

**The Dioceses of Dublin and Glendalough**



**MISSIONAL**

*strategy*

**in**

**New Housing Areas**

**PRESENTATION TO DIOCESAN COUNCILS**

## INTRODUCTION

Under the *'Rebuilding Ireland Initiative – An Action Plan for Housing and Homelessness'*, launched by the Irish Government in 2016, some 50,000 new houses are to be constructed in fourteen locations in the Greater Dublin Area in the next 5-10 years to meet the demands of a rapidly growing population. Building in some of these areas is under way and in others a number of new housing estates with commercial centres and additional infrastructure have already been completed.

This document:

- identifies where new large scale housing development is happening in the Greater Dublin Area and where future development is planned.
- Identifies the parishes that are being / will be affected by these housing developments.
- highlights key concepts in Government Strategic Planning with a view to engaging with planners and policy makers.
- proposes the formulation and implementation of a Diocesan Missional Strategy to meet the challenges and use the opportunities presented by these developments.
- suggests the positive outcomes of a Diocesan Missional Strategy.
- proposes the 'next steps' in formulating and implementing the Strategy.

***'How can the Church of Ireland contribute to the building of vibrant, sustainable and integrated communities in new housing developments?'***

## CHALLENGE AND OPPORTUNITY

The new and planned housing development is taking place within the boundaries of historically existing parishes. The combination of rapid population growth and the detachment of people from the traditional churches and communities poses a challenge to and presents an opportunity for the local church.

In his address to the Dublin and Glendalough Diocesan synod in 2017, Archbishop Michael Jackson articulated this in the following way.

*'We have a clear choice: either we confine ourselves to the relatively, or should I say comparatively, small number of people who are members, that is officially members, of the Church of Ireland.....or do we take the maxim of John Wesley, Anglican priest and subsequently Methodist minister, that 'the whole world is our parish.' If we take the latter view, then our calling is to embrace a duty of care and a ministry of service to what is now a conurbation of at least 1.3 million people and a sprawling workplace into and out of which people from at least eleven nearby counties commute daily. It is a geographical area where new towns and new housing are planned and under way within the boundaries of historically existing parishes and I appeal to people in those parishes, as our response develops, to help with initiatives of response.'*

## **HOUSING DELIVERY SITES**

The following are the 'Housing Delivery Sites' as identified under the '*Rebuilding Ireland Initiative*' along with the respective Local Councils responsible for implementing Planning Policy.

### **Dublin City Council**

- 1-North Lotts and Grand Canal Dock - 1000 houses
- 2-Poolbeg West - 3000 houses
- 3-Residential Lands Initiative - Sites at (a) Oscar Traynor Road, (b) O'Devaney Gardens (c) St. Teresa's Gardens
- 4-North City Fringe – (Clongriffin and Belmayne) 7000 houses

