE POPULATION BY AGE

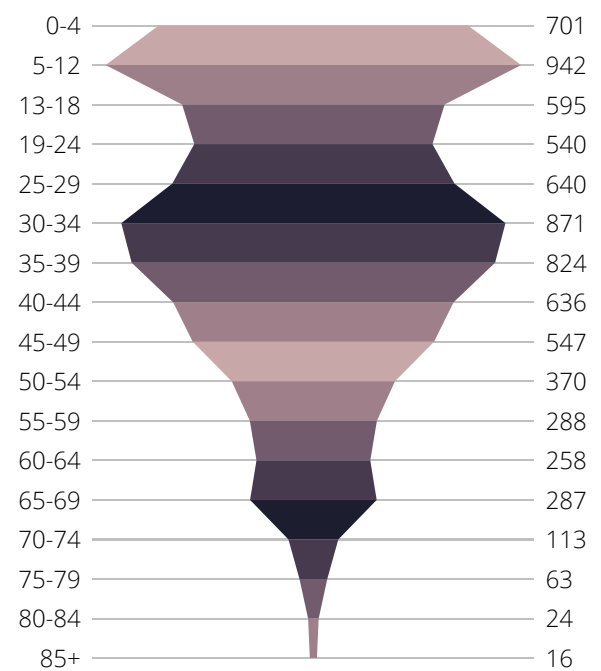
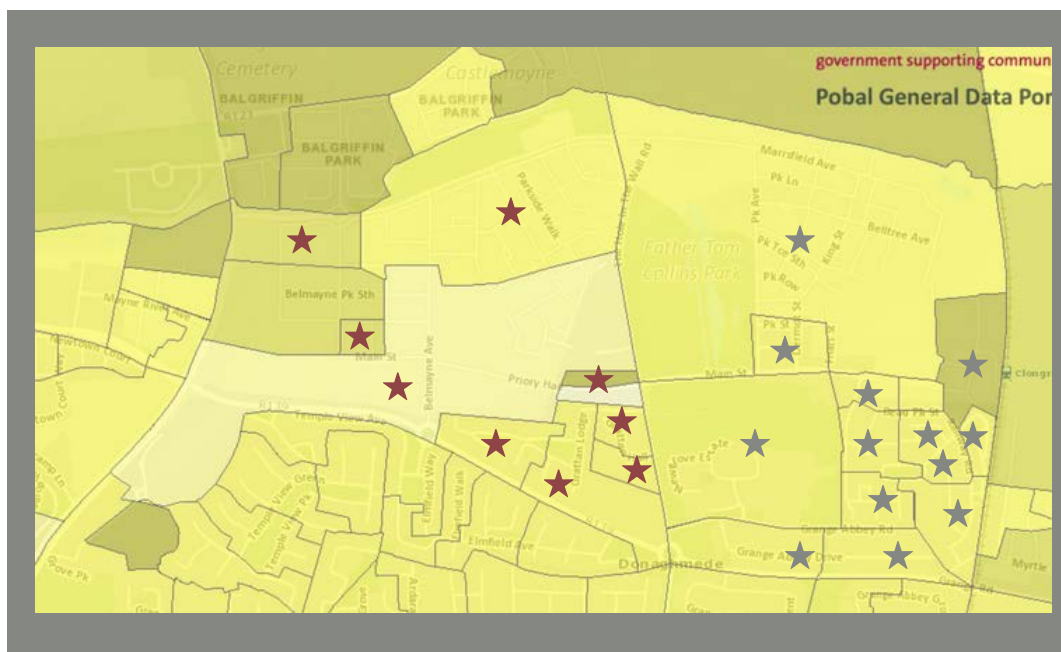


FIGURE 7: BELMAYNE AND CLONGRIFFIN SPECIFIC DATA 2016



Belmayne (Selected Grange A Areas ★)

**TOTAL
/AVG %**

Population	361	439	278	158	444	211	244	448	594	316	3493
Lone parent ratio	45%	15%	16%	52%	10%	30%	17%	71%	20%	9%	29%
3rd level education	31%	61%	44%	50%	60%	46%	40%	24%	46%	36%	44%
Unemployment rate	15.5%	7%	6%	12%	5.5%	12.5%	8.5%	15%	7.5%	9%	10%
Local authority rental	18%	6%	6%	6%	1.5%	9%	1.5%	41%	9%	0%	10%

Clongriffin (Selected Grange B Areas ★)

**TOTAL
/AVG %**

Population	324	253	641	321	424	325	403	197	346	332	304	328	236	4434
Lone parent ratio	44%	22%	26%	30%	29%	26%	24%	34%	35%	40%	28%	31%	40%	31%
3rd level education	42%	56%	58%	50%	40%	40%	47%	38%	16%	23%	25%	60%	55%	42%
Unemployment rate	18.5%	6.5%	8.5%	6.5%	13.5%	11%	9.5%	6%	16%	13%	13.5%	8.5%	10.5%	11%
Local authority rental	22%	2%	10%	5%	7%	9%	1%	11%	32%	6%	5%	2%	3%	9%

Clongriffin & Belmayne

**TOTAL
/AVG % NAT
AVG %**

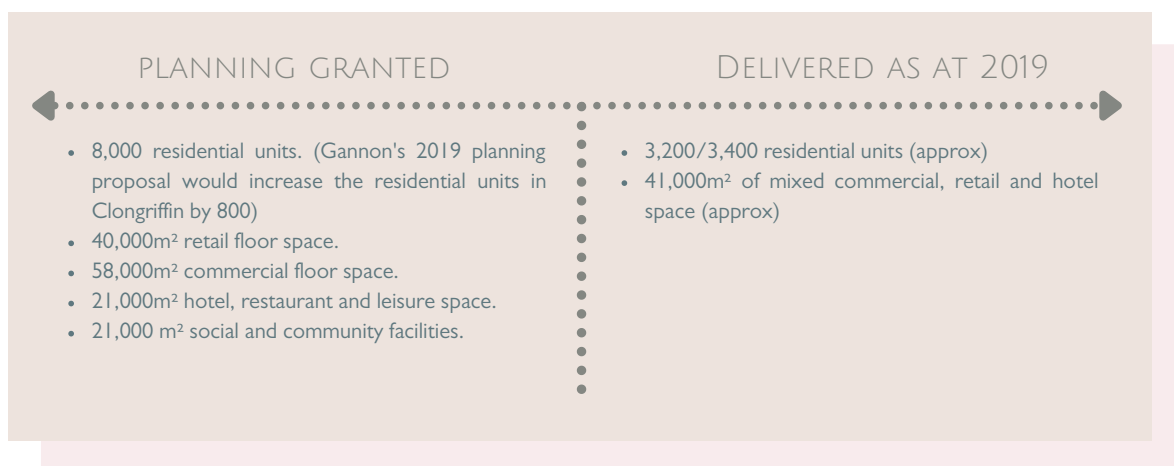
Population	7927	
Lone parent ratio	30%	25%
3rd level education	43%	42%
Unemployment rate	10%	13%
Local authority rental	9%	9%

PROJECTED POPULATION GROWTH 2016-2021

METHODOLOGY AND ASSUMPTIONS

In the absence of the planned 2020 census, which was postponed due to the COVID19 pandemic, the 2016 data is the most up-to-date information available on an Electoral Division level for the country. While we know that residential developments have continued to be built in the area since the 2016 census was taken, and both residents and service providers report a large increase in population growth since 2016, we can only estimate at this point as to the number and demographic characteristics of the population in the area today. The exact number and type of housing stock in the area was not easily accessible and would require a more extensive piece of primary data collection to ascertain. In the absence of this a best-estimate of current socio-demographic trends in the area has been estimated with reference to the following information:

- The average birth rate for the country was 1.12 in 2021.[12]
- The CSO estimate that the Dublin population grew by 22% from 2016 to 2021.[13]
- Assuming that Clongriffin and Belmayne share the age and gender profile of the wider Grange A and Grange B catchment area of which they are part of for CSO census reporting purposes.
- Rate of growth as an emerging community is likely to be considerably higher than predicted average Dublin growth rates. The AECOM (2018) Economic and Retail Study of Clongriffin and Belmayne, commission by DCC, estimated that a residential population growth at 16% per annum up to a capacity of 27,000 based on a maximum household number of 9,600 (DCC LAP permitted and potential).[14] Using the AECOM estimate of 16% YoY growth would bring the projected 2021 population to just under 17,000 (110% increase from 2016)
- The Systra (2019) South Fingal Transport Study, commissioned by South Fingal County Council estimated that the population of Clongriffin and Belmayne would grow to 21,000 in 2027 – an increase of 162% from 2016. This estimate is based on an assumption that the number of housing units in 2027 would be 1,400 in Clongriffin and 1,200 in Belmayne.[15]
- Grange Community College Enrolment has increased 66% from 201 in 2017 to 334 in 2020.[16]
- Cluid and Iveagh Trust have approximately 530 properties between them in Belmayne and Clongriffin, with just over 1,300 residents, 22% of whom are under 18. It is estimated that over half of families are in receipt of income support; with an average income of less than €30,000.[17]
- Housing stock: according to DCC's LAP (2019) planning permission has been granted for the following in Clongriffin and Belmayne: [18]



PROJECTED POPULATION GROWTH 2016-2021

ESTIMATED GROWTH SCENARIOS

Estimated Total Population

Figure 8 outlines the estimated total population growth for Clongriffin and Belmayne from 2016 to 2021. Three potential growth scenarios are outlined – and an average has been taken of those three scenarios.

1. 2021 (a): Population growth of 22% based on CSO estimated average population growth for Dublin from 2016-2021.[19]
2. 2021 (b): Population growth of 74% to 2021 based on the estimates and projections outlined in the Fingal Transport Study (2019).[20]
3. 2021 (c): Population growth of 110% to 2021 (16% YoY growth) based on the estimates and projections outlined in the AECOM Economic & Retail Study (2018) commissioned by DCC.[21]
4. 2021 (d): Population growth of 68% to 2021 – taking an average of the above three growth scenarios.

Estimated Youth Population (0-24)

- Using what we know regarding the age profile of the Grange A and B EDs, and with the assumption that Clongriffin and Belmayne share that age profile, Figure 8 also outlines the estimated total youth population growth for Clongriffin and Belmayne from 2016 to 2021.
- The three potential growth scenarios are outlined previously are also applied to this data, and once again an average has been taken of those three scenarios.
- With an average estimated growth rate of 68%, the under-24 population is almost 5,000. The primary school-going cohort is an estimated 1,718 children; and the post-primary cohort is estimated at 1,125.

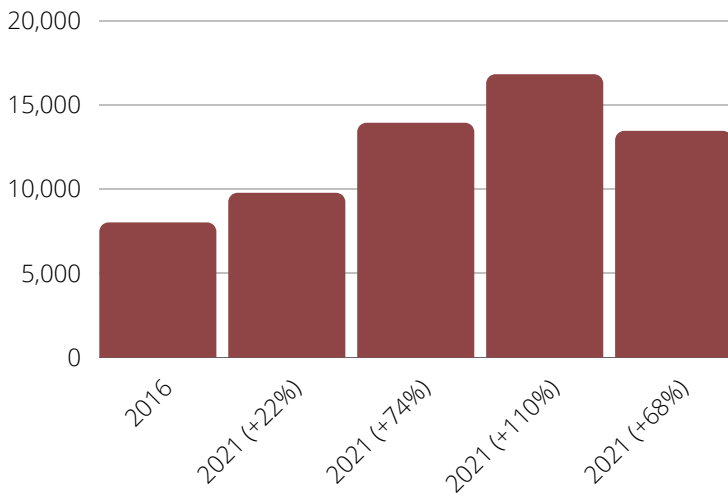
Updated Note of the Figures:

- This report was completed prior to the Census 2022 being undertaken. Population data has now been published by the Central Statistics Office by Electoral Division (ED) for 2022. However more granular figures for the Clongriffin and Belmayne areas are not yet available.
- The Census 2022 data shows that the Grange A and Grange B EDs grew by 30% and 40% respectively from 2016 to 2022, compared with an average increase in population of 8% for Dublin County as a whole.
- If we were to assume that the percentage of the population within Grange A & Grange B EDs remained stable in terms of the spread of growth from 2016-2022, with Clongriffin & Belmayne accounting for 53% of the population, this would give us an estimated 2022 population of 10,596 for Clongriffin & Belmayne.
- If we were to assume that Clongriffin & Belmayne accounted for the majority of population growth within Grange A and B, while the rest of the areas within these EDs grew by the average Dublin growth rate of 8%, this would give us an estimated 2022 population of 12,409 for Clongriffin & Belmayne.

FIGURE 8: BELMAYNE AND CLONGRIFFIN ESTIMATED GROWTH 2016-2021

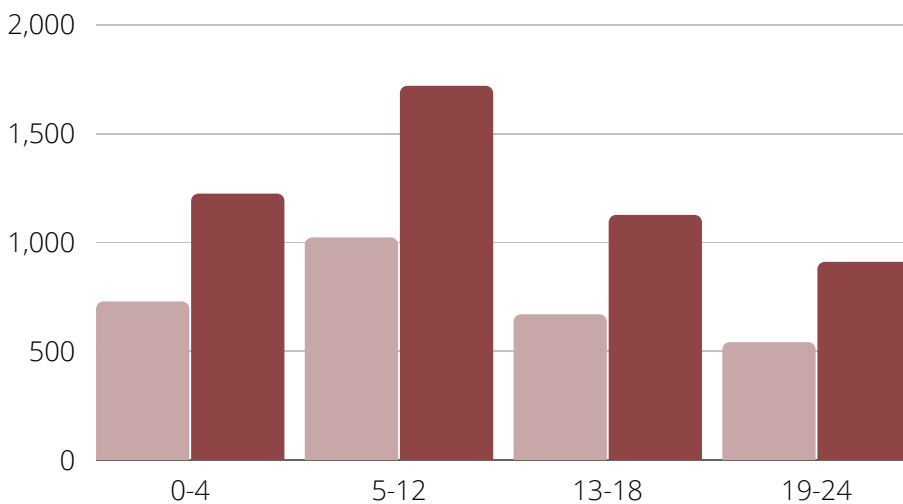
Clongriffin & Belmayne 2016-2020 Population Growth Estimate (TOTAL)

	2016	2021(a)	2021(b)	2021(c)	2021(d)
	53% of A & B ED	+22% CSO AVG DUB	+74% Fingal Transport Study	+110% (16% YoY) DCC Retail Report	+68% AVG Growth Estimate
TOTAL	8000	9760	13920	16803	13440



Clongriffin & Belmayne 2016-2020 Population Growth Estimate (AGE 0-24)

	2016	2021*	2021(a)	2021(b)	2021(c)	2021(d)	%
	53% of A & B ED	+1.2% Birth Rate & natural aging	+22% CSO AVG DUB	+74% Fingal Transport Study	+110% (16% YoY) DCC Retail Report	+68% AVG Growth Estimate	
0-4	728	367	888	1266	1528	1223	25%
5-12	1022	1248	1247	1779	2147	1718	35%
13-18	669	700	817	1165	1406	1125	23%
19-24	541	171	660	942	1137	909	18%
TOTAL	2961	2485	3612	5151	6218	4973	100%



SCHOOL ENROLMENT

Figure 9 outlines the school enrolment figures for the two national and two post-primary schools within the area from 2017-2021. [22]

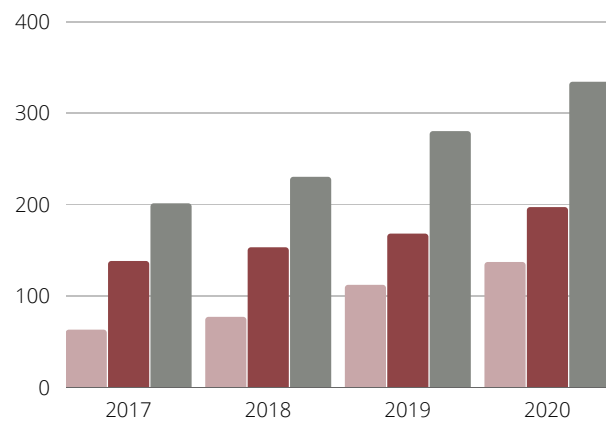
- The National school figures are a combination of the two national schools located in Belmayne – St Francis of Assisi and Belmayne Educate Together. Enrolment has remained at roughly 900 in total for both schools for the last four years, despite the growth in population.
- The Belmayne Educate Together post-primary school had an enrolment of 90 students in 2020 (the only year for which data is available)
- Grange Community College Donaghmede is identified within DCC's LAP as the school which is deemed as providing second-level education to the Clongriffin and Belmayne area. Enrolment figures grew by 66% between 2017 and 2021 from 201 to 334 – in keeping with the population growth estimates for the area outlined in Figure 8.

