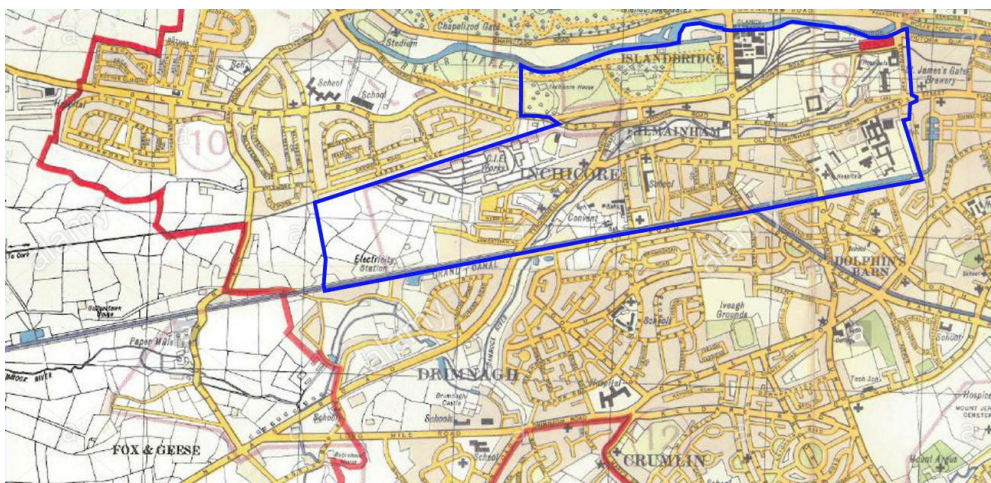


Report on Scoping Exercise Inchicore - Kilmainham

“Building a Sustainable Community”



**Report Commissioned by Department of Housing, Planning and Local Government
on behalf of
Minister of State Damien English TD**

**Dr Jack Nolan
Retired Assistant Garda Commissioner
December 2019**

Executive Summary

This Report was commissioned by the Department of Housing, Planning and Local Government on behalf of Minister of State Damien English T.D. to identify the needs of the Inchicore-Kilmainham area from a strategic social and community perspective.

The catalysts for this Report was the consideration of the long-term economic and social regeneration of the community and to support the development of a “strategic social and community plan” for the area.

The author engaged in a comprehensive research and consultation process with 107 individuals and groups in the area including politicians elected locally and nationally, statutory and non-statutory agencies, sports clubs, services providers, youth clubs, businesses and a large number of Government Departments with a role or function in the area. A number of written and email submissions were also received.

The author has heard many opinions and suggestions from various sections of the community regarding the proposed new development, some of which are supportive and others that have raised concerns. However, the overwhelming issue raised was the need to build a sustainable community in the area.

The twin villages of Inchicore and Kilmainham are located within the Dublin 8 postal district and comprise the Local Electoral Areas of Inchicore A, Kilmainham B and C and Ushers A and F with an approximate population of 17,400 residents. Both villages present contrasting images with Inchicore looking somewhat faded, neglected and choked with traffic. Kilmainham on the other hand is altogether more impressive with stately buildings and a more affluent appearance.

The research for this Report outlines an impressive and somewhat overlooked array of current assets within the area, including historical buildings, natural amenities, a rich heritage and culture. From a sporting perspective the area is home to St Patricks Athletic FC, Liffey Gaels GAA club, Oblate Basketball club and a host of other smaller sporting clubs. The physical amenities in the area include the Grand Canal, the Camac River, several small parks with the Phoenix Park, the War Memorial Gardens and Goldenbridge Cemetery in close proximity.

During the consultation process, one of the principal concerns raised was the fear of “repeating the mistakes of the past”. Other community concerns and issues that were raised included concerns about community safety and policing; the lack of a civic centre in Inchicore; the visible appearance of Inchicore village, lack of green space, persistent inter-generational social problems in the area and a sense of being left behind in terms of social and infrastructural development.

This Report has focused on outlining the history and heritage of the area, identifying the area’s current assets, analysing the concerns of the community, re-imagining the area’s assets to leverage its potential, exploring what a sustainable community would look like and suggesting a strategic action plan. The analysis section of the Report in particular focuses on re-imagining the area’s potential, leveraging its strengths and indicating what its strategic needs are.

An urgent need identified in almost all conversations and consultations was the lack of a boy’s secondary school. However, the analysis for this Report indicates that a major educational campus

catering for preschool, primary, secondary and adult education complementing the existing Inchicore College of Further Education, is what is actually required in the area.

The possibility to re-imagine the area into a Dublin South West town as distinct from a twin village area thereby leveraging the area's current strengths and aligning them with national and city development plans is opportune. The potential to create a unique vibrant historical military quarter in Inchicore and Kilmainham echoing the area's past and generating value from the existing cultural landmark sites such as the Royal Hospital, Kilmainham Goal, Richmond Barracks and other sites of historical and cultural value now exists. Actively marketing and developing a historical and graveyard walking route together with the proposed pedestrian bridge linking the War Memorial Gardens to the Phoenix Park makes a historical quarter viable and truly achievable. The proposal to develop the Camac River and complete the Grand Canal cycleways adds to the outdoor appeal of the area in this regard from both a recreational, tourism and bio-diversity perspective.

The opportunities presented by the development of the New Children's Hospital and the existing St James Hospital together with the potential for medical research in the vicinity aligns with the prospects of the area becoming a Dublin City town and should be actively pursued. Another attractive proposition that emerged during the consultation is the opportunities that exist among the several industrial estates and large warehouse buildings in the area to locate a permanent home for Dublin City's Sundays Markets thus creating the impetus for the creation of an innovative food, arts and craft quarter in the area. This would generate vibrancy, employment, footfall and entrepreneurship within the area. The other opportunities within Dublin 8, such as the planned developments at Heuston Station and St James Gates, should offer further impetus for growth, enterprise, employment and housing in the area.

The marketing of the area and the illustration of its many spectacular features will be an essential part of the re-imaging of the area and this Report suggests that three specific individual appointments in the areas of Family and Child Support, Heritage and Tourism and Marketing should be prioritised firstly to co-ordinate responses to the persistent social issues in the area and thereafter leveraging of the area's significant potential to develop and sustain its communities into the future.

All of these opportunities will need to be co-ordinated and progressed to implementation stage through strong community leadership assisted by current and proposed governance structures, thus ensuring that a phased approach to development will deliver the social and physical infrastructure to support a sustainable community in the area for generations ahead.

The recommendations in this Report are strongly focused around sustaining the community, enterprise and entrepreneurship, creativity, generating employment opportunities and social inclusivity. It suggests a revised local governance structure together with an outline strategic action plan that should act as a guide to both the implementation team and the community as they progress the area's development collaboratively.







The Report also indicates that the twin communities of Inchicore and Kilmainham are vibrant, committed, enthusiastic and have a strong appetite for the social and infrastructural developments, that can underpin a vibrant and sustainable community for the generations ahead. The area has the potential and ability with vision, action and commitment by all, to become a sustainable and dynamic town within Dublin City.




Key Recommendations

Stemming from the full report the key recommendations are presented below providing a high-level overview of all the policy issues included in this report¹. It identifies short-term priorities in green, medium-term priorities in orange and long-term objectives in red. The rationale, details and key stakeholders for each recommendation are presented in the full report and further articulated in the strategic action plan at the end of the document.

Legend:  Short -term priority.  Medium-term priority.  Long-term priority.

¹ It should be noted that that the key recommendations in this report, together with any associated funding requirements which may arise, are a matter for Government consideration.

Recommendations	Priority
1. Develop Community Leadership and Implementation Capacity	
<ul style="list-style-type: none"> Establish a new Inchicore Kilmainham Development Board Merge current KIN and IRCF into a new Inchicore Kilmainham Community Consultative Forum (IKCCF) Adopt a governance structure that ensures value for money, clear direction and achievable outcomes Engage three key project workers in the areas of Family and Child Support; Heritage, Culture and Arts, Marketing Utilise this Report as the basis for a strategic vision for Inchicore, Kilmainham & Dublin 8 Build collaborations among all stakeholders in the area for positive community action 	
2. Ensure Community Safety in the Area	
<ul style="list-style-type: none"> Develop a dedicated bespoke Restorative Practice initiative to break the cycle of youth offending in the area Relocate Kilmainham Garda Station to Emmet Road to enhance garda visibility and community feeling of safety Establish a Community CCTV system to enhance community safety Support the ongoing development of local community youth support agencies 	
3. Develop a Historical Military Quarter	
<ul style="list-style-type: none"> Appoint an area Director of Heritage, Culture and Tourism Develop a clear historical trail and walks around Inchicore and Kilmainham's many landmark sites Market Inchicore-Kilmainham as the historical military quarter of Dublin Complete bridge connection between War Memorial Gardens and Phoenix Park Redevelop AGS station in Kilmainham as appropriate Commence restoration of Kilmainham Mill Create pedestrian entrance from Emmet Road to Kilmainham Jail 	
4. Develop an Education and Learning Campus	
<ul style="list-style-type: none"> Develop a new Educational Campus for Inchicore -Kilmainham that includes pre-school, primary and secondary, post-secondary and adult education levels Generate an educational ethos that maximises future career, research and employment opportunities in Medical Quarter Develop a bespoke adult education and career opportunities programme in collaboration with ICFE that maximises opportunities in the locality 	
5. Reimagine Dublin 8 and Maximise Employment Opportunities	
<ul style="list-style-type: none"> Market area as Destination Dublin 8 Appoint an area Director of Marketing for "Destination Dublin 8" Maximise synergies between the area and St James/NCH Medical Quarter Maximise employment opportunities associated with a dedicated Historical Quarter, Walking Tours and Tourism Leverage employment opportunities associated with new developments at St James Gate and Heuston Railway Station within Dublin 8 	
6. Develop an Innovative Food, Arts and Crafts Quarter	
<ul style="list-style-type: none"> Identify a suitable location for Dublin City markets e.g. Jamestown Road and/or Goldenbridge Industrial estates Increase business and entrepreneurship opportunities for local artisans, crafts and traders Create a positive and inclusive environment where people feel welcome and involved Generate an environment where arts, craft and local trade can flourish and be located 	

7. Develop Sustainable Housing	
<ul style="list-style-type: none"> • Create opportunities to enhance and strengthen community bonds by designing any new development to facilitate long term occupancy • Ensure innovative and integrated building design and a profile of occupants that encourages community sustainability • Create a civic space and multi-use civic centre on Emmet Road that links to other amenities in the area and maximises community integration including with any new development in the area • Allocate a suitable and reputable housing management agency/body to ensure proper and verifiable management of any proposed new development 	
8. Improve the local Environment of Inchicore and Kilmainham	
<ul style="list-style-type: none"> • Reassure public concerns around public lighting, footpaths and street furniture • Utilise IKCCF & IKDB to maximise Urban Regeneration Fund availability to improve image of area • Complete Camac River Greenway/cycle path to improve access to green spaces, encourage outdoor leisure activity and enhance biodiversity • Maximise opportunities for public access to natural habitats and spaces along the Camac River • Complete the final section of cycleway between Harold's Cross and Blackhorse to encourage and enable cyclist, hikers and walkers along the Grand Canal. • Develop linkages between public spaces and historical sites through the construction of strategic bridges and walkways • Support the efforts of local environment groups engaged in community clean-up days and grow it yourself projects 	
9. Co-Ordinate Service Delivery Effectively	
<ul style="list-style-type: none"> • Appoint a dedicated area Co-ordinator of Family and Child Support • Develop a bespoke area programme for vulnerable parents and children • Maintain, support and enhance the current family, addiction and youth support services • Cultivate a collaborative culture of early identification and action regarding child welfare between statutory and non-statutory agencies in the area • Develop a culture of collaboration between all the support services within the area. 	

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Glossary

AGS	An Garda Síochána
AIRO	All-Island Research Observatory, Maynooth University
CCPF	Canals Community Policing Forum
CDETB	City of Dublin Education and Training Board
CFSN's	Child & Family Support Networks - TUSLA
CORE	CORE Youth Club Inchicore
CYPSC	Children & Young Persons Service Committee
DCC	Dublin City Council
DSC	Dublin South Central
DCYA	Department of Children and Youth Affairs
DEIS	Delivering Equality of Opportunity in Schools
DJ&E	Department of Justice and Equality
FRC	Family Resource Centre, Inchicore
GYDP	Garda Youth Diversion Programme
ICFE	Inchicore College of Further Education
IKCCF	Inchicore Kilmainham Community Consultative Forum
IKDB	Inchicore Kilmainham Development Board
IRCF	Inchicore Regeneration Consultative Forum
KIN	Kilmainham Inchicore Network
KRIB	Kilmainham, Rialto, Inchicore, Ballyfermot Garda Youth Diversion Programme
LADTF	Local Area Drugs Taskforce
NTA	National Transport Agency
NCH	National Children's Hospital
NCO	Non-Commissioned Officer
OLOL NS	Our Lady of Lourdes National School
PPFS	Prevention Partnership & Family Support - TUSLA
SDRA	Strategic Development and Regeneration Area
STEM	Science, Technology, Engineering, Maths
TUSLA	Child & Family Protection Agency

1 Introduction

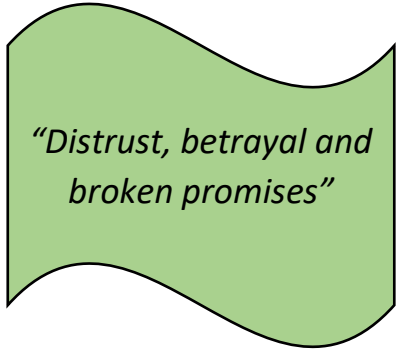
This report was commissioned by the Department of Housing, Planning and Local Government on behalf of Minister of State Damien English T.D. The impetus for this study was to explore the long term economic and social regeneration of the community and to support the development of a “strategic social and community plan” for the Inchicore-Kilmainham area.

Dublin City Council is currently developing proposals to develop a new housing complex on land adjacent to Emmet Road and the site of the old St. Michael’s Estate in Inchicore, Dublin 8. Within the context of the current housing demand in Ireland the site of the former St Michaels Estate appears to be a very attractive proposition from a number of perspectives, such as closeness to the city, good public transports, state owned and is “ready to go” subject to planning permission.

The proposal generated a mixed reaction in the community with different community sections expressing both favourable and non-favourable sentiments. Much of the negative response can be associated with past experiences of the community with the now demolished St. Michael’s Estate and the inherent social issues that existed then in the area. Much of the positive reaction can be associated with an understanding of the need for affordable housing both for rental and purchase across Dublin city and within the area. The availability of land for housing in appropriate locations, in a way that is consistent with affordability, has long been a difficult and unresolved policy issue in Irelandⁱ (NESC, 2018) and the proposed development is just one element of the State’s response to this social need.

However, despite hearing both support and concerns relating to the proposed development, the most overwhelming sentiment expressed to the author during this exercise was the requirement to build a sustainable community in the area underpinned by appropriate community structures, facilities, services and community participation.

The research for this exercise indicates that there have been numerous reports, audits, surveys, public consultations, initiatives and projects in the Inchicore-Kilmainham area over the last number of decades. All of these reports have offered valuable insights and recommendations. Many of these recommendations have lain in abeyance for a variety of reasons resulting in community distrust, apathy and a feeling of being unimportant and disregarded by the State’s agencies. Indeed, some people spoke of being betrayed and frustrated by the failure to keep previous promises by State agencies.



“Distrust, betrayal and broken promises”

It is the intention of the author that this report should go some way towards unblocking the obstacles both formal, informal, local and official, imagined and real that has caused this malaise to be detectable in the area.

Thus, while this report will explore the history of the area, articulate its current assets, identify its current problems and issues and suggest opportunities for the future, it will also consider how the obstacles to progress, can be identified and unblocked while offering options for the development of a sustainable community for the generations ahead.

The issues, concerns and options outlined in this report emerged from an analysis of previous reports, audits, memos, public documents, consultations conducted by the author and also from records of

public consultations carried out in the area in late 2018 when the proposed new development initially surfaced.

1.1 Terms of Reference

The terms of reference² for the scoping exercise of the Inchicore-Kilmainham area were quite broad and eclectic, however the central thrust was a focus on the long term economic and social regeneration of the community to include the development of a “strategic social and community plan” for the area. In particular, the Terms of Reference required the author to consider the following.

- i. To examine and make recommendations in relation to the short-term and long-term responses to the ongoing challenges facing the community in the area;
- ii. To review existing programmes and supports provided for economic and social development within the area, both statutory and non-statutory;
- iii. To engage with and involve community residents, stakeholders, public representatives and businesses throughout the process; this will be a collaborative review process involving children, young people, parents, professionals and other local residents to take account of experience and good practice in other projects\areas, as well as national policy developments;
- iv. To examine and recommend specific measures which would support the long-term economic and social regeneration of the area, including in the areas of:
 - Community safety and policing;
 - Housing
 - Early intervention programmes for children;
 - Child welfare and protection
 - Tackling the impact of drugs
 - Education and training;
 - Voluntary and statutory services for all ages;
 - Employment opportunities;
 - Improving the physical environment;
 - Cultural provision in the area;
 - Community development including family, youth, sporting organisations.
- v. To review existing structures and procedures in place with a view to ensuring better co-ordination of statutory and non-statutory programmes in the area.

A critical objective of the scoping exercise will be to review the assets in the area and consider how in the future they might be best harnessed and combined to create a sustainable and viable community.

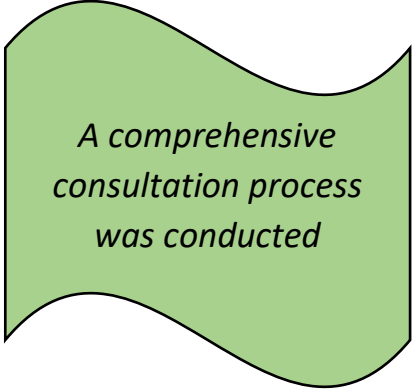
² The full Terms of Reference are included at Annex 1

1.2 Methodology and Scope

The methodology employed for this exercise involved a significant background research on the history of the area including the social, economic, development and community assets within Kilmainham and Inchicore. This research yielded significant insights into the social fabric of the area illustrating considerable evidence of local social capital and community endeavours.

The second stage of the research involved a sizeable consultation process with 107 individuals and diverse groups including statutory, non-statutory agencies and Government Departments. The author has walked and driven the area on numerous occasions over the last four months meeting people and groups at all times of the day and night in order to get a real feel and understanding of the area. The author is extremely grateful to the many individuals who gave so freely of their time, knowledge, experiences and expectations.

The consultation process included a public meeting held in Richmond Barrack for the community, meetings with locally elected representatives of Dublin City Council Central Area, elected Dáil representative and DCC personnel. Meetings were also held with service providers working in the areas of addiction, family support, childcare, employment, business, culture, the arts, HSE, An Garda Síochána, community action groups and education providers. The consultation also involved listening to the “voices of the community”. The author met with community groups active in St Michael’s Parish, the pupils of the Convent of Mercy Secondary School and Our Lady of Lourdes Primary School, individuals from new communities, the youth clubs and youth support services in Inchicore were met on several occasions and the older voice of the community was also engaged and consulted.



