

Fergal's Field Development Project

INFORMATION BOOKLET

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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Archdiocese of Dublin
Ard Deoise Átha Cliath

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INTRODUCTION

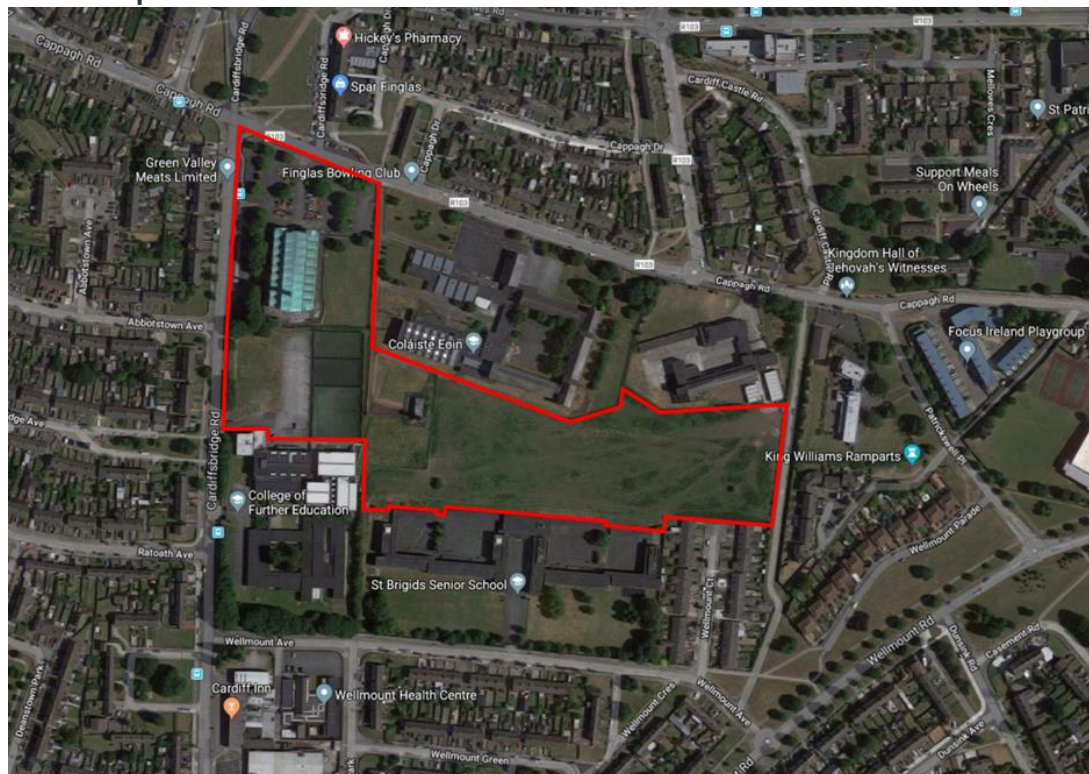
This is an information brochure to inform the public of the future development plans of the block of land between Cappagh Road, Cardiffsbridge Road, Wellmount Avenue and Fergal's Lane that are being progressed between the Dublin Archdiocese, Dublin City Council, the HSE and the City of Dublin Education and Training Board. The lands being developed are outlined in red on the aerial map below and include the site of the now demolished Church, lands known as Fergal's Field and lands between Leisure Point and the Church.

These lands offer an opportunity to provide and enhance facilities for the local community. Discussions have been ongoing with several stakeholders about the best use of the site for the community in Finglas and considerable work has gone into the proposals being presented in this brochure. The stakeholders involved to date include the Dublin Archdiocese, Dublin City Council, the HSE and the City of Dublin Education and Training Board and the local schools.

The future development of these lands will require detailed Masterplanning for the entire site. The Draft Dublin City Development Plan 2022-2028 identifies these lands as part of a new Strategic Development and Regeneration Area for Finglas and environs.

While the overall proposal for the lands is being shared in this brochure, a full site strategy will emerge through ongoing consultation with the statutory partners and local stakeholders. All elements of the proposal will be subject to planning permission applications, with the exception of the new church and parish centre which have already received a final grant of planning permission.

Aerial map of the area before the Church was demolished



THE VISION

To develop the site for the benefit of the community in Finglas West and in particular to provide the following:

- New Church and parish centre
- Housing Provision
- New Primary Care Centre
- New sporting facilities for the CDETB and local schools

CHURCH OF THE ANNUNCIATION

The demolition work of the original Church was completed at the end of November 2021. It is hoped that work on the new Church and parish centre will commence in 2022 following a tender process. The proposed Church will be located on the site of the old Church carpark.