FIGURE 9: SCHOOL ENROLMENT FIGURES 2017-2020

Post-Primary School Enrolment (2017-2020)

Grange Community College - Donaghmede

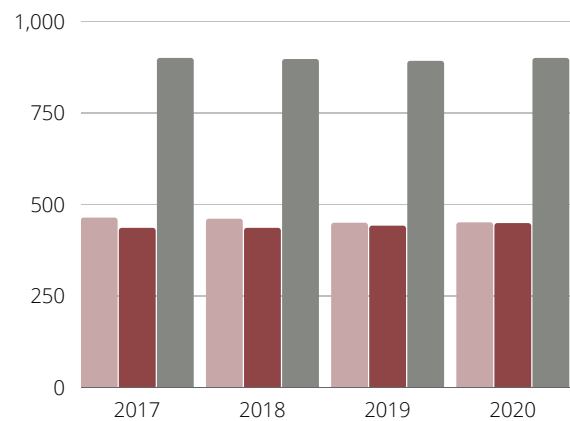
	Female	Male	Total
2020	137	197	334
2019	112	168	280
2018	77	153	230
2017	63	138	201



National School Enrolment (2017-2020)

Belmayne ETNS & St Francis of Assisi NS

	Female	Male	Total
2020	451	449	900
2019	450	442	892
2018	461	436	897
2017	464	436	900



Belmayne ETSS

	Female	Male	Total
2020	38	52	90

NATIONALITIES

- The 2016 census findings record the number of non-Irish nationals living in the area was approximately 20% overall compared to the Dublin average of 17%.
- More recent figures provided by Iveagh Trust show that 17% of residents within their housing units are non-Irish nationals, with at least eighteen different nationalities represented within the community. These include residents from Ireland; Egypt; Pakistan; Nigeria; Ukraine; Albania; Moldova; Romania; UK; France; Cameroon; Sierra Leone; Algeria; Estonia; Poland; Slovakia; South Africa; Brazil and Mexico.
- CSO estimates as of April 2021 that 13% of the total Irish population are non-Irish nationals. [23]



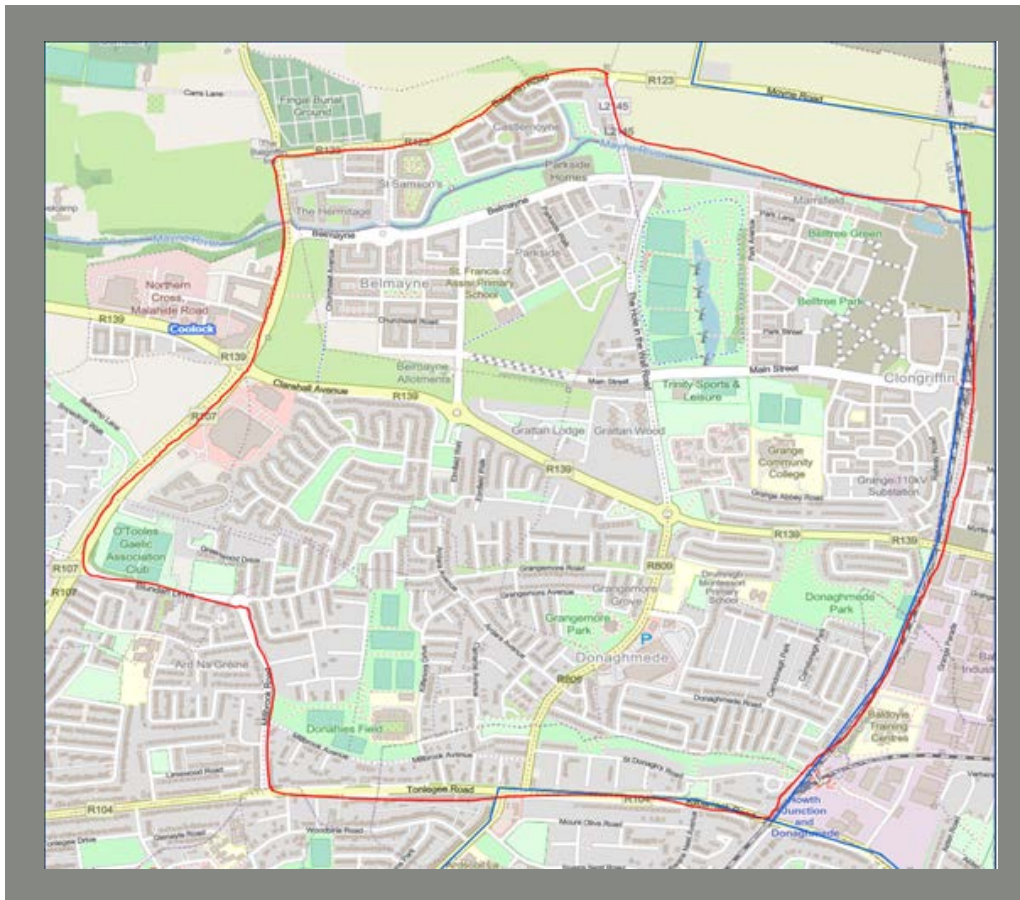
CRIME STATISTICS

- Local Garda sources provided data on crime figures within the local area from 2018 to 2020.
- Data on youth offenders, aged between 12 and 18 is outlined for Clongriffin, Belmayne and the wider local area as indicated within the map in Figure 10.
- Figures specifically for Clongriffin for 2020-2021 are also available and are outlined in Figure 15 - the data for Clongriffin is not split by age.

CLONGRIFFIN, BELMAYNE AND WIDER LOCAL AREA INCIDENTS AND OFFENDER NUMBERS (AGED 12-18)

Figure 11 outlines the number of incidents and the number of offenders recorded by the Garda PULSE system between 1st January 2018 and 31st December 2020, where the offender was aged between 12 and 18 years old; with a residential address in any of the catchment areas outlined by the red border in Figure 10.

FIGURE 10: CRIME DATA CATCHMENT AREA

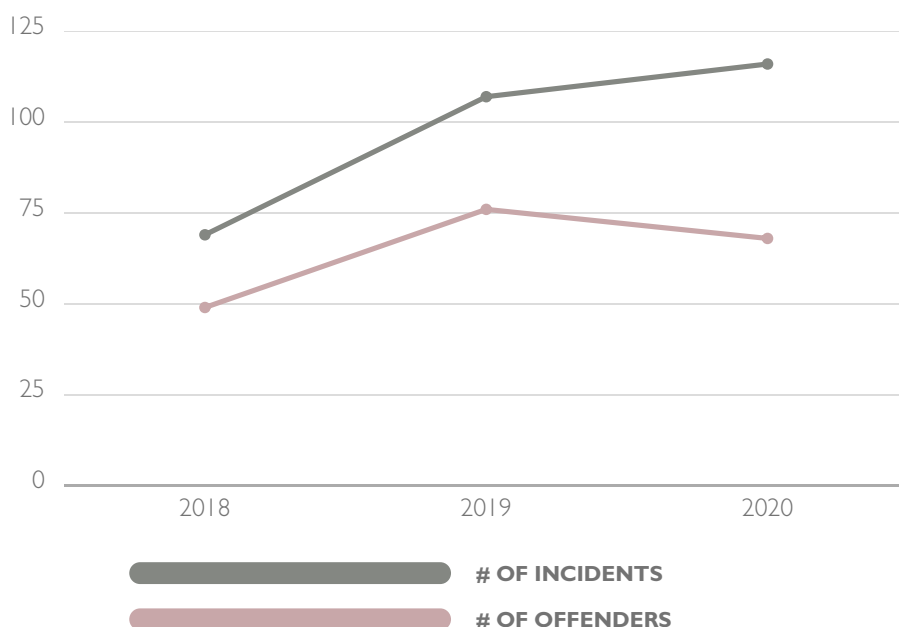


CLONGRIFFIN, BELMAYNE AND WIDER LOCAL AREA INCIDENTS AND OFFENDER NUMBERS (AGED 12-18)

As per Figure 11 there was a 70% increase in incidents and a 40% increase in offenders between 2018 and 2020. It is important to note that figures related to criminal activity overall were lower in 2020 - which initial reports would suggest is due to the restrictions associated with COVID19. It is also important to read this data with caution due to the relatively low numbers we are dealing with overall.

FIGURE 11: INCIDENTS AND OFFENDERS 2018-2020

Incident Category	INCIDENTS			OFFENDERS		
	2018	2019	2020	2018	2019	2020
Drugs*	12	37	26	10	32	24
Public Order Offences	11	25	24	11	24	22
Theft^	20	23	20	22	23	12
Traffic^^	10	8	15	7	5	10
Criminal Damage	3	3	11	3	3	11
Assault	4	2	10	3	2	9
Other	9	9	10	8	7	11
TOTAL	69	107	116	49	76	68



*92% of incidents in the Drugs category were Simple Possession

^75% of incidents in the Theft category were Theft from Shop

^^Includes general road offences as well as Unauthorised Taking (Vehicle) and Unauthorised Taking (Pedal Cycle)

NOTES ON OFFENDER STATISTICS:

- Offenders per Incident Category is the number of individuals who were associated (as an offender) to at least one incident of that category
- More than one offender may be involved in an incident and one offender may be involved in multiple incidents (of the same or different categories)
- Offenders involved in incidents in more than one incident category are counted once for each category
- Total (All Categories) is a measure of total incidents per year and unique offenders per year

CLONGRIFFIN, BELMAYNE AND WIDER LOCAL AREA INCIDENTS AND OFFENDER NUMBERS (AGED 12-18)

- As per Figure 12 offences related to drugs, public order and theft predominated in terms of criminal activity in the area. Criminal activity related to drugs grew by 116% from 2018-2020, with an increase of over 200% between 2018 and 2019. Public order offences also showed a large relative growth, increasing by 118% from 2018-2020.
- In terms of offender numbers, the number of young people involved in drug-related offences grew by 140% from 2018-2020, with an increase of 220% from 2018-2019.
- Again it is important to note the relatively low base in terms of numbers that this growth started from.

FIGURE 12: INCIDENTS 2018-2020

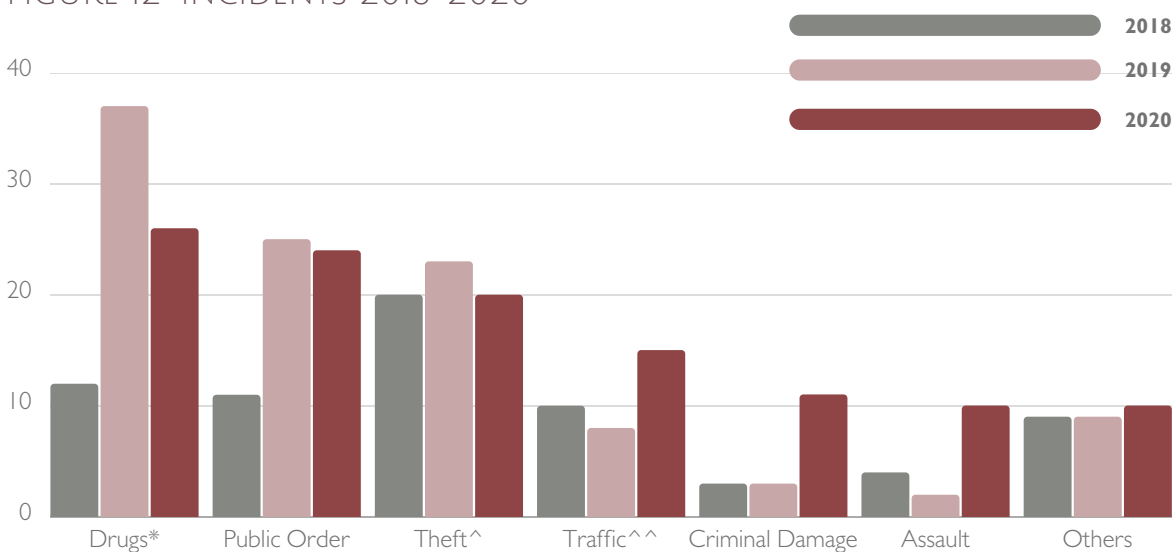
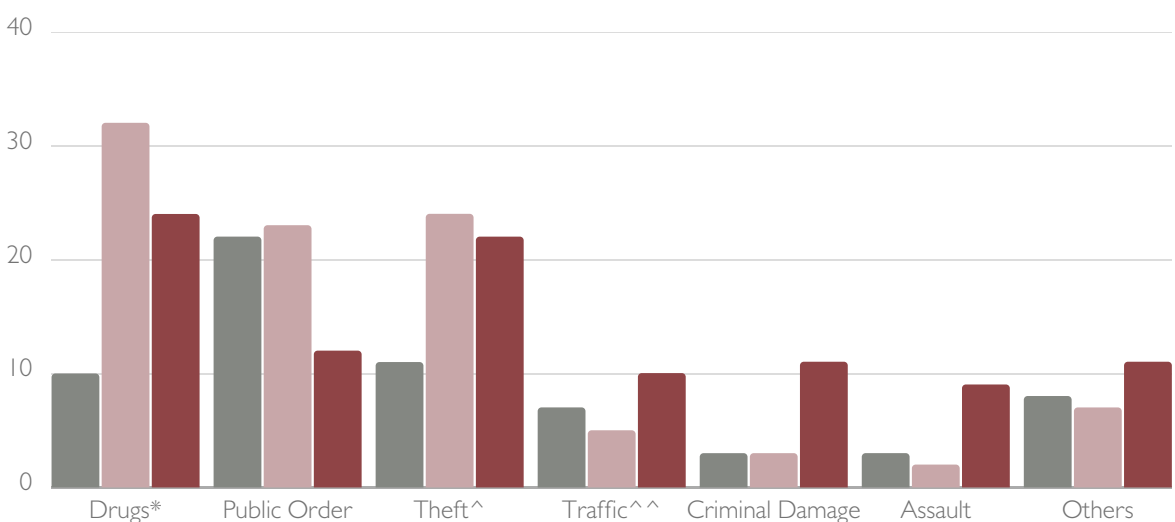