*A comprehensive
consultation process
was conducted*

All Government Departments³ with agencies or initiatives in the area were met and consulted at a formal meeting on 29th April 2019 in DCC Offices and thereafter were invited to comment on the Report’s recommendations relevant to their areas of responsibility.

The major sporting clubs in the area St Patricks Athletic FC, Liffey Gales GAA and Oblate Basketball club were also consulted, and they outlined clear and imaginative plans and ambitions for the development of their respective organisations and how they can impact on the area.

A wide variety of local people also made themselves available for discussions and exchanges of ideas, thoughts and options. A number of submissions were made concerning the subject matter of the exercise from both individuals and groups including school going children. Finally, a public notice inviting final submissions or ideas was placed in a local paper and on the KIN⁴ website which elicited further submissions and meetings.

³ Represented at the meeting were DCC, Departments of Housing, Planning & Local Government; Health & Social Care; Education & Skills; Employment Affairs & Social Protection; Transport, Tourism & Sport; Children & Youth Affairs; City of Dublin Education & Training Board

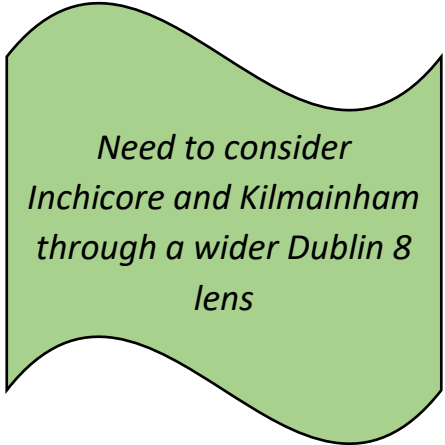
⁴ Kilmainham-Inchicore Network is a community-based network in the area

The analysis of the interviews, submissions and notes generated a significant body of data that was then distilled into a number of key themes as set out later in this report.

The draft report was subsequently tested with several key contributors for reliability, validity and accuracy. The author is extremely grateful to all interviewees and contributors who gave their time willingly, unstintingly and helpfully.

The scope of the exercise was established by the Terms of Reference and was confined to the areas of Kilmainham and Inchicore. These areas correspond to local electoral areas Kilmainham B and C, Inchicore A and Usher A and F. Consequently, the study focused on an area from the Fountain Obelisk in St James St. to the Naas Road and from the Grand Canal at Suir Road to Jamestown Road and onto CIE Works and Kilmainham⁵.

Overall, it is the authors opinion that resolving the issues particular to Inchicore and Kilmainham needs to be considered through the lens of the wider area of Dublin 8, as many of the issues, concerns, problems and options are associated with this larger area. This does not in any way alter the impact or seriousness of issues within the focus area of the report. The scale and scope of the exercise indicates that the future development of the area will most likely be associated within the spectrum of Dublin 8 and its potential to become a Dublin South West town area as distinct from a traditional twin village area.



*Need to consider
Inchicore and Kilmainham
through a wider Dublin 8
lens*

Future developments within the area will need to be reconciled and fit into current and future Dublin City Developments plans as well as the plans of other departments and agencies such as the Departments of Education, Housing Planning and Local Government and Department of Employment and Social Protection and indeed Project Ireland 2040. The terms of reference also required an examination of short-term and long-term issues and the report reflects this requirement.

1.3 Background and Demographics

The background research for this project has provided the author with very valuable insights into the life and fabric of this area. It has yielded a rich repository of data and information concerning the history of the area that stretches back into that which is recorded history and the folklore of Dublin and indeed Ireland as a whole. Inchicore and Kilmainham are two of Dublin's most historic districts and feature in many prominent episodes in Irish history.

The area's connections with the historical and political development of Ireland is evident from the 7th century, through Viking and Norman times, colonial times and English rule to the long struggle for independence, and the 1916 Rising. The construction of Richmond Barracks in Inchicore in the early 1800s continued the historical connections of the area and it is poignantly recollected that all the prisoners arrested after the 1916 Rising, including the leaders were held in the gymnasium prior to their court martials.

⁵ See Figure 1

The development of the Grand Canal in the mid-18th century also contributed to the industrial heritage of the area with the laying of the foundation stone of the 1st Lock at Kilmainham in 1773. The development of the Great Southern and Western Railway Works (later C.I.E. Works) at Inchicore commenced through an Act of Parliament in 1844, continued the industrial underpinning of the area for many years. The newly formed Railroad Company acquired a seventy-three-acre site in Inchicore in 1849, thus commencing a presence that is maintained until today. The area has also been the birthplace and home to many other notable contributors to Irish society on the political, economic, social and sporting fronts over the years.

Electoral boundary changes causing community concerns about local political representation

The twin communities of Kilmainham-Inchicore lie approximately 4 km due west from the city centre along one of the main access routes from the west and south to the city. The area is quite small in geographical terms encompassing the second lock to the third lock along the Grand Canal and including Tyrconnel Road, Emmet Road, Bulfin, Jamestown Road, Ring Street, Tyrconnel Park, CIE Works, Sarsfield Road, Woodfield and Inchicore Road to Old Kilmainham (Figure 1, CSO Census Data 2016).

These communities sit within the Local Electoral Areas of Inchicore A, Kilmainham B & C and Ushers A and F. Recent electoral boundary changes will affect the area and may cause some electoral and community identity issues. This will be especially relevant for Inchicore village that will now span two LEAs (Ballyfermot/Drimnagh and South West Inner City). The splitting of the village between two LEAs has given cause for concern locally as some confusion may be created for local political responsibility and is likely to require a greater amount of coordination across the LEAs.

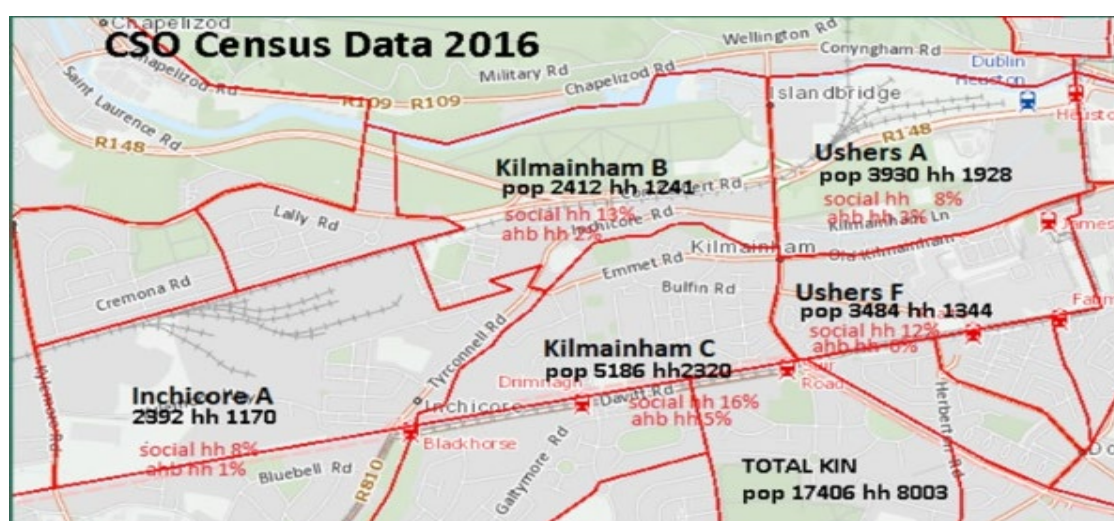


FIGURE 1 CSO 2016

The area has an approximate population of 17,406 resident with 8003 households (Census 2016). The area also retains some of its industrial and light engineering infrastructure with several medium

sized industrial estates evident and the landmark CIE engineering works sited on a large landmass, housing the current CIE rail networks, signalling, maintenance and other operational functions. The area is bounded by Grand Canal and the N7 roadway linking to the M7 motorway further afield. The area was formerly quite well industrialised but now the main route south from the area is populated with car dealerships and the remnants of light engineering works and industrial estates. Employment levels are largely in line with national trends but with worrying levels of long-term unemployment and social deprivation in isolated pockets exist within the community persist. The village is overlooked by the impressive Oblate Church and a large sports centre where national basketball competitions are regularly held.



FIGURE 2 INCHICORE VILLAGE

The centre of Inchicore at the junction of Emmet Road and Tyrconnell Road, largely retains a village appearance yet it is devoid of the atmosphere usually associated with an urban village life. It is busy and congested with traffic and portrays a somewhat dated and indeed faded appearance. Cars, buses and lorries predominate in the village, with traffic flow taking precedence over pedestrian needs. It also has an untidy

look and an almost unkept appearance. The village itself is served with a variety of local stores and shops, mid-size supermarkets and by several pubs, cafes, betting shops and take-aways. However, the village lacks many of the traditional enterprises that one would expect to find such as a bakery, a flower shop, a fruit and vegetable shop or a fish monger. It also does not host a bookshop, any banks, arts centre/gallery, key cutting/shoe repair or hardware store. However, a microbrewery with a restaurant attached has recently opened in the area and promisingly appears to be prospering.

*Faded, Dated and Traffic
Congested*

In contrast Kilmainham is notably, stately and more prosperous looking, resplendent with historical buildings and architecture, with large groups of tourists and visitors to its many attractions such as Kilmainham Jail, Kilmainham Courthouse, the IMMA with its 18th century architecture and splendid gardens. Kilmainham portrays a preserved atmosphere with well-established eating spots, traditional pubs and several popular cultural attractions.



FIGURE 3 IRISH MUSEUM OF MODERN ART

The nearby Irish National War Memorial Gardens with its landscaped gardens and monuments along its winding path adds to the cultural and historical atmosphere and ambience of the area.

2 Current Area Assets

2.1 Current Assets

A 2017 Community Facilities and Services Auditⁱⁱ of the Inchicore area by TSA Consultancy⁶ offers an excellent overview of the type and range of facilities both statutory and voluntary in the Inchicore - Kilmainham area. The TSA report suggested that the area has a sizeable number and range of facilities and services that includesⁱⁱⁱ:

- community halls built with funds collected door-to-door from local residents and run by voluntary committees of management
- purpose-built modern multi-purpose facilities funded and managed by statutory agencies
- facilities established by religious, charitable, sporting and social organisations;
- community services based in privately-owned rented buildings
- the Goldenbridge Integrated Services Complex in a converted building, formerly Goldenbridge residential institution.

The TSA report articulates that there is a broad range of facilities providing space and services for activities and groups in the area. The facilities are diverse in terms of type, age, management structures and range of uses. The results show correspondingly diverse issues for the continuing operation of these facilities and their ability to meet the needs of the changing population of the area. As the comprehensive TSA Audit is very recent, it is considered only necessary to describe some of the array of other physical amenities publicly available in the area rather than revisiting recent data and information.

⁶ TSA Consultancy 35 Exchequer Street, Dublin 2, Ireland, www.tsa.ie.

2.1.1 The Grand Canal

The Grand Canal is a key feature of the area and is the southernmost of a pair of canals that connect Dublin with the River Shannon in the west of the country, via Tullamore and a number of other villages and towns. The two canals, the Grand and Royal canal almost encircle Dublin's inner city. Construction of the Grand Canal started in 1756 and the foundation stone for the 1st Lock in Kilmainham was laid in 1773. Today the canal is an excellent amenity in the area with cycle and walkways well maintained and in regular use but as was indicated to the author, the canal also has significant unrealised potential. This will be addressed later in the report. The Grand Canal commenced the strong association with the national transportation systems that has endured in Inchicore over the years.

2.1.2 The Camac River Valley

The River Camac is another underdeveloped asset that enters Inchicore flowing northeast from the Lansdowne Valley in Drimnagh. It flows east through Inchicore, and on through Kilmainham and under Bow Bridge entering into the River Liffey near Heuston Railway station. Much of its course is now culverted and covered by buildings. However, this is a major amenity in the area and DCC have been proactive in developing plans and options to create public access and public spaces along the river course with the medium term ambition of turning it into a greenway and cycle/walkway for the general public and indeed the communities of Inchicore-Kilmainham.

Historically, there were small industries, primarily paper and textiles along the Camac, which in the 18th century was renowned for its water mills, water wheels and weirs. In that period, mills at Goldenbridge (Glyndon Bridge) were producing paper and flour for much of the city. The majority of the industrial archaeology has disappeared, but remnants are still visible in the area. Kilmainham Mill is still standing and much of the industrial machinery is still in place. The site of the old mill has been acquired by DCC and long-term it will be preserved and restored adding to the heritage and historical identity of the area.

2.1.3 The Irish National War Memorial Gardens

The Irish National War Memorial Gardens designed by Sir Edwin Lutyens, lies just to the north of Inchicore with an Inchicore entrance on Con Colbert Road. It commemorates the fallen Irish of the Great War. Official record books held in museum buildings there are inscribed with the names of those who gave their lives in the Great War. This is a notable asset in the area that has significant potential for increased access and usage by local communities and visitors alike. The Memorial Gardens are not just a place of remembrance but also a place of great



FIGURE 4 WAR MEMORIAL GARDENS

natural beauty and architectural interest. The gardens contain sunken rose gardens, herbaceous borders and interesting tree planting. This garden is one of only four constructed by Lutyens^{iv}. Plans for the development of a pedestrian bridge over the Liffey River linking to the Phoenix Park, are a commendable development for this notable asset⁷ and will be a vital tourism infrastructural project which can assist in unlocking the historical military tourism potential for the area.

2.1.4 Goldenbridge Cemetery

The Goldenbridge Cemetery Inchicore, adjacent to the proposed new housing development site was the first dedicated Roman Catholic cemetery in Ireland opened after Catholic Emancipation. Goldenbridge is the final resting place of modern Ireland's first head of government, President of the Executive Council W.T Cosgrave in 1965.

The Glasnevin Trust manages the cemetery and have ambitious plans to incorporate the cemetery into the tourism trail of the Inchicore-Kilmainham area. This includes the development of the “Lodge” into a permanent cultural and arts centre where the “Common Ground”⁸ Arts groups will be based together with an artist in residence workspace, thus making access to the arts readily available to the diverse communities of the area. The potential for making Goldenbridge cemetery into one of the landmark sites along a graveyard tourist trail in the area appears to be most promising and should be actively pursued as soon as possible.

2.1.5 Richmond Barracks

Richmond Barracks is synonymous with the Inchicore-Kilmainham area. It was built in the early 1800s as one of the British establishment's responses to the threat of a French invasion during the Napoleonic Wars and took its name from the then Lord Lieutenant Charles Lennox, the Duke of Richmond. It was positioned on a 23-acre site between Emmet Road and the Grand Canal which predated it. It was designed to accommodate upwards of 1700 soldiers of all ranks and contained a hospital and a church (now St Michaels Parish Church). It was the location that the leaders of the 1916 Rising were brought to following the surrender at the GPO. In 1925 it was decommissioned as a military establishment and converted to housing, renamed Keogh Square and taken over by the then Dublin Corporation. These houses were subsequently demolished in 1969 and replaced with St Michael's Estate.

Richmond Barracks subsequently housed St Michaels CBS National School until its closure. The Barracks was extensively renovated in 2016 and converted into the modern facility that is evident today with an exhibition hall, renovated classrooms and a vibrant café. With careful planning and foresight, it can have significant future potential as a tourist attraction and local asset.

⁷ This is as a result of an international competition won by Ian Ritchie Architects the London based firm who also designed the Spire in O'Connell St, Dublin.

⁸ Common Ground is a local arts group based in Inchicore that has a long association with using the Arts to help and support under privileged people and communities

2.1.6 Kilmainham Jail

Kilmainham Jail or Goal as it is often referred to, now a national museum, was the scene of the execution of leaders of Easter Rising 1916. It is now the third most visited tourist attraction in Ireland. The current renovated building was the location where many Irish patriots were held prior to trials or indeed execution. Irish patriots commencing with the Young Irelander Henry Joy McCracken in 1796, Charles Stewart Parnell and thereafter historical notables such as the leaders of the 1916 Rising were held therein before their execution. Indeed, the execution site in the “Stonebreakers Yard” is now one of the major attractions in the country. The last political prisoner held in Kilmainham was Eamonn De Valera, later to be the President of Ireland, before his transfer to Arbour Hill Prison in 1924.

2.1.7 Kilmainham Courthouse

Kilmainham Courthouse beside the Goal was built in the 1820s and was designed to replace an earlier courthouse in the area. It was a working courthouse until 2008 when it became unsuitable for the workings of a modern court service. It was an integral part of the criminal justice and policing life of Dublin City. It was then entrusted to the OPW to develop into a museum and as an addition to the Kilmainham Gaol experience. It forms an integral part of the historical experience of visitors to the Inchicore-Kilmainham area.

2.1.8 Kilmainham Mill

In former times the Inchicore-Kilmainham area along the Camac river was characterised by watermills, waterwheels and weirs. The Grand Canal provided a transport route for the produce of the area for many years. Today, only the remains of Kilmainham Mill provide evidence of a once rich and vibrant milling industry. The Mill structure contains evidence dating back as far as the 12th century and is an important repository of the industrial archaeology of the city. The Mill has been acquired by DCC and is currently being assessed for restoration as a museum and milling experience centre that will showcase Irish industrial history and offer opportunities for Irish arts and crafts to flourish in the area in a bespoke setting that can enhance tourism and the craft industry in the area. The mill site is quite extensive and the imaginative plans of DCC outlined to the author offer real potential not just for tourism but also for the community and cultural life of the area.

2.1.9 The Irish Museum of Modern Arts (IMMA)

The Irish Museum of Modern Art is located in the former Royal Hospital at Kilmainham. This was originally the site of St. Mhaighneann’s Church in the 7th century and it is believed that Brian Ború halted his army there prior to the Battle of Clontarf in 1014. Later this was the where Strongbow built a monastery for the Knights Templars in 1174 after the Norman invasion of Ireland. The monastery/hospital was a seat of power for the English Government in Ireland for over 300 hundred years. The Priors of Kilmainham often held the highest civil offices in the “Kingdom” and Parliaments were often held in the “Castle” of Kilmainham.


The IMMA was established by the Government of Ireland in 1990 as the first national institution for the presentation and collection of modern and contemporary art. It is located in a wonderful historical setting on 48 acres of land in the centre of Kilmainham. The IMMA is an extraordinary asset, culturally, historically and socially for the area and indeed the wider city. It is now recognised as a significant and dynamic presence in the Irish and international arts arena. It also contains a small but wonderful museum that illustrates the history of the Royal Hospital and the many episodes of history in which it featured.

2.2 Major Sport and Recreation Assets

The area is currently reasonably well served with sporting and recreational facilities. It has of course Richmond Park, home of St. Patrick's Athletic FC, the Oblate Basketball centre, a Boxing Club, Squash Clubs, Dance Studios, St Michael's Parish Community Centre, Inchicore Community Sports Centre containing some outdoor all-weather football and basketball facilities albeit in poor condition. The TSA Audit of Community Facilities and Services in Inchicore (2017) comprehensively articulates the variety of sporting organisations, their assets, tenancy arrangements and sporting focus in the area (Annex 5), therefore only larger clubs and services will be further highlighted here.

