

Site Location



Site Location

Brief

- Objective is to facilitate site options consideration for a sustainable longer term plan for the Kildonan Lands at Finglas West
- For the benefit of the wider Finglas Community
- 6.1ha Council owned site
- Current location of the Abigail Women’s Centre



Main Entrance



Aerial View of the Site



Western Boundary



Lands at North Part of the Site



Existing Facility

Local Context



- Land Use
- Residential
 - Residential (under construction)
 - Community and Institutional
 - Employment/Enterprise
 - District Centre
 - Neighbourhood Centre
 - Amenity/Open Space



- Movement & Public Transport
- Motorway
 - National Road
 - Regional Road
 - Key Local Road
 - Site Access Road
 - Bus Route
 - Bus Stop



Community Facilities

Community Resources & Facilities

- Children Education
 - 1. St. Kevin's Boys National School
 - 2. St. Joseph's Girls National School
 - 3. New Cross College Secondary School
 - 4. Colaiste Eoin Secondary School
 - 5. Saint Fergal Boys National School
 - 6. Finglas Parochial National School
 - 7. St Michael's Secondary School
 - 8. St Brigids Senior School
- Adult Education
 - 1. Finglas West Community Hub
 - 2. St. Joseph's CDETB
 - 3. Finglas Centre for Unemployed
 - 4. Colaiste Ide/CFE
- Leisure & Sports
 - 1. Finglas United
 - 2. Kildonan Park
 - 3. Sport Grounds
 - 4. Park & Sport Grounds
 - 5. Mellows Park
 - 6. Playground
 - 7. DCC Leisure Centre
 - 8. WFTRA Hall
 - 9. Leisure Point Mixed Sports
- Retail
 - 1. Barry Rd Shops & Pub
 - 2. Cardiffsbridge Rd Shops
 - 3. Cappagh Shopping Centre
- Other Community Facilities
 - 1. Bernardos
 - 2. Cappagh Hospital
 - 3. Odin's Wood Day Care Centre
 - 4. Finglas Traveller Dev. Group
 - 5. St. Michael's House Support Service
 - 6. Garda Station
 - 7. Mellow Spring Childcare Centre
 - 8. Dublin City Council
 - 9. Finglas Youth Resource Centre
 - 10. Fire Station
 - 11. Intreo Centre Finglas
 - 12. Meals on Wheels and Preschools
 - 13. Saint Canice's Church of Ireland
 - 14. Church of the Annunciation