FIGURE 13: OFFENDERS 2018-2020



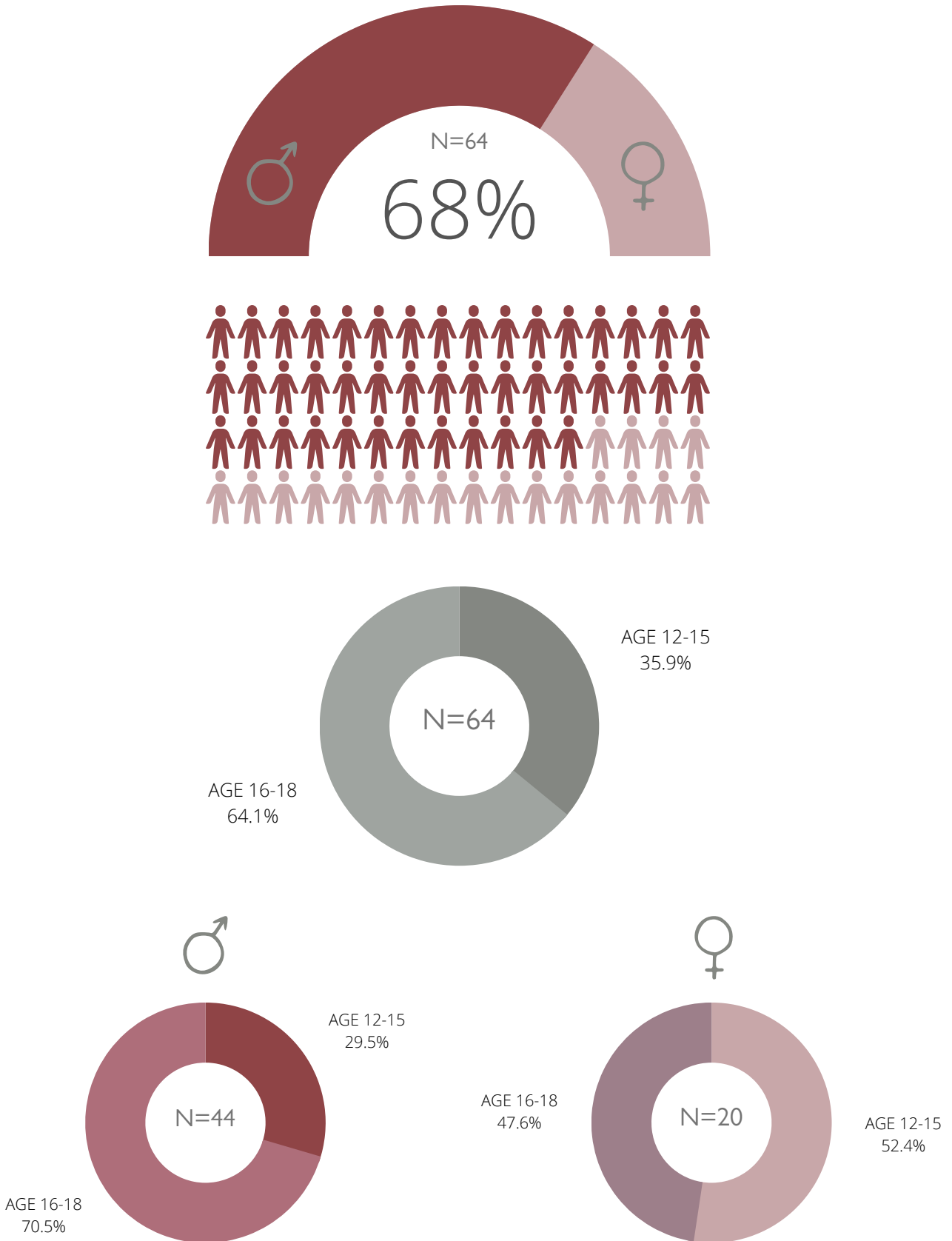
*92% of incidents in the Drugs category were Simple Possession

^75% of incidents in the Theft category were Theft from Shop

^^Includes general road offences as well as Unauthorised Taking (Vehicle) and Unauthorised Taking (Pedal Cycle)

As per Figure 14, when we look at the age and gender of young people involved in criminal activity within the area, we can see that 68% are male, and 64% are aged between 16 and 18.

FIGURE 14: AVERAGE NUMBER OF OFFENDERS BY AGE & GENDER 2018-2020

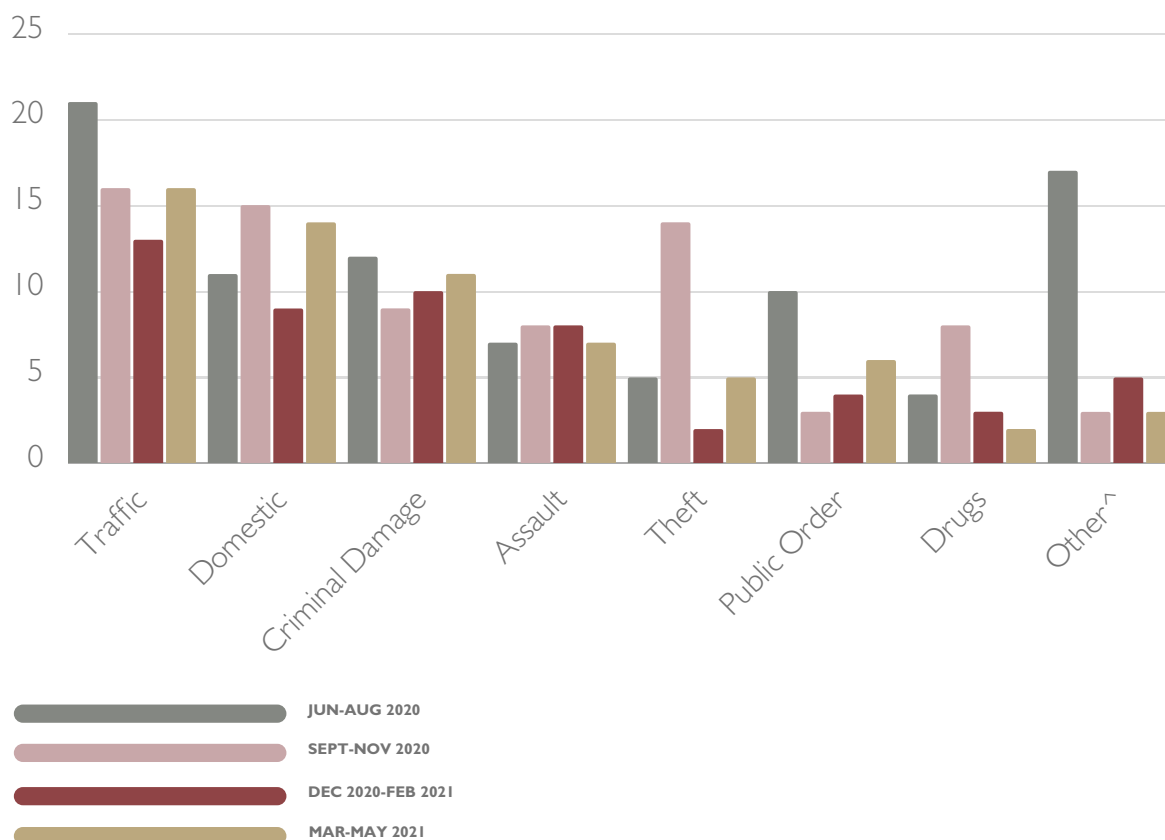


CLONGRIFFIN CRIME STATISTICS JUNE 2020–MAY 2021 (ALL AGES)

As per the table and chart outlined in Figure 15, the overall crime statistics for Clongriffin fell by 26% from the period between June and August 2020 to the period between March and May 2021. In keeping with initial reports related to the impact of COVID19 on criminal activity/the reporting and prosecution of criminal activity - both drug and public order offences fell within the period, while domestic disputes were the only category of crime to show an increase in the period - with a growth of almost 30%.

FIGURE 15: INCIDENTS FROM JUNE 2020 - MAY 2021

Incident Category	2020		2021	
	JUN-AUG	SEPT-NOV	DEC-MAR	MAR-MAY
Traffic	21	16	13	16
Domestic	11	15	9	14
Criminal Damage	12	9	10	11
Assault	7	8	8	7
Theft	5	14	2	5
Public Order	10	3	4	6
Drugs	4	8	3	2
Other^	17	3	5	3
TOTAL	87	76	54	64



MAPPING SERVICES AND AMENITIES

OVERVIEW

One of the key issues raised by both residents and service providers as part of the consultation process for this study, and which has also been highlighted by residents in other forums, and in several reports commissioned by Dublin City Council (DCC), is the gap between the community services and amenities which were originally planned for the area and the reality of what has been actually delivered. [24]

Both the original DCC Local Area Plan and the developer marketing collateral for the area outline plans for a bustling, vibrant community, centred around amenities such as parks; playgrounds; coffee shops; restaurants; cinema; sports facilities; a community centre and so forth – the reality is considerably different from what residents feel they were promised. In particular residents and service providers highlight the lack of the proposed community centre and youth facilities; the lack of shops, restaurants, sports clubs, and the kinds of community amenities which bring vibrancy, heart and soul to an area. DCC also acknowledge the gap in service provision, and highlight the requirement that the planned-for services are delivered to the communities. [25]

In DCC's LAP community audit of the North Fringe (Figure 17) – just nine of the services/amenities out of the almost 80 listed are actually within the boundary of Clongriffin and Belmayne. Two of the nine amenities are mobile library sites; two are future school sites; three are schools; and the remaining two are Father Collins Park; and Trinity Sports and Leisure Centre.

DCC's LAP acknowledges that while some of the services listed are not necessarily within a reasonable walking distance of Belmayne and Clongriffin, they have been included because they are a 'short car journey' from the area.

Both residents and service providers consistently highlight that the presumption that families, particularly those in low-income households have the resources required to drive children to school and to other services, and to drive to shops is not borne out in reality, and serves to further disadvantage children and families who may already be experiencing exclusion and marginalisation.

This accessibility point is echoed by DCC in the LAP where they outline the issues with practical barriers to easily walking or cycling within the area.

"Arising from incomplete sections of the development, there are large land areas which are impenetrable to vehicular and pedestrian movement...This gives rise to longer than otherwise necessary local trips for residents. The incomplete Main Street, Northern Parkway and absence of interconnected pathways and cycle ways across the area isolate residents from services and locations that include their local shops, public transport and open space amenity. This situation is contrary to the original spatial principle of maximising linkages across the area and with the communities adjoining. It is also frustrating for local residents to see initial road works commenced on vacant sites which require finishing courses to complete but yet remain located behind hoardings...Physical barriers exist both at the local and wider strategic level. Connections into Baldoyle across the rail line and a successful by pass of the Malahide Road/RI39 junction would improve access into the area and encourage greater movement through the area, especially for those accessing new services being developed and thus accessing by public transport, walking and cycling."

Dublin City Council Local Area Plan

There is concern in the community that the drive to continue to build residential homes without the associated community facilities will continue, at a great cost to the development of the area as the vibrant community hub it was envisaged as. Figure 16 outlines the amenities proposed and planned for within DCC's LAP, and those which have been delivered thus far.

FIGURE 16: COMMUNITY AMENITIES PLANNED VS DELIVERED

PROPOSED BUT NOT COMPLETED

DELIVERED

- Purpose-built community centre
 - There is currently no fit-for-purpose community space for residents to hold events; run clubs; deliver youth club services etc.
 - Due to this lack of community space, there are no youth-specific services delivered within the community - with young people having to travel to adjoining neighbourhoods to access such services.
- Reserved school site development - Clongriffin
- Vibrant shopping area:
 - Large anchor retailer
 - Restaurants; coffee-shops
 - Cinema
- HSE Primary care facility (Clongriffin)
- Nursing Home (83 bedroom)
- Library
- Series of smaller park spaces as per DCC LAP (Figure 18)

Childcare Services*:

- Dumbo Childminding
- The Learning Circle Childcare
- Bumblebee Montessori
- Loveable Me Montessori

Schools:

- St. Francis of Assisi National School
- Belmayne Educate Together National School
- Belmayne Educate Together Secondary School
- Grange Community College (Donaghmede)

Sports Facilities:

- St Father Collins Park (playing pitches; playgrounds; skatepark)
- Trinity Sports & Leisure Centre (TSLC)
- Astro-turf pitches (adjacent to TSLC)
- Multi-use games facility (Belmayne)

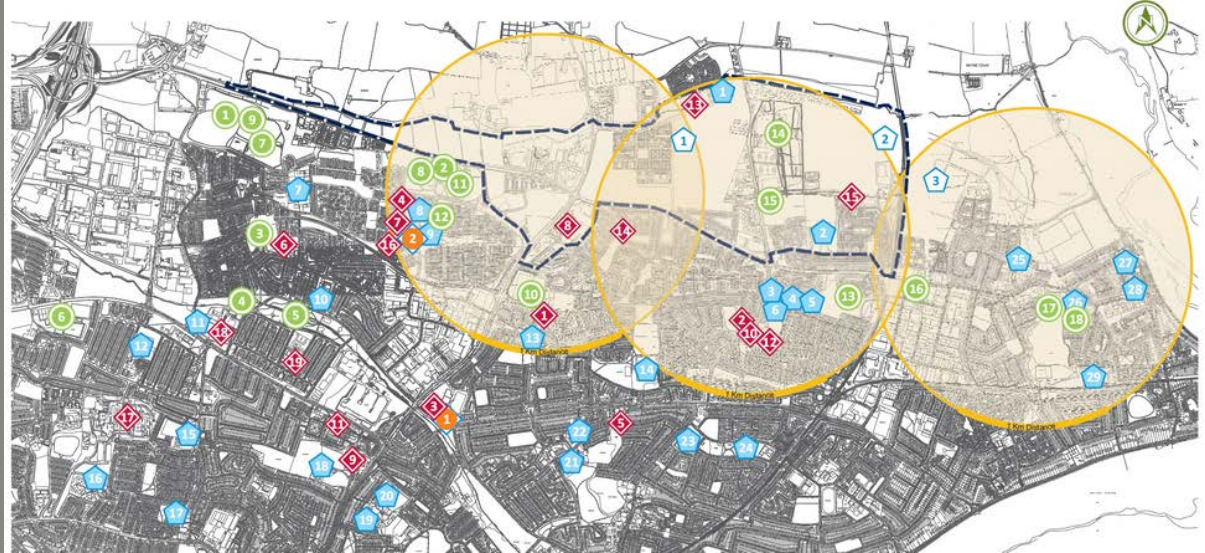
Community Facilities:

- Clongriffin Junction and Clongriffin Hub (temporary spaces provided by Gannon Homes - remained closed due to Covid-19 until Q1 2022, despite removal of government restrictions)
- Allotments in Belmayne (temporary)
- Mobile library
- Ad-hoc Garda clinic (which was run pre-Covid, but has not been re-established since the pandemic)
- New community space in DCC apartment block Belmayne.
- Cluid office provides some space for resident groups/service providers to meet.
- Temporary Mosque (Clongriffin)

“The Masterplan provides for a long term multifunctional community centre within Block 4 of Clongriffin. This Community Centre has been designed in line with the requirements of the LAP ...and is located on the key pedestrian/cycle route from Father Collins Park through to the town square. The community centre provides for multifunctional spaces which can be used by all members of the community and will provide essential space for local events and activities.”