2.2.1 St Patricks Athletic

St Patricks Athletic FC (founded in 1929) and commonly known as *St. Pat's* have their home ground in Richmond Park, Inchicore since 1930 and are strongly associated with the Inchicore area. The club have won the League of Ireland on 9 occasions. Indeed, St Pats are probably the single most identifiable element in the Inchicore area with many local people and particularly youths strongly identifying with the club. The club grounds are neat, tidy, well presented but are quite dated and only licensed for the early preliminary rounds of European competitions. The club have published ambitious plans for re-developing the old St Michael's



Every effort should be made to assist St. Pats in securing a modern venue suitable for European Competitions

Estate site which have not to date obtained approval or planning permission. Should the current plans fail to gain sufficient support every effort should be made by all sides to source an alternative site in the Inchicore area that would enable St Pats to move rapidly towards the realisation of their ambitions of being a leading football club competing regularly in European competitions in a viable and modern stadium with all the associated modern facilities and services.

2.2.2 Liffey Gaels GAA

Liffey Gaels are the dominant GAA club in the general area catering for all age groups in the Kilmainham-Inchicore area with strong links to local primary and secondary schools. The club was founded in 1951 and was known as Rialto Gaels at that time. In the 1970s & 1980s the name was changed to "SS Michaels & James" as St Michael's CBS & St James's CBS were the two schools which most of the club members originated from. The change of name to Liffey Gaels came in the early 1980s and the club is now based on Sarsfield Road, Ballyfermot, Dublin 10 and competes in senior

football and hurling championship in a combined format with nearby Good Counsel Club. The club has adult football, hurling and camogie teams and underage teams at various levels. Both clubs have excellent facilities and clubhouses.

2.2.3 The Oblate Centre

The Oblate Basketball Centre is a most impressive sporting facility that is home to the Oblate Basketball Club that provides training and competition for boys and girls at junior and senior level. It also hosts national senior competitions regularly during the basketball season. It is a significantly valuable sporting and recreation asset in the area.

2.2.4 Community Sports Facilities

The area has two large sports and community facilities beside each other. The Inchicore Sports Centre is used extensively by the Inchicore College of Further Education during term time and although DCC is extremely accommodating to requests for usage of the facility, this restricts its availability for the wider community, leading to expressions of concern about access to the facility. Moreover, many of the facilities are outdated and in varying conditions of repair. It is envisaged that the other community hall, St Michael's community hall will be demolished as part of the proposed development, however discussion with the community and DCC suggest that a large new purposes-built sporting and leisure facility, replacing the two centres, should be constructed that caters for the needs of all the community.

This new complex should be multi flexible and cater for a wide variety of sporting and leisure needs such as a well-equipped gym, high quality astro pitches and basketball/tennis courts. The youths of the area expressed a desire for outdoor callisthenics⁹ / exercise area. The Ballyfermot Sports and Leisure Centre was regularly commented upon as the model most suitable for the area.



FIGURE 5 BALLYFERMOT SPORTS & FITNESS CENTRE

⁹ Callisthenics is a type of gymnastic exercise designed to achieve bodily fitness and grace of movements that requires minimal gym equipment. It is often performed outdoor

The illustration above (Figure 5) depicts the type of a sports and leisure centre that is required in the area.

The author was particularly impressed by the desire of the community that the new facilities, both indoors and outdoors, should have extended opening hours with adequate supervision to ensure proper and correct use for all the wider community and not be designated or confined to any particular group no matter what the particular needs. In this fashion, it is suggested that a greater sense of community ownership and usage would be generated.

2.3 Statutory and Non-Statutory Assets

The statutory assets in the area are comprehensive and varied and it seems that the area has been quite well served by DCC, Department of Health and the HSE.

2.3.1 Statutory Assets

The area has a modern medical and HSE Primary Care Unit and community nursing unit that reflects well on the state's commitment to provide for its citizens health and wellbeing. This unit provides a one stop shop of services from a wide medical perspective including family doctors, addiction services, occupational therapy, social work, speech and language, dental and mental wellbeing. It also contains an Older Person Unit at Bulfin Court providing accommodation, day care and meals to the older community. Plans exist for the development of a further complex of 55 housing units for older persons as part of the proposed development plan (Phase 2) for the area.

Also, from a statutory perspective, the area has four primary schools¹⁰, a girl's secondary school which will become co-ed from September 2020 on a gradual basis, a garda station and a library. The newly refurbished Richmond Barracks houses a permanent historical display, it is a venue capable of catering for up to 200 people, with a café and landscaped gardens and is attracting an increasing number of visitors and locals alike. Its potential for alternative usage such as theatrical productions, concerts and plays should be explored further, directly opposite is the Community and Sports Centres and a crèche in the newly constructed Thornton Heights social housing complex. A full list of statutory assets in the area is included at Annex 3. Taking all things into consideration, Inchicore-Kilmainham has an impressive array of social amenities.

2.3.2 Non-Statutory Assets

The non-statutory agencies in the area include the Family Resource Centre in Inchicore which currently operates from a variety of locations offering a multiplicity of social services including family support, child support, creche service, domestic violence support service and a community advocacy service relating to private evictions, homelessness, payment of allowances and engagement with statutory services. It is funded from a variety of sources including TUSLA, DCYA, Department of Health, LADTF

¹⁰ Our Lady of Lourdes NS, Inchicore has been listed for a major extension and renovation by the Department of Education

among others. It is understood by that author that a centralised location for this group on St. Vincent Street West is currently awaiting refurbishment which should be progressed as soon as possible.

The area has a number of addiction services, Frontline and the Lynx project which provide support, counselling and advice to problematic drug and alcohol users and their families. This is in addition to the addiction service also provided in the HSE Primary Care Unit in the area also. This amount of addiction services is indicative of a core social issue that persists in the area despite extensive intervention over a long period of time.

2.3.3 Youth Services

The KRIB is a Garda Youth Diversion Project¹¹ funded by the Irish Youth Justice Service and managed by Foróige which supports and interacts with children (12-18) who have been referred to it by the Garda Juvenile Diversion Scheme, schools or social workers. The principal cause of referral are breaches of the criminal code involving crime, drugs or risks associated with early school leaving. Garda Youth Diversion Projects are community-based youth development projects which seek to divert young people from becoming involved (or further involved) in anti-social or criminal behaviour. These projects facilitate personal development and promote civic responsibility among young people.



FIGURE 6 KRIB - GYDP EMMET ROAD & CORE YOUTH CLUB, VINCENT STREET WEST, INCHICORE

The Core Youth service, formerly the St. Michael's Parish Youth Project, is an independent community-based youth service set up in 1986. It provides non formal education, individual and group support plus a range of indoor and outdoor activities to support young people from Inchicore to grow and develop to their full potential. From its inception, the project has striven to include young people from Inchicore and surrounding areas who are most at risk. Many young people attending the project face difficulties in reaching their full potential through a range of circumstances mainly based in inter-generational multi disadvantages. Youth service support workers provide support to developing clubs and volunteers in the area related to young people and are an integral part of the area's wider community support network.

¹¹ GYDPs are administered by the Department of Justice and Equality's Youth Crime Policy and Programmes Division, which operates as part of the Irish Youth Justice Service in partnership with the Garda Youth Diversion Office. Each project is managed by a Community Based Organisation (e.g. Foróige, Youth Work Ireland, Crosscare etc.). In 2018, approximately €14m was allocated by the Irish Youth Justice Service to GYDPs. Garda Youth Diversion Projects are co-funded by the Irish Government and European Social Fund as part of the ESF Programme for Employability, Inclusion and Learning 2014-2020.

The CORE youth club is based in an old building that is reasonably well maintained but in reality, this club needs a modern building with up to-date facilities for young people where they can develop, grow and learn in a good environment.

3 Current Community Concerns in Inchicore-Kilmainham

There are a variety of community issues currently discernible in the Inchicore-Kilmainham area from a social, public safety, policing and community services perspective. During the consultation phase of this project community safety and policing featured regularly in meetings and conversations. There were regular requests for a more visible garda presence on the streets of the area, along the canal and at Luas stops. There were concerns expressed about a gang of youths who caused considerable public disquiet and an amount of anti-social behaviour in the summer period of 2018.

Many of the troublesome youths appear to have come from outside the area and are drawn to the Inchicore area in particular by familial antecedents and relationships. The type of issues described ranged from vandalism, burning plastic rubbish bins, breaking windows and throwing bottles and stones onto the outdoor sports pitches. More serious issues of drug dealing, drug usage and the presence of drug paraphernalia in public places such as the 40 steps in the Mount Brown neighbourhood were also raised with the author during the consultation phase.

3.1 Community Safety and Policing

The author consulted widely on the issue of community safety and policing. He attended a Canals Community Policing Forum meeting¹² where An Garda Síochána was represented by the local Superintendent and members of the local Community Policing team. He also met the Chairperson of the Canals Community



FIGURE 7 COMMUNITY POLICING

Policing Forum and other concerned citizens separately where many of the above issues were raised and discussed. Meetings were also held with the Chief Superintendent in Kevin St Garda Station and the operational Inspector at Kilmainham Garda Station.

At the Canals Policing Forum Meeting, the results of garda operations in the area were outlined by the local Superintendent who also indicated that the new Divisional policing model being piloted by An Garda Síochána in the South Central Division (Kevin St), offered more time for Garda managers to concentrate on operational matters unencumbered by administration and HR responsibilities. The Community policing unit has been strengthened as garda numbers nationally continue to rise in accordance with the government's recruiting policy. Assurances were given to the Community Policing Forum that the principal perpetrators of the anti-social behaviour offences had been apprehended and were being processed within the criminal justice system.

The crime trends for the area (Table 1) suggest a relatively stable picture in 2018 (latest full year for which statistics are available), with year on year increases in robbery, burglary and theft evident. Decreases occurred in the categories of controlled drugs, public order and theft. This appears to bear

¹² Canals Community Policing Forum Meeting on 09/04/2019

out the sentiments expressed at the Community Policing Forum meeting that “things were getting better in the area” (anonymous contributor from the floor).

61302 Kilmainham – DMR South Central Division					
	Offence	2015	2016	2017	2018
03	Attempts/ Threat to Murder, Assaults	178	177	189	184
04	Dangerous or Negligent Acts	44	41	32	36
05	Kidnapping and Related Offences	2	1	3	1
06	Robbery, Extortion & Hijacking	53	47	60	116
07	Burglary & Related Offences	292	187	139	197
08	Theft & Related Offences	730	654	699	670
09	Fraud, Deception & Related Offences	54	46	35	35
10	Controlled Drug Offences	159	118	134	123
11	Firearms, Explosives & Related Offences	43	28	40	29
12	Damage to Property & the Environment	368	251	263	283
13	Public Order & Social Code Offences	269	248	262	220
15	Offences Against Govern, Justice & Organisation of Crime	23	45	36	30

TABLE 1 CSO CRIME STATISTICS 2018

The Report on the Future of Policing in Ireland^v states that “Policing must be done with communities. To be effective in preventing crime and protecting people from harm, police must work in partnerships with other entities, including schools, community and volunteer organisations, businesses, human rights NGOs, youth groups, faith-based groups and others” (^vpara 4: x).

The evidence available within Inchicore and Kilmainham suggests that this collaborative principle is being developed in a partnership approach between a variety of actors in the area.

Two particularly relevant studies concerning crime in the area were identified and researched, one in Inchicore-Kilmainham and another in the wider associated area of the south inner city illustrating a good reflection of the actuality of low-level crime and community safety issues.

The first study in 2018^{vii} highlighted that crime and anti-social behaviour were originating among a small cohort of individuals and families with inter- generational criminal history in the area and which despite sizeable and lengthy state intervention and support continue to occur. This particular report built on an earlier 2015 Report^{viii} by the same author and worryingly shows the number of young offenders is increasing. A further report again commissioned by Canals Policing Forum^{ix} in conjunction with DCC explored the role of a relatively small numbers of individuals and families that continue to regularly offend, cause anti-social behavioural problem and commit low level crime in the general area. The garda juvenile liaison statistics indicate that although youth offending is rising nationally, youth crime in the Dublin South Central division in which Inchicore and Kilmainham is situated is the

lowest in the Dublin Region^x (Garda Juvenile Diversion Report 2017). While this is somewhat comforting and despite the efforts of the GYDP – KRIB and the CORE youth club, there is no doubting community concerns regarding crime, anti-social behaviour, drug dealing and general criminality in the area.

Despite significant state and city intervention since the 1980s this situation appears to be persistent and while generally contained it has not been resolved to date. As indicated above the official statistics do not indicate a significant crime problem but consultations and interviews with residents and practitioners in the area do highlight many of the social issues associated with crime and criminality.

The persistence of this problem is particularly worrying from a community perspective where the underlying causes are rooted in deprivation, unemployment, lack of education and lack of opportunities or possibly, an unwillingness to accept opportunities when offered. Consultations with the staff at the local Family Resource Centre^{xi} suggest that local efforts and early intervention, support and advocacy assist in keeping many issues contained and prevent them from escalating into wider social problems, the dedicated team of workers and volunteers see a real need for better and further collaboration with and between agencies to resolve this problem.

A worthwhile proposed initiative brought to the attention of the author involving “Restorative Practice¹³” is being explored by the Canals Community Policing Forum in collaboration with An Garda Síochána and other stakeholders. This initiative should be actively supported and developed as soon as possible in a coordinated effort with all stake holders such as schools, HSE and Family Support Group to break the cycle of inter-generational crime and criminal offending. This issue will also be referred to later in the report.

However, while this initiative is noteworthy, it appears to the author that a more comprehensive approach is required at this stage to mitigate the potential for these issues to descend into the type of criminality that plagued other parts of Dublin city in the recent past. What currently exists is not working effectively and certainly is not working to the satisfaction of all sections of the community. Expressions of frustration with many elements of the current approach were continuously expressed to the author. There is an opportunity now to be brave and innovative in this regard. Examples of innovative experiments in the Netherlands^{xii} and Lithuania^{xiii} involving role models, social entrepreneurship and area champions need to be explored in order to break this cycle of offending and introduce new methodologies and approaches to this enduring problem.

The general concerns about community safety and garda visibility and presence can be tackled in the short to medium term by:

- Availing of opportunities presented by the reorganisation of the policing model in the South-Central Garda Division (Kevin St) to focus on community safety.
- Establishing a Community Policing Hub on Emmet Road to emphasise Garda visibility and 24-hour presence.

¹³ Restorative Practice is “an approach to building and maintaining interpersonal relationships, resolving conflict and repairing damaged relationships” (O’Dwyer, 2014:8).

- Re-locating the current garda station in the medium term from its site adjacent to the IMMA to the proposed civic space within the new housing development. This will require extensive consultations with Garda HQ and the OPW and alignment with garda station building programme and policing plans.
- Install a community CCTV system linked to the new station. This system should monitor the central areas of Inchicore – Kilmainham and also the canal from Suir Road to the Black Horse Luas stop thus enhancing the canal as a safe and valuable local asset.
- Initiate a bespoke restorative practice initiative targeted at an identified cohort of difficult youths.
- Initiate a more intensive and radical approach to intervention with families to break the cycle of inter-generational criminality.

Conversations with senior Garda Síochána personnel suggest that the new garda centre for the Special Crime Operations¹⁴ section of An Garda Síochána planned for Military Road can also become a contributor to feelings of community safety in the area.

3.2 Persistent Inter-generational Social Problems

Another persistent and serious concern in the area is the social disparity between different parts of a relatively small geographical area. As in many parts of Dublin city there is a variety of communities apparent within the Inchicore-Kilmainham area. There are wealthy areas, older traditional areas, new mobile communities, new immigrant communities, and unfortunately areas of high levels of poverty, deprivation and unemployment existing side by side. In one particular section of the community i.e. lower Inchicore, a 2017 Report^{xiv} from a group of childcare professionals in the area articulated particular social problems. The report indicated that there exist low levels of literacy where national schools in the area are classified as DEIS¹⁵ 1 Schools. The level of educational attainment is considered poor with worrying levels of early school leaving. Consultations and research also indicate high levels of renting in private flat complexes by newer communities, with much poor substandard quality and a constant fear of eviction and homelessness.

The report goes on to indicate that “complexities of the poverty and deprivation experienced mean that this area is blighted by day-to-day issues regarding household debt and low income, behavioural problems and addiction, poor housing conditions, mental health difficulties, social isolation and intimidation”^{xv}. Similarly types of concerns were also raised in the Report concerning anti-social behaviour and low-level criminality being caused both by children within the area and relatives and acquaintances from outside the area. These sentiments were echoed to the author by many individuals working in the education, family support, community and addiction services in the area.

The research for this project analysed two particularly reports concerning child protection issues that local community groups see as integral to maintenance of social cohesion and social development in the area. These reports (1) HIQA Report (MON-0024676) into Dublin South Central Service Area

¹⁴ Special Crime Operations is the dedicated branch within An Garda Síochána that investigates serious and organised crime among other specialisms

¹⁵ All primary and post-primary schools participating in DEIS (Delivering Equality of Opportunity in Schools) receive a range of additional resources including additional staffing, funding, access to literacy and numeracy programmes (www.education.ie).

(September, 2018) and (2) Canals Community Policing Forum, Report on Children Involved in Antisocial Behaviour in the Inchicore Area (February 2019) are certainly concerning.

The HIQA Report found that the “The governance, monitoring and oversight of the management of child protection and welfare cases in Dublin South Central was of a poor quality”^{xvi}. It noted that the inspection identified significant risks within the Dublin South Central service area which covers Inchicore.

It must be acknowledged, that the report also notes that the Child and Family Agency have informed HIQA of a number of arrangements which are being established and or reviewed by TUSLA to enhance its capacity and capability to deliver a safe and effective foster care and child protection service in Dublin South Central service area (DSC). The work that TUSLA does in the area can often be misunderstood and unappreciated. Senior TUSLA management indicated to the author that there has been a significant reorganisation of strategy and service delivery in the area. The Inchicore-Kilmainham area comes within the operational remit of Dublin South Central area, that includes South West Inner City, Islandbridge, South East Inner City, Pembroke/Rathmines, Rathfarnham, Ballyfermot, Clondalkin, North, Clondalkin South, Lucan and Saggart. Tusla operates a “Prevention, Partnership and Family Support” (PPSF’s) programme of work delivered through a Child and Family Support Network¹⁶ and Meitheal¹⁷ model. While the area to be covered is large and the variety of problems demanding, the commitment of TUSLA area management to improvements in service delivery and outcomes is very encouraging¹⁸. Indeed further evidence of statutory support for challenges in the area are visible in forthcoming CYPSC area socio-economic research based on the 2016 census, and completed with the assistance of the AIRO¹⁹ at the University of Maynooth, which is assisting the DSC area to plan its commissioning of resources going forward, together with a forthcoming evidence based three year plan for the South City area.

The Report of the Canals Community Policing Forum^{xvii} has raised significant concerns concerning child protection. Both of these reports coupled with observations at a Family Resource Centre Meeting (May, 2019) emphasise the requirement for a joined-up and collaborative approach to family and children issues and the need for continued local early intervention and targeted family support.