The capacity of this Church is expected to be approximately 150-200 people. The internal arrangement of the Church will see the parishioners gather round the altar and the ambo, facing each other in an oval shape, known as an 'antiphonal' design. Currently, mass is being celebrated in St. Fergal's school hall and the arrangement reflects what is the proposed layout for the new church. "We have grown to love this arrangement, being able to see one another serves to remind us that we gather together as a community for worship", commented Father Éamann Cahill, Parish Priest. Parishioners have been kept informed at all stages of the process.

Some elements of the old Church will be included in the new one, including the well-loved stained-glass windows and the Stations of the Cross. The Hill Organ has been repaired and refurbished and now graces the cathedral in Cavan town as its huge proportions could not be accommodated in the new church. The parish of Carna Ross, Co. Meath, took some of the church benches while the shrine of the 'Holy Innocence' has been carefully removed and is safely in storage.

The front and side of the Church will be landscaped and will have car parking facilities.

HOUSING PROVISION

The overall objective for Dublin City Council (DCC) is to provide housing on the portion of the site it retains on the site of the demolished church.

Full consultation with agencies including the Dublin Archdiocese, the HSE and the Department of Education and Skills will be required to develop this.

Dublin City Council, in consultation with Elected Councillors, have prepared the 'Finglas Strategy 2021, which sets out a comprehensive redevelopment strategy for these lands'. This non-statutory document informed the Draft Dublin City Development Plan 2022-2028. The Draft Dublin City Development Plan was on public display from November 2021 until mid-February 2022 and, following a consultation process, will be adopted in late 2022.

The Finglas Strategy recommends providing range of housing typologies, including additional senior citizen and supported housing units and one- and two bed units in appropriate locations in response to changing population trends. This is vital to address Dublin City Council's housing waiting list, address homelessness and to provide the range of housing options that can support mixed communities in Finglas.

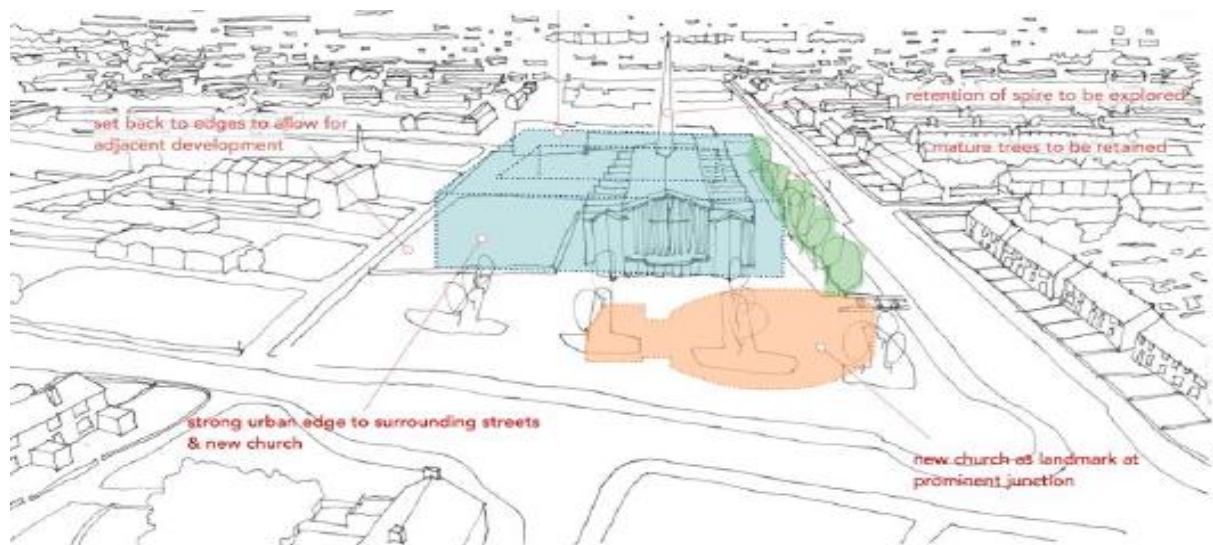
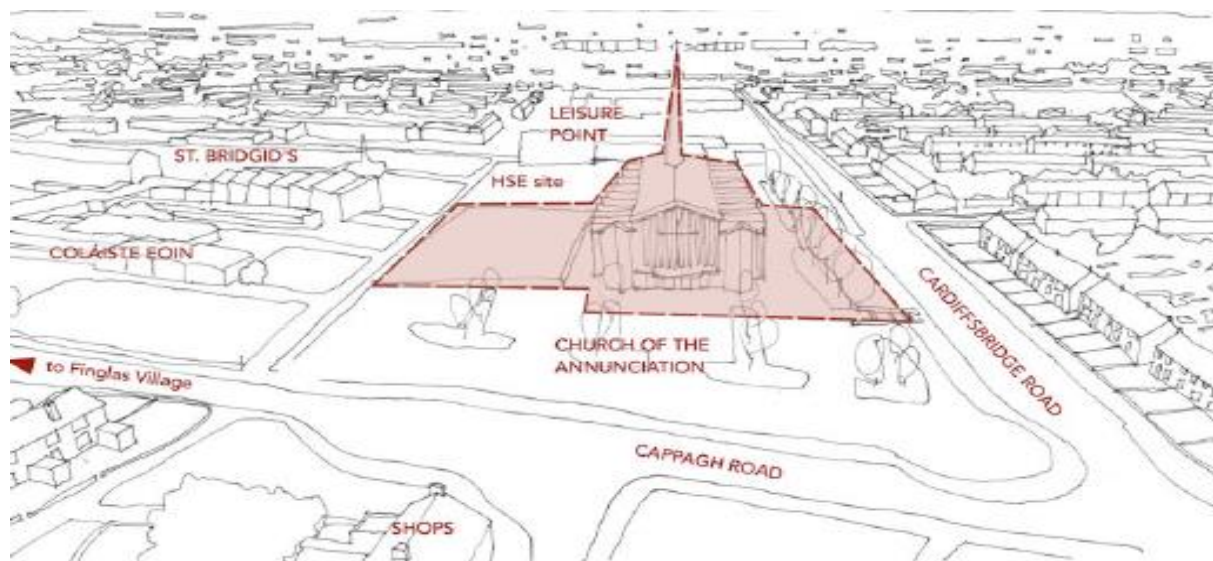
The Finglas Strategy supports the provision of a housing scheme for older person as part of the redevelopment of the Church of the Annunciation site, facilitating older people in having ease of access to all local amenities and services.