Character Areas & Connectivity



Character Areas



Kildonan Road



Avila Park

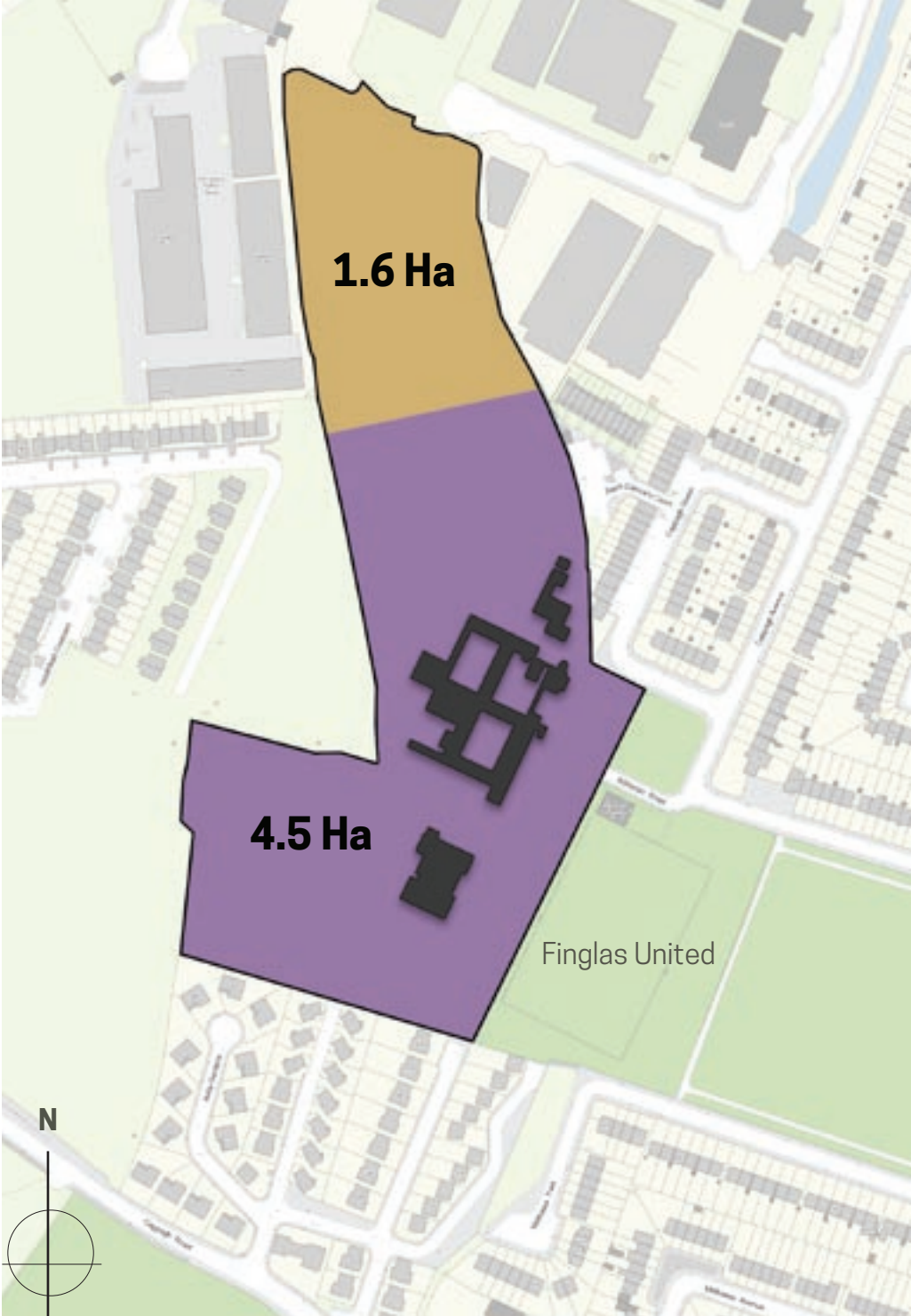


Heathfield

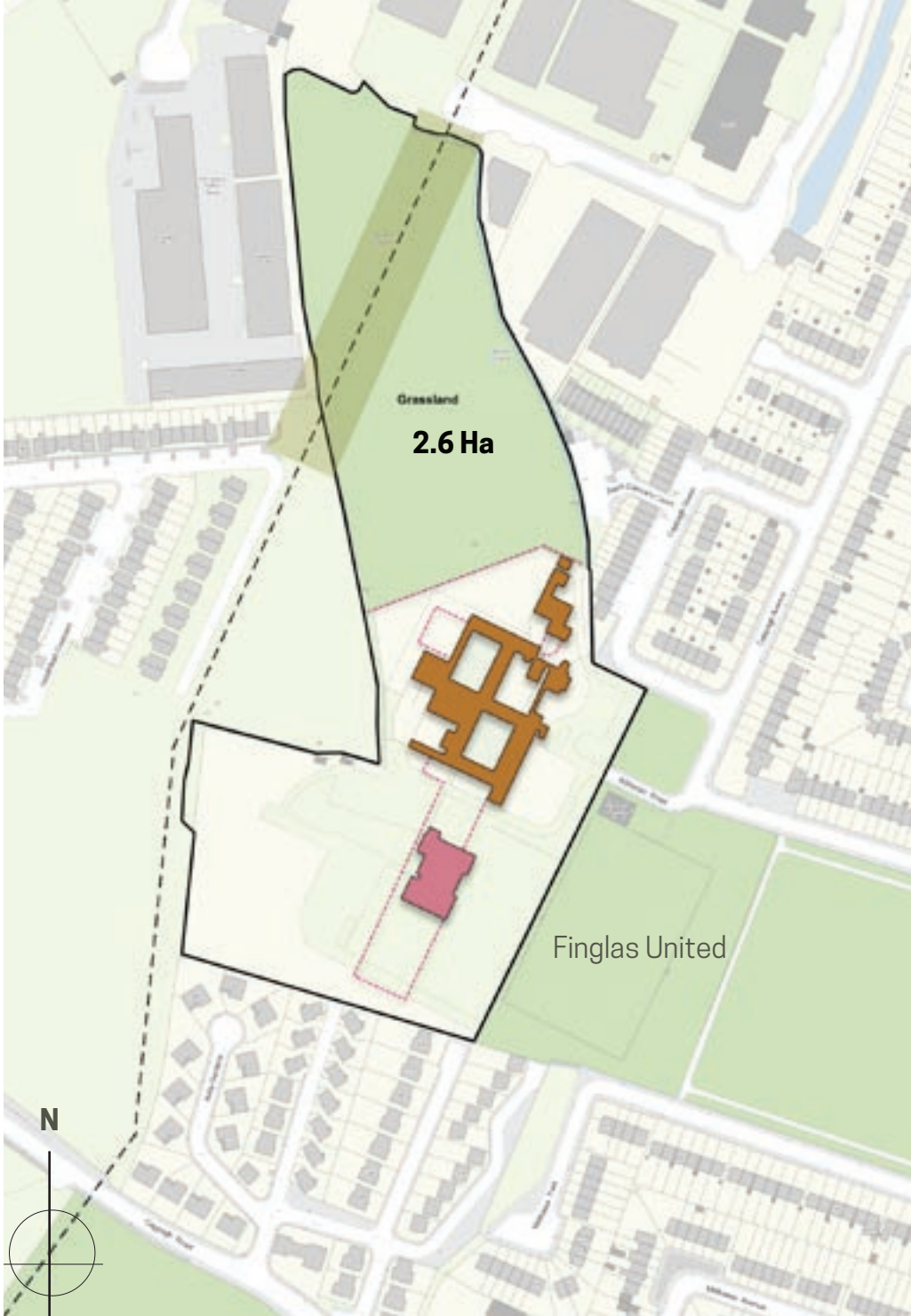


Connectivity

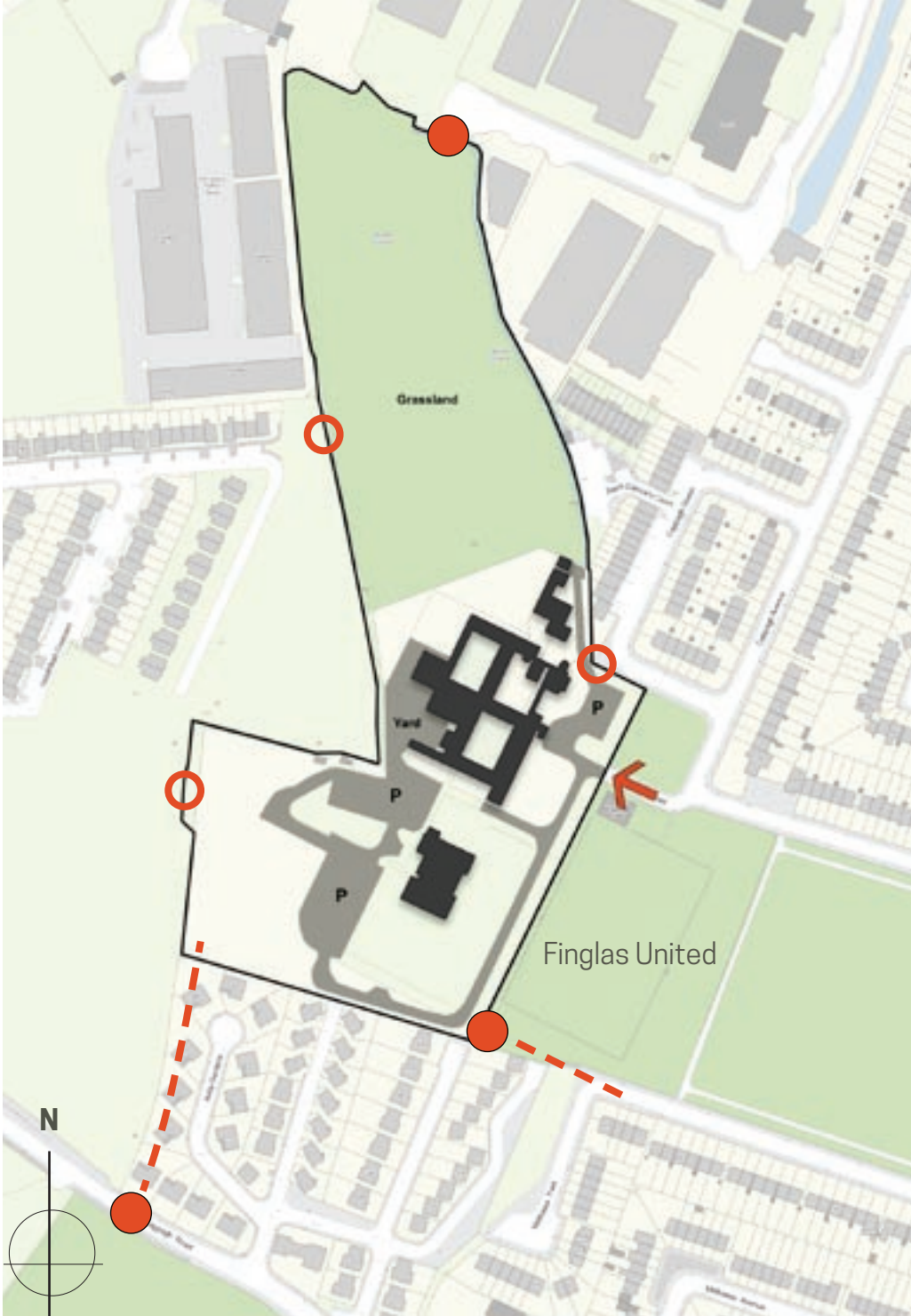
Site Character & Features



- Land Use Zoning**
- Zone Z12: To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands
 - Zone Z6: Employment/Enterprise



- Existing Structures**
- High Voltage Electricity Line with 60m wide buffer zone
 - Security Fence
 - Occupied Buildings
 - Unused Building



- Access & Circulation**
- Site Entrance
 - Internal Circulation & Parking
 - Potential Vehicular Access
 - Potential Pedestrian Access



- Landscape**
- Wild Grassland
 - Grass
 - Trees
 - Boundary Hedgerows
 - Weak Boundary Treatment