Evidence in support of these attestations can be located in official statistics and reports:

¹⁶ Child and Family Support Networks (CFSNs) are integrated frontline services, that are easily accessible to families using a localised area-based approach. They are the building blocks of the national service delivery framework and frontline operational structure to ensure integrated service delivery (TUSLA, 2019)

¹⁷ Meitheal is a National Practice Model to ensure that the needs and strengths of children and their families are effectively identified, understood and responded to in a timely way so that children and their families get the help and support needed to improve children’s outcomes and to realise their rights (TUSLA, 2019).

¹⁸ Since March 2019, TUSLA has developed a new intake/ front door pillar that screens all referrals under the TUSLA National signs of safety practice model. The intake pillar acknowledges all referrals and identifies referrals of families through a weekly RED team meeting which can divert to PPFS and funded agencies for supports and interventions where no child protection concern is identified but where a family and children requires supports. The principal social workers for intake and PPFS meet with the funded agencies, with parental consent, to identify interventions required to support these families.

¹⁹ AIRO is the All-Island Research Observatory

- Child Protection and Welfare Report, Dublin South Central Area, HIQA Report MON-0024676
- National child poverty indices – CSO Jan 2013
- Unemployment Statistics (2016- CSO Q42016 QNHS)
- Pobal Deprivation Indices CSO 2016
- Canals Community Policing Forum Report on Children Involved in Antisocial Behaviour in the Inchicore Area, February, 2019
- Inchicore Childcare Professional Group Report March 2017

Many suggestions were made to the author about how to address this major concern and avoid the issues highlighted, from descending into the major problems that all too often become significant crime and social problems that transcend the capabilities and indeed often the responsibilities of local agencies and projects. A particular initiative “Bringing it All Back Home^{xviii}” was mentioned repeatedly as a major loss to family and individual support when it was closed down in 2013, due to a lack of funding. However, it appears that one initiative no matter how commendable is unlikely to break the cycle of social problems identifiable in certain parts of the area.

It seems that after approximately 30 years of State and community intervention that the problem continues to exist among largely the same sector of the community. This implies that the issue is complex, technical, embedded and enduring and is defying current problem-solving and project management paradigms. Issues such as these are sometimes referred to as “wicked problems”²⁰ often outside the range and capability of any one organisation or agency. Solutions to these types of problems usually require coordinated action by a range of stakeholders, including statutory government, non-governmental and indeed private agencies at the national and local level^{xix}.

The need for collaboration among stakeholders and often the lack of collaboration was also regularly mentioned as a requirement to ameliorate and resolve the area’s problems. However, there was little evidence discernible that an understanding of the workings of truly successful collaborations existed. This is not unusual as many organisations and agencies who commit to collaborate often struggle with implementation and according to conventional thinking many collaborations need a facilitator to make the difference between a lively, active collaboration and one that struggles for survival^{xx}.

It is likely that approaching the central issue of inter-generational deprivation, crime and unemployment from any single perspective will be unsuccessful. It is the authors opinion and recommendation, that a truly innovative approach is required that harnesses all the capabilities and know-how of both the statutory, non-statutory, community, business and social entrepreneurship in the area.


It is recommended that this enduring issue in Inchicore be tackled from a multi-dimensional approach in a collaborative fashion either under the leadership of TUSLA or with a newly appointed area co-ordinator specifically focused on Inchicore and Kilmainham area using the following principles:

²⁰ The term ‘wicked’ in this context is used, not in the sense of evil, but as an issue highly resistant to resolution. The terminology was originally proposed by H. W. J. Rittel and M. M. Webber, both urban planners at the University of California, Berkeley, USA in 1973. In a landmark article, the authors observed that there is a whole realm of *social planning problems that cannot be successfully treated with traditional linear, analytical approaches*. They called these issues wicked problems and contrasted them with ‘tame’ problems. Tame problems are not necessarily simple, they can be very technically complex, but the problem can be tightly defined, and a solution fairly readily identified or worked through.

- A Collaborative Approach involving all stakeholders in the area as equal partners
- Appointment of a skilled project lead to establish and co-ordinate a truly collaborative intervention framework
- A collective framework of action involving CFSN's, Restorative Practice, Social Entrepreneurship, Education and Family and Children Support Services
- Identification of "helpable families and individuals" as a first phase
- Identification of area champions and role models to model the way forward
- Set up a pilot project for a minimum of one year
- Assess and Revise Regularly
- Identify and work with "reluctant or resistant families" and individuals on a one to one basis

An example of possible options in this regard can be found in the child and family services "National Framework for Protecting Australia's Children" which seeks to keep children safe and well by increasing levels of collaboration and aligning the vulnerability of children and their families with the level of collaboration needed within and between systems to keep children safe^{xxi}. This particular strategy clearly indicates the need for collaborative approaches and states that "families, communities, government, business and services all have a role and need to work together"^{xxii}.

A full-time Inchicore-Kilmainham "Area Co-ordinator of Family and Child Support" should be appointed, either funded by DCYA, DJ&E or DCC, to manage and co-ordinate the multiplicity of services and agencies, statutory and non-statutory, who are interacting with what appears to be a relatively small number of families²¹ and individuals. This appointee should operate under the direct mandate of one of the aforementioned central departments or DCC and should be empowered to coordinate all activity relative to an individual or family collaboratively with all other agencies. His/her mandate should include taking a leadership role with all other agencies in the area e.g. TUSLA, Schools, An Garda Síochána, Canals Policing Forum, Addiction Services, Family Resource Centre, Community Employment Schemes, CDETB etc to develop and coordinate an effective and enduring resolution to this persistent problem.



*Appoint a dedicated
Area Co-ordinator of
Family and Child Support*

²¹ Estimated to be 26 families and 50 children (Canals Community Policing Forum Report, 2019)

3.3 Housing

The terms of reference require an assessment of housing to support the long-term regeneration of the area. A consistent and repeated community concern that was raised with the author, was the fear that a development akin to the original St Michael's Estate, with all its challenges, would be recreated unintentionally. Any proposed new development would merit careful design consideration in that context.



FIGURE 8 SANTRY DEMENSE BY DTA ARCHITECTS

Another persistent concern raised was that the area has sufficient apartments and flats both newly built and existing, for the level of community facilities and services in existence in the area.

A 2017 internal DCC Report suggests that the immediate area around the proposed St Michael's development site has a housing profile as set out in table 2 below.

Census 2011	% and Tenure of Households	Number and Tenure of Households
Owner Occupier	48%	892
Private Rented	33%	607
Rented Dublin City Council	15%	269
Rented from Approved Housing Body	1%	21
Occupied Rent Free	1%	16
Not Stated	2%	45
Total	100%	1850

TABLE 2 EXISTING TENURE MIX - ST. MICHAEL'S ESTATE IMMEDIATE AREA – DCC INTERNAL REPORT 9TH JANUARY 2017

Worries about the transient nature of some of the area's population was also raised and many people interviewed by the author were of the opinion that the area needed to encourage a permanent population in as far as possible, that would put permanent roots into the area, thus contributing to the sustainability and vibrancy of the community. On the contrary, some new residents of the area were highly appreciative of what the area currently already has to offer and mentioned at the public meeting held in Richmond Barracks, that certain community facilities appeared to be somewhat underutilised.

The scale of the housing shortage facing Government and city planners is generally accepted as extremely challenging with estimates that the population of the city will increase by 235,000-290,000 by 2040. This is an increase of between 20-25% and at least 50% of this growth will be within the existing Dublin City and Suburbs footprint^{xxiii}. The demand for affordable housing in the area was also

raised in many meeting and conversations, hence the attractiveness of the Emmet Road/St Michael's site are obvious.

3.4 St Michael's Estate

The history of St Michaels Estate is embedded in the reality of life and the subconscious of the community in Inchicore and it was raised in public and private consultations with the author and also in submissions. The evolution of the old St Michaels Estate is a well-documented story from its origins in Richmond Barracks to Keogh Square to St Michaels Estate (see Annex 2 for a timeline). A grim sentiment expressed to the author was that this estate became a repository for difficult tenants who were transferred from other parts of the city for a variety of reasons.

Subsequent issues of poor housing maintenance, neglect, drug usage, drug dealing, crime, poverty and deprivation developed over the decades resulting in the decline of the estate and final demolition and clearance of the site in 2012.

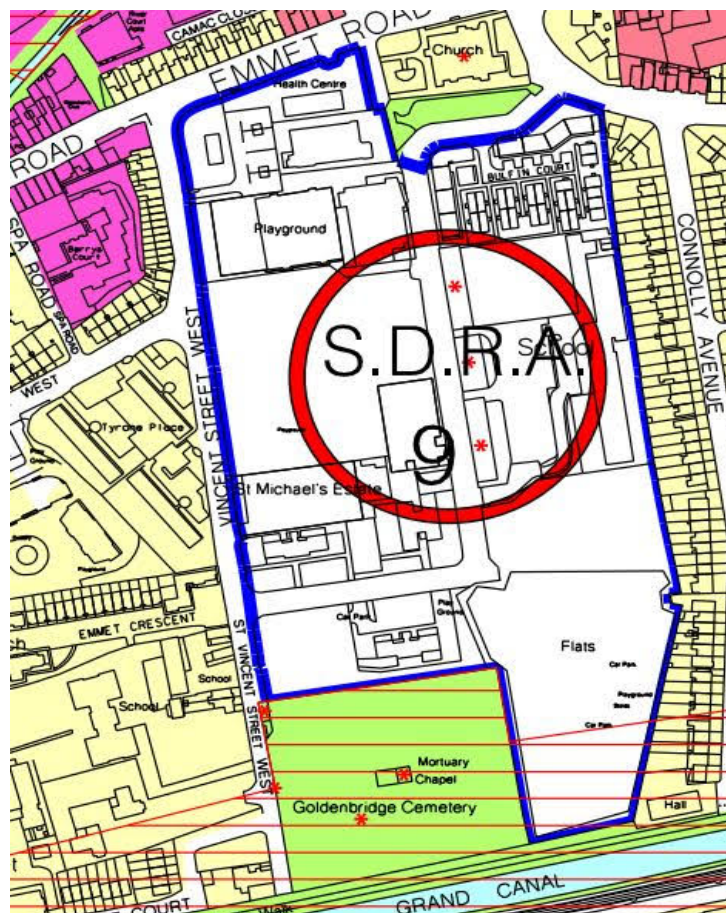


FIGURE 9 MAP OF ST. MICHAEL'S ESTATE

Despite several proposals, which for one reason or another did not materialise, the site has lain vacant in the interim until the announcement of Dublin City Council's proposal by Mr Eoghan Murphy T.D. the Minister for Housing, Planning and Local Government in July 2018. The site is zoned "Z14" – a Strategic Development and Regeneration Area – in the Dublin City Development Plan 2016-2022^{xxiv}. Proposals for the development of this site were presented to the City Council at a joint DCC Housing and Planning Strategic Policy Committee (SPC) in December 2016 and adopted by the elected members at a City Council meeting on 9th January 2017^{xxv}.

In the summer of 2018, a variation in the above decision was proposed:

- The Housing mix was changed from 50% private, 30% social and 20% affordable to 70% private (Cost Rental) and 30% Social Housing
- That Dublin City Council would directly develop the Cost Rental element of the development with the support and funding from the European Investment Bank (EIB)
- That the overall development would include Civic, Community and Retail facilities (including a new Public Library)
- That the proposed development would include in the region of 500 apartments
- That a radical new method of managing the proposed development would be put in place when completed
- That the proposed development would be a strong catalyst for the regeneration of the whole area of Inchicore and Kilmainham
- A strong commitment from Dublin City Council that there would be an ongoing and comprehensive consultation process before, during and completion of the development including the establishment of a broad-based Community Consultative Forum with an Independent Chairman (this is already in place).


This revised proposal was overwhelmingly approved by Dublin City Councillors in September 2018 and the project has strong Government support. At the present time Dublin City Council is finalising the necessary comprehensive Framework Plan for the project which will form the main part of the Brief for the Commissioning of a full Design Team to bring the project to Planning Application stage. This Design Team will be in place in the coming months.

Dublin City Council is fully committed to bringing this hugely important project for Inchicore to fruition and they are very clear in that commitment that this project is much more than just the development of a site but rather a key part of the necessary regeneration of the Inchicore neighbourhood.

3.5 The Concerns About the Proposed Development

There has been mixed community and political reactions to the development proposals with sections of the community voicing opposition and fear of repeating the mistakes of the past^{xxvi}. These concerns are genuine and grounded in the reality of past experiences. Fears around the potential for the new private Cost Rental units (comprising 70% of the proposed development) to gradually become a social housing estate in its entirety over time to concerns about the transient nature of rental occupiers, manifested regularly. Other sections of the community viewed the proposals in a positive light seeing the potential of generating life and vibrancy in the area, with concomitant social, recreational and commercial benefits accruing. Further sections of the community see the proposed redevelopment of the site as entirely appropriate in light of the current lack of affordable houses in Dublin city.

However, a regular sentiment expressed to the author was the need for investment in the area of civic, environmental and commercial amenities and facilities to cater for the current and future community no matter what form of development occurs.



*A sustainable community
needs investment in civic,
environmental and
commercial facilities*

The ameliorating of community concerns around the proposed development will be an ongoing challenge for Dublin City Council. Many suggestions made to the author in this regard offer considerable potential and merit strong consideration. These include the following:

- Innovative and integrated building and occupant mixture to ensure compatibility and sustainability.
- Create opportunities to enhance and strengthen community bonds by designing to facilitate long-term occupancy and taking into consideration the housing needs of children, young adults, families and older people.
- Create a civic space and multi-use civic centre²² on Emmet Road that links to other amenities in the area and maximises community integration including with any new development in the area.
- Maximise environmental considerations such as orientation, daylight, access to public amenities such as children playgrounds and other amenities
- Maximise the potential of the leisure and sports facilities for the use of the entire community

Life-time tenure requires that homes are designed for the changing needs of occupants over their lifetime. Housing designed to life-time-adaptable standards is essential for the long-term stability of the community. In addition, there should be diversity of types and size of homes for a mixed community, changing circumstances of the residents and demographics. The mainstreaming of

²² The demand for civic facilities in the area is enormous and many types of amenities were suggested to the author including a theatre, arts centre, library, garda station, youth café, youth space, family support offices, addiction centre etc.

inclusive and universal design will reduce the need for specialist housing and or expensive adaptation in the future. There is a wide range of excellent housing design guidance produced by the Housing Agency and the Centre for Excellence in Universal Design²³ [CEUD]. There is an opportunity for the Inchicore project to be an example of high-quality life-time adaptable housing, as well as a pilot for the cost rental model.

It is acknowledged that some of these suggestions will be challenging for planners, funding and builders alike however examples exist in other jurisdictions that merit examination e.g. Brickworks UK^{xxvii} offers an innovative civic and housing development that is worth further consideration prior to design stage²⁴.

3.6 Visible Appearance of Inchicore Village

Another community concern is the physical appearance of the Inchicore village centre and this was regularly commented upon by all sections of the community. The author has visited the area on numerous occasions and indeed was struck with how traffic congested the area is at certain times of the day with the inevitable rush hour delays and inconvenience to residents. Throughout the village, cars, buses and HGVs predominate with traffic flow taking precedence over pedestrian needs. Public domain improvements are very necessary in this area. The DCC Shop Front Improvement Scheme, has operated in the village over the last three years with grants to a maximum of €3k being offered to premises for improvement works to their shop front. This has had a limited impact on the village appearance to date despite the efforts of the Kilmainham-Inchicore Network (KIN).

The village itself contains very few examples of fine buildings and no examples of central civic or community space. The restored Richmond Barracks being an obvious exception. Many of the commercial buildings (with some exceptions) have a somewhat tired appearance and generate a sense of neglect and decay. This can be partially remedied in the short terms by the utilisation of Government's "Urban Regeneration Development Fund^{xxviii}" to restore and enhance the appearance particularly of Inchicore which is in relatively stark contrast to the more imposing and stately appearance of Kilmainham.

It is also important to mention that the visual impact of the tree lined landscape of Inchicore village is generally lost in the morass of traffic congestion at various times of the day. It is noted that the planned "BusConnect Programme"²⁵ proposes to impact on a number of these trees and it is recommended that as few trees as possible, if any are lost to the bus corridors in the coming years. It should be possible to utilise the remaining ones to enhance the vista of the village. The author understands that some innovative traffic flow proposals have been submitted to the National Transport Authority in this regard as part of the "BusConnects" consultation process that merit serious consideration.


Consultations with the young people of the area indicated unhappiness with the public lighting, the cleanliness of the streets, lack of public space and lack of youth space in the Inchicore area. The author had the privilege of witnessing a public presentation to the elected representatives of Dublin City

²³ Centre for Excellence in Universal Design (CEUD) is part of the National Disability Authority.

²⁴ Adopting the standards of the Lifetime Homes Model is a requisite of all local authorities in London, UK, that ensures all new developments can be adapted for lifelong living requirements

²⁵ Bus Connects, Transforming City Bus Services, Project Ireland 2040

Council, by transition year students of the Mercy Convent Secondary School on the results of their survey findings concerning life in Inchicore. This survey^{xxix} of Inchicore indicated that 75% of residents considered the condition of the area as poor or only fair. The survey also indicated that 38% of respondent would like to see the appearance of the area changed and 90% of respondents stated that there were not enough facilities in the area. The cost of rates and rents for commercial property was also listed as an inhibiting factor for small start-up ventures, shops or business. Indeed, with some notable exceptions there appears to be a wide variety of good condition commercial property vacant in both the village area of Inchicore and in the industrial estates within the area. However, it must also be noted that research²⁶ indicates that the KIN were extremely active in facilitating the reduction of rates for 2019. It was also mentioned that the concept of the temporary use of “meanwhile space” should be considered for enterprises, community or charitable events in the many vacant buildings in the area. This concept is well known in central Europe and is worth considering.



The use of temporary contracts to enable community groups and individuals to set up shops and business in vacant spaces.

Potential exists for artists, charities or individuals to use empty commercial buildings as studios and gallery spaces

Community opportunities for shopping was another issue regularly raised as many people feel obliged to travel outside the area to shopping centres and retail outlets for their needs. This mitigates against commercial vibrancy and investment. The closure of the area’s banks and the relocation of the Post Office has also been raised as contributory factors in the decline of the commercial life and commercial activity of the area. Similarly, the lack of public and civic offices presence in the area was mentioned.

²⁶ Rates were one of the main issues raised by businesses at KIN Enterprise Meetings (5 enterprise meetings in Inchicore and Kilmainham) and explained the valuation process. Account was taken of Emmet Road businesses concerns and engagement began through the facilitation of KIN. A review of rates was carried out on 28 businesses that were deemed to be overvalued and the valuation changed from type 1 to type 3. This was carried out through Section 29 of the Valuation Act. New valuation certificates were sent to owners at the end of 2017 and DCC received notification in 2018; therefore, the reclassification became effective on 1st January 2019. There is no allowance for backdating within the Valuation Act. The actual Annual Rate of Valuation has been reduced from 350 to 275 per square metre (NAV – Net Annual Value) as a consequence of the review and the local intervention of KIN.