A perimeter block for senior citizen and general housing may be a key aspect of this proposed scheme. This has the following advantages:

1. It provides a dense urban scale
2. It provides secure, high quality open space
3. It creates a distinctive 'sense of place'

It is envisaged that approximately 100 housing units could be delivered on the site and these would mainly be one and two bed units.

It is Dublin City Council's objective to facilitate a detailed community information programme in relation to this project.



HSE PRIMARY CARE CENTRE

Finglas has long been identified as a high priority location for the development of a Primary Care Centre due to the population level, care requirements for the community and the HSE Sláintecare programme which will provide care for patients closer to their home. Having agreed to acquire the Church site and the adjoining Fergal's Field, Dublin City Council then agreed with the HSE to make available the adjoining Fergal's Field site for a Primary Care Centre.

The HSE commissioned a feasibility study on the Fergal's Field site to confirm that it was suitable for a Primary Care Centre. The initial recommendation from this Feasibility Study was to approach the City of Dublin Education and Training Board (CDETb) to discuss options of acquiring their adjoining old boiler house site and to secure a new entrance through their lands to either Cardiffsbridge Road or Cappagh Road. These discussions were successful and a revised Feasibility Study including these lands was prepared.

On engagement with the Dublin City Council Planning Department the HSE was asked to explore the option of the front site between Leisure Point and the old Church with CDETb as it would lead to a more suitable proposal from a planning point of view for the overall development. The CDETb was again very supportive and agreed to explore the front site being used as a Primary Care Centre. A further Feasibility Study was prepared in conjunction with CDETb. This has led to agreements between DCC, the HSE and CDETb in the preferred option for all parties. These agreements are subject to the relevant approval processes for each party. These processes are being progressed. The HSE has recently appointed a design team to progress the proposed project.

Over 50,000 people will be serviced by this Primary Care Centre. The site's location will provide for more easily accessible pathways to care for people currently residing in the area and new residents who will move into the proposed housing development. The development of the primary care centre will help enable a more community focussed model of healthcare for Finglas. Appropriate care will be provided closer to people's homes, away from an acute setting. The primary care centre will include accommodation for the following:

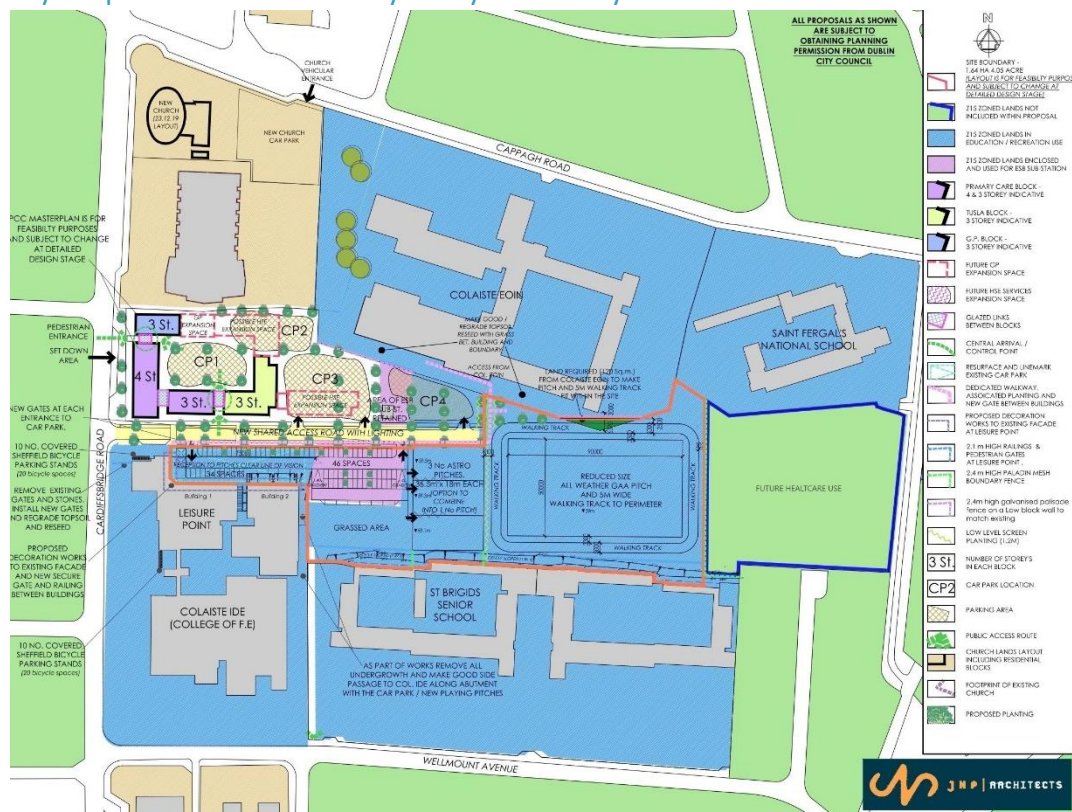
- Local GP Practices
- Primary Care Team services including
 - Nursing
 - Speech and Language Therapy
 - Physiotherapy
 - Occupational Therapy
 - Psychology
 - Dietician Services
- Dental/Orthodontic services
- Community Mental Health services

- Child and Adolescence Mental Health Services
- Ophthalmology
- Disability Services
- Social inclusion hub

TUSLA Services will also be accommodated in the Primary Care Centre in partnership with the HSE. The proposed new Primary Care Centre in Finglas will provide TUSLA the opportunity to relocate the main serving pillars for Dublin North City into one building. The primary TUSLA service that will be provided from the Centre will be Social Work. Additional services including Early Years, TUSLA Education Support Services, Adoption and Workforce Learning and Development will provide a skeleton service also.

The proposed location of the Centre is on the Cardiffsbridge Road side of the site which will be easily accessible.

Layout plan of Final Feasibility Study of Primary Care Centre and Recreation Facilities



The above feasibility study is only at an initial design stage and will be developed further prior to a planning permission application being prepared.

Image of Final Feasibility Study of Primary Care Centre and Recreation Facilities



RECREATIONAL FACILITIES

As part of the agreement between the HSE and CDETB, CDETB have agreed with the HSE to swap part of their site between Old Church and Leisure Point to provide the best site for the Primary Care Centre. The HSE will in turn provide CDETB with part of the Fergal's Field Site and will carry out an agreed schedule of works to replace and improve the recreational facilities for the two adjoining CBETB Schools namely Coláiste Eoin and Coláiste Íde, College of Further Education.

The agreed schedule of works includes three floodlit Astro-turf pitches, a junior GAA 3G all-weather pitch with a surrounding walking track, replacement car parking spaces and a new covered bike parking. The area will be landscaped with paths and planting to ensure that it is visually appealing.

There will also be a grass area provided to the schools which could be used for several purposes.

The facade for the Leisure-Point Sports Complex, which is an important facility for both the schools and the local community, will be improved, and the remaining carpark will be refurbished.

Image of Fergal's Field off Fergal's Lane



CONCLUSION

A masterplan for the entire site will be prepared to ensure the site is developed in an integrated way. This will inform decisions in relation to Phasing. We understand that the new development will greatly impact on the surrounding community. Therefore, it is extremely important that this community is fully consulted on all the proposed plans for the site and what will be located there. We believe that this site, once it has been developed, will be of huge benefit for the people of Finglas now and into the future.

It is difficult to commit to realistic timetables at present due to the nature of the site and the complexities in transferring the land between the parties. It is hoped though that the site will be fully developed by 2027.