### **Dun Laoghaire / Rathdown County Council**

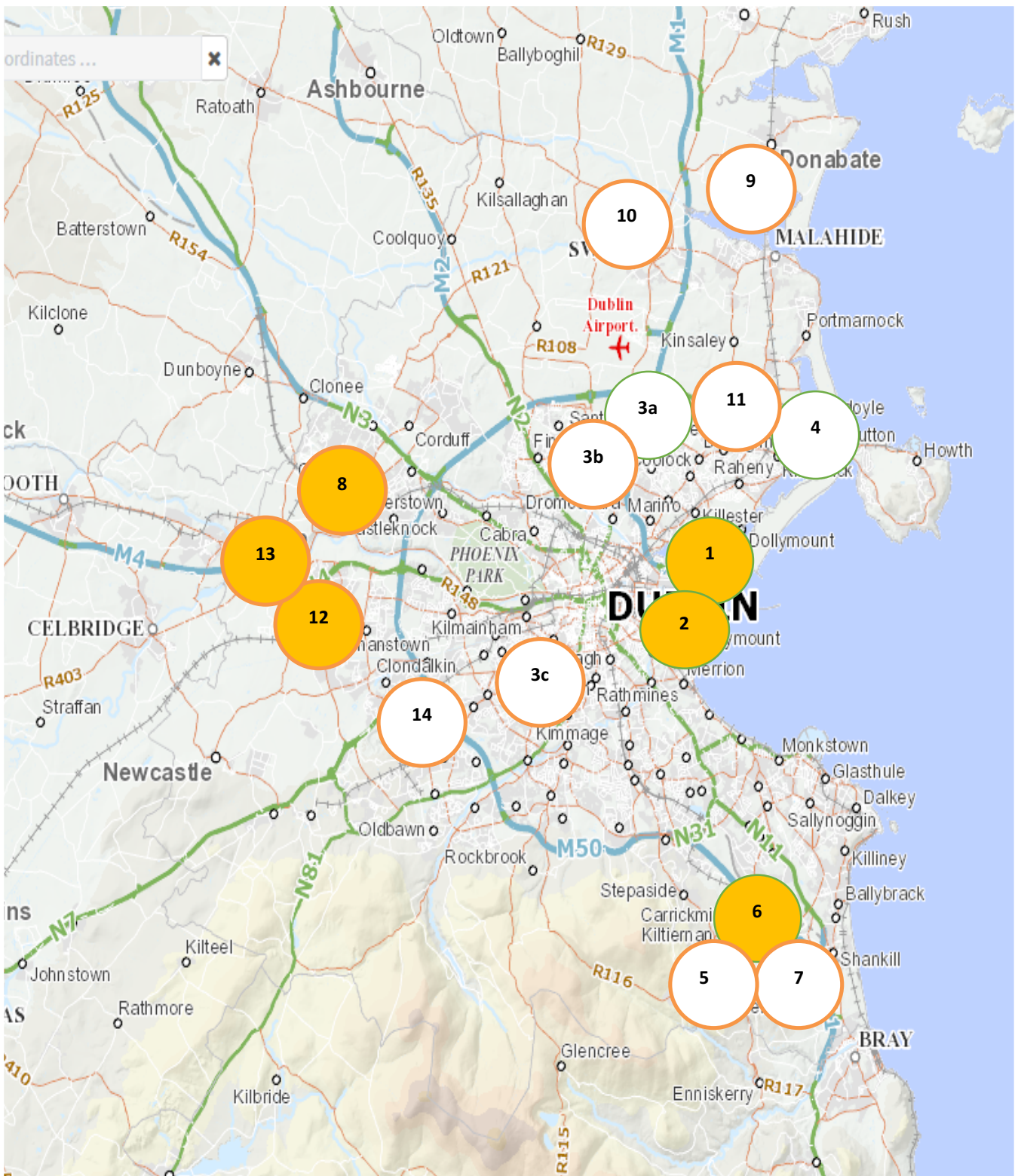
- 5-Kilternan-Glenamuck 2000 houses
- 6-Cherrywood 8000 houses
- 7-Shanganagh-Woodbrook 2300 houses

### **Fingal County Council**

- 8-Hansfield 2500 houses
- 9-Donabate 2200 houses
- 10-Oldtown-Mooretown (Swords) - 3200 houses
- 11-North City Fringe (Belmayne, Clongriffin and Portmarnock) – 1500 houses.

### **South Dublin County Council**

- 12-Adamstown - 7400 houses
- 13-Clonburriss - 8000 houses
- 14-Corkagh (Clondalkin/Newlands Cross) – 1000 houses



## HOUSING DELIVERY SITES



**Strategic Development Zone (SDZ) identified for fast-track**

planning applications.

## **LOCATIONS DESIGNATED FOR MAJOR DEVELOPMENT**

### **Cherrywood (South Dublin)**

An investment of €2 billion by the developer Hines will see the construction of 8,000 residential units, a new town centre with shops, offices, cinema and a library, three village centres, a new park (the size of Stephen's Green), three new primary schools and two post-primary schools. Planning permission has just been granted for this development (May 2018)



**25,000 Population on completion.**

### **Clonburris (Lucan/Clondalkin/Liffey Valley).**

8,500 new residential units are proposed with retail space and community facilities along with three primary and three post primary schools.