3.7 Green Spaces

The lack of green space was regularly commented upon by community and individuals in the area. This sentiment surfaced regularly despite the closeness of the canal walkway, the Phoenix Park, Memorial Gardens, the gardens of the IMMA and local council green areas such as Turvey Park, Grattan Crescent Park, Mitchel Park and indeed the current vacant St Michael's Estate site. An analysis of this issue was conducted using Dublin City Council's open space assessment information which indicates the availability of open space per person based on the DCC management areas across Dublin city. In general terms while there is a city-wide average of approximately 36sq.m/person, the amount naturally decreases towards the city centre. The Inchicore/Kilmainham area lies approximately 4kms from the city center and falls within the South-Central Area of DCC. The analysis indicates an average of approx. 20 sq.m/person. This appears to support the local concerns in terms of accessibility to parks as there is approximately 50% below the city average (see Table 3 above).

Park Typology Area (ha)	Total Area	Central	North Central	North West	South Central	South East
Flagship	1305.79	1.73	505.77	726.62	40.43	31.24
CG1	278.31	7.56	75.33	81.12	48.44	65.86
CG2	438.13	4.12	130.21	131.73	126.64	45.43
Total Park Area	2022.23	13.41	711.31	939.47	215.51	142.53
Total Land Area	11764	960	3294	3196	2003	2311
Park Typology % Area	Total DCC	Central	North Central	North West	South Central	South East
Flagship	11.10	0.18	15.35	22.74	2.02	1.35
CG1	2.37	0.79	2.29	2.54	2.42	2.85
CG2	3.72	0.43	3.95	4.12	6.32	1.97
Total	17.19	1.40	21.59	29.40	10.76	6.17
Population (Census 2016)	Total DCC	Central	North Central	North West	South Central	South East
Population	554554	72982	131445	119886	109065	121176
Flagship (m ² /pers.)	23.55	0.24	38.48	60.61	3.71	2.58
CG1 (m ² /pers.)	5.02	1.04	5.73	6.77	4.44	5.44
CG2 (m ² /pers.)	7.90	0.56	9.91	10.99	11.61	3.75
Total (m ² /pers.)	36.47	1.84	54.11	78.36	19.76	11.76
Census 2011	527612	67309	125597	113625	104685	116396

TABLE 3 AVERAGE GREEN SPACES

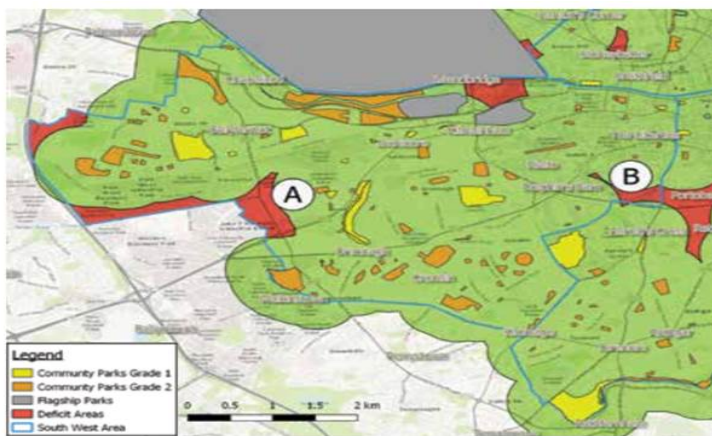
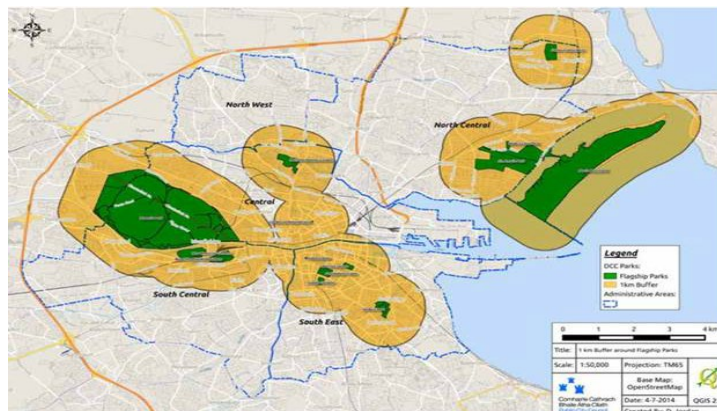
Nevertheless, as indicated in figure 10 below there is in reasonably good access to Flagship parks²⁷ and Community parks²⁸ as outlined in the images below (Dublin City Parks Strategy 2019-2022)^{xxx}. However, every effort should be made to improve on this average and make green space as available

²⁷ Flagship parks are significant visitor/tourist attractions because of their historical context and location, their natural and built heritage or the high standard of design and horticultural presentation. They are large-sized park that can extend across large areas of the city, providing connections and accommodating significant trail systems, they typically have many entrances and are easily accessed by public transport with adequate provision of parking

²⁸ Community Parks are divided into two categories, Community Grade 1 serves local communities, have a good range of amenities and a high standard of design or horticultural presentation. Community Grade 2 serve local communities and have a range of amenities or are primarily used for active recreation. The key purpose and functions of a Community Park is to serve local communities and act as a focal point, providing natural environment connections, specialised functions and features. It can connect to other city parks through natural features and trails. They can range in size and shape, contain natural heritage or cultural features, have a good range of amenities with a high standard design or horticultural presentation. They are usually within walking distance of communities and contain adequate provision of parking.

as possible to the community of the area via developments along the Camac River and the Grand Canal.

FIGURE 10 DCC MAP OF GREEN SPACES 2018



Access to Community Parks in South Central

A regular request made to the author was to highlight the need for better access to existing green spaces, parks and children's play areas.

It has been suggested many times to the author that connectivity between the green spaces in the area is a major issue. Examples of the type of linkages required to make the green spaces of the area interconnected include a bridge linking Emmet Road (beside Workman's club) and Grattan Crescent Park. This would open up this park more easily to residents along Vincent St West and Bulfin Estate. Also, a Bridge as suggested in a previous report (Boyle, 2014)^{xxxi} in the area joining the War Memorial Park to Inchicore over the N4/N6 would be a game changer and enable safe pedestrian access to the War Memorial Park. This development combined with the proposed new bridge^{xxxii} over the

New Bridges would enhance linkages and connectivity between neighbouring areas in Dublin 8

Liffey linking the War Memorial to the Phoenix Park²⁹ would achieve excellent connectivity north-south across the area. A third bridge over the Camac River linking Kilmainham Gaol to Emmet Road and ultimately encouraging linkages between Richmond Barracks and the Gaol is also strongly recommended and key for improving pedestrian linkages across the area.

²⁹ The winning bridge design was described by the judges as “a simple and elegant way of stepping from one side of the Liffey to the other. A slender blade of stainless-steel leaps from the reeds and rushes to cross over the river”. Speaking at the announcement, Kevin ‘Boxer’ Moran, Minister of State for the Office of Public Works and Flood Relief, said: *“The Irish National War Memorial Gardens are one of the city’s most culturally significant sites and I’m delighted to be announcing a winning design befitting of their importance. The role of the OPW is to both protect and present our built heritage for citizens and visitors, and the completion of the new commemorative bridge, in line with the original vision, will enhance these gardens for all to enjoy.”*

4 Analysis of the Area's Assets - Reimagining Its Potential and Leveraging Strengths

The rich history and variety of existing assets in the area has been alluded to already in this report, and during the course of conversations and meetings, it struck the author that there was sizeable potential to harness and positively exploit a number of key concepts that surfaced during the course of the research for this exercise.

Firstly, this involves re-imagining Inchicore – Kilmainham into the years ahead possibly up to 2040. This concept was identified from records of the earlier public meetings held in 2018 and it resurfaced in conversations with active citizens in the area. This will involve crafting of a high-level vision and strategic plan for the area that meets short, medium and long-term needs of the area and its citizenry environmentally, socially, economically and infrastructurally. Due to the closeness of the area to the centre of Dublin it is reasonable to expect that many of the development projects in the Government's Project Ireland 2040 plan will affect and enhance the area. Long-term national projects such as Urban Regeneration and Development Fund initiatives, Bus Connects, National Children's Hospital, Enhanced Amenity and Heritage, possibly DART or LUAS extensions can be expected to materialise. The potential for Inchicore and Kilmainham to become the central hub for a new Dublin South West town is very real. The strategic national objectives are all likely to impact positively on the area and indeed the research for this exercise suggests that several of the national projects will be very complementary to the strategic objectives identified in this report.

However, the challenge for the communities of Inchicore and Kilmainham is how to leverage short- and medium-term advantage and progress while the strategic national development objectives materialise.

The next section outlines the potential for a number of short, medium and long-term objectives to contribute significantly to the area.

4.1 Developing Education and Learning

Education has been one of the principal catalysts of national development in this country since free second level education was introduced in the 1960s. The national educational standard is regularly cited as one the principal attractions of direct foreign investment in the economy. Education and education facilities was also an enduring issue that surfaced during the course of the research for this project. The glaring deficit of a boys' secondary school in the area has been addressed with the recent (June 2019) announcement that the Mercy Convent school will become a co-educational school from September 2020. This is a significant and long-overdue development that bodes well for the future strategic development of the area's young



FIGURE 11 PIPER'S HILL SCHOOL
NAAS CO. KILDARE

male population. It was commented regularly to the author that once boys move outside the area whether for education or otherwise, no-one locally was really aware how they were developing, progressing or indeed having problems out of local sight.

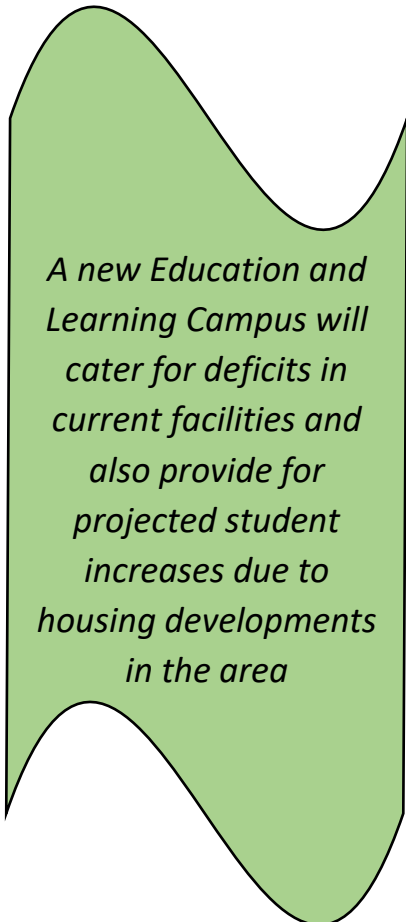
The conversations with the principals, teaching staff and pupils of several local schools suggested that the area requires significant investment in educational facilities (the planned additional development at Our Lady of Lourdes School³⁰ is noted). An imaginative step forward for the area would be the development of an education centre, based on a dedicated campus in the area and catering for the tiered progression of students from pre-school, primary to secondary level and including opportunities for adults in an era of “life-long learning”, particularly those who lost out due to poor provisions in the past. This would require the amalgamation of some schools, a refocusing of energies and an investment commitment from the Department of Education and Skills, local school boards and community offering possibilities for repurposing education provision in the area for decades to come.

An Inchicore-Kilmainham Educational Campus would have significant economies of scale and offer attractions from not only an educational and research sense but also from a social and sporting perspective also. This multi-purpose educational campus at the heart of the community would be complemented by the existing further education provisions offered by the Inchicore College of Further Education. This new educational concept would offer the opportunity to generate a sense of identity within the area that currently is difficult to discern and remove much of the negativity that can be associated with the area.

The author was surprised to hear significant commentary about racism and xenophobia directed towards members of the black and new communities, especially from children. Conventional thinking suggest that larger schools increases the probability of integration and reduces problems such as segregation or racism.

The location of the proposed campus is outside the scope of this report however it has been mentioned to the author that the swapping of land involving the site of the current Mercy Convent school and its neighbour Our Lady of Lourdes Primary School for an alternative adequate site would be an option³¹.

The potential benefits of an educational centre for Inchicore – Kilmainham lie in the potential for increased third level entry with



A new Education and Learning Campus will cater for deficits in current facilities and also provide for projected student increases due to housing developments in the area

³⁰ The proposal may require a re-think in the short term on investing in refurbishment of this school as indicated in Project Ireland 2040

³¹ This is a most important element of the recommendation to develop an Educational and Learning Campus for Inchicore - Kilmainham. The availability of suitable land is regularly an impediment to such developments and the observations of the Department of Education and Skills indicate that while it has no objections to the thrust of the proposals in this regard, they rightly indicate that Government would need to be aware of the significant funding element of this recommendation and how it would need to fit with relevant strategic goals of the national Action Plan for Education 2019.

subsequent qualifications and expertise. This can then be harnessed and positioned towards employment prospects in the medical quarter that is likely to emerge from the construction of the New Children's Hospital, a future medical research centre and the current St James Hospital complex. These developments offer a unique opportunity for Inchicore- Kilmainham educational community and the Department of Education and Skills to position and prepare itself and its students for the educational and life skills necessary to benefit from the potential that a medical quarter on its doorstep can offer.

It has been recommended to the author that among the multiple benefits of an educational campus is the clustering of a number of distinct schooling, educational and community facilities in one place including the provision of state-of-the-art facilities with flexibility of usage for sports, arts, theatre and community. An example that appears worth considering in a recent educational innovation is Piper's Hill Campus, Nass Co. Kildare, a large second level school, community national, Gaelscoil, sports hall and educational campus on a 5-acre site and a similar development in Co. Monaghan. Understanding how such a concept might be translated into an urban environment, especially as it appears there are sites available in the area needs to be progressed especially as support for such a campus appears to be widespread in the area.

4.2 Medical Innovation Quarter

St James Hospital and the National Children's Hospital (NCH) which is now under construction present a unique opportunity for the Inchicore-Kilmainham area in terms of permanent employment opportunities³² with the staffing requirements of both hospitals in terms of expertise, personnel, services, maintenance and administration likely to be enormous. The



FIGURE 12 NEW NATIONAL CHILDREN'S HOSPITAL

possibility of other medical centres locating in the area also offers considerable opportunities in this regard. As the new NCH, which is one of the largest infrastructural projects in Europe, will be high tech and high spec, the opportunities for current school going children and young adults by proximity alone from the area appears most promising. This development offers considerable opportunities for the area in employment and education, enterprise development and regeneration of the local community. The development will bring together on a single site Our Lady's Children Hospital Crumlin, Temple St Children's University Hospital and the National Children's Hospital Tallaght. The workforce will include medical, nursing, clinical and non-clinical support, management and academic staff together with restaurants, catering, convenience store, pharmacy and catering services all of which will provide opportunities for employment and community benefit in due course^{xxxiii}. It is vital that the educational focus on the STEM³³ subjects becomes a philosophy of the proposed new educational campus, creating the springboard to future specialisms in science, medical research and medical and health

³² It is the understanding of the author that early stage employment opportunities may be limited due to staff transferring from other hospital but long -term the potential is large.

³³ Science, Technology, Engineering and Maths

technologies. It is heartening that the ICFE already has preparatory and accredited QQI programmes in Healthcare and Nursing, Computer Applications and Mobile Technologies, Hospital Administration and Community Addiction Studies on its prospectus. This should be maintained and developed in line with employment and training prospects in cooperation with the City of Dublin Education and Training Board (CDETb). In the short to medium term the inclusion of an innovative “Community Benefit Clause” in all project related construction contracts on the new hospital is ensuring that local people are benefitting directly from employment opportunities^{xxxiv}.

4.3 A Historical Military Quarter

Re-imaging Dublin 8 and Inchicore-Kilmainham, offers potential to develop a truly historical military and museum quarter in the Inchicore- Kilmainham area. This quarter can become a historical and cultural hub offering a variety of attractions, interests and cultural experiences. The area can trace its roots as far back as the 7th century with references to a monastery at Kilmainham. Viking artefacts have been located in the area and records indicate the priority that the Normans and latterly the English administration placed on the area. Significant important infrastructural elements of a historical military and museum quarter are already in place including:

- Royal Hospital (OPW) – Bully’s Acre – Officers’ Graveyard - NCO Graveyard³⁴
- Kilmainham Goal, Kilmainham Courthouse, Kilmainham Mill
- Richmond Barracks and Collins Barracks³⁵
- Goldenbridge Cemetery, St Mary’s Cemetery,
- Irish War Memorial Gardens

Evidence that Dublin was once a garrisoned city as part of the British Empire is extant in many local buildings and institutions, parks and the local infrastructure and environment. The structure and shape of the South Circular Road has its origins in the desire to make a ring-road around Dublin and the need to provide a circuitous link to the various key military establishments in the then garrisoned city. The South Circular Road itself was designed with a broad width across most of the route to accommodate a marching battalion and ultimately joined up military installations around the city.



FIGURE 13 ROYAL HOSPITAL KILMAINHAM

Another very suitable and attractive longer-term inclusion in the historical military quarter would be a Transport Museum and Visitor Experience. This would capture the history of transportation in Ireland from the earliest days of the development of the railways system and the canal system

³⁴ Non-Commissioned Officers Graveyard

³⁵ Collins Barracks while outside the general Inchicore-Kilmainham area is considered an integral part of a Historical Military Quarter

together with other forms of transport. Developing this concept within the current CIE lands in Inchicore would create a genuine link to the history of the CIE Works and generate commercial opportunities for CIE, Fáilte Ireland and the communities of Inchicore-Kilmainham. However, as the CIE works are still a heavy engineering site the possibility of this type of non-core CIE work would have to fit into the strategic planning process of CIE and most likely would need to be synchronised with the current CIE” Depot Planning Project”.

4.3.1 Walking Routes

Conversations with local historians, OPW, DCC planners and senior managers suggest that potential opportunities exist for further developments that would transform the area into a true museum and military quarter. The potential for linking the three areas of Kilmainham-Inchicore and Islandbridge across a Military Heritage walking or cycling trail provides scope for further expansion with little effort. It should be possible to develop the potential tourism route to include Lower Ballyfermot via the War Memorial Gardens and thus present a wider circuitous route to the village of Chapelizod which itself has much evidence of a military heritage. This would then facilitate a route back towards Dublin city through or by Phoenix Park past the current St. Mary’s Hospital, the former site of the Royal Hibernian School – originally established to educate children of military servicemen. The wider route could then incorporate Collins Barracks and Arbour Hill. This extended route if suitably signposted could be used by cyclists or walkers^{xxxv}.