Main entrance area



North part of the site



South-West part of the site



View Location Map

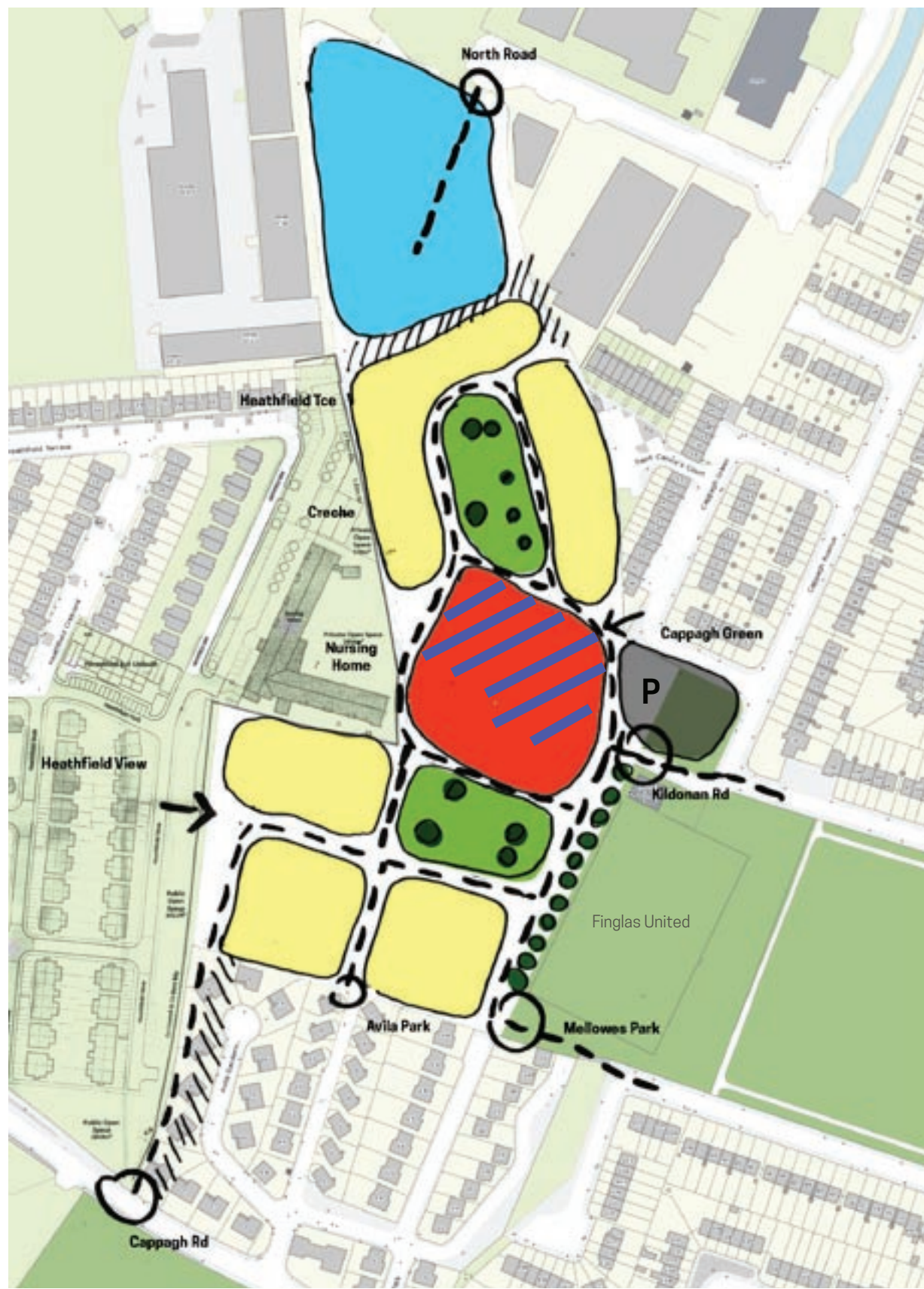
Vision: 'Connected Communities'

Key Objectives

- Positively integrated with existing communities
- Optimal use of lands to serve wider community
- Optimal internal and adjoining lands connectivity
- Open and accessible
- For all age groups
- Safe and attractive
- Lively and healthy
- Mixed range of uses including community facilities, amenity areas, mixed type and tenure housing, employment etc.
- Consistency with City Development Plan