Downey Planning Report (2019), on behalf of Gannon Homes

FIGURE 17: COMMUNITY AUDIT NORTH FRINGE DCC LOCAL AREA PLAN



Community Audit North Fringe

- | | | | |
|---|--|---|--|
| <p>Educational Facilities</p> <ul style="list-style-type: none"> 1 Belmayne Educate together & Saint Francis of Assisi National School 2 Grange Community College, Baldoyle, D.13 3 Scoil Bhríde, Baldoyle, D.13 4 Holy Trinity S.N.S 5 Saint Kevins Junior 6 Scoil Naomh Colmcille, Donaghmede, D13 7 Saint Francis NS, Clonshaugh, D17 8 Our Lady of Immac 9 Damdale Junior NS, Damdale, D17 10 Saint Josephs NS, Coolock, D17 11 Coliaste Dhulaigh College of Further Education, Coolock, D17 12 Scoil Fhursa, D.5 13 St. Pauls Sen NS 14 The Donahies Community School, Donaghmede, D13 15 Saint John of God NS 16 Saint Fiachras NS, Beaumont, D5 17 Saint Davids NS 18 Chanel College Secondary School 19 SN Cailtriona Naionain 20 Mercy College, Coolock, D5 21 St Malachy's BNS 22 St Eithne's Senior GNS 23 Ardscoil La Salle 24 St Benedicts & St Marys NS 25 St. Marys NS 26 St. Peter 7 Pauls, BNS Baldoyle, D.13 27 St. Michaels House Special School 28 St. Marys Secondary School 29 Pobalscoil Neasain <p>Future School Sites</p> <ul style="list-style-type: none"> 1 Future Belmayne School Site 2 Reserved School Site 3 Reserved School Site | <p>Parks/Playgrounds/Sporting Facilities</p> <ul style="list-style-type: none"> 1 Belcamp Park 2 Damdale Park 3 Glin Road Open Space 4 Santry Valley Park 5 Coolock lane Open Space (Part of Santry Park) 6 Astro Park 5-a-side 7 Belcamp Park Playground 8 Damdale Park Playground 9 Playing Pitches Belcamp Park 10 Arnyfield & District Sports & Leisure Club & GAA Club 11 Damdale Sports & Leisure Club 12 Damdale Boxing Club 13 Donaghmede Park & Playing Pitch 14 Father Collins Park 15 Trinity Sports & Leisure Club 16 Baldoyle Badminton Centre 17 Brookstone Road/Grange Road Park & Playground 18 Baldoyle United F.C | <p>Community Services</p> <ul style="list-style-type: none"> 1 Church of St. Paul 2 Church of the Holy Trinity 3 The Church of St. Johns The Evangelist 4 Sphere 17 Regional Youth Services 5 St. Monicas Youth Project 6 Bonnybrook Fairfield Riverside Drug Awareness & Parents Support Group 7 Damdale health Centre 8 Clarehall Post Office, Donaghmede D17 9 Coolock Post Office 10 Donaghmede Post Office 11 Coolock Garda Station 12 Donaghmede Library 13 Mobile Library stop Belmayne 14 Mobile Library stop Clarehall 15 Mobile Library stop Clongriffin 16 Mobile Library stop Damdale 17 Beaumont Hospital 18 Northside Town Centre 19 North Central Area Office 20 Church, Grange Road 21 Baldoyle Youth Club 22 St. Patricks Nursing Home 23 An Post Depot, Dublin St Junct with Weldons Lane 24 Library, Strand Road 25 Catholic Church, Main Street 26 Community Hall, Main Street | <p>Entertainment Facilities</p> <ul style="list-style-type: none"> 1 UCI Cinema Coolock 2 Media Initiative Collective project, Damdale. |
|---|--|---|--|

FIGURE 18: PUBLIC OPEN SPACE AREAS: PLANNED BUT NOT COMPLETED



“Within the undeveloped lands at Clongriffin, parks which were proposed included Pocket Park, Wetland Park, Linear Park, Panhandle Park, Conifer Park and Creche Park. Within the undeveloped lands at Belmayne, proposed parks included Community Square, Garden Precinct Neighbourhood Park and Quadrangular Plaza. The completion of these parks as part of an integrated network of local amenity areas in tandem with new development has not occurred owing to the market downturn and cessation of development works adjacent to the proposed locations of these parks. The principal of these parks in terms of their integration with movement routes, integration with other open spaces and integration with adjoining land uses (supervision by adjoining residential units in particular) is considered robust and important to complete under the new LAP.”

Dublin City Council: Local Area Plan (2019)

COMMUNITY SERVICE & AMENITY GAPS



COMMUNITY CENTRES: THE HUB AND THE JUNCTION

While much is made by both Gannon Homes and DCC with regard to the delivery of two community spaces in Clongriffin – the Hub and the Junction – both residents and service providers consistently report that those spaces are not fit for purpose. The claims made in Downey Planning’s report on behalf of Gannon Homes (2019), is not supported by the lived-experience of residents or the daily reality of service providers in the area. [26]

“There are a number of existing community facilities in Clongriffin ensuring the community have spaces in which to meet, conduct activities and build community spirit. Gerard Gannon Properties have supported the community in many events that have taken place and are planned to go ahead in the future.”

Downey Planning Report (2019), on behalf of
Gannon Homes

Both locations are relatively small retail spaces, neither of which can accommodate a large group; and residents and service providers report consistent barriers in terms of gaining access to them via DCC. Residents highlight the following practical barriers to accessing and using the Clongriffin Hub and Junction:

- Difficulty in community groups/residents gaining permission to use the spaces.
- Difficulty in groups obtaining independent insurance to hold events in non-community spaces.
- Without a staffed community centre, there is nowhere for people to call in to see what is on, or to call to make enquiries.
- There is no storage space available for any groups who might want to run classes etc; and there is nowhere for children and adults to wait safely and warmly inside before or after an event.
- The spaces are not big enough to accommodate many of the community events which residents would like to organise – even without the Covid-19 social-distancing requirements, the units are not amenable to large community events.

There is currently no equivalent community space within Belmayne, although a new DCC development in the area will include a space for residents which will be open to all residents within the community to use; and Cluid Housing also provide their offices for use by residents and other service providers on an ad-hoc basis. None of this replaces the need for a community centre which is fit-for-purpose for the area. A space which could accommodate large groups such as a scouts meeting; a youth club; a dance class and so forth. A space that meets the specification outlined by Downey Planning in their report on behalf of Gannon Homes, quoted in Figure 16.

“It seems like the most basic thing, the most simple thing – to have a community space, a community space in the area. Why is it not there? It’s very frustrating, especially with all the empty space. It’s a very basic need within the community which hasn’t been met. Clongriffin is almost 20 years old and there’s still no community centre. The options that are available (The Hub and The Junction) are too small to have anything substantial in them – they aren’t easy to access and they are too small, they aren’t fit for purpose..”

Resident





RETAIL: SHOPS; RESTAURANTS; COFFEE-SHOPS

While significant retail space has been delivered, much of what has been built remains vacant. According to a study commissioned in 2018 by DCC, between 63%-70% of retail floor space within Clongriffin and Belmayne has yet to be occupied. [27] Of particular concern to many residents is the building beside the Clongriffin DART station which was due to house a large grocery store tenant – but which has remained vacant for close to a decade, despite the significant growth in population in the area during this time. While there are large retail stores such as Tesco located in neighbouring areas such as Clare Hall – the accessibility of these to residents who do not drive is considered problematic, given the accessibility issues outlined earlier.

The images below are a selection of photographs taken by residents as part of the photovoice element of this project (outlined further in Section 3) which speak to the issue of vacant retail sites and a lack of vibrancy within the community.

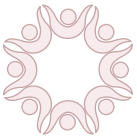


“I moved into Clongriffin back in March 2005. We were promised that Clongriffin would be a Town, with cinemas, hotel, pub, supermarket, train station, park and many more things. That it would be a new town on the North side of the city. That it would have life and vibrancy and be an exciting wonderful place to live.

16 years later I now view Clongriffin as the place of broken promises. Yes we have a wonderful park that I feel blessed to have on my door step. We also have a dart station. But there is no supermarket (Centra is a small corner shop that struggles to cater for the number of people who live here), no hotel, no cinemas or pub. There is no life or vibrancy.”

Resident





EDUCATION AND YOUTH FACILITIES

In 2016 within Belmayne and Clongriffin the estimated number of 5-12 year olds was 1,022; estimating growth based just on natural aging of the 2016 population and the average birth rate of 1.2% for the period, the current population of primary-school aged children in the area would be at a minimum 1,248. Taking the estimated growth of the area at 68% as per the estimates outlined in Figure 8 would bring the population of 05-12 year olds in the area to 1,718.

In 2016 within Belmayne and Clongriffin the estimated number of 13-18 year olds was 669; estimating growth based just on natural aging of the 2016 population and the average birth rate of 1.2% for the period, the current population of post-primary-school aged children in the area would be 700. Taking the estimated growth of the area at 68% as per the estimates outlined in Figure 8 would bring the population of 13-18 year olds in the area to 1,125.

As per the data outlined in Figure 9, there are currently 900 children enrolled in the two national schools located in Belmayne, and 424 young people enrolled between the two post-primary schools located within the Belmayne and Clongriffin areas. This is a shortfall of between 348 (40%) and 818 (90%) places for primary school aged children and between 276 (65%) and 701 (165%) for post-primary aged young people.

In the 2019 audit of community amenities conducted by Downey Planning on behalf of Gannon Homes, they estimated that in addition to the primary and post-primary spaces outlined above (900 and 424 respectively), that there were a further 120 primary school spaces and a further 31 post-primary spaces available within the adjoining areas which were close enough to service the Clongriffin area. Based on the population estimates outlined herein, this still would leave a significant shortfall in both primary and post-primary level school spaces for young people within the area. Despite this according to the Downey Planning audit "there is a suitable quantity and available capacity of primary and post primary educational facilities in the surrounding area to cater for the needs of the future residents of the scheme". Downey Planning also estimate that there is capacity for the development of a 480 space post-primary school within the area, as per DCC's LAP – however this is yet to be delivered. [28]

As outlined within the photovoice element of this report, residents highlight the fact that the two National schools in the area have not increased capacity over the past four years, despite the growing population. Residents express concerns about whether local schools will be able to accommodate their children. Given the estimated population growth outlined in Figure 8 – it would suggest that demand far outstrips supply, and confirms the residents' lived-experience.

There are no youth-specific services such as those available in adjoining neighbourhoods (outlined in Figure 19). While again in theory there are services which are 'close', both service providers and residents reject the idea that these services are 'accessible'. Both practically in terms of logistics of transportation links and emotionally in terms of the extra burden it places on families and young people most in need of support – for example lone parents, people experiencing addiction and other mental health challenges. Service providers consistently feed back that in order to reach the most vulnerable in a community and to prevent issues escalating, they need to be able to meet people where they are, to provide services which are easily accessible, located directly within a community. According to local service providers, young people are using their services in adjoining neighbourhoods, however the service providers view this is just the tip of the iceberg in terms of needs – and that very few people can access resources which are outside of their local area.

“Communities don't develop if one child goes one way to one school, GAA club or whatever activity they want to go to, and the child next door goes somewhere else. These services and clubs need to be right in the community, otherwise it makes it too difficult for parents to access them. That's not how communities grow, develop, connect.”

Service Provider





PARKS AND SPORTING FACILITIES

Father Collins Park and Trinity Sports and Leisure Club (TSLC) are repeatedly cited by DCC and the developers as key amenities which are available to the communities of Clongriffin and Belmayne. From this consultation process, residents and service providers feedback would suggest that while Father Collins Park is a universally well-loved and much valued and appreciated amenity within the community, the park alone is not enough to meet the needs for community and to create the vibrancy and space for connecting that a community requires. DCC's LAP also highlights that it is important that the ten smaller open communal public spaces outlined in Figure 18 which were planned but which have not yet been delivered, are still incorporated into the development. [29]

When it comes to Trinity Sports and Leisure Centre (TSLC) both residents and service providers are consistent in their experience of it being an amenity more in theory than in practice. While the TSLC is touted by both DCC and the area developers as a significant local amenity, the consistent feedback from both service providers and residents as part of this study, is that the centre does not have the capacity or accessibility to serve the needs of the Clongriffin and Belmayne communities. [30] Echoing the feedback outlined in this report; in a 2019 submission to An Board Pleanála in response to Gannon Homes application for permission to build more residential units, the Clongriffin Residents Association outlined some of the issues they have experienced trying to access the TSLC and the Trinity Donaghmede Football Club, and the knock-on effect of a lack of sporting and community facilities has on anti-social behaviour amongst young people in the area [31];

"The Trinity Sports facility existed long before the development of Clongriffin and the North Fringe and it already serves an existing population from Donaghmede and Clare Hall.we have assumed that there is a 30% capacity available within the facility to service the growing population here.....A Multi-Games Area has been planned by DCC for Belmayne but [this] is not enough to cater for a young population of this scale and it is too far from Clongriffin for older kids and teenagers to independently and safely access it. Currently there is nowhere for teenagers to go in the evenings, particularly on long cold winter nights. This lack of positive outlets results in kids hanging about streets and increases the chances of anti-social behaviour occurring."[x]

Clongriffin Residents Association (2019)

In its audit of community services and amenities, DCC's LAP includes amenities within several adjoining towns, including Donaghmede, Darndale, Baldoy, Belcamp and Coolock. However both residents and service providers report issues of accessibility and supply outstripping demand. The existing local amenities, including sports and youth clubs are not believed to have the capacity to cope with the demand created by the large and growing population in the area. In an analysis conducted by the Clongriffin Residents Association in 2019, they estimate that Malahide serving a population of just under 16,000 had almost 9,500 square meters of community and sports facilities; while Clongriffin has just between 2% and 10% of this figure depending on what is counted in the locality, despite having an estimated population of circa 7,000 people in 2021 (43% of the population of Malahide), which is projected to grow to circa 12,000 in coming years based on relatively conservative estimates outlined in Figure 8.

“The Trinity Sports Complex is put forward as the solution to all things – which is not really reasonable or feasible. That facility doesn’t have capacity to deal with the population, and our next census is probably going to be explosive in terms of what it demonstrates in terms of the population growth – and the service mismatch will be very very apparent. There’s a real inaccessibility of spaces - while they have on paper what they define as ‘community spaces’ they don’t match with the needs of the community and that’s the big gap.”

Service Provider



FIGURE 19: SERVICES AVAILABLE TO YOUNG PEOPLE (AGED 10–24)



*Source: Pobal Maps

[^]In addition to the list outlined in Figure X, these are additional youth-specific services in the neighbouring areas.

RESIDENTS SURVEY – 2021

NORTHSIDE PARTNERSHIP SURVEY OF CLONGRIFFIN & BELMAYNE

- In March 2021 the Northside Partnership conducted a short online survey of Clongriffin and Belmayne residents to ascertain their needs and experiences in terms of their community. Almost 1,000 people responded to the survey (n=987).
- The key findings are outlined in Figures 20, 21 and 22, and can be summarised as follows:
 - In terms of the key strengths and assets of the community, respondents identified access to public transport; greenspaces; the multi-cultural community and the location as key positives. Access to amenities and community facilities and services were considered less of a strength of the area overall.
 - Anti-social behaviour; lack of community facilities/services and over-density of housing were identified as the main challenges experienced by the community.
 - Respondents identified community facilities and youth services as the key amenities that they would like to see more of in their area.

FIGURE 20: NSP RESIDENTS SURVEY CLONGRIFFIN & BELMAYNE 2021

What do you see are the main strengths of your community?

Access to public transport	598
Greenspaces	505
Multicultural community	497
Location	420
Access to public amenities (shops etc)	274
Strong community networks	247
Sporting facilities	209
Community volunteerism	149
Opportunity to raise local issues	78
Access to community services	37

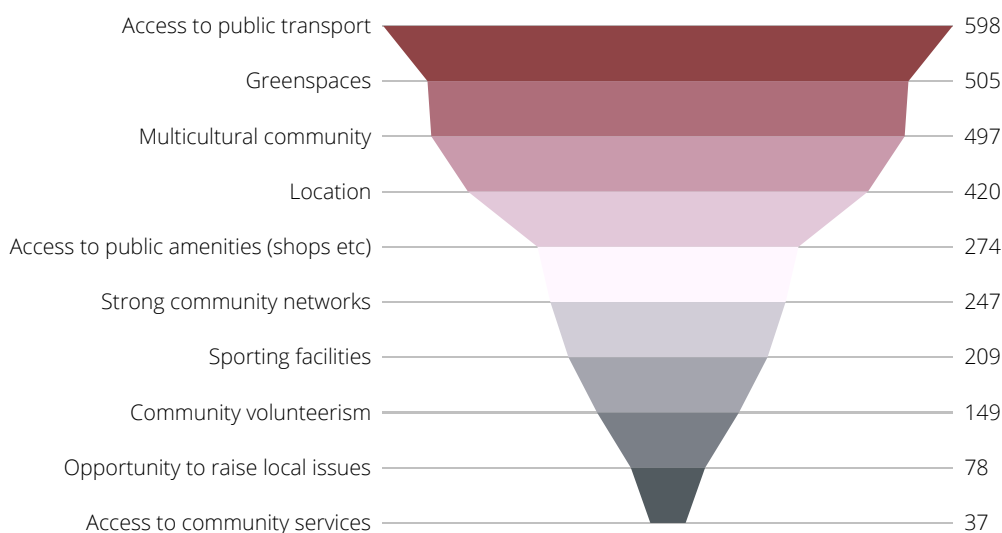


FIGURE 21: NSP RESIDENTS SURVEY CLONGRIFFIN & BELMAYNE 2021

What do you see are the main challenges in your community?