Linking historical sites through walking routes and trails will be a feature of a Historical Military Quarter

The potential to develop access over the Camac River from Emmet Road Inchicore to Kilmainham Goal should be pursued in the immediate term, thus bringing this wonderful amenity more into the Inchicore village heartland. The restoration of the dis-used Kilmainham Mill should be prioritized in the short- medium term. The appointment of an Arts Director/Curator for the entire quarter should be considered in conjunction with the development of an interpretive centre to holistically present the richness of the history of the many attractions in the area. Integrating the Irish War Memorial Gardens more closely into the area and connecting with other historical military sites in the nearby Phoenix Park such as the Magazine Fort and the Obelisk should be factored into planning for the military quarter. The concept of a full military museum should also be explored with Óglaigh na hÉireann and the Department of Defence with the aforementioned Magazine Fort or indeed a future vacated Kilmainham Garda Station being a possible location. It is noteworthy that the OPW are advancing



FIGURE 14 HISTORICAL WALKING ROUTE INCHICORE KILMAINHAM


plans for the refurbishment of the Magazine Fort into a bespoke military history visitor experience and every effort should be made to support and fund the OPW in this and related endeavours.

4.3.2 Parks and Graveyards

Another significant consideration should be the proposed enhancement of the War Memorial Gardens at Islandbridge with the anticipated pedestrian link to the Phoenix Park via a new bridge over the river Liffey. The potential tourism opportunity in these gardens could be realised along the lines of those enjoyed in other war memorial parks, particularly on the continent, which attract huge numbers of visitors, especially students on an annual basis. The unique setting and story of the establishment of these gardens as a public park together with the Harry Clarke illuminated memorial books held in the special repositories on site rank as the more unusual items to be found in such locations. The lands of the Royal Hospital Kilmainham and its formal gardens contains no less than three cemeteries, with important military connections stretching back to the Battle of Waterloo and beyond. These three cemeteries also hold strong links to Ireland's revolutionary past in some burials. This idea then could link with the Glasnevin Trust plans for Goldenbridge Cemetery adding another historical dimension to the area. Taking a long-term view of these possibilities could transform the area and make it a top tourist destination similar to the museum quarters of Amsterdam or Paris with attendant commercial multiplier benefits for individuals, community and business alike.

4.4 An Innovative Food, Arts and Crafts Quarter

Consultations with the business community within and outside the Inchicore- Kilmainham area suggest that there are attractive opportunities to create an innovative food, arts and craft quarter for Dublin 8 within the area. The potential to unlock retail space in the industrial estates of the Goldenbridge and Jamestown Road should be actively pursued as a matter of urgency. Research indicates that five currently thriving Sunday Markets in Dublin city have lost their homes due to commercial developments. These markets have been operating since 2008 and have become an attractive and important part of Dublin's culture and local communities (Sunday Market Collective Report, 2018). These markets have a requirement for rental space both indoor and outdoor, ease of transport, storage and essential service, water, toilets and be wheelchair accessible at an appropriate commercial rental rate. The area multiplier effects including weekly footfall of up to 5000 people, tourists, visitors, family and community engagement, incubators for small enterprises and start-ups. Urban markets "present massive opportunities and benefits and can play an important role for the sustainable development and revitalisation of a city and its neighbourhoods^{xxxvi}". A variety of Dublin markets could have a permanent home in the area including the Dublin Flea Market, the New Market Collective, Pure Vintage Fair,



*Locating Dublin City Markets
in one of the industrial
estates in Inchicore would
generate business,
entrepreneurship, footfall
and tourism similar to other
major European cities*

Fusion Sunday, Brocante, all bringing an eclectic mix of enterprise, business, entrepreneurs and people to the area. It also offers opportunities for an array of handmade crafts; artisan produce and street-food to be visible to the community increasing awareness of ethnicity and cultural differences. In essence, the area needs to identify a central covered event space that can be shared by rotating markets as well as cultural and commercial events. This could possibly be an existing basic warehouse that could alternate as an event space which could in turn be surrounded by design workshops and artist studios. This potentially exciting mix of disciplines and the rotating nature of the markets and events would create a dynamic, innovative and bustling gathering space where people would congregate, and tourists would visit. A pilot project to prove the success of one should be the first move.

It is recommended that the current KIN, working in collaboration with interested stakeholders, Dublin Sunday Market Collective, Irish Craft Association, Fáilte Ireland, DCC and local commercial property owners actively pursue this initiative as a short-term action to generate commercial vibrancy and entrepreneurial interest in the area.

Below is a depiction of what a vibrant marketplace looks like and indeed could become.



FIGURE 15 EUROPEAN MARKETS - LX FACTORY, LISBON AND LES GRANDE VOISINS PARIS

4.5 Heuston Railway Station and St James Gate Developments

Continuing the theme of reimagining Dublin 8 together with the Inchicore-Kilmainham area, there are interesting plans and ideas emerging for the Heuston station area where developers see opportunities for development and what city planners foresee as a “counterweight to the Docklands” (Irish Independent, Nov.1, 2018). The area is only one of four locations in the city designated as a height cluster that is particularly enticing for commercial development. Consultations with senior CIE management together with media reporting suggest that the proposed ongoing development of the Heuston Railway station environs can be a significant contributor to the future development of the Inchicore-Kilmainham area and indeed the wider Dublin 8 area. It appears that while the master plan for Heuston station area is being revised, the options for housing, commercial and indeed a transport museum and visitor experience are all possibilities.

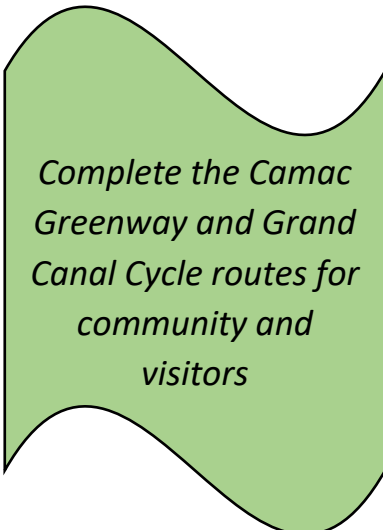
The St James Gate area around Guinness’s also has the potential to be a significant contributor and potential engine for further development. While development has not yet commenced, according to estimates, this is imminent^{xxxvii} with potential for up to 560,000 sq. ^{xxxviii} ft of office space expected to

be snapped up by the high-tech industry and major corporations. These developments jointly offer considerable opportunities for the Inchicore-Kilmainham area in terms of employment, housing, commercial entrepreneurship and community development.

4.6 The Camac Greenway and Grand Canal Routes

There are a number of Greenways throughout the country that have generated considerable value in different parts of the Ireland adding interest, leisure opportunities and exploration for many walkers and cyclist. A Greenway is a recreational or pedestrian corridor for non-motorised journeys developed in an integrated manner that enhances both the environment and the quality of life of the surrounding area. From this perspective the Camac River and its inter-connections with the Grand Canal offer tremendous potential for Inchicore-Kilmainham and appears to be very well positioned to avail of opportunities outlined in the Department of


Tourism, Transport and Sport's Greenway Strategy^{xxxix}. The completion of the last section of the Grand Canal Cycleway between Harold's Cross and Blackhorse Luas Stop remains an unfinished project that needs to be finalised as soon as possible. The NTA should prioritise the completion of this section of the Cycleway to encourage and better enable cyclist, athletes and ordinary leisure users along the Canal. The NTA's Cycle Network Plan 2013 River Camac Greenway in conjunction with DCC should also be progressed as a further priority thus enabling greater access and usage of a valuable local amenity.



*Complete the Camac
Greenway and Grand
Canal Cycle routes for
community and
visitors*

4.7 Marketing the Assets – Destination Dublin 8

In order to leverage as much value as possible from the assets of Dublin 8 in general and those of Inchicore - Kilmainham in particular, it will be necessary to aggressively market the proposed new concept of the area. This will generate benefits in a number of directions. It will attract a particular type of tourist or visitor to the area who are interested in the culture, heritage and history. There will be a commercial benefit to the shops, cafes and hotels of the area. There will be a commercial value at a national level as Inchicore-Kilmainham will be an added attraction to visiting Dublin city. The proposed historical quarter walking ways, the Camac Valley Greenway, the history trails from Inchicore via the War Memorial Gardens to the Phoenix Park will attract walkers as well as history enthusiasts. The long-term potential for a military museum, a transport museum and a science and industry museum all offer potential to create a unique quarter within Dublin 8. It will however require investment, management, planning social enterprise and innovative marketing.



*Market Destination
Dublin 8*

There is an opportunity to maximise the wide-ranging economic and social benefits of the sector, by promoting Destination Dublin 8, establishing new social enterprises and supporting existing local

enterprises and creating jobs whilst providing an attractive, competitive overall offering for tourists to the area. Figure 15 below is a depiction of the type of stakeholders that need to be involved in marketing Destination Dublin 8.



FIGURE 16 COLLABORATION PRINCIPLES IN MARKETING DESTINATION DUBLIN 8

Supporting the concept of Destination Dublin 8 will require a number of key action and decisions in the short-term such as:

- Appointment of a Destination Dublin 8 Marketing Co-Ordinator
- Collaboration by all key stakeholders to provide content and information to ensure Dublin 8 is strongly represented in tourism initiatives
- Build a stronger on-line presence for Destination D8- and explore animation potential and possibly an app
- Heighten the profile of Dublin 8 as a destination to attract more domestic and overseas visitors and history lovers to the area from Ireland
- Provide information on Destination Dublin 8 in all key locations in the area

5 Delivering a Sustainable Community

From the consultations conducted by the author he has heard many voices expressing thoughts and ideas concerning how the future of the community of Inchicore-Kilmainham can be shaped.

A report from a community meeting held in Richmond Barracks in August 2018^{xi} suggested that “everyone wants to live in a sustainable community, even if that’s not the language they use”. This

sentiment was repeated in conversations, submissions and meeting throughout the consultation process. A review of literature on communities from a number of perspectives, planning, housing, social issues, crime and public order suggests that there are numerous opinions on what constitutes a sustainable community. The community issues that people of Inchicore – Kilmainham raised with the author echo this theory. Their expressed wishes, articulated in several submissions, includes a safe environment, good educational facilities, reliable public transport, reliable garda presence, a continuum of care for young people and for older people, a revamped village centre for Inchicore, a central community and civic hub in the area, improved shopping opportunities, improved parking facilities and more green space.

5.1 What is a Sustainable Community?

The notion of community suggests positive aspects of society that improves individual wellbeing.^{xli} Different types of communities may exist within a homogeneous area, sometimes villages, neighborhoods or bounded urban entities constitute different forms of community. Physical entities can be the sense of place that Stedman (2002)^{xlii} refers to. Alternatively, there are other communities with shared identities or indeed collective identities that generate a sense of community. Thus, we can see that there are many definitions available concerning sustainable communities. Some of these definitions talk about better homes, better neighborhoods and better urban spaces. Others refer to the need for more affordable housing and the quality of urban and rural neighbourhoods, within the framework of sustainable development ^{xliii}. A further articulation suggests that “sustainable communities” are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, well-built and well run, and offer equality of opportunity and good services for all^{xliiv}.

This appears to fit well with what the author has heard and articulated by the communities of Inchicore and Kilmainham, some of whom while concerned with ongoing housing development plans are very conscious of developing their area for future generations in a sustainable fashion.

5.2 Community Leadership

Community leadership together with knowledge, skills, volunteering, networking and partnerships have been identified as among the key indicators for stronger communities and civil society and can contribute significantly to local social development^{xlv}. The author has been significantly impressed with the amount of voluntary and community activity evident within the area. There are several vibrant and effective community groups operating in the area from a sporting, community support, church groups, community leadership, youth work, residence associations, parish committees, addiction services, domestic violence, child and family support networks, arts and culture, support for the older community and a vibrant environmental group. All of these groups contribute significantly to the maintenance of community cohesion and durability of the Inchicore-Kilmainham area. However, despite the presence of significant community spirit there is only partial evidence of joined up thinking, coherent approaches or an overall vision for the needs of the area.

A sustainable community needs guidance and leadership in order to fulfil its ambitions and maintain progress and momentum. Currently it appears to the author that this leadership while certainly evident in a number of groups and settings is somewhat fractured and disjointed, with sectional local interests, albeit very well meaning, dominating and obscuring overall strategic objectives and direction. Some community initiatives certainly appear to be moving in the right direction and offer significant avenues for community leadership and strategic direction. This will be vital for the future development of the area.

5.2.1 The Kilmainham Inchicore Network and Inchicore Regeneration Consultative Forum

One group in which community leadership is certainly discernible is the Kilmainham Inchicore Network ^{xlvi} (KIN), established in 2016. This is a community network group comprising of an Independent Chairperson, a Project Manager, certain elected city councillors, DCC officials and representation from several local community groups. It is a good example of a community leadership forum with a broad range of representation from the community. The author attended two meetings of this group and was impressed with the commitment, vision and energy on display. The KIN meets on a monthly basis and its terms of reference include sharing of information concerning the area, improving the surrounding local environment, developing a vision for the area, creating an umbrella group for the various local resident associations, creating a better commercial environment in the area and facilitating public consultation in the area. It works in close association with the Inchicore Regeneration Consultative Forum (IRCF) and while there is certain natural overlap of membership between both bodies it seems as if a good majority of the community has representation.

The IRCF is a new entity that was set up to work in consultation with Dublin City Council to support the development of a high quality, vibrant, mixed use urban quarter on DCC Emmet Road site, Inchicore (formerly the St. Michaels Estate site). The terms of reference for the Inchicore Regeneration Consultative Forum include providing a setting for the exchange of information concerning regeneration issues in the area, enable a communication process with DCC and other relevant stakeholders associated with the proposed development, provide a platform where stakeholders issues and concerns can be discussed. A full overview of the terms of reference of both the KIN and IRCF is provided at Annex 5.

Certain reservations were expressed to the author, by respondents who for whatever reasons choose not to directly participate in the IRCF, and who suggested alterations to its title and functions. However, research for this report indicates that over 5000 leaflets were issued to homes, community groups and businesses in the area by the KIN inviting expressions of interest in the IRCF and thereafter representation on the forum. It also appears that the majority of community interests and groups have indeed representation in some form on the forum.

The KIN and IRCF are extremely active in pursuing matters of local interest, concerns and developments and are being increasingly recognised as a strong advocacy forum in the area.


However, the development of the elements of a sustainable community in Inchicore and Kilmainham together with Dublin 8 will require a significantly altered vision for the area, a robust governance structure, a strategic plan, appropriate resources and a suitable implementation approach.

5.3 A Community Vision for Dublin 8

Conventional thinking indicates that a community vision should meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. This should include the effective use of existing natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic activity in the area.

A most valuable submission and contribution made by a private citizen over the course of a number of meetings suggested that the area required a long-term vision and that this has been missing for some considerable time, possibly since the reduction of the CIE engineering works. This was also a conclusion of the author's that gradually emerged during the consultation phase of the project.

A strategic vision should be far sighted and long term and in so far as Inchicore and Kilmainham is concerned and it should include options for the future that while stretching and challenging, should also be realistic and achievable in a phased approach. This vision should include the key development set out in section 7 below as follows:



*A Community Vision
for Inchicore and
Kilmainham has not
been evident*

- A new Education Centre for the area comprising pre-school, primary, secondary and adult education facilities
- A recognised Medical Innovation Quarter in Dublin 8 including St James Hospital, NCH and other medical research facilities
- A fully developed and marketed historical and military quarter
- Heuston Railway Station and Guinness St James Gate development area
- Rezoning of public and private land both within and close to the area, including the CIE Works and industrial sites on the Jamestown Road, Bluebell and the Naas Road.
- Interconnected transport systems - Luas, Dart and Bus - further transforming the area
- Linkages between The War Memorial Gardens and the Phoenix Park through infrastructural developments.
- Make the Phoenix Park more accessible via a proposed bridge over the current N4 roadway
- Develop the potential for locating City Markets in the area
- Develop the greenways and amenity areas along the Camac River and the Grand Canal
- Assist St Patrick Athletic FC development plans towards becoming the leading League of Ireland club
- Support Liffey Gaels GAA, Good Counsel GAA and the Oblate Basketball Centre as major sporting contributors in the area
- Improvement transport in line with Project 2040 and city planning to make the area environmentally more friendly and sustainable
- Develop required civic amenities and central civic hub within the area
- Enhance local community leadership and generate pride in the area

The vision for the area should address the concerns of the community, deal with its persistent long-term problems, harness the area's potential, signpost its future development and make it attractive for investment.

Delivering on this vision will require a suitable framework that leverages value from existing structures and relationships, has a good governance structure with an appropriate implementation approach and has the necessary political sponsorship and support that attracts community support, participation and involvement.

The research for this report suggests that this vision should address four broad areas as follows:

- Community safety concerns and persistent social problems
- Housing Redevelopment Project – Need for Innovative Housing Solution
- Civic Facilities and Green Spaces
- Being left behind – Need to Develop “Destination Dublin 8”

Making this happen will require planning, innovation, investment, leadership and management skills. The actualisation of what will be a sizeable portfolio of work will also require a strong and robust governance structure to remain focused on the strategic plan and avoid diversions and obstacles in order that the community interest remain central at all times.

6 Governance and Accountability

To actualise the recommendations of this Report and unblock the stoppages that have hindered the progression of many of the previous reports, it is suggested that a layered governance approach to the development needs of the area will be required. It must be acknowledged that although the many issues and concerns raised by the communities of Inchicore and Kilmainham are urgent and serious, they do not appear to be on the scale of the problems that have afflicted certain other parts of Dublin city. Consequently, it appears that these concerns and issues as depicted in Figure 17 can be managed and progressed within the framework of the strategic plan outlined at section 7. It appears that the principal development challenge will be to reimagine Dublin 8 in a manner that fully includes the development needs of Inchicore and Kilmainham.



*Establish a new
Inchicore and
Kilmainham
Development Board to
oversee the area
Strategic Plan*

As articulated earlier, one of the blockages to progress over the years appears to have been a disjointed approach to many community issues, resulting in partial progress and delays. While some of the recommendations in this Report are specific to Inchicore and Kilmainham, many others are inter-

related and inter-twined with national and area plans that seek to stimulate employment, economic growth and social inclusivity in the area.

The area has a history of local representation concerning community development going back into the 1980s, including the St. Michaels Estate Regeneration Board, which was dissolved in 2016 following the full demolition of the housing estate. Therefore, it is considered important that existing and currently effective local structures are supported and developed as much as possible. Consequently, an appropriate governance and accountability framework should leverage value from the existing structures, enhance and further develop them where necessary and possible.

The current Kilmainham-Inchicore Network as described earlier in the Report facilitates enterprise, community, cultural and environmental development; is a well-recognised brand locally and has a growing audience for information and updates on events, news and developments in the area through its online presence and the efforts of staff on the ground. This is very important for the area and this activity should continue to be developed and be built upon. However there appears to be some duplication and overlap between the current KIN and its partner body the Inchicore Regeneration Consultative Forum (IRCF). It is recommended that the Inchicore-Regeneration Consultative Forum (IRCF) and the Kilmainham-Inchicore Network (KIN) merge into a single and strong consultative network body for the area. This new body, hereafter titled the Inchicore-Kilmainham Community Consultative Forum (IKCCF), will continue to be a well-connected local network with a mandate of identifying local issues of concern and highlighting opportunities for improvements or advantage for the area. The newly reconstituted body would benefit from having a physical location or office presence in the area to cement and enhance its identity among the community.