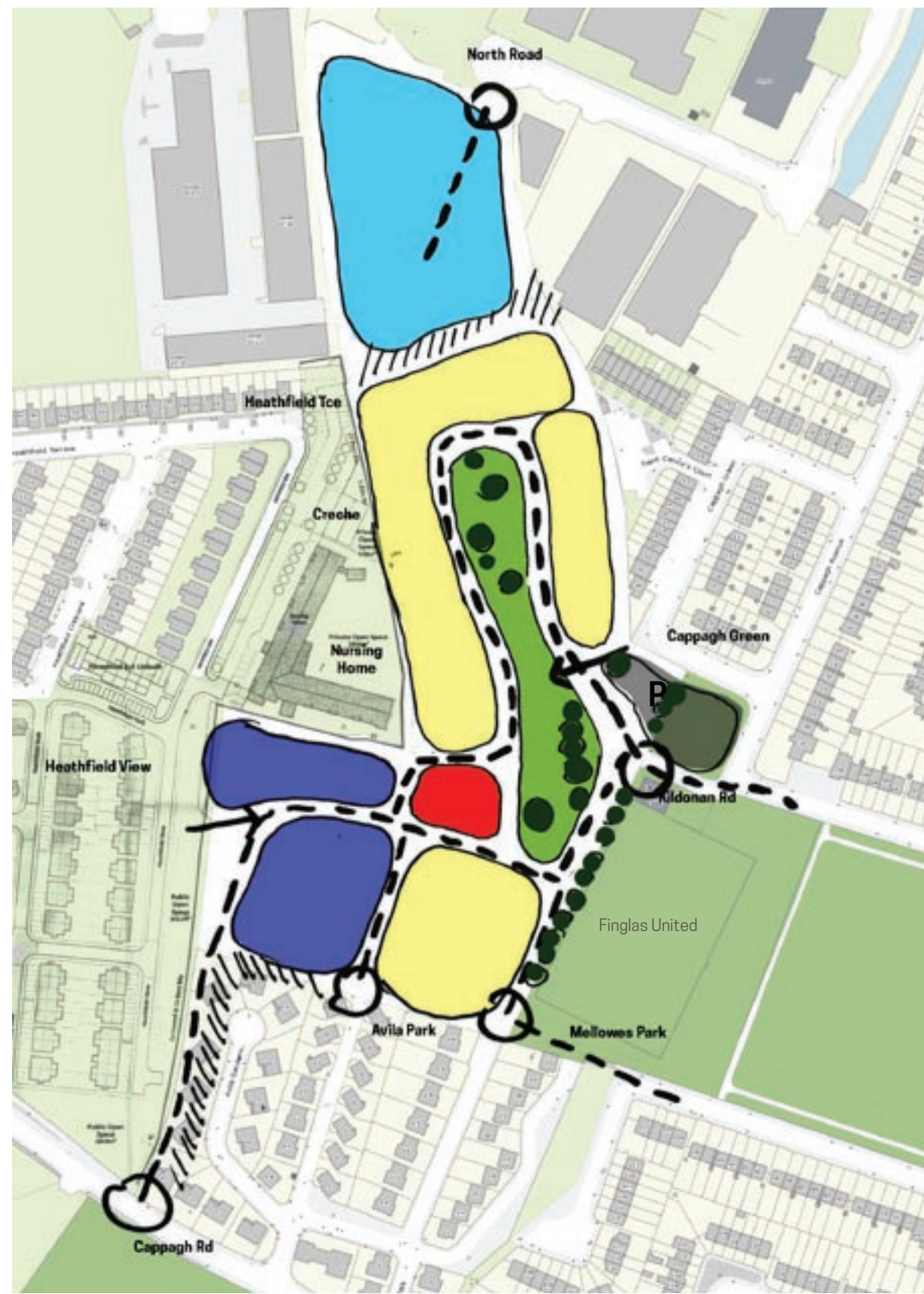


Preliminary Options Development



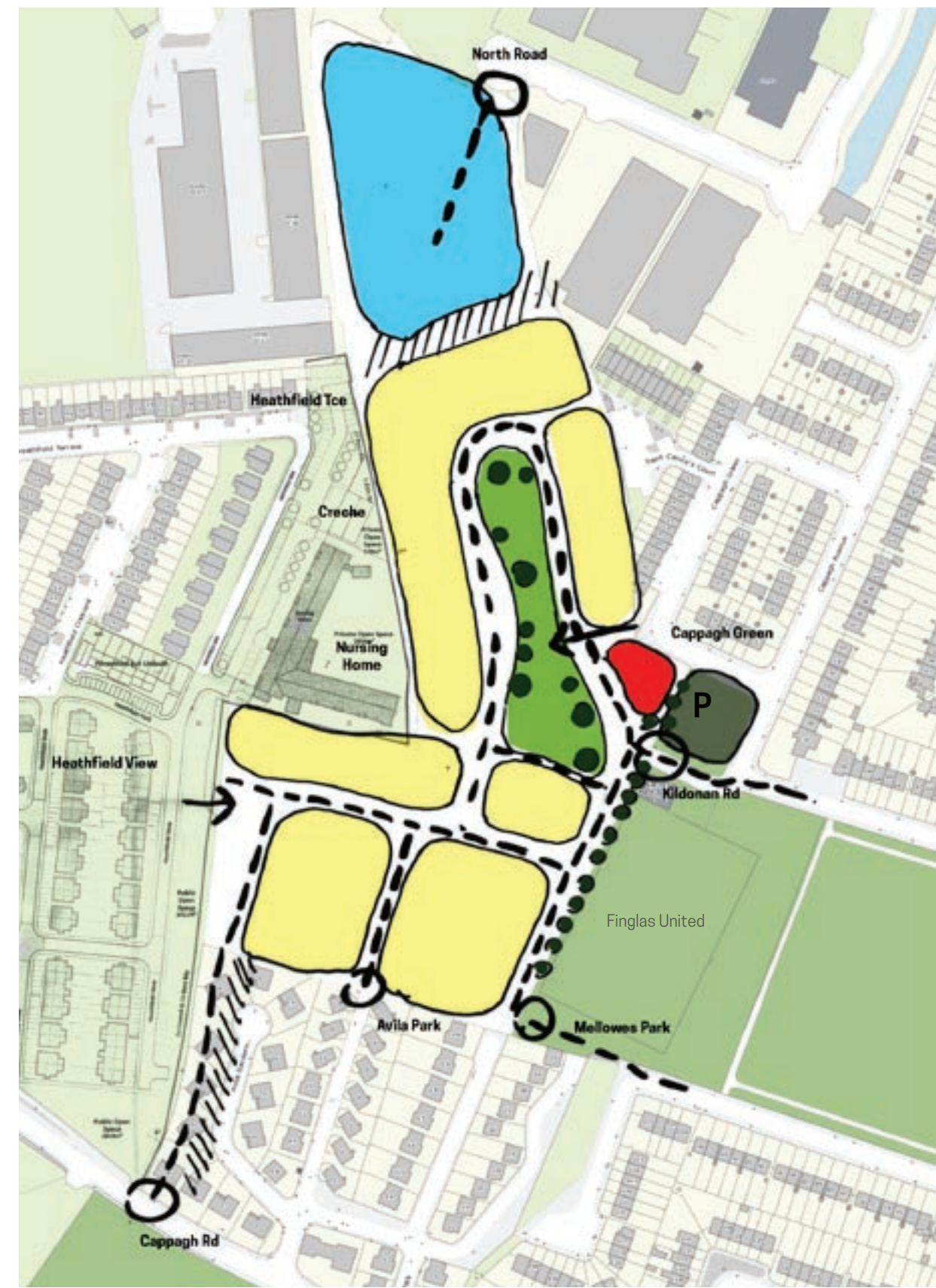
A. Existing Building Retained, Mix of Uses

- Existing building retained and upgraded to meet community and health/ institutional needs
- Proposed development (Residential Uses) split by retained building
- Northern lands for Employment/Enterprise Uses
- Public Open Space centred in the southern section
- Open Space maximises use potential but does not optimise natural surveillance and user safety
- Clear connections to existing routes and facilities