**21,000 Population on completion.**

### **Adamstown (West Dublin).**

Development of Adamstown began in 2003 and some new infrastructure and housing was completed before the downturn in the Irish economy from 2008. However, development has been kick-started again in a revised plan. A total of 7,500 residential units is predicted.



**22,000 Population on completion.**

### **North City Fringe (Clongriffin, Belmayne, Portmarnock)**

Substantial development has already taken place in this location with approximately 3,500 residential units completed out of a total of 7,000 and there has been considerable progress and delivery of infrastructure.



22,000 Population on completion.

## **PARISHES AFFECTED BY NEW HOUSING DEVELOPMENT**

The Rectors of each of the following parishes affected by new housing development have indicated their interest in engaging with the formulation of a Missional Strategy.

### **Southern Fringe**

- Rathmichael
- Kiltiernan
- Killiney / Ballybrack
- Tullow
- Crinken

### **Northern Fringe**

- Donabate
- Swords
- Malahide / St. Doulagh's
- Howth
- Coolock

### **Western Fringe**

- Leixlip
- Lucan
- Clondalkin
- Celbridge / Straffan / Newcastle Lyons
- Castleknock / Mulhuddart / Clonsilla

### **Docklands and Poolbeg**

- Irishtown
- North Strand

## POSITIVE OUTCOMES OF A MISSIONAL STRATEGY

The formulation and implementation of a Diocesan Missional Strategy will:

- enable local congregations to respond to the challenges and opportunities of rapid housing development and to fulfil their call to mission in the local area, thereby strengthening existing parish communities while at the same time creating new and fresh expressions of church.
- establish new Pioneering Ministry Initiatives that shift the Church's focus from 'doing for' to 'being with' in community engagement and transformation.

*(Pioneering on estates and new housing developments is a rapidly expanding area of ministry in the UK and one in which the church is willing to invest people and resources in order to create something new and fresh.)*

- provide the Board of Education with a framework in which to support and develop education under Church of Ireland Patronage. (The Board of Education have indicated their interest in participating in this initiative.)
- provide a model for new expressions of church and Pioneering Ministry which can be used in other Church of Ireland Dioceses.



# UNDERSTANDING STRATEGIC PLANNING BY GOVERNMENT AND LOCAL AUTHORITIES

*The Church can best respond to the challenges that new developments present by identifying where the Church's mission and ministry aligns with the overall aims of planners and local government.*

## Strategic Development Zones (SDZ's)

The key purpose of SDZs is to enable Government to designate certain parcels of land for a fast-track planning process which would deliver much needed housing and non-residential development in areas of strategic importance in the Greater Dublin Area. The areas designated are for sites located on major public transport corridors which are expected to accommodate sustainable new housing on a significant scale.

The Designated Strategic Development Zones are:

- **Adamstown (2003) (Revised 2014)**
- **Clonburris (2006) (Revised 2017)**
- **Hansfield (2006)**
- **Grangegorman (2012)**
- **Cherrywood (2014)**
- **North Lotts and Grand Canal Dock (2014)**
- **Poolbeg West (2017)**

Progress to date on the earlier designated Zones has been slow, mainly as a result of the property crash since 2008 and Developers experiencing financial difficulties. While land sales and changes in ownership under the National Asset Management Agency (NAMA) is expected to benefit some of the schemes, access to finance and the provision of the broad range of infrastructure by local and national government remains a challenge.

The concept and implementation of Strategic Development Zones remains central to the policy of Central Government and Local Authorities across the Dublin region. It is considered that SDZs have the capacity to accommodate significant growth in population and employment in a sustainable manner with access to major public transport corridors.

## Council Development Plans

While Strategic Development Zones are a central feature of planning policy, other areas for focused residential development are contained in the Development Plans and Local Area Plans (LAPs) of the respective Local Authorities.