.....

Anti-social behaviour	886
Lack of community facilities	670
Over density of housing	560
Lack of access to community services	420
Drug and alcohol misuse	241
Lack of access to public transport	116
Racism	102
Social isolation	87
Community tensions	84
Location	18

.....

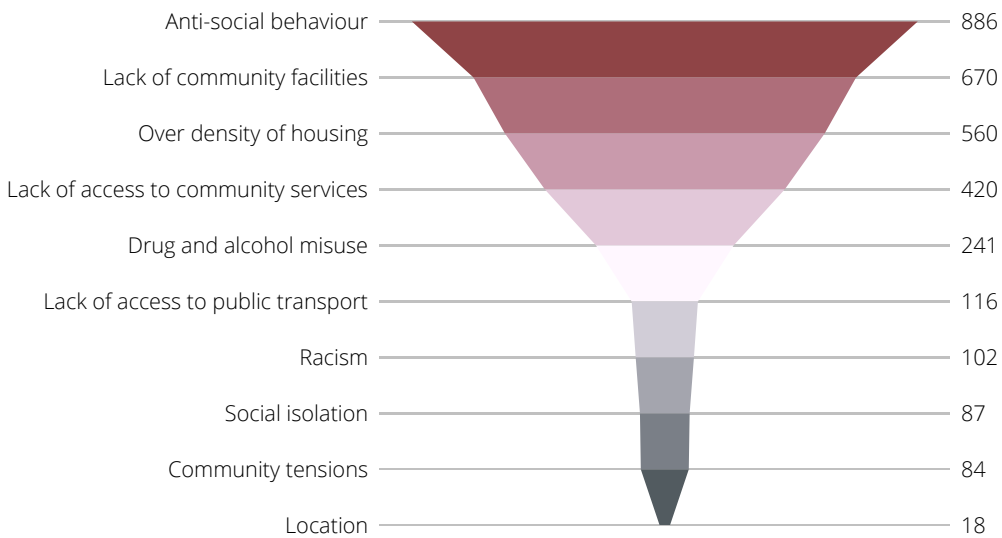
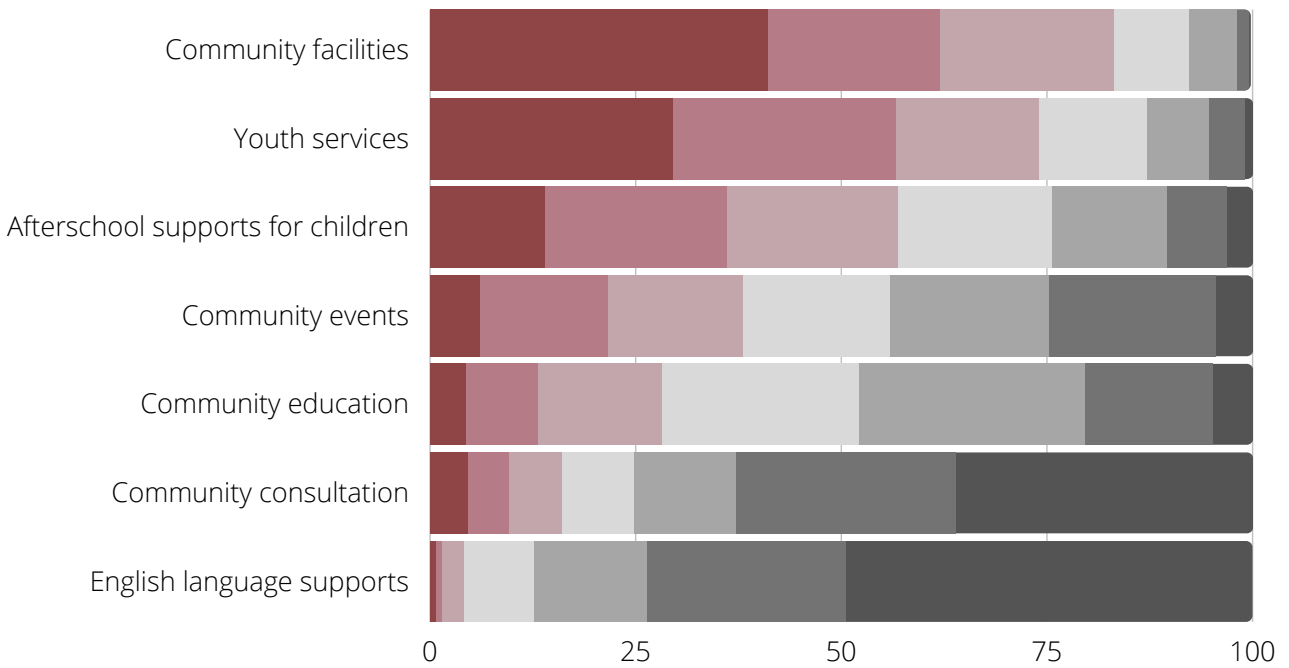


FIGURE 22: NSP RESIDENTS SURVEY CLONGRIFFIN & BELMAYNE 2021

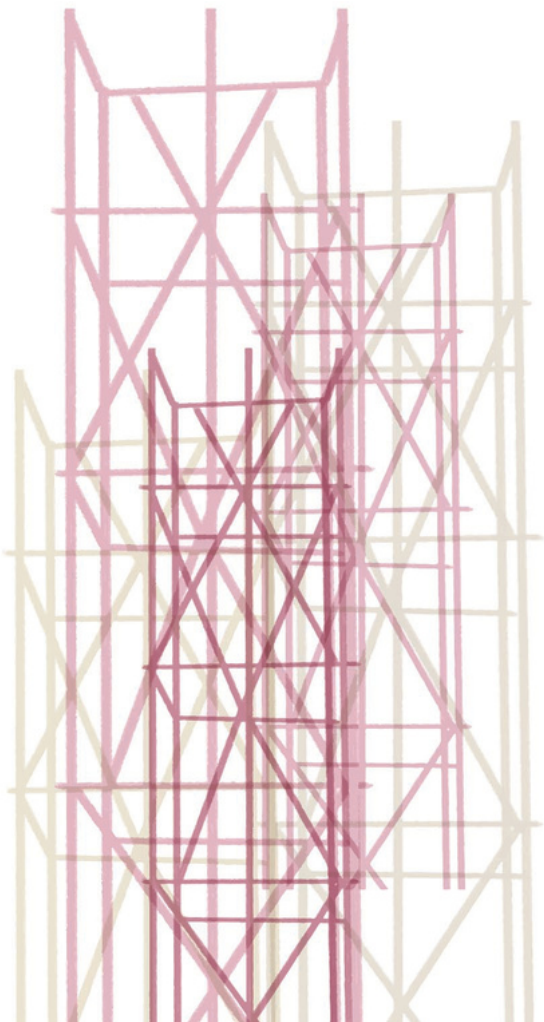
What would you like to see more of in your area? (% ranked in order of importance)

	1st	2nd	3rd	4th	5th	6th	7th	
1. Community facilities	41%	21%	21%	9%	6%	2%	0%	100
2. Youth services	29%	27%	17%	13%	8%	4%	1%	100
3. Afterschool supports	14%	22%	21%	19%	14%	7%	3%	100
4. Community events	6%	16%	17%	18%	19%	20%	5%	100
5. Community education	4%	9%	15%	24%	27%	16%	5%	100
6. Community consultation	5%	5%	7%	9%	12%	27%	36%	100
7. English language supports	1%	1%	3%	9%	14%	24%	49%	100
	100	100	100	100	100	100	100	



3

Voices from the Community





Voices of Young People



© Young Person Resident in Clongriffin/Belmayne 2022

"This represents feeling trapped, on one side is the green and on the other side is two chairs, and someone trying to make the most of what they have. We can't do much anymore because it's surrounded by people who just want to wreck everything. You try to improvise what to do, like you put a chair out the back garden, like summer last year we just stayed in the back garden because we didn't want to go outside because it's not safe, and it's not just kids adults are being harassed by teenagers too.

This for me also meant abandonment or unused potential. Those chairs when they were first made were probably used and now they're just abandoned in the ditch, god knows how long they've been there. And behind you can see a pillar, and it was meant to be a post or something years ago, it had a purpose, and it's left there forgotten, so it's sort of like the shopping centre [in Clongriffin], left there unused."



© Young Person Resident in Clongriffin/Belmayne 2022

"There's a lot of unused potential in these areas, there's a lot of land locked behind gates, that's what I'm trying to show in these photos. Gates that are preventing us from having a better community. When there's an issue they build more fences to stop [young people] from getting in instead of building more places for them to go.

There was a massive problem during COVID where people were going in partying there and they just stuck a big fence in, making it look even worse.

This represents locked away potential and the structures in our area. The establishments we could have, I remember we used to have a coffee shop near the Centra but it closed down for whatever reason and it's just lying there, not being used and there's a lot of stores like that, lying there unused. You could have a coffee-shop or something. Behind there, behind that fence there used to be a cool place where you could just chill, there was a bench and a big tree log you could sit on which was really nice, but now it's just locked away."



© Young Person Resident in Clongriffin/Belmayne 2022

"I thought this showed the entrapment of ourselves in our homes. I love going out at night, it's so lovely, I love the atmosphere. But you can't really do that a lot of the time because there's a gang of teenagers always jeering you, always calling you names or whatever. They're just not letting you mind your own business and you're letting them mind their business. It represents how uncomfortable it feels, feeling stuck in your home at these times."



© Young Person Resident in Clongriffin/Belmayne 2022

"That's about sexual harassment in the area, I know some friends who are getting cat-called, and I about a year ago I was walking around the skate-park and this guy, he looked kind of high he was like touching my hips and my hands and saying all these disgusting phrases and I don't know if it was because he was high but it was really gross, it was disgusting, and I just don't feel safe walking around here. This photo represents feeling burnt-out and trampled on because I thought that my area was safe, but then I go out and someone does this to me and I'm like whoa, wait a minute. ."



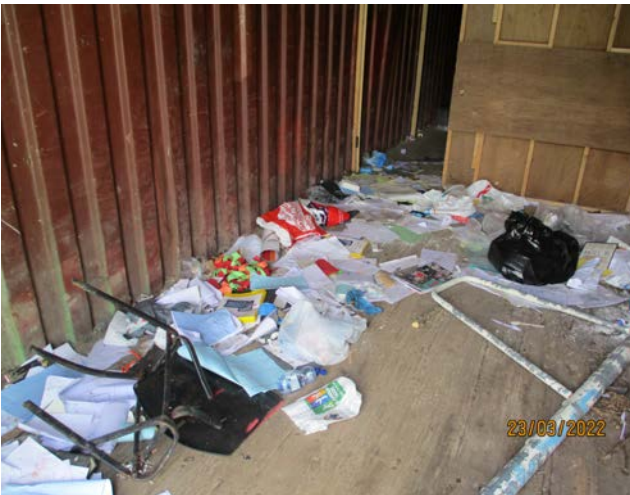
© Young Person Resident in Clongriffin/Belmayne 2022

"This just represents sports, having a good time – unused potential, unused space that could be used for facilities for teenagers and kids to enjoy themselves."



© Young Person Resident in Clongriffin/Belmayne 2022

"There's lots of space, I'd like there to be a volleyball court, maybe in Father Collins Park – there's too many football courts, it's dominated by one sport. I really like [the park], but for the amount of people it would be nice to have more facilities – like a basketball court...at the moment there's only the skatepark and two football fields really, and there's loads of area where you could build new stuff....there's only football facilities because that's known as the biggest sport I guess, there's not many other sports facilities in the area....there's a lot of people who play volleyball in Clongriffin and Belmayne."



© Young Person Resident in Clongriffin/Belmayne 2022



"Rubbish, and unpleasantness of the community in some areas. In general some areas are just not clean. Trash everywhere, no one cleans it up....it's sad, it looks bad, there's other people coming from other countries and they see this, I just don't like it."



© Young Person Resident in Clongriffin/Belmayne 2022

"There should be more bins around the area, you'd be looking for about twenty minutes around the area for a bin, that goes for Clongriffin and Belmayne, there's hardly any bins around, you have to go to the middle part of the area to find a bin, and that obviously influences people decisions to throw rubbish on the ground. Not enough people are willing to put their rubbish in their bag or pocket and carry it around – if we had more bins there'd be less of this pollution.."



© Young Person Resident in Clongriffin/Belmayne 2022

"This represents young kids getting involved in drugs and alcohol, I've seen a literal nine year old or ten year old walking around with rum in his hand in the park, and that was a few years ago."



© Young Person Resident in Clongriffin/Belmayne 2022

"Stuff getting defaced, beyond recognition. Years ago in Beau Park there was a playground and then teenagers just burned it down, on the fly just burned it down for whatever reason. Now the space there just lies unused. It creates more of just nothing to do for people in our area, and it's just sad that people would think that way and do stuff like that."

An abstract graphic design featuring a complex, overlapping grid of lines. The lines are primarily in two colors: a deep purple and a muted gold. The lines form a series of interconnected, slightly irregular rectangular and triangular shapes, creating a sense of depth and movement. The pattern is dense and layered, with some lines appearing more prominent than others. The overall effect is that of a stylized, architectural or structural framework.

Voices of Adults

“After the property crash, Clongriffin was forgotten about. The focus now seems to be to slap up as many apartment blocks and cram as many houses as possible into small clusters of land. No thought is put into the infrastructure to support these developments. And certainly no thought is put into how the existing and new residents are to live here and make the most out of Clongriffin.”





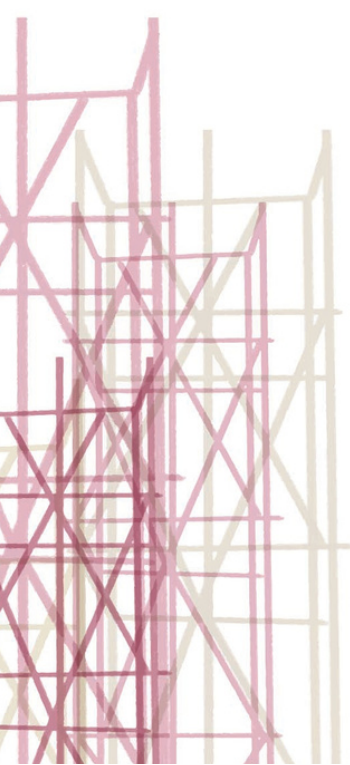
© Clongriffin/Belmayne Resident 2021

“This picture represents how I feel about our area: it is under developed. It used to be an open field just some 20 years ago and now it is a new town. It still lacks life, but it is a home nevertheless. I'd like to see something in the area that would put Clongriffin on a map: a theatre, museum or art space, perhaps. I'd like to see more businesses on Main Street, especially cafes or pubs.”



© Clongriffin/Belmayne Resident 2021

“The dart station and wasteland area. Showing how incomplete and neglected the area is.”





© Clongriffin/Belmayne Resident 2021

“Unsightly wasteland area
on Main Street - this
would be perfect sight for
a Clongriffin Community
Centre!!.”





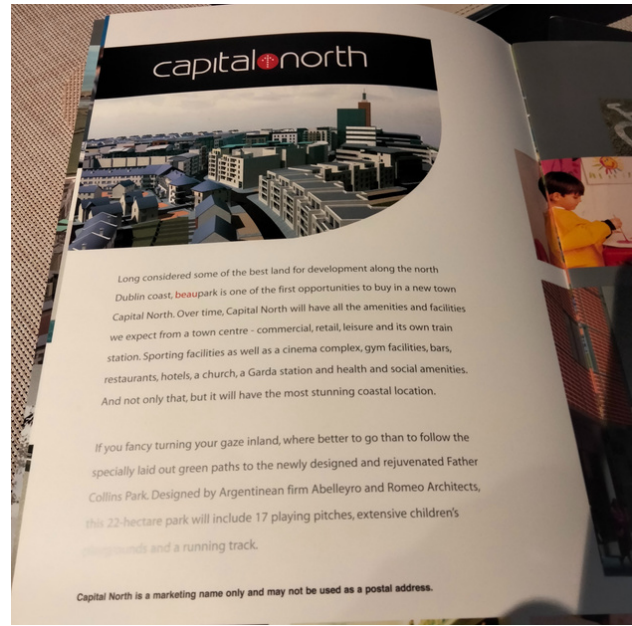
© Clongriffin/Belmayne Resident 2021

“Where the supermarket was supposed to be, currently unutilised, with the exception of holding random stuff. A waste of valuable space.”