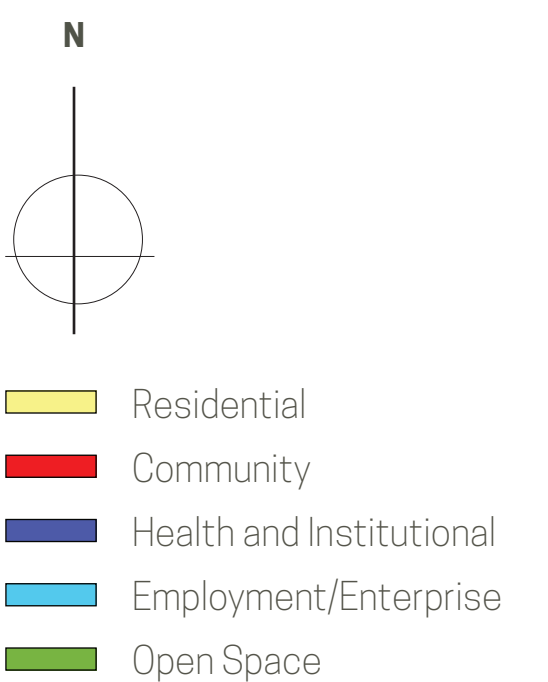
B. Mix of Uses

- Proposed development is located around proposed open space as an integrated part of its surroundings
- Public Open Space centrally located
- Clear connections to existing routes and facilities
- Open Space maximises use potential and optimises natural surveillance and user safety
- Northern lands for Employment/Enterprise Uses
- Dependent on available external agency funding

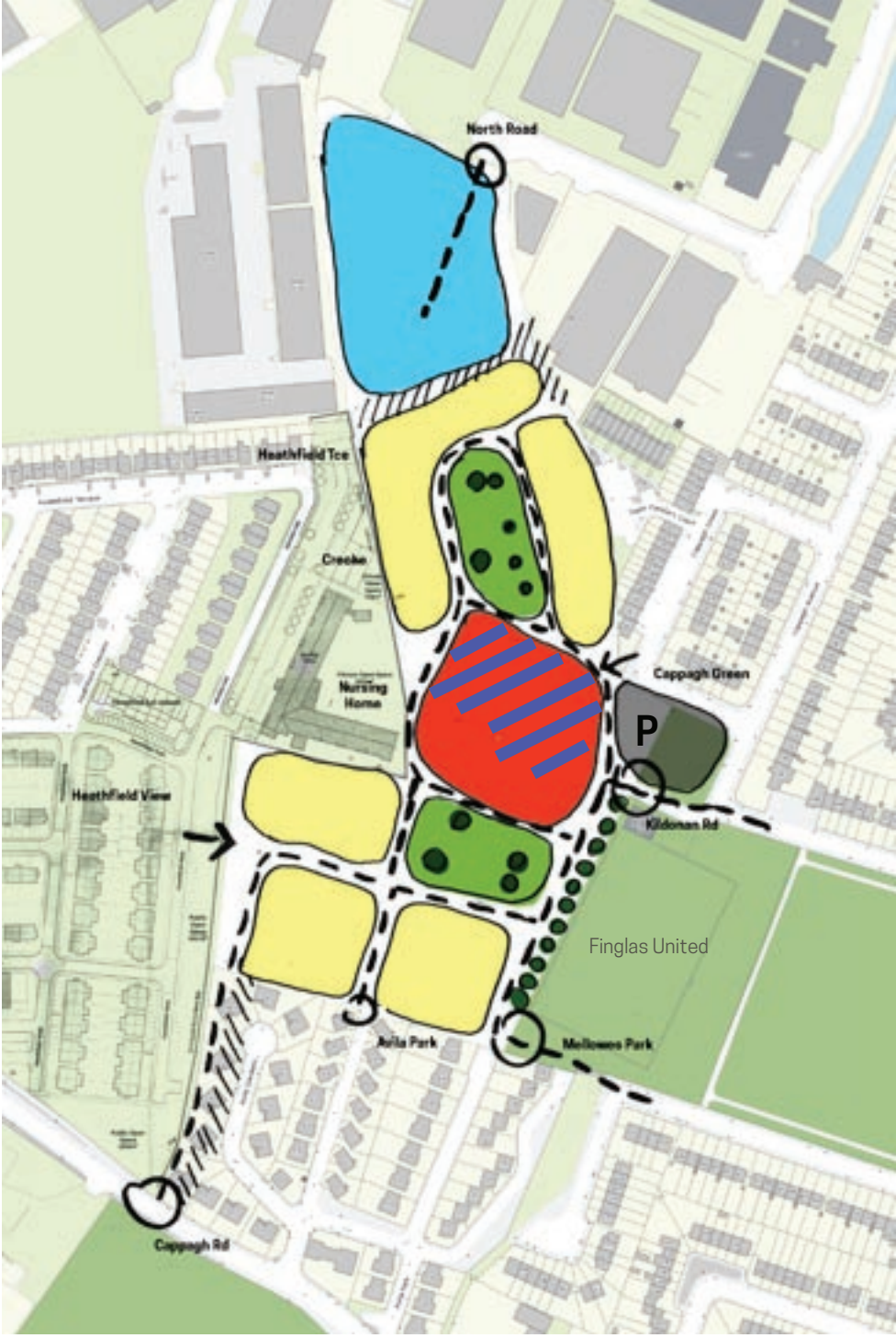


C. Mix of Residential and Community Uses

- Proposed development (Residential & Community Uses) is located around proposed open space as an integrated part of its surroundings
- Clear connections to existing routes and facilities
- Open Space maximises use potential by all the community and optimises natural surveillance and user safety
- Northern lands for Employment/Enterprise Uses



Options Development - Option A



Option A



A. Existing Building Retained, Mix of Uses

Open Space:

- 01 Public open space
- 02 Public Plaza
- 03 Public Open Space

● Existing mature trees to be retained

Buildings and Facilities:

Residential:

Retirement, independent living,, short/long term supported housing, social, private, etc.