*Dublin City Council Development Plan (2016-2022)*

*Fingal County Council Development Plan (2017-2023)*

*South Dublin County Council Development Plan (2017-2023)*

*Dun Laoghaire and Rathdown County Council Development Plan (2016-2022)*

## Planning Concepts – ‘Sustainable Communities’ and ‘Place Making’

Central to the planning strategies for SDZs and other areas of housing development are the concepts of ‘Sustainable Communities’ and ‘Place-making’



## **Planning for Sustainable Communities**

It is recognised that the creation of sustainable communities requires more than the provision of housing - sustainability must also extend beyond the physical environment to embrace the concept of stable, integrated communities.

Sustainable communities have been defined as 'areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure such as public transport, schools, amenities and other facilities combine to create places where people want to live'.

There are four key strands that combine to promote sustainable communities namely:

- **Provision of community facilities.**
- **Efficient use of resources.**
- **Amenity/'quality of life' issues.**
- **Conservation of the natural and built environment.**

All the Area Councils in Dublin have similar requirements with regard to residential development - existing, ready formed or planned – that they 'shall be properly integrated as part of sustainable communities'.

It is considered reasonable that the developers or promoters of major residential or mixed-use schemes will be required to make provision for new sports, recreational, community and other support infrastructure - including active recreational space for children - commensurate with the needs of the new community as an integral part of their proposal.

***Does the requirement by council planning authorities for the provision of community based facilities by developers as part of the establishment of integrated sustainable communities present the churches with an opportunity?***

## **A WAY FORWARD**

- Consult with church leadership, ordained and lay, in the parishes immediately impacted by the new housing developments.
- Research responses to similar challenges in other comparative dioceses – e.g. Canterbury, Oxford and Leicester.
- Engage the services of an external facilitator with experience and expertise in Pioneering Mission.
- Engage with Central Government and Local Council representatives and agencies involved in Housing and Community Development.
- Provide training for leaders and individuals in local parishes as needs are identified.

## **ADDITIONAL DETAILS ON MAJOR DEVELOPMENTS**

### **ADAMSTOWN SDZ (2003) (Revised 2014)**

Planning Authority: South Dublin County Council, County Hall, Tallaght.

Senior Planner: Anne Hyland?

Potential Residential Units 7,400

Completed Residential Units (2015) 1,384

Estimated Population on completion 20,000-22,000

Early development of Adamstown focused on the Paddocks (North), Adamstown Square and Adamstown Castle. New infrastructure was completed - Railway Station with car parking, cycle parking and bus and taxi connections. 2 new Primary Schools and 1 post-primary school, a crèche, a small neighbourhood park with playing pitches, some limited retail facilities.

Development stalled after 2008. By 2014 only 1,384 residential units had been built and no work started on the district centre, which was to have a supermarket, library, cinema and healthcare centre, or on the leisure centre and swimming pool.

In the past year, a review of the terms of the Adamstown SDZ with regard to reduced densities and the provision of infrastructure by central Government rather than by the developers as originally demanded has kick-started the scheme. More than 200 houses are under construction and planning permission for 800 more expected to be approved by the end of 2017. The Government also announced that €20 million in public money from the local infrastructure housing activation fund (LIHAF) would be given to fund parks and a new road linking to the Celbridge Road.

While the provision of the swimming pool has been pushed out, a new community centre and sports hall is due to be completed soon.

Developers:

[Castlethorn Construction](#) - Hugh O'Neill, Director of Operations.

Cairn Homes -,” [Ruchika Hassan](#), Director of Sales and Marketing.

## **CLONBURRIS SDZ (2006) (Revised 2017)**

Planning Authority: South Dublin County Council, County Hall, Tallaght, Dublin 14.

Tel: 4149000

Senior Executive Planner: Anne Hyland?

Potential Residential Units 8,000

Completed Residential: No substantive progress but re-activated 2017

Estimated Population on completion 21,000

No substantive progress was made in this SDZ located in the Lucan/Clondalkin/Liffey Valley area but it has been recently re-activated with a six-week consultation period which closes on 3 November 2017.