© Clongriffin/Belmayne Resident 2021

“Quiet town centre when it should be bustling with life and activity....Clongriffin has a lot to offer, with the park and Dart station and the few businesses that have dared to risk setting up here. But other than the park, there is no place here that brings the community together. There needs to be a Community Centre that provides a hall and other facilities to the area, to allow children and adults partake in in-door activities together. There needs to be a supermarket that draws attention and brings people into the area and will encourage other businesses to set-up shop here. We need more restaurants and coffee shops. We need a safe place for our children and teenagers to be able to safely meet up and be productive together.”

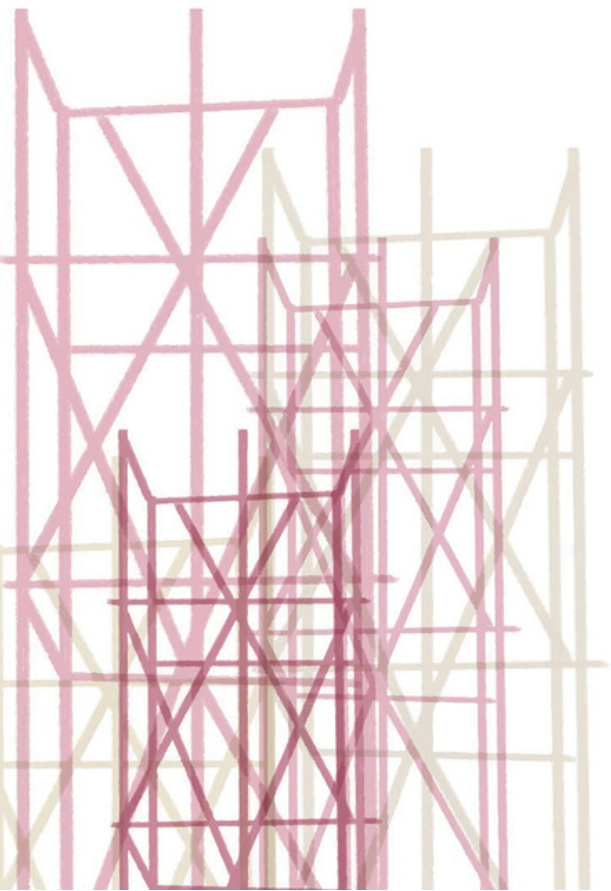


© Clongriffin/Belmayne Resident 2021

“I thought I'd take pictures from the brochures we received when buying our house back in 2005!! Most of these promises have not been kept. It would be really great if the retail spaces started to fill up, I don't understand why most of them are lying empty, we can only assume it's to do with rental costs... If the shopping centre were to open it would create employment as well as creating a central community area. A focal area seems to be really lacking in making Clongriffin a town. I do know the Junction is there but a pub, shopping centre, cafe or somewhere that is a hub of Clongriffin would really be beneficial to the area.

Another serious issue for the area is the lack of schools, secondary schools in particular. We were lucky enough to get our daughter into the new Educate Together Secondary School and hopefully that will allow my son to go when his time comes, but I'm sure that won't be guaranteed if things stay the way they are. With all the new builds going on, it's becoming a real stress related issue for any parents I talk to.”

“Apartments are being built so quickly and at such a dense rate that it feels like we are being closed in on. Everywhere you look there is high rise building... But no facilities to match the rate of growth of buildings. .”





"Apartments are being built so quickly and at such a dense rate that it feels like we are being closed in on.

Everywhere you look there is high rise building... But no facilities to match the rate of growth of buildings.

A homeless crisis isn't solved by putting up boxes with nothing around - that creates a prison and isolation. One must ask the question... Is this the legacy the local authority want to leave for the future generation? To be left with no facilities and no support?"



© Clongriffin/Belmayne Resident 2021

I have two thoughts here. Pollinator ONLY friendly zone. Residents and their needs are not being considered. Also similar to so many other aspects of Clongriffin those zones are not maintained so something that was initially a great idea is now just reminding us of the greatness that was supposed to be... Clongriffin.

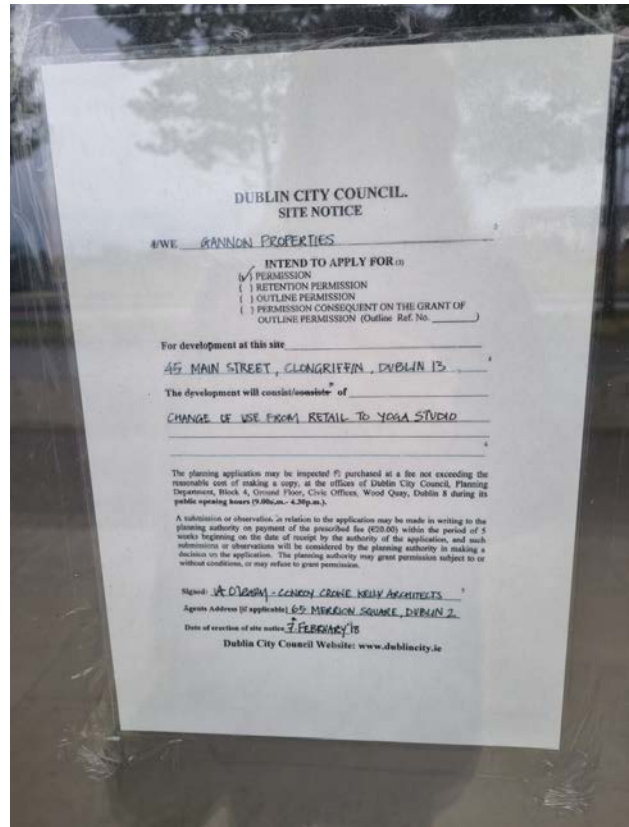


© Clongriffin/Belmayne Resident 2021

Empty retail units. I pass them everyday for the last 7 years, they look worse with passing time. I've heard of a few people who were trying to rent them, start a business here, cafes, shops, a bakery... all were denied or excuses were given, red tape, etc. It feels so endlessly tiring trying to change something and constantly hitting a wall. It's like Clongriffin is not allowed to have things like community hall, shops, cafes. It feels like someone decided we don't matter and are not worth becoming a town. All these empty units but no space for people to meet up, attend a class, course, it's really debilitating.



© Clongriffin/Belmayne Resident 2021



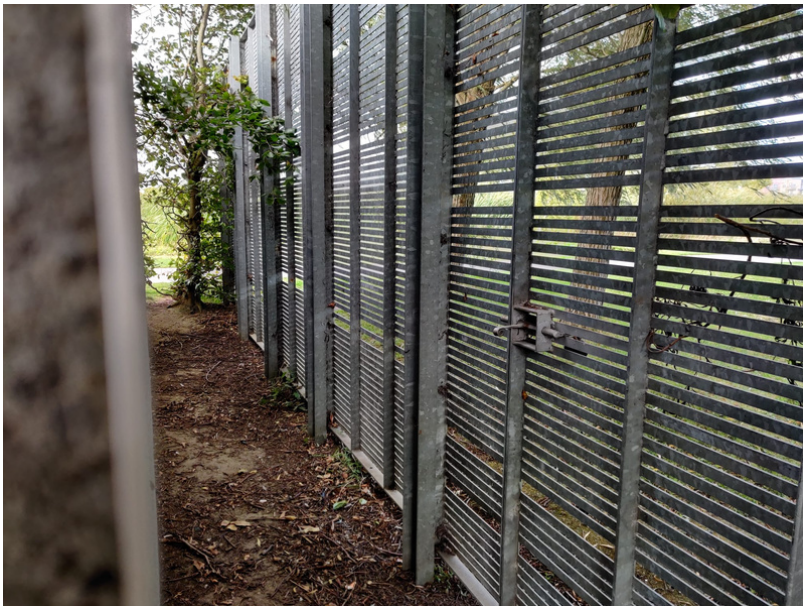
RESERVED. Waiting for better times to come, signs since 2018 and 2019, we were all promised a town. Not an exotic dream from a brochure - a town. A working, living place with facilities and a community. Now, everywhere I turn, on a daily basis there are reminders of what was supposed to be here.



© Clongriffin/Belmayne Resident 2021

"I wanted to include something positive also regarding the community, and the sense of community spirit that exists. This was the result of a recent donation drive for recently arrived Afghan refugees.

None of us (including myself) knew these refugees and yet I am blown away by the generosity to help these families in such a short time. Over 14 families received clothes, shoes, jackets, toys (even two donated bicycles!) but also basic necessities such as toiletries, new underwear, socks, PJs as well as notebooks & pens and buggies for 3 families. We received such a massive response that in total 6 trips to Mosney were needed and twice even with two cars! I feel blessed to be part of such a caring neighbourhood."



© Clongriffin/Belmayne Resident 2021

"We need a space for youth - to cut down on vandalism. Because there is nowhere else for young people to hang out, no community centre or youth club space, they tend to congregate here in the park by these gates."



© Clongriffin/Belmayne Resident 2021

Hope Springs Eternal:

In early March 2021 I took this photo on an afternoon walk in Father Collins Park. It was during the height of the last lockdown and 5k restrictions were in force. The park was and continues to be a much used facility but it is all we have here and it is not very inclusive and it's in need of repairs and work. There are no disabled parking spots surrounding it and none of the equipment is suitable for toddlers or those with disabilities. Teens - some local, some from further afield - cause problems and have attacked other children. It is a great amenity but needs funding and new ideas to sustain it.

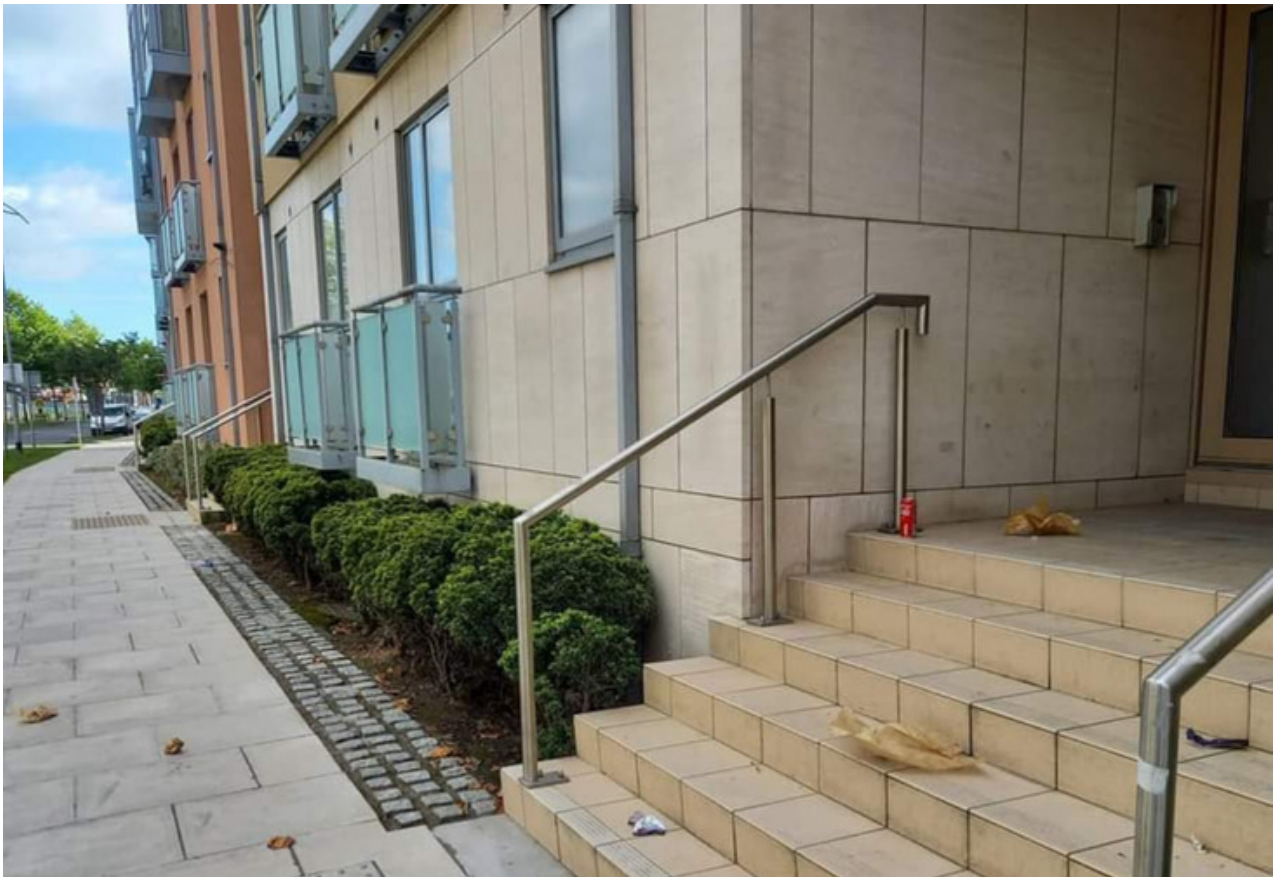


© Clongriffin/Belmayne Resident 2021

New Beginnings:

This photo represents to me new life and hope. It was taken in Spring 2021 and shows a mother duck and some ducklings in Father Collins Park. The park is a great amenity but we have lost wildlife due to careless dog owners and teens who have no respect for the area, the park and its inhabitants.

When I took the photo I stopped to wonder would the ducklings survive to adulthood in this urban location. We will never know of course but we can only hope



© Clongriffin/Belmayne Resident 2021

My Home Is Not Your Bin!

This photo represent disappointment and frustration. 24 hours after a weekend long community clean up organised by Tidy Towns, local secondary school students saw fit to leave their lunch rubbish on the front steps of peoples homes and all along Main St. Sadly its a regular occurrence and they seems to have no respect or connection to the community otherwise one would imagine they wouldn't do this.



© Clongriffin/Belmayne Resident 2021

"There are no designated spaces for young people to be or to do activities/youth cafes. The hub is too small and you need to get young people into youth services young. The amount of young people who live in the area means that making this space would avoid future problems."



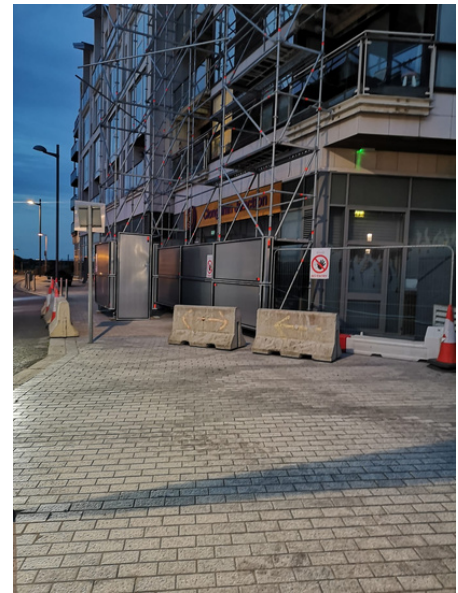
© Clongriffin/Belmayne Resident 2021

"The community has some big gaps in it and the lack of investment into the area means that it's becoming broken with people becoming disengaged."



© Clongriffin/Belmayne Resident 2021

"This reminded me of the open unused spaces on main street, unmanned dart station, lack of adequate lighting makes the area intimidating and causes fear within the community. It's not a community that can be fully lived in because there are so many things lacking."