Therefore, it is envisaged that both the existing KIN and its partner forum, the Inchicore Regeneration Consultative Forum (IRCF) which works in collaboration with DCC, and is currently mandated to oversee the development of the St Michael's Estate site and facilitate consultation with the local community in a meaningful way, should be merged into one entity. This will streamline the operations of the body, maximise effort and outputs while avoiding duplication or overlap. The Inchicore Kilmainham Community Consultative Forum (IKCCF) should hereafter, also be mandated to establish working groups in niche areas to explore and further understand local issues.

Due to the fact that many of the issues raised during the consultation stage and the recommendations contained in this Report are quite wide and cross cutting in nature, it is considered that they may fall outside the remit of current structures and therefore it is recommended that the remit of the new forum IKCCF should be refocused to community representative and consultation issues. As part of their work a twice-yearly open forum (Community Townhall Meetings) should be initiated for the entire community to enhance local support and commitment and to enable the exchange of views on community perceptions of progress and any matters of concern. This will help to reduce certain negativity expressed towards the original bodies and enable the community to align itself effectively towards the strategic plan and implementation process outlined in section 7.

In order to ensure effective governance of what is a sizeable programme of work, not only for Inchicore-Kilmainham, but also for the wider Dublin 8 area, it is recommended that a new higher-level Development Board should be established with a mandate to progress issues and plans for the area on a broader scale. This would be similar to the Programme Implementation Board (PIB) established and operating in the North East Inner City (NEIC).

This “Inchicore-Kilmainham Development Board” (IKDB) should be convened as soon as possible. It is suggested that this Board should have senior representation from a number of bodies and any relevant government departments/agencies who have an interest or role to play in the area. It is suggested that this Board should be tightly focused on the development of the area including all proposed housing developments. It should be independently chaired and its composition reflective of the major agencies required to work collaboratively in the interests of developing the area for the years ahead. Its make-up is suggested as follows:

- Independent Chairman
- IKCCF x 2
- Senior DCC Officers x 2
- Chief Superintendent AGS
- Department of Education
- Department of Children & Youth Affairs

Other Departments representatives can be required to attend as necessary depending on the particular initiatives being progressed at the relevant time.

This Board should be supported by the establishment of a Programme Implementation Office (PIO) headed, staffed and driven by Dublin City Council which should manage the programme of work emanating from the suggested strategic plan outlined in Section 7 of this Report. All proposed initiatives and projects including the proposed housing new development on Emmet Road should be considered within this office. The Project Implementation Office should report on a monthly basis, or as required, to the Inchicore Kilmainham Development Board on the progress of all plans and initiatives within the area. The Project Implementation Office will supply administration support to the IKDB as required.

The Programme Implementation Office will require, a physical office and staffing that should by and large come from Dublin City Council. Already, Dublin City Council have appointed a Project Manager for the Emmet Road Regeneration proposal. In order to action the major initiatives within the strategic plan it is recommended that new positions be created within the Programme Implementation Office as follows:

- Co-ordinator of Area Family and Child Support, working either within or in collaboration with TUSLA
- Director of Area Heritage and Tourism working in collaboration with Fáilte Ireland and OPW
- Director of Area Marketing - Destination Dublin 8



These positions should be filled if possible, from within existing DCC or Government Department resources or else recruited from the open market.

The IKDB should report progress against development plans to the Government Senior Officials Oversight Group chaired by Department of An Taoiseach, similar to the approach utilised in the North East Inner City (NEIC). This will ensure accountability for investment, progress against implementation plans and the negation of sectional interests that all too often hinder and delay achievements.



The rationale for suggesting the involvement of the Department of An Taoiseach Oversight Group is that many of the issues that have surfaced in the area are inter-departmental and cross cutting that will require effective collaboration, innovation and indeed compromises to enable progress and success.

It is the author's opinion that the influencing role of a central government department is crucial in this regard to enable progress and unblock stoppages.

Figure 17 below outlines a proposed governance structure that should be considered.

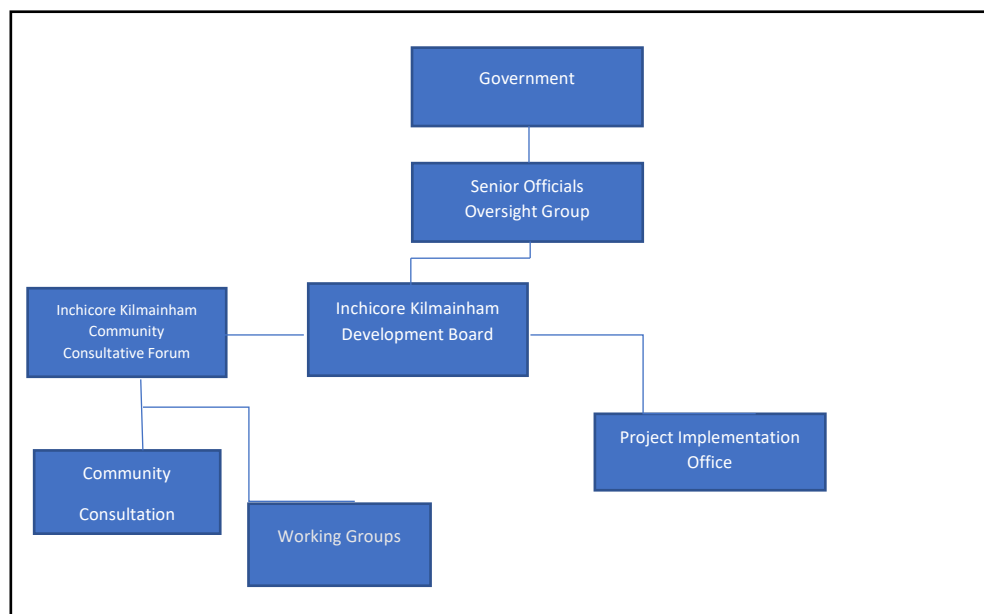


FIGURE 17 PROPOSED GOVERNANCE STRUCTURE

The consultation process for this Report has articulated a number of community concerns that need to be considered. Addressing the concerns outlined in this report and depicted in figure 18 below will be both challenging and difficult. Inchicore – Kilmainham and indeed Dublin 8 has the potential, the people, the location and the desire to succeed and become one of the best areas within Dublin city to live, work and grow up in. It now needs to be proactive in moving ahead in partnership with DCC and the various government agencies to make progress.

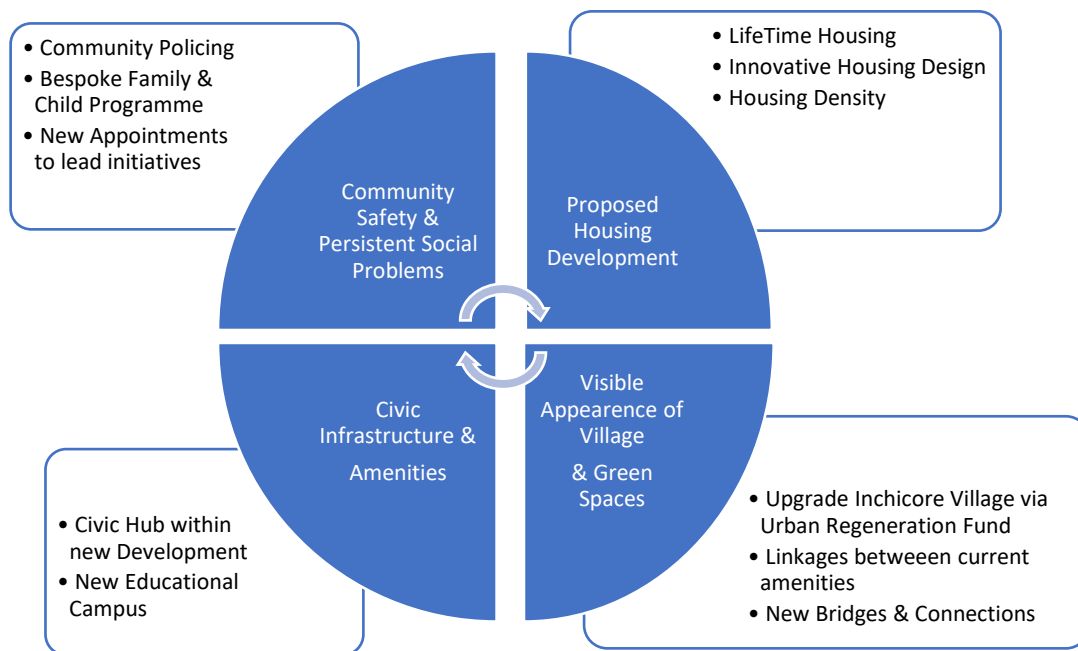


FIGURE 18 COMMUNITY CONCERNS

A vision for the future of the area has emerged over the last few months in conversations, consultations and observations.

Taking the Terms of Reference of this Scoping Exercise and distilling them into a series of key themes, together with the findings from the research, the consultative process and opportunities within the DCC and National planning frameworks, it is considered that the following significant concerns of the community as depicted in figure 18 should be addressed within a strategic plan.

It is recommended that the following strategic plan and objectives be adopted for Inchicore, Kilmainham and Dublin 8.

7 A Strategic Action Plan

7.1 Action Plan

The research for this exercise uncovered a plethora of reports, documents, studies and recommendations relating to Inchicore – Kilmainham stretching back into the mid-1990s. Most of the recommendations in these reports have not been progressed. The reasons for this was unclear in most cases however the economic recession of 2008-2014 was certainly a factor but overall contributory factors were not readily identifiable.

The author has however found a significant appetite for change, a willingness to collaborate and a strong desire to improve the area not just for the present but for the future generations. Overall the author found an overwhelming desire for the development of a sustainable community that can accommodate and harness the multiple assets, talents and ambitions of the varied communities that comprise Inchicore and Kilmainham. Despite the collection of previous reports and recommendations the author found little evidence of a well-developed strategic vision for the area's long-term development and needs.

The approach to many challenges and issues appears to have been to initiate a review, consult and postpone critical decisions to another day. Therefore, this Report has constructed a high-level vision that includes these high-level options and initiatives that will provide guidance and opportunities to the community, residents, city planners, business and developers alike.

7.1.1 Strategic Objective 1 – Develop Community Leadership Structures and Implementation Capacity

The development of community leadership within the area is considered necessary and vital. This must build and leverage value from existing structures, processes, community and individuals while crystallising a clear vision of what the area of Inchicore, Kilmainham and Dublin 8 can achieve in the coming years. The community leadership structures will complement existing DCC and national planning and development objectives and processes and it will be tightly focused on and connected to local issues, concerns and opportunities.

STRATEGIC OBJECTIVE 1 – DEVELOP COMMUNITY LEADERSHIP AND IMPLEMENTATION CAPACITY	
ACTIONS	
<ul style="list-style-type: none"> • Establish a new “Inchicore-Kilmainham Development Board” • Merge current KIN and IRCF into a new Inchicore Kilmainham Community Consultative Forum (IKCCF) • Engage three key project leaders in the areas of Family & Child Support, Heritage & Arts and Marketing. • Adopt a governance structure that ensures value for money, clear direction and achievable outcomes • Utilise this report as the basis for a Strategic Vision for Inchicore, Kilmainham and Dublin 8 • Build collaborations and coalitions among all stakeholders in the area for positive community action 	
TIMEFRAME	
Short term	
STAKEHOLDERS	
Govt Departments, HSE, KIN, Schools, DCC, TUSLA, IRCF, IKCCF, AGS	
OUTCOMES	
<ul style="list-style-type: none"> • Clear Vision • Clear Objectives • Clear timeframes for achievements 	<ul style="list-style-type: none"> • Good Planning • Good Governance

7.1.2 Strategic Objective 2 – Ensure Community Safety in the Area

Parts of Inchicore have been beset by persistent social problems for decades compounded by crime, drug addiction and more recently periodic surges in anti-social behaviour. This remains a significant community concern despite continuous state investment in both statutory and non- statutory support services. The concerns around community safety are constant, real and worrying. Every community has the right to be able to go about their ordinary lives without the worry of crime, nuisance or anti-social behaviour.

STRATEGIC OBJECTIVE 2 – ENSURE COMMUNITY SAFETY IN THE AREA	
ACTIONS	
<ul style="list-style-type: none"> • Develop a dedicated bespoke child and family support initiative involving multiple agencies and social entrepreneurship to break the cycle of family disfunction • Relocate Garda Station from Kilmainham to Emmet Road, Inchicore as the community policing hub for the area • Install a linked Community CCTV system in Inchicore-Kilmainham to enhance community safety • Develop a Restorative Justice Practice initiative for difficult young people in collaboration with Canals Policing Forum, Youth Services, AGS • Support the ongoing development of local agencies such as Frontline, Lynx Programme, CORE Youth Club KRIB -GYDP, FRS 	
TIMEFRAME	
Short term	
STAKEHOLDERS	
DJ&E, OPW, DCYA, AGS, DCC, TUSLA, Schools, KIN, IKDB	
OUTCOMES	
<ul style="list-style-type: none"> • Effective Action towards most in need • Police Visibility 	<ul style="list-style-type: none"> • Good Crime Prevention Initiatives

7.1.3 Strategic Objective 3 – Harness Historical Potential of the Area

The Inchicore-Kilmainham area has a wealth of historical landmark sites and buildings with almost limitless potential for attracting visitors and the local community alike. It has potential from a historical, military, cultural and nature perspective. There are unrealised opportunities now apparent that need to be actioned. This strategic objective offers indications of what should be progressed from this perspective.

STRATEGIC OBJECTIVE 3 – DEVELOP A HISTORICAL MILITARY QUARTER	
ACTIONS	
<ul style="list-style-type: none"> • Appoint an area Director of Heritage, Culture and Tourism • Develop clear historical trails around Inchicore & Kilmainham landmark sites • Develop a Masterplan for the on-going development of the Royal Hospital Kilmainham • Market Inchicore-Kilmainham as the historical military quarter of Dublin • Complete bridge connection between War Memorial Gardens and Phoenix Park • Redevelop AGS station in Kilmainham as appropriate • Commence restoration of Kilmainham Mill • Create pedestrian entrance from Emmet Road to Kilmainham Jail • Consult with CIE regarding a potential Transport Museum and a Science and Industry Museum for Ireland in Inchicore 	
TIMEFRAME	
Short Medium – Long term	
STAKEHOLDERS	
OPW, Dept Heritage, Gaeltacht & Arts, Dept of Defence, Irish Military, National Museum of Ireland, DCC	
OUTCOMES	
<ul style="list-style-type: none"> • A vibrant museum sector adding to Dublin's heritage, attractive visitors and communities alike 	

7.1.4 Strategic Objective 4 – Develop an Education and Learning Campus

The lack of a boys' secondary school is an obvious deficit in the area. However, consultations with education providers suggest that the area requires an educational campus for the future that will educate and prepare children from pre-school through to third level while also catering for the area's adult education needs. The desired educational campus will be focused on developing the educational need and skills requirements for employment and career opportunities that the area will likely generate in the coming years.

STRATEGIC OBJECTIVE 4 – DEVELOP AN EDUCATION AND LEARNING CAMPUS	
ACTIONS	
<ul style="list-style-type: none">• Develop a new Educational Campus for Inchicore -Kilmainham that includes pre-school, primary and secondary levels• Generate an educational ethos that maximises future career, research and employment opportunities• Develop a bespoke adult education and career opportunities programmes within the area that maximises opportunities for employment	
TIMEFRAME	
Medium term	
STAKEHOLDERS	
Dept of Education, IKDB, DCC, Community of Inchicore-Kilmainham	
OUTCOMES	
<ul style="list-style-type: none">• Modern Fit for Purpose Education Campus for the Future	

7.1.5 Strategic Objective 5 – Reimagine Dublin 8 and Maximise Employment Opportunities

The success of any community is heavily dependent on a number of factors one of which is employment and the availability of employment locally. In this current era of long commutes for many workers and the emergence of dormitory towns and areas, the author was particularly struck by the comment of a locally elected councillor who remarked that “we need communities of short journeys”. The many assets of the Inchicore-Kilmainham area and indeed the wider Dublin 8 area have been already articulated, the challenge from now on will be to harness these assets for employment purposes in a variety of enterprises and initiatives.

STRATEGIC OBJECTIVE 5 – REIMAGINE DUBLIN 8 AND MAXIMISE EMPLOYMENT OPPORTUNITIES	
ACTIONS	
<ul style="list-style-type: none">• Market area as Destination Dublin 8• Appoint an area Director of Marketing and “Destination Dublin 8”• Maximise synergies between area and St James/NCH Medical Quarter• Maximise employment opportunities associated with a dedicated Historical Quarter, Walking Tours and Tourism• Leverage employment opportunities associated with new developments at St James Gate and Heuston Railway Station• Identify sites for community and Dublin City Markets in the area• Harness opportunities between education and training, local enterprise, DCETB and future developments in Dublin 8 to improve life chances of individuals	
TIMEFRAME	
Medium – Long term	
STAKEHOLDERS	
DCC, Community of Inchicore-Kilmainham	
OUTCOMES	
<ul style="list-style-type: none">• Improved commercial life• Improved Career Opportunities• Improved Job Opportunities• Improved Entrepreneurial Environment	

7.1.6 Strategic Objective 6 – Develop an Innovative Foods, Arts and Crafts Quarter

This strategic objective prioritises actions that impact the Sunday Market environment in a meaningful way. It identifies locations within the Inchicore area that can become recognised nationally and internationally as the base of the Dublin Sunday Market scene similar to developments in other European capitals.

It offers the potential to enhance the food, arts and crafts experiences of tourists, visitors and communities alike. It can support the national priority to develop great Irish tourism experiences by complementing the marketing of Irish food and produce home and abroad and by creating a truly memorable environment to visit.

STRATEGIC OBJECTIVE 6 – Develop an Innovative Foods, Arts and Crafts Quarter	
ACTIONS	
<ul style="list-style-type: none">• Identify a suitable location for Dublin City markets e.g. Jamestown road and/or Goldenbridge Industrial estates• Encourage business and entrepreneurship opportunities for local artisans, crafts and traders• Create a positive and inclusive environment where people feel welcome and involved• Support and encourage a start-up environment for arts, craft and local trade	
TIMEFRAME	
Short – Medium term	
STAKEHOLDERS	
DCC, LEO, Business Community of Inchicore-Kilmainham	
OUTCOMES	
<ul style="list-style-type: none">• Employment• Entrepreneurship• Start -ups and Small Enterprises, Tourism, Footfall,	

7.1.7 Strategic Objective 7 - Develop Sustainable Housing

The attractiveness of the Emmet Road site for housing is obvious to all, albeit there are many alternatives that could also be developed on this site. This is the issue that has galvanised community and individual opinion in the area of Inchicore-Kilmainham. The fear of repeating the “mistakes of the past” surfaces in the most preliminary of conversations on what should happen to the site on Emmet Road/St. Michael’s Estate. The need for affordable housing is obvious on a national and city scale. The preferred housing design for any future developments being considered appears to be one that sustains a community through lifetime stages creating a mixture of occupants and age profiles in a well designed and constructed environment with good supporting facilities and services.