- house type 1/2 storeys
- duplex type 3 storeys

approx 100 units in total

Community:

1-2 storeys facility

C1 Community/Enterprise Centre, Adults education, children arts and craft, local shop, cafe, homeless/community services or similar

Employment/Enterprise:

1 storey buildings

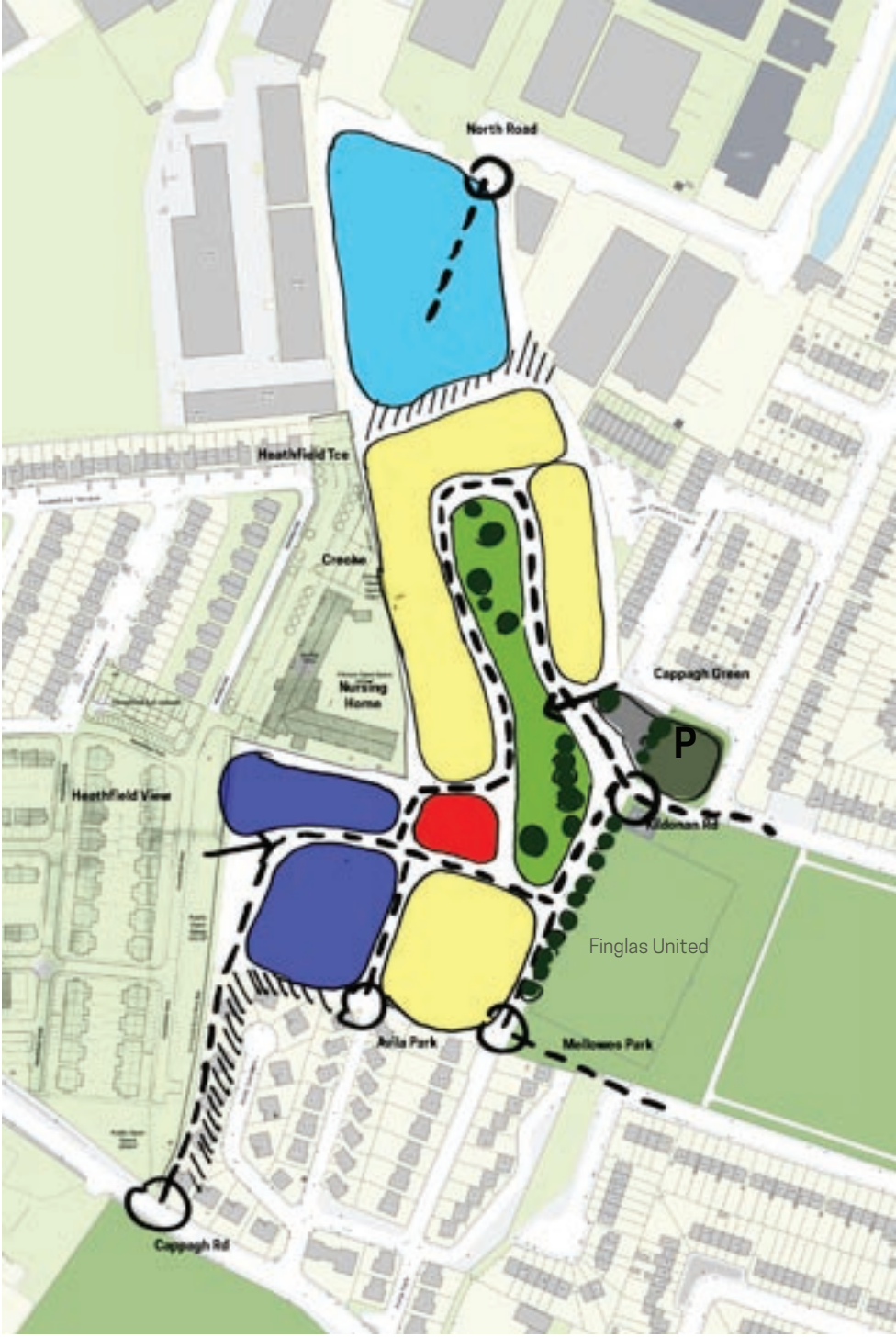
P Surface parking

Site Access:

→ Vehicular Access

→ Pedestrian Only Access

Options Development - Option B



Option B



B. Mix of Uses

Open Space:

- O1 Multiuse public open space, kickabout area, playgrounds, sports, etc.
- O2 Communal open space, garden, outdoor gym, seating, attenuation ponds etc.
- Existing mature trees to be retained

Buildings and Facilities:

Residential:

Retirement, independent living, short/long term supported housing, social, private, etc.

- house type 1/2 storeys
- duplex type 3 storeys
- apartment type 3/4 storeys

approx 110 units in total

Community:

- 1-2 storeys facility

C1 Community/Enterprise Centre, Adults education, children arts and craft, local shop, cafe etc.