© Clongriffin/Belmayne Resident 2021

"This picture is of The Junction, the only community space available and it is representative of all the barriers of entry that have been placed on it's use. To use this space you have to sign a lease with DCC that is witness by a solicitor and have insurance in place with an indemnity for DCC of €6.5 million. That is a huge barrier of entry to the average group.

This picture is representative of how inadequate The Junction is in catering for the needs of the local community. This was a Christmas event and the queue went right around the corner and up the street so you only see half of the people in line. It is clear from this the The Junction is not adequate in size and is simply not fit for the purposes of servicing the needs of the local community."



© Clongriffin/Belmayne Resident 2021

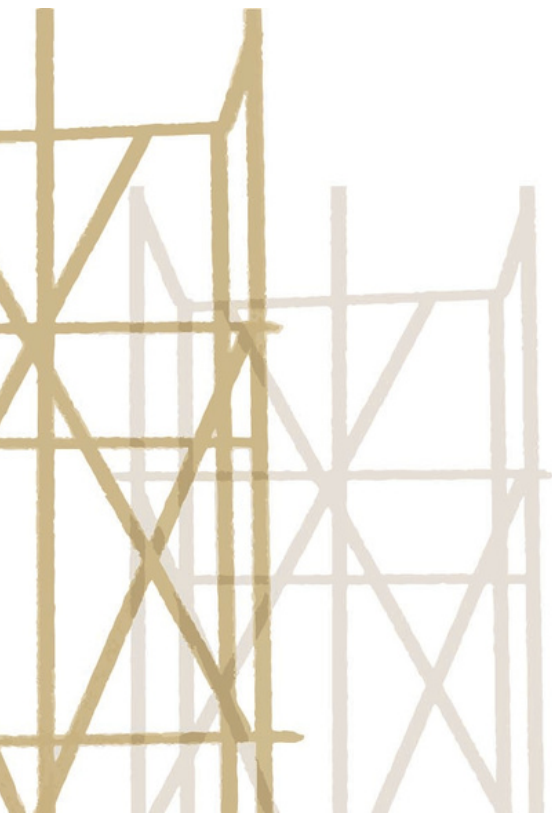
This is the junction of Main St Clongriffin and the Hole in the Wall Road....it looks quiet now. It's a nightmare as a pedestrian to cross with kids.....Filter lights that turn onto Main Street are almost always broken...we have taught our kids to count to 3 before stepping onto the road when the green man is a light."



© Clongriffin/Belmayne Resident 2021

"Trinity Sports and Leisure Club, advertised a a huge amenity for the local area. However, there are only five public swim sessions available for families, that are on during school and work times. It's impossible to access this facility as a result. We have our kids in swim lessons there, but the demand is so high that the lessons are scheduled every 2nd week for 30 mins at €15 per lesson; it's supposed to an amenity for the community but it's not accessible (both from a time point of view and a cost point of view). I thought by joining the TSLC I would be able to access it more frequently, but the €30 fee I paid in fact only granted me access to a members bar....I have no interest in that. The basketball courts swim pool and gym are block booked by clubs that are over subscribed. There doesn't seem to be an "in" to let the local people voice their needs/concerns"

“Clongriffin is a town of halves
and broken promises. And this
simply isn’t good enough.”





© Clongriffin/Belmayne Resident 2021

"I took these pictures of rubbish because I feel like this place is slowly turning into a dump - a dumping ground for people ... Homes are so important but people need more than a roof over their head. People need family services, schools that actually cater for the increased population, adequate youth services, community services and activities... we need to know that we belong to this place"



© Clongriffin/Belmayne Resident 2021

"I took the following pictures because it is do depressing walking down Clongriffin Main Street. There are so many empty business units ... Why aren't they in use? I've met many people locally who have had great ideas about what the units could be used for. People want to use their local amenities. People want a vibrant community. I have heard people talk many times about how great it would be to have proper cafes here Instead we're left with window images of cartoon characters happily drinking coffee."



© Clongriffin/Belmayne Resident 2021

"No disrespect intended but I have no idea what happens in Clongriffin Hub or The Junction. I've lived near here for 10 years and have never seen groups of people in the space."



© Clongriffin/Belmayne Resident 2021

"There are not enough schools or amenities for children and young people in this area and it's spilling over. It's clear from talking to people and reading local Facebook pages that some serious anti-social behaviour is happening ...I'm scared for the young people engaged in this activity ... who knows what is going on in their lives. Unfortunately, I also find myself becoming scared of those young people too ..."



© Clongriffin/Belmayne Resident 2021

Clongriffin DART Station used to be such a bright beautiful space... now it's depressing. I don't feel safe arriving here at night. I've seen people dealing drugs outside here - even people urinating in broad daylight ...When I arrive at this station, it feels like a no go area. Once again, visual images are used to cover windows that are cracked and vandalised...It feels like this what's been happening in the local area over the past number of years. Pile people in and paper over the cracks.



Overgrown hedging at the bend at Father Collins ...the overgrowth is causing pedestrians to cross onto the well used cycle paths...it's a collision waiting to happen.

This is what meets you at the entrance of the award winning Father Collins park. This is reflective of the whole area. Clongriffin was once believed to be the landmark town for the future of other new upcoming towns in the whole of Ireland...that belief has also gone to the dogs!

The restricted access to the park. One of my big gripes is the restriction into the park. The park is gated and locked up by a warden. These gates are irksome. Anyone who really wants to get into the park can easily hop over the gate. So it is unclear what purpose they are supposed to serve, other than a message that we are only allowed into the park when Dublin City Council allows us. There should be no gates. Other parks in the vicinity are accessible to the community all the time. I would ask that DCC remove the locks or change the gates so that the park is always accessible without having to jump the gate.

This is a picture of overflowing dog litter bin at Father Collins Park. Some bags have been left in the grass area, some have burst open...the sight and smell is awful as you can imagine.

There is a lack of small shopping facilities in the park. A lovely idea that works in many countries. A kiosk or small food truck in the opening hours of the park to cover the needs of hungry children, people and even ducks!!

We need a dog park, where people can take their dogs off the leads and let them run around. There's plenty of space in the park for it and it would be a great addition to the space.



© Clongriffin/Belmayne Resident 2021

"Shelter with no purpose. This picture shows the struggle we have in our community lives when something that is supposed to be functional is not at all. In a country that have a lot of wind and rain, we need covered facilities where we can get some shelter, a partially cover playground would be lovely too."

“When I first bought my house in Belmayne 13 years ago it was such a lovely development with great potential. It was a happy bright place to be and now I feel it's been abandoned and forgotten.”





© Clongriffin/Belmayne Resident 2021



"These first two photos are of Parkside. Beautiful and sunny, clean areas for children to play and a new astro pitch going in..."



© Clongriffin/Belmayne Resident 2021

""These second photos are of Belmayne playground. Dirty, unsafe and locked shut so nobody can enter as it's so dangerous. When I first bought my house in Belmayne 13 years ago it was such a lovely development with great potential. It was a happy bright place to be and now I feel it's been abandoned and forgotten while all the new estates around us are getting great amenities for the residents who live there. There is also a creche here beside the playground and sadly the children can't use it."



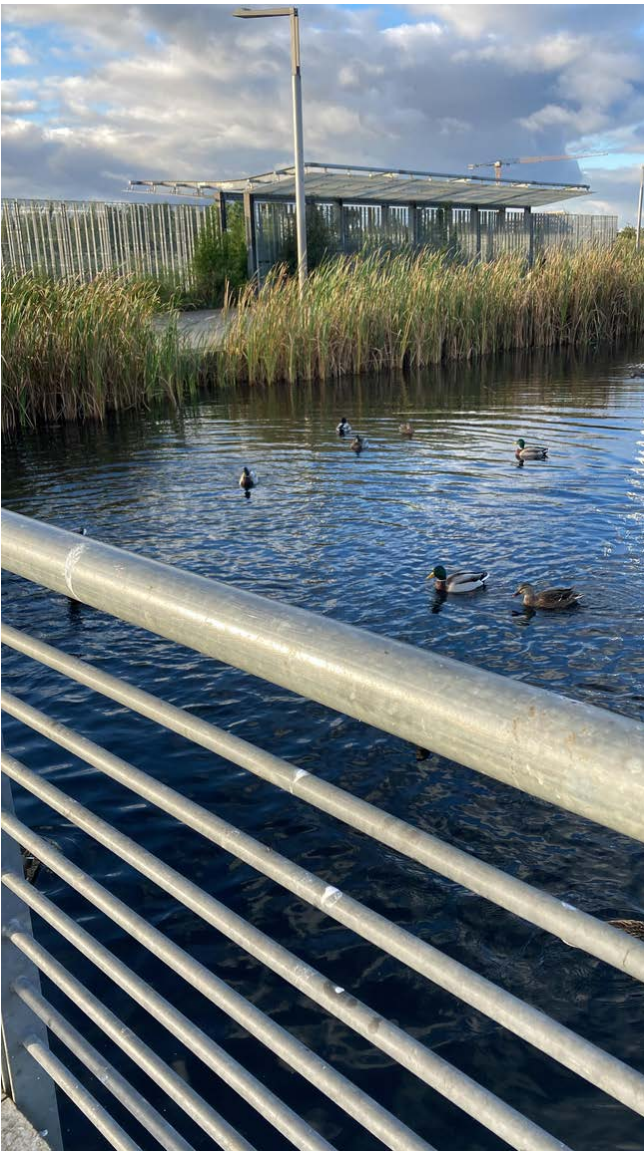
© Clongriffin/Belmayne Resident 2021

"This is a blocked road which should link two roads together between Parkside/Belmayne & Balgriffin. It has been like this for over 10 years & is a small inconvenience however it represents the Jurassic-like slowness of estates and infrastructure being taken in charge by DCC and/or Fingal. It represents to me estates and lives in transit, for such a long time now...."



"This represents the lack of shops – I rarely make it over to Tesco on my own, and when I do it's a trek. It would be nice to see a bakery or a variety of other independent shops close by. Tesco seems accessible, but as an older person it is a trek, I have to catch the bus, and to get the shopping back can be a huge problem. That's why you see so many abandoned trollies in Belmayne. It's a long trek for me to bring my weekly shopping back, I don't drive and I can't depend on anyone else to bring me. When you go to villages like Raheny this is what you see, a variety of independent shops and that to me is what brings quality of life. To me that's what constitutes community."

Resident



© Clongriffin/Belmayne Resident 2021

"Ducks at Fr Collins park. This park represents the importance of green spaces and wild life/ nature, the park is a shining beacon in the area at the moment especially as all the previous "green belt" areas are being bull dozed away for more and more apartments and houses. I wanted to show something positive and the park's such a fantastic resource, the area would be awful without it."



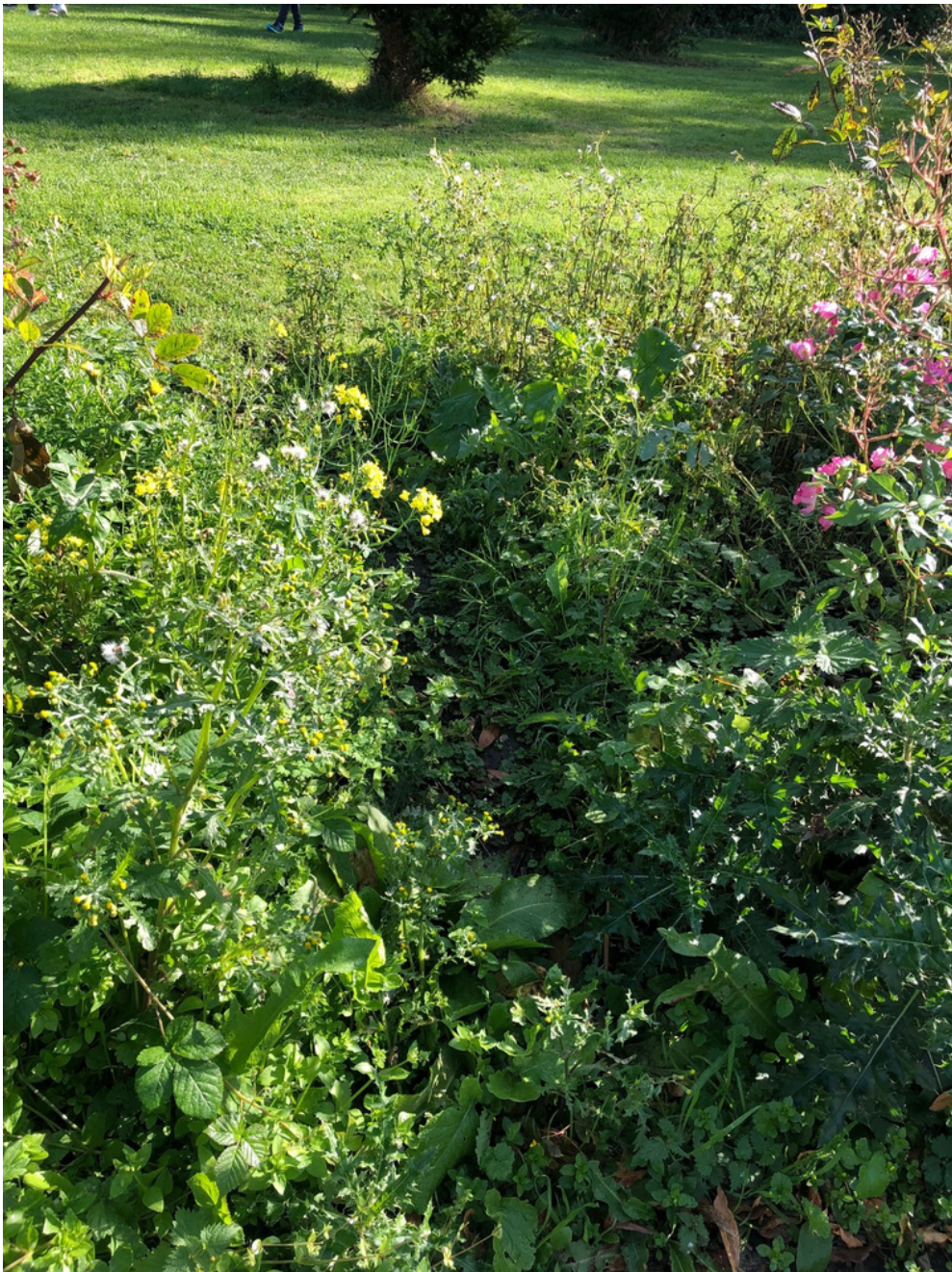
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" My son and his cousin in Father Collins park playground. This is my son who lives in Parkside & his cousin who lives in Clongriffin. They represent the lack of school capacity in the area as there's huge uncertainty for us that our son will get in to either of the two schools which are literally located in Parkside & there's the same uncertainty for his cousin getting into a local secondary school. Despite the two new primary schools been built recently, they stuck with the capacity that was designed for over twelve years ago without taking into account very obvious and easy to access local development growth statistics."



© Clongriffin/Belmayne Resident 2021

" Cranes and apartments being built. There have been four sizeable apartment complexes built in the small area between the Malahide Road and Clongriffin over the past five years and they're starting to impact on the area creating a claustrophobic atmosphere felt by many of the locals. Again unfortunately instead of being excited by what can often be a positive thing, as new buildings often bring with them more shops, businesses etc. these are causing disappointment. The reason being that we've seen what's happened in Clongriffin and Belmayne, both areas promised shops, businesses and yet both have been left for over a decade derelict in terms of businesses with empty spaces or unfinished areas. There's also the fact these new builds bring further feelings of panic as we already struggle to get local kids into local schools and get a seat on bus or train going into the city!"