The scheme will include 8,500 residential units, 20,000sq/m of retail space and 7,300 sq/m of community space.

The scheme will include the provision of three primary and three post primary schools. The lands will be serviced by two train stations at Kishoge and Clondalkin/Fonthill, approximately a 15-minute train journey from Dublin City Centre. Three regional roads, including the Outer Ring Road, connect the lands to the N4 and N7 national routes.

Cairn Homes, the largest landowner at the Clonburriss (SDZ), says it will be in a position to start building there next year (2018)

“The success of the Clonburriss Strategic Development Zone depends on the active participation of communities, businesses, residents and members of the public. I encourage all interested parties and the public to engage in this public consultation process, in particular through the dedicated website, where a range of information is available and from which online submissions can be made’. *Paul Gogarty, Mayor of South Dublin*

Cairn Homes, the largest landowner at the Clonburriss Strategic Development Zone (SDZ), says it will be in a position to start building there next year.

Speaking at the launch, Mayor of South Dublin Paul Gogarty said:

## **HANSFIELD SDZ (2006)**

Planning Authority: Fingal County Council, County Hall, Main Street, Swords,  
County Dublin

Tel: 8905000

Senior Executive Planner: Nicholas O’Kane

Potential Residential Units 3000

Estimated Population on Completion 7500

Completed Residential 1000

The site is reactivated following economic crash.

The following primary elements of infrastructure are in place:

Hansfield Railway Station

Primary School

Post primary School

Quality Bus Corridor in operational

Clonsilla Railway Station up-graded

## **CHERRYWOOD SDZ (2014)**

Planning Authority- Dun-laoghaire/Rathdown County Council

County Hall, Marine Road, Dun Laoghaire

Tel: 2054700 Dunlaoghaire.

Potential Residential Units 8,000

Estimated Population on Completion 25,000

New Town Centre with shops, offices, cinema, library.

3 Village Centres

Proposed schools 4 Primary and 2 Post Primary?

New Park at Tully (size of Stephen's Green)

Two further parks with playing fields

Investment of €2 billion

Main Developer Hines and King Street Capital

(Hines Ireland Managing Director: Brian Moran)



## **NORTH LOTTS AND GRAND CANAL DOCK (DOCKLANDS) (2014)**

Planning Authority: Dublin City Council Planning Department  
Civic Offices, Block 4, Ground Floor, Wood Quay, Dublin 8

**Email:** [planning@dublincity.ie](mailto:planning@dublincity.ie)

**Tel:** (01) 2222151

Potential Residential Units 2600

Estimated population on completion 5800

Estimated Employment on Completion 23000

A mixture of commercial, office, financial and residential (apartment) development with cultural and exhibition space and restaurants.

## **POOLBEG WEST SDZ (2017)**

Planning Authority: Dublin City Council Planning Department  
Civic Offices, Block 4, Ground Floor, Wood Quay, Dublin 8

**Email:** [planning@dublincity.ie](mailto:planning@dublincity.ie)

**Tel:** (01) 2222151

Potential Residential Units 3000

Proposed New Urban Centre

Provision of Community Facilities

This is the latest area to be designated as a Strategic Development Zone on the site of the old Irish Bottling Company.

## **NORTH FRINGE (CLONGRIFFIN/BELMAYNE)**

Potential Residential Units 7000

Completed Residential Units 3,400

Active on-going development under Local Area Plan.

The Clongriffin-Belmayne (North Fringe) area is a growing community and there has been considerable progress and delivery of infrastructure in this developing area including:

Approx 3,400 homes completed

Approx 41,000 sq.m of commercial floor space constructed

Construction of Clongriffin Rail Station and the No 15 Bus Service, accessing the Malahide Road QBC, which terminates in Clongriffin.

Significant sections of the main street network, including the distributor roads, completed.

Two primary schools, Educate Together and St Francis of Assisi, established (in temporary accommodation with progress towards permanent sites being advanced)

The innovative 21ha Fr Collins Park

NormanMcCausland

Caoimhe Leppard

June 2018