STRATEGIC OBJECTIVE 7 – DEVELOP SUSTAINABLE HOUSING	
ACTIONS	
<ul style="list-style-type: none">• Create opportunities to enhance and strengthen community bonds by designing any new development to facilitate long term occupancy.• Ensure innovative and integrated building design and a profile of occupants that encourages community sustainability• Create a civic space and multi-use civic centre on Emmet Road that links to other amenities in the area and maximises community integration including with any new development in the area• Allocate a suitable and reputable housing management agency/body to ensure proper and verifiable management of any proposed new development	
TIMEFRAME	
Medium term	
STAKEHOLDERS	
DCC, DHPLG and other relevant agencies	
OUTCOMES	
<ul style="list-style-type: none">• Suitable housing for people that will live and develop a sustainable community• High standard of housing mixture that can be a model for other areas	

7.1.8 Strategic Objective 8 – Improve the Local Environment of Inchicore-Kilmainham

A sustainable community has a relationship with its environment and natural spaces, The Inchicore part of the area under review certainly need improvements physically and visually. The environmental concerns of the community can be eased with investments in public lights, footpaths, street furniture, traffic management innovations and further access to funding for shopfront renovations. It is also vitally important that proposed developments in housing and transport does not negatively impact on either the visual appearance or environmental condition of the area. The potential of the Camac River valley and the Grand Canal to become a haven for biodiversity should be explored actively.

STRATEGIC OBJECTIVE 8 – IMPROVE THE LOCAL ENVIRONMENT OF INCHICORE-KILMAINHAM	
ACTIONS	
<ul style="list-style-type: none"> • Reassure public concerns around public lighting, footpaths, street furniture • Utilise IKCCF and IKDB to maximise Urban Regeneration Fund availability to improve image of area • Complete Camac River Greenway/cycle path to improve access to green spaces and encourage outdoor leisure activity and enhance biodiversity • Maximise opportunities for public access to natural habitats and spaces along the Camac River • Complete the final section of cycleway between Harold's Cross and Blackhorse to encourage and enable cyclist, hikers and walkers along the Grand Canal. • Develop linkages between public spaces and historical sites through the construction of strategic bridges and walkways • Support the efforts of local environment groups engaged in community clean-up days and grow it yourself projects 	
TIMEFRAME	
Short term	
STAKEHOLDERS	
DCC, Community of Inchicore-Kilmainham, National Transport Agency	
OUTCOMES	
<ul style="list-style-type: none"> • A better local environment • A better place to live, grow up and visit 	

7.1.9 Strategic Objective 9 – Coordinate Service Delivery Effectively

The existence of inter-generational poverty, social problem and criminality within a confined part of the area was a regular feature of the consultation process. The Report of the Inchicore Childcare Professional Group (March 2017) provides a relatively recent appraisal of the persistent nature of social problems within the area, associated with “inter-generational poverty, high levels of disadvantage with the needs of the underprivileged and vulnerable not being met”. The same underlying and persistent themes can be identified in the Reports of the Canals Community Policing Forum (2015 and 2019) and indeed in the Hiqua Report Child Protection and Welfare Report, (2019), Dublin South Central Area.

This is a very difficult and persistent problem that needs to be addressed imaginatively, robustly and intensively to prevent and minimise any further deprivation. The actions recommended in this regard will be challenging and difficult for many, however the option of continuing along the same pathway into the future is unrealistic.

STRATEGIC OBJECTIVE 9 – CO-ORDINATE SERVICE DELIVERY EFFECTIVELY	
ACTIONS	
<ul style="list-style-type: none">• Appoint a dedicated area Co-ordinator of Family and Child Support• Develop a bespoke area programme for vulnerable parents and children• Maintain, support and enhance the current family, addiction and youth support services• Cultivate a collaborative culture of early identification and action regarding child welfare between statutory and non-statutory agencies in the area• Develop a culture of collaboration between all the support services within the area.	
TIMEFRAME	
Short - Medium term	
STAKEHOLDERS	
Dept of Education, Dept of Health, DCYA, TUSLA, DCC, Support Services, Community of Inchicore-Kilmainham	
OUTCOMES	
<ul style="list-style-type: none">• Effective Service Delivery• A Supported Community	

8 ANNEXES

8.1 Annex 1 Terms of Reference for Scoping Exercise in the Inchicore-Kilmainham area

Background

The terms of reference for the scoping exercise of the Inchicore-Kilmainham area, which will focus on the long term economic and social regeneration of the community, are set out below.

The purpose of this exercise is to support the development of a “strategic social and community plan” for the area. It is envisaged that the exercise will commence in February 2019 and will take 3 months to complete.

The plan that will be developed over the coming months will be brought forward in consultation with the local community and will involve engagement with relevant public bodies and Government Departments. It will examine and identify the challenges and difficulties currently facing the Inchicore-Kilmainham area and will be an important step towards helping and improving the area, making it safer and more sustainable in the future.

Terms of Reference for Scoping Exercise

- i. to examine and make recommendations in relation to the short-term and long-term responses to the ongoing challenges facing the community in the area;
- ii. to review existing programmes and supports provided for economic and social development within the area, both statutory and non-statutory;
- iii. to engage with and involve community residents, stakeholders, public representatives and businesses throughout the process; this will be a collaborative review process involving children, young people, parents, professionals and other local residents to take account of experience and good practice in other projects\areas, as well as national policy developments;
- iv. to examine and recommend specific measures which would support the long-term economic and social regeneration of the area, including in the areas of:

- community safety and policing;
 - housing
 - early intervention programmes for children;
 - child welfare and protection
 - tackling the impact of drugs
 - education and training;
 - voluntary and statutory services for all ages;
 - employment opportunities;
 - improving the physical environment;
 - cultural provision in the area;
 - community development including family, youth, sporting organisations.
- v. to review existing structures\procedures in place with a view to ensuring better co-ordination of statutory and non-statutory programmes in the area.

A critical objective of the scoping exercise will be to review the assets in the area and consider how in the future they might be best harnessed and combined to create a sustainable and viable community.

Methodology

The exercise will involve the examination of the following:

- Mapping the social, cultural, built, economic, environmental assets to identify any deficiencies in the area.
- Consultation and engagement with community residents, stakeholders and businesses in the area on needs, fears, ideas for change and issues to be prioritized.
- Close liaison and consultation with Dublin City Council, Health Authorities, Education bodies and Institutions, Gardai, statutory services including transport.
- Evaluate, take account of and assess value and impact of existing and previous statutory plans and policy in respect of development within the area.

- Identify relevant international examples of best practice.

The study will provide a series of recommendations and, where possible, identify funding requirements and sources (private, philanthropic, and public) within a strategic development plan and a timeframe to address the social, economic and cultural development of the area.

The study shall also provide guidelines which will extract key methodologies and the structure of this approach to urban integrated “all of government” planning that could be transferred and applied to other communities.

The study will also take account of the potential opportunities of key projects planned for the area including

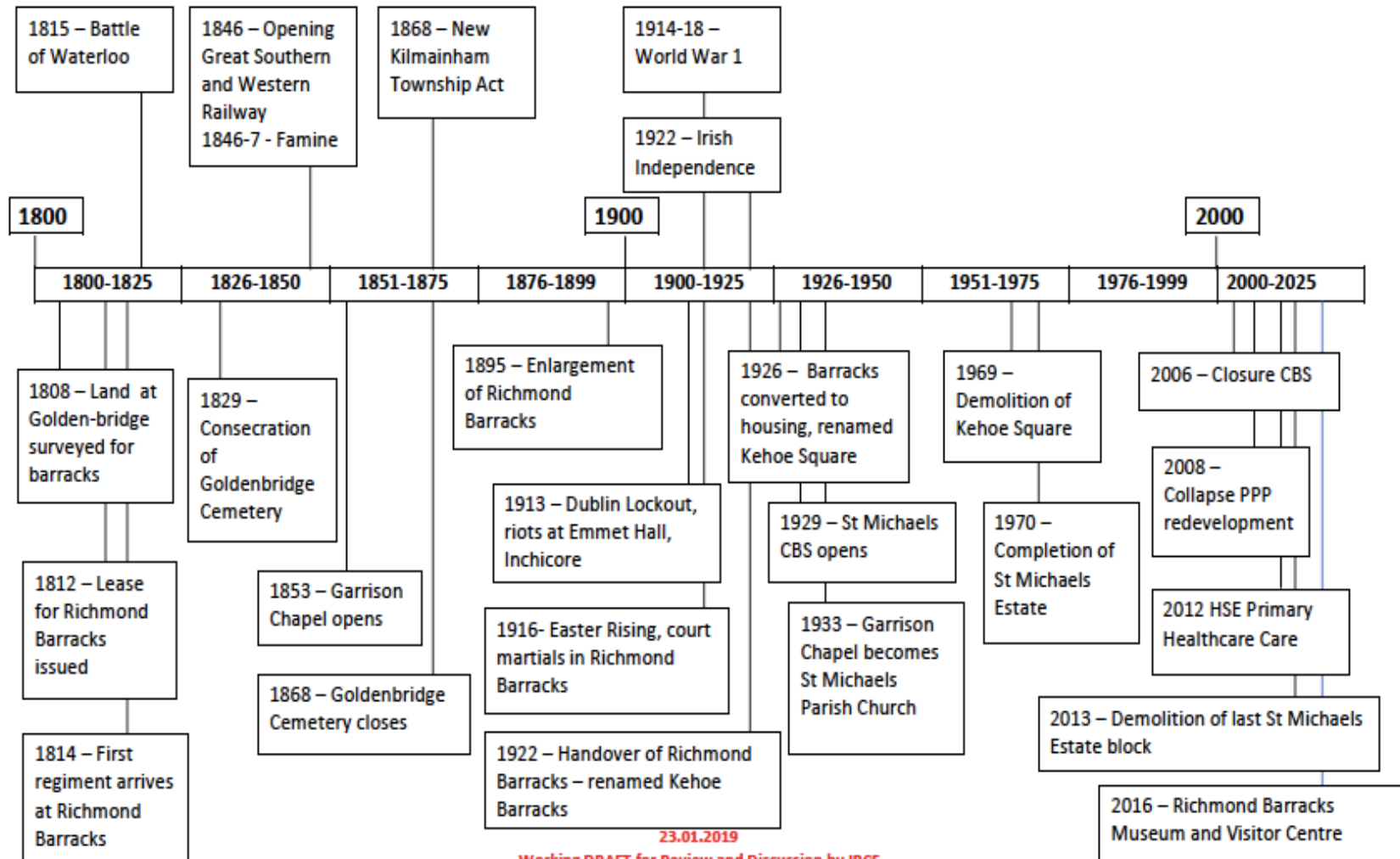
- a. the tri-location on the St James Campus, and the development of the National Children’s Hospital;
- b. the attendant plans to develop an Innovation Hub around medical technologies in the area; and
- c. Dublin’s first major Cost Rental housing project being developed by Dublin City Council on Emmet Road.

Mr. Jack Nolan, retired Assistant Garda Commissioner, has been appointed to undertake this review. He will report to Mr. Damian English, Minister of State with responsibility for Housing and Urban Development.

Following submission of the report to Minister English, a small steering group to consist of senior officials from across relevant Government Departments, will be set up to examine the recommendations of the scoping exercise.

8.2 Annex 2 Timeline and History of St Michael's Estate

2.1.1 History of the Site - Timeline



23.01.2019

Working DRAFT for Review and Discussion by IRCF

Inchicore Regeneration Consultative Forum [IRCF] Proposal for a Preliminary Strategic Framework Plan for the Proposed Development at Emmet Road, Inchicore

8.3 Annex 3 Statutory Agency Assets

Type of Agency	Description
An Garda Síochána	Garda Station
HSE	Primary Care Centre Unit
Library	DCC Library
Mercy Convent	Secondary School
Scoil Mhuire Gan Smál	Primary School
Our Lady of Lourdes	Primary School
Model School	Primary School
Gael Scoil	Primary School
Inchicore College of Further Education	Further Education
An Post	Post Office in retail building
Primary Care Unit	Various Health Services including: <ul style="list-style-type: none"> • Family Doctors • Addiction Services • Occupational Therapy • Physiotherapy • Social Work • Public Health Nursing • Dental • Speech and Language Services • Primary Care Network • Mental Health • Adult Day Care Centre

Type of Agency	Description
Community Services	Goldenbridge Integrated Services Complex
	Family Resource Centre
	Frontline Addiction Service
	Lynks Community Project
	Bulfin Court Independent Housing Units
	Bulfin Court Day Care Centre

8.4 Annex 4 Sporting Clubs Assets

Sporting Organisations in Inchicore	<p>CIE Boxing Club</p> <p>Inchicore Girls Soccer Club</p> <p>Inchicore Athletic FC</p> <p>CIE Ranch FC</p> <p>St Michael's Boxing Club</p> <p>St Michael's FC</p> <p>Inchicore Chess Club</p> <p>Oblate Basketball Club</p> <p>Celtic Invitation Pigeon Club</p> <p>St Patrick's Athletic FC</p> <p>Liffey Gaels GAA Club</p>
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(Adapted from TSA Audit of Community & Services Inchicore July 2017)

8.5 Annex 5 Kilmainham Inchicore Network (KIN)

Background

The Kilmainham Inchicore Network was established in September 2016 with the support of the Dublin City Council (DCC). The objective of the Network is to facilitate enterprise, community, cultural and environmental development and enhancement of Kilmainham and Inchicore; aiming to create a desirable, safe area to live, work and enjoy.

Terms of Reference for the Kilmainham Inchicore Network

To facilitate:

- ◆ Sharing of information about what is going on in the local area – new development, upcoming events.
- ◆ Improving the surrounding environment and to work towards making these neighbourhoods and villages safe and sustainable.
- ◆ Creating a long-term strategic vision for development in the Kilmainham Inchicore Area.
- ◆ Creating an umbrella group for community local resident's associations.
- ◆ Ensuring appropriate supports are there for the children, elderly and disadvantaged members of the community.
- ◆ Creating a better commercial environment for businesses.
- ◆ Promoting the area as an alternative place for visitors and for businesses to locate.
- ◆ Facilitating public consultation on development in the area by way of delegation to the Inchicore Regeneration Consultative Forum.
- ◆ Monthly meetings.

Structure of the Kilmainham Inchicore Network

The Kilmainham Inchicore Network is supported and represented by:

- ◆ The Forum Director and Independent Chairperson
- ◆ 3 Local Elected City Councillors (South Central Area Committee DCC).
- ◆ 2 Dublin City Council Officials
- ◆ 16 Representatives from local community groups:
 - Enterprise — Community — Culture
 - Environment — Residents Association — Statutory

8.6 Inchicore Regeneration Consultative Forum (IRCF)

Background

The Kilmainham Inchicore Network is engaged in the task of overseeing the establishment of the **Inchicore Regeneration Consultative Forum** with the authority of Dublin City Council. The **Consultative Forum** working in consultation with Dublin City Council is supporting the development of a high quality, vibrant, mixed use urban quarter on DCC Emmet Road site, Inchicore (formerly the St. Michaels Estate site) and facilitating consultation with the local community in a meaningful way. It is proposed that there will be high quality community and retail facilities developed, accompanying residential units (30% social and 70% cost rental homes on this site).

Terms of Reference for the Consultative Forum

- ◆ To provide a Forum for the mutual exchange of information between all stakeholders associated with the Inchicore Regeneration.
- ◆ To define and agree communication processes with Dublin City Council, contractors and other relevant stakeholders in respect of the development.
- ◆ To provide a platform for local stakeholders where concerns can be discussed and resolved through all phases of the development.

- ◆ To consult, co-operate and liaise with all interested parties including the local community and any relevant statutory bodies.
- ◆ To establish a Community Benefit Clause that ensures jobs and apprenticeships are created in the local community.
- ◆ Meetings to take place every two months.

Structure of Consultative Forum

The Forum will be coordinated by the independent Chairperson from the Kilmainham Inchicore Network and a Forum Director. In addition to this there will be:

- ◆ 2 representatives from the Kilmainham Inchicore Network.
- ◆ 3 Local Elected Councillors.
- ◆ Officials from DCC.
- ◆ Representatives from local resident's associations*.
- ◆ Representatives from other local stakeholders* such as schools and An Garda Síochána.
- ◆ The Forum will have a core membership of not less than 12 members and not greater than 20 members.

(Source IRCF, June 2019).

8.7 Annex 6 Consultation Process

Statutory Agencies	An Garda Síochána Department of Housing Planning & Local Government Department of Children & Youth Affairs Department of Health & Social Care Department of Education & Skills Department of Transport, Tourism & Sport Department of Employment & Social Protection Department of Rural & Community Development Department of Culture, Heritage & Gaeltacht Department of An Taoiseach Department of Defence Irish Defences Forces Department of Justice & Equality Department of Business & Enterprise Dublin City Council City Dublin Education & Training Board HSE TUSLA KRIB – GYDP Office of Public Works (OPW) Our Lady of Lourdes National School Convent of Mercy Secondary School CIE IMMA St James Hospital National Museum National Transport Agency
Non-Statutory Agencies	Frontline Addiction Services Lynks Project CORE Youth Club Daughters of Charity Family Resource Centre Kilmainham Inchicore Network Inchicore Regeneration Consultative Forum Glasnevin Trust Canals Community Policing Forum Inchicore Positive Action Group Common Ground Arts Project
Sporting Organisations	St Patrick's Athletic FC Liffey Gaels GAA Club Oblate Basketball Centre
Elected Public Representative	Ms Catherine Byrne, TD, Minister for State with responsibility for Health Promotion and National Drugs Strategy Councillor Ms Criona Ní Dháiligh ³⁶ Councillor Mr Greg Kelly Councillor Mr Daithi Doolin Councillor Ms Rebecca Moynihan Councillor Mr Vincent Jackson Councillor Tina McVeigh ³⁷
Business	Business Representatives from Area

³⁶ Meeting with Elected Councillors for South Central Area at City Hall on 17.04.2019

³⁷ Meeting of Inchicore Regeneration Consultative Forum 20.05.2019

Public Meetings	DCC Meetings KIN & IRCF Meetings Public Meeting in Richmond Barracks 30.04.2019 Housing for All Seminar, Richmond Barracks 16.04.2019 Canals Community Policing Forum Meeting
Individual Meetings	107
Written Submissions	15
Public Notices	Dublin Inquirer Newspaper; KIN Newsletter Online

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- ^{xxiii} Dublin City Development Plan 2016-2022
- ^{xxiv} Dublin City Council, St. Michael’s Estate, Land Initiative/ Regeneration Project, 9th January 2017.
- ^{xxv} Dublin City Council, Report to the Housing and Community Strategic Policy Committee, Proposed Redevelopment of Lands at Emmet Road Inchicore Update, September 2018.
- ^{xxvi} Jeffers, G. (2018) A Report on a Public Meeting held in Richmond Barracks on August 29th, 2018, “Please, let’s not repeat the mistakes of the past
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- xxviii Urban Regeneration and Development Fund (URDF) is one of the four funds set up under the National Development Plan 2040, Department of Public Expenditure and Reform (June, 2018).
- xxix Survey of Residents of Inchicore 2019, conducted by Transition Year Students of the Convent of Mercy Secondary School, Inchicore, Dublin 8.
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