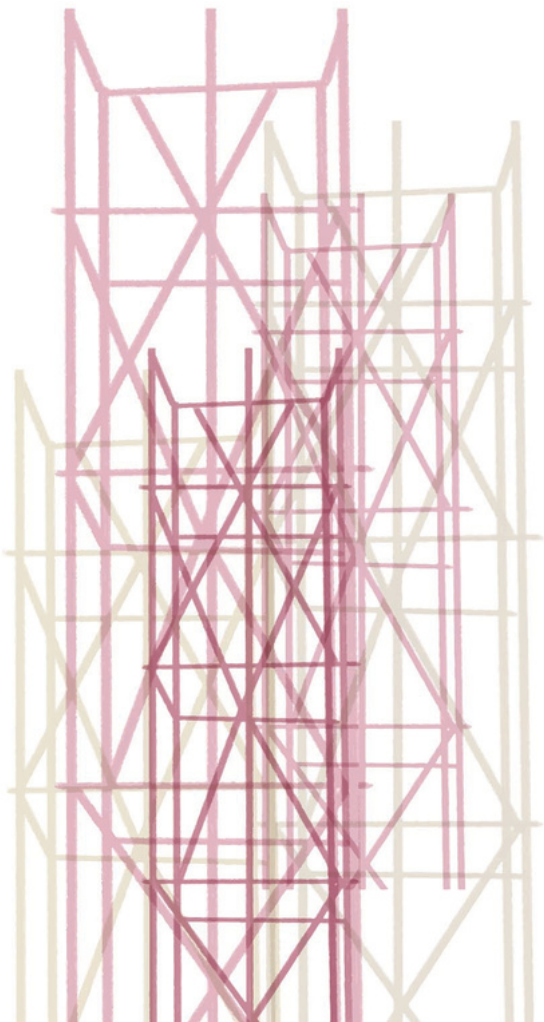


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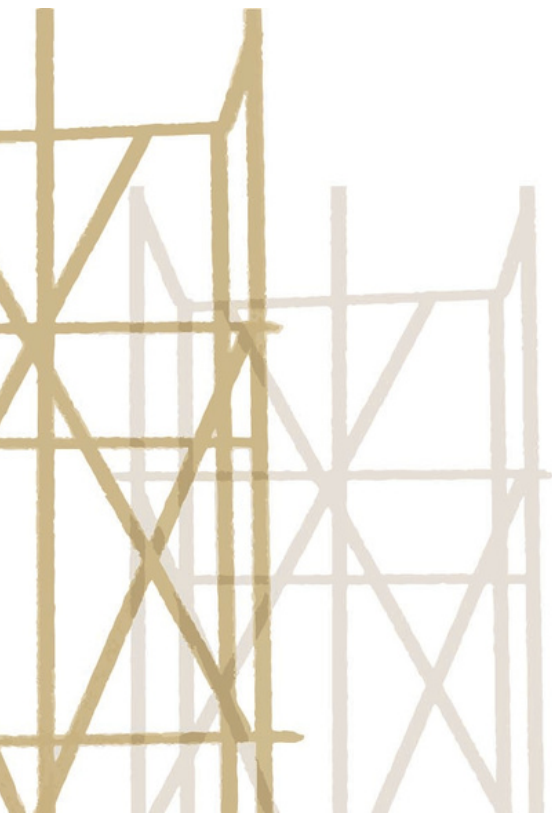
The flowers and the greenery and all the different foliage is a representation of the free-flowing green spaces that we sometimes miss in urban environments. The pathway represents a nature trail that leads you into exciting new places to explore, which are often missing in our area - plants are resilient and you can see them growing in areas which are zoned off for development - you still see a lot of greenery coming through. It would be nice to see it allowed to grow in its natural form. When you go for a walk in Belmayne it's all concrete paths. It's a wasteland, but within that wasteland there is life.

4

Voices from the Service Providers



“In our job we are working with people who are the most marginalised and socially excluded and to me, Belmayne symbolises the inequities that exist within our structures.”





© Clongriffin/Belmayne Service Provider 2021



"For me what this signifies are the plans that were made for this area to be a vibrant and busy area, full of shops and restaurants where local residents could enjoy a range of amenities on their doorstep and not have to travel to town to experience city life. In reality this has all been discarded, like the shopping trollies and the vision that was sold to local residents has been taken away from them. It signifies loss rather than hope. In our job we are working with people who are the most marginalised and socially excluded and to me, Belmayne symbolises the inequities that exist within our structures."



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"We already work with over 100 families in the area, and we were thinking of how we could work with them more effectively, and meet the needs of more families - and it's like there's a blocked path between Doras Bui and the families within Belmayne and Clongriffin. There's limited accessibility for people even in terms of transport - there's no direct transport. I know it appears that we might not be that far away, but really people need that link into us in order to get here. We have the space here to bring people in - but the distance seems to be a huge thing for people, especially people who are already feeling vulnerable or isolated - it's another block in the way of them getting to us, so it's frustrating that we can't get into the area to see them. If we could have access to some space, to have a presence that would be great. The lack of community space all feeds into people feeling isolated, no support, lonely - and we feel like people in Belmayne and Clongriffin are out of reach. Even though we're up here in Coolock, it just seems like a barrier, a block. That's why we'd love to have that space to get in there and support people."

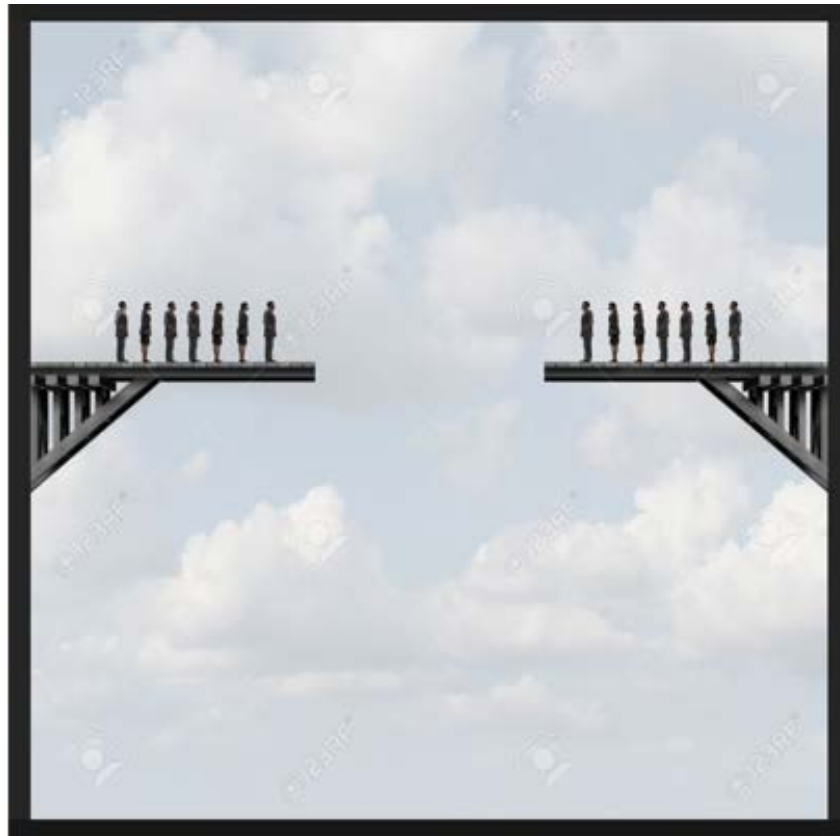


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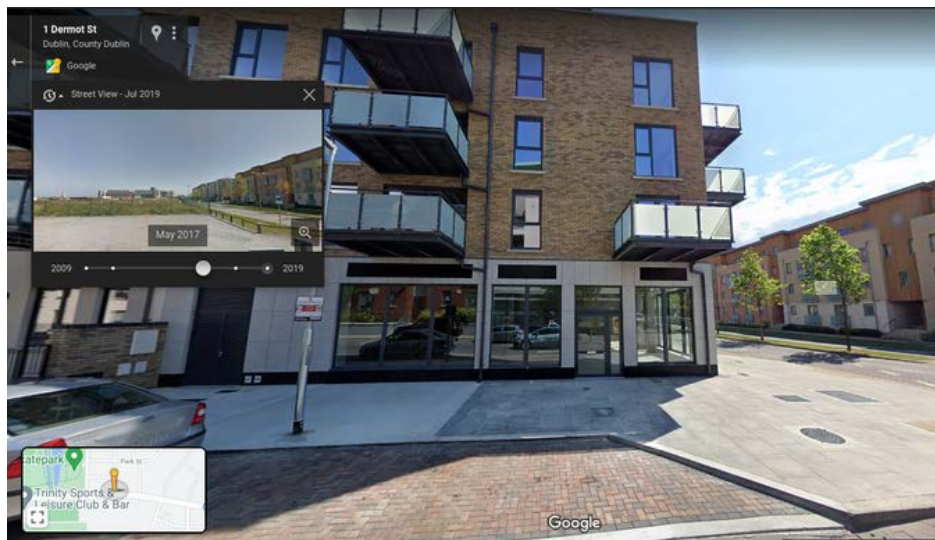
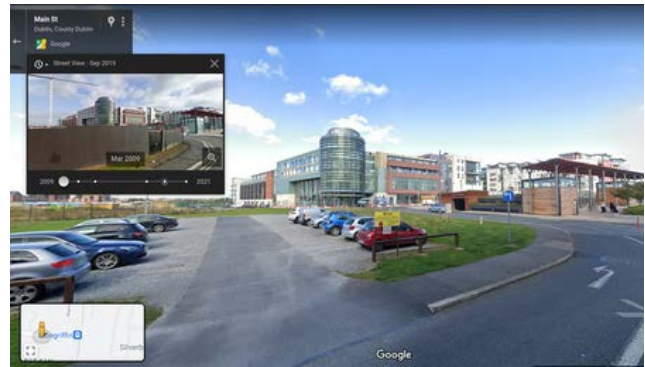
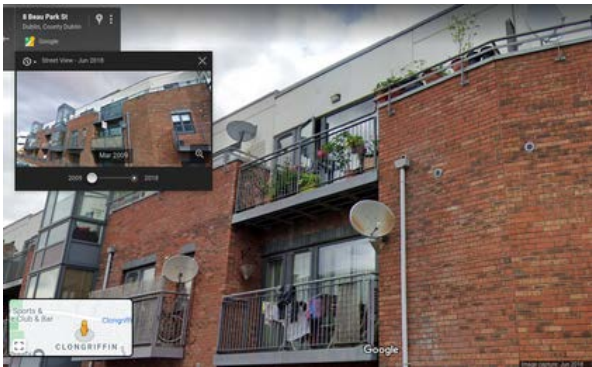
"The picture at the top is of Main Street in Belmayne. The road has been left in a poor state over the last 15 years. Dublin City Council (DCC) has been in the process of taking charge of this road for years.

The second picture shows the large fence surrounding Belmayne as the estate is surrounded by wasteland owned by DCC. The shopping trolleys shows the volume of shopping trolleys being left on the estate.

Then there are some pictures of which show the problem with litter at the estate and residents trying to tackle the problem by scheduling litter picking days."



"It's like you have a community on one side who are all willing to do something, a large group of people who want to make a community and then on the other side of the bridge you've got all of us service providers who want to provide supports and to be in the area, but for some reason we can't meet and there is that gap...so you've got two sets of people who really want to work together but the opportunity hasn't always been there, so we're trying to bridge that gap. It's clear that access to space and premises in the area is one of the major barriers we have to bridging that gap as quickly as we'd like to."



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"I've used google street view to capture the ethereal quality of the area, because that's what it reminded me of - it's like a silent city-scape. These images show the area in 2019 versus 2009. So you can see the transition of the community, how it's changed over ten years. You can see that the main shopping centre had already been built in 2009, but nothing's really changed about it since. What does that say about the use of the community space? what does it say about what was planned and what has developed?"

The second picture in 2009 shows an empty field, and in 2019 it's already a full apartment block - with retail potential but it's still empty. So it's still very much 'potential', everything is clean, but it's empty.

In 2009 it was vacant, and there are to-let/for sale signs up - whereas now there are potted plants on the balcony's; bikes; clothes drying - you can see cards in someone's kitchen window. So people are very much making these a home, people are caring about where they are living. I think it's quite intimate - going from an empty shell to people trying to create a community.



© Clongriffin/Belmayne Service Provider 2021

"Shattered glass - a broken
community"



"The clatter of
the shore
in Main Street
Right outside
the Door
Louder than a
thousand feet"



© Clongriffin/Belmayne Service Provider 2021

"Abandoned plans; wasteland - a major gap in thinking, acting and doing. Empty dreams – empty retail units. Wastelands amidst the homes, no bus serving this vast swathe of community. Houses, apartments – where are the community spaces?"



"Floodplains (floods every year) beyond a walking track which is unlit and brings you past a Traveller encampment. Development planned for the fields beyond"



© Clongriffin/Belmayne Service Provider 2021



"Dinosaurs on the skyline – windmills that have never worked stand idle while energy prices rise"



"Breakfast
view...99 bottles
of beer on the
wall, 99 bottles
of beer"



© Clongriffin/Belmayne Service Provider 2021

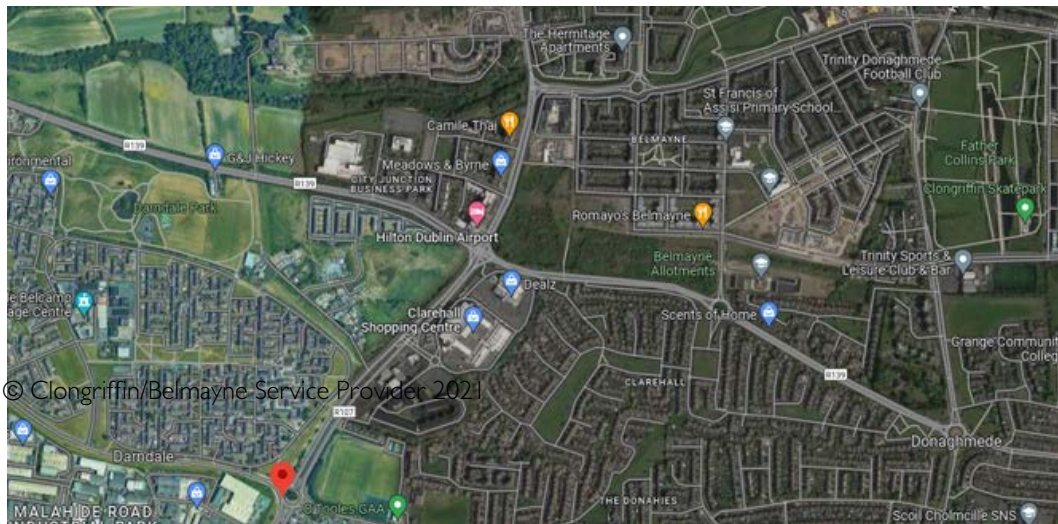
"Did you have a
good night? -
the daily vomit
trails"



© Clongriffin/Belmayne Service Provider 2021

"I chose this image as I feel the plans for the area were premature as in not ready to be delivered. The residential buildings went up without the care that was needed - when you look at children and young people, and the level of care that's needed for communities to reach potential and for young people to prosper....you realise that that can't happen on its own - that's the level of care that's needed - in order to grow, nurture and develop. Why aren't they getting the care they need? It's like the young people of the area are just forgotten."





“We’re in Darndale 20 years now, and we’ve had people come over to us from Clongriffin and Belmayne – and I think it’s really interesting that they’ve crossed the Malahide road to come for a service into Darndale.

Not huge numbers, maybe 20-25 people in the last few years. They present initially with addiction, but then often it’s the loneliness and social isolation that is really driving that. In the satellite view here – you don’t see the people, you don’t see the drugs, the drug use. It all looks very organised, very clean and yet for the people living there, the chaos that addiction can bring is there, the isolation, the loneliness. I imagine there’s many more people in Clongriffin and Belmayne who won’t cross over that road, very often people in addiction won’t move out of their local community to seek help – the idea of going to another area can be quite intimidating so we’d love the opportunity to have a base in Belmayne/Clongriffin. There’s absolutely a growth in the need – 90% of our referrals are word of mouth, self-referrals. Alcohol is a real issue in the area – along with cocaine and weed.”



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