Health/Institutional:

- 3/4 storeys facility
- H1 Supported housing/homeless community services or similar
- H2 Supported housing/homeless community services or similar

Employment/Enterprise:

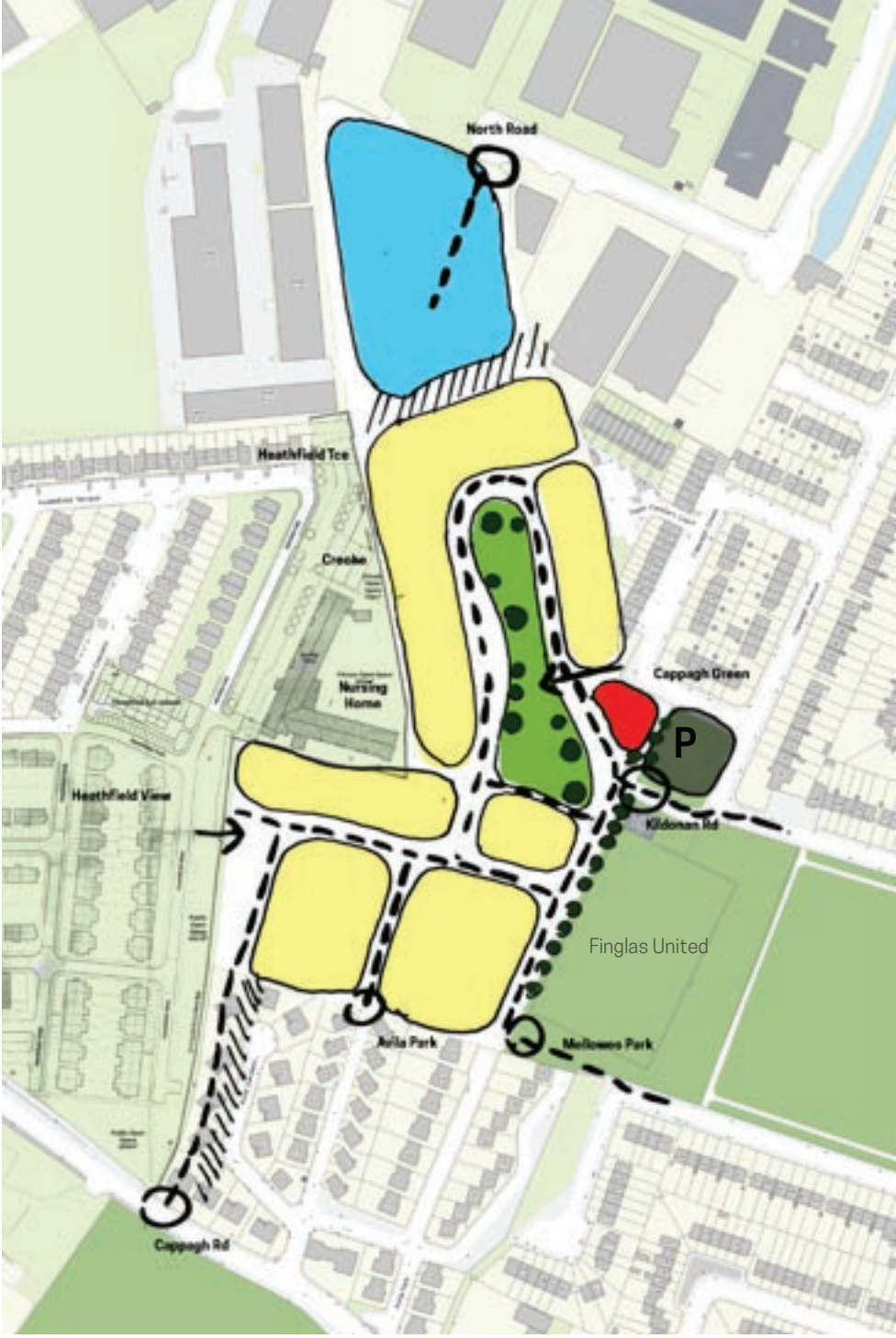
- 1 storey buildings

P Surface parking

Site Access:

- Vehicular Access
- Pedestrian Only Access

Options Development - Option C



Option C



C. Mix of Residential and Community Uses

Open Space:

- 01 Multiuse public open space, kickabout area, playgrounds, sports, etc.
- 02 Communal open space, garden, outdoor gym, seating, attenuation ponds etc.
- Existing mature trees to be retained

Buildings and Facilities:

Residential:

Retirement, independent living, short/long term supported housing, social, private, etc.

- house type 1/2 storeys
- duplex type 3 storeys
- apartment type 4 storeys

approx 200 units in total

Community:

- 1-2 storeys facility
- C1 Community/Enterprise Centre, Adults education, children arts and craft, local shop, cafe etc.

Employment/Enterprise:

- 1 storey buildings

P Surface parking

Site Access:

- Vehicular Access
- Pedestrian Only Access

Indicative Artist Impressions



Indicative view of multi-use active open space



View Location



Indicative view of passive open space



View Location



Indicative view of new access road



View Location

Potential Community Facilities



Selection of Playgrounds



Kick-about Area



Passive Recreation



Community Garden



Basketball Court



Outdoor Gym



Kids Farm



Community Centre (Belmullet, Co. Mayo)



Independent Living Units



Retirement Apartments (Santry)