



Ballyboughal Town Centre First Health Check

March 2025



An Roinn Forbartha
Tuaithe agus Pobail
Department of Rural and
Community Development



Lár Bailte ar dTús
Town Centre First

Comhairle Contae
Fhine Gall
Fingal County
Council





Ballyboughal TCF Health Check Report

March 2025

This report covers the activities and outputs achieved during the engagement with the Ballyboughal town team in the months September, October and November 2024 as well as January 2025.

The report is compiled by Wessel Badenhorst, the Health Check process facilitator appointed by the Town Regeneration Office of Fingal County Council, in collaboration with the staff of the Town Regeneration Office, namely Declan Ryan, Marina Hilliard, Niall Kelly, Joanne Ryan and Paul O'Neill.

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1. Introduction

The Town Centre First Health Check project for the town of Ballyboughal in North Fingal commenced in September 2024 and concluded in April 2025. The project involved a dedicated team of people from the town who represented the Community Council, the Tidy Towns, the Scouts, the local GAA club, and other clubs such as the Boxing Club and the Pitch and Putt. They were ably supported by the local elected members, Council officials (especially the Town Regeneration Office and the Community Dept) and the Fingal LEADER Partnership.

The activities included planning workshops with the team, a survey of their ideas and the drafting of a TCF Health Check action plan for the team to work towards implementing in the next three to five years.

The capacity building process also coincided with the process of developing a smart village plan and the ideas produced in the workshops informed the thinking towards Ballyboughal becoming a smart village with Dublin Rural LEADER.

The process also presented an opportunity to prepare documents that will give a demographic and policy context for the purposes of planning actions. These are included in the Ballyboughal Town Centre First Profile as per Appendix A.

In January 2025, the team agreed an action plan, attached per Appendix C. The vision and the main objectives reflect the intention of the team to work to enhance the quality of life in Ballyboughal with more meeting places, better walkability, more community activities, improved and new amenities and advocating for better connectivity with other towns and the Dublin metro.

This report outlines the process that resulted in the final output – an action plan that lays the foundation for cooperation, building trust and delivering actions that will result in enhancements of the town of Ballyboughal.



2. Overview and Methodology

There are four components to the capacity building process in line with the national Town Centre First (TCF) policy guidelines namely:

1. Composition of the Town Team
2. Understanding the Place
3. Defining the place and opportunities
4. Enabling the Place through focused actions for the town

The process was planned to take place over a series of workshops.

The methodology is based on the premise that the composition of the town team with a range of local stakeholders represented creates the conditions for learning among each other as well as creating familiarity and building trust. As the town team progresses through the workshop's perspectives, ideas from the respective stakeholders are shared, discussed, and tested in a facilitated constructive manner. The outcome is that the ideas that percolate into actions will have been shaped in a process of co-creation.

These draft actions however have to be framed with two conditions in mind namely that those nominated in the town team will take the lead responsibility for 'driving' and implementing actions; and where other parties are involved or impacted, there will be consultations and negotiations to ensure the viability of proposed actions.

Another key aspect for building the town team capacity is the focus on relationship building in particular with elected representatives, key Council officials, Agency executives (e.g. Dublin LEADER Partnership and DDLETB) and other local office holders (e.g. the local priest and the school principal). This is an ongoing process, but especially important during the action planning phase.

The workshops conducted were as follows:

a. Town Team Formation Workshop: 9 September 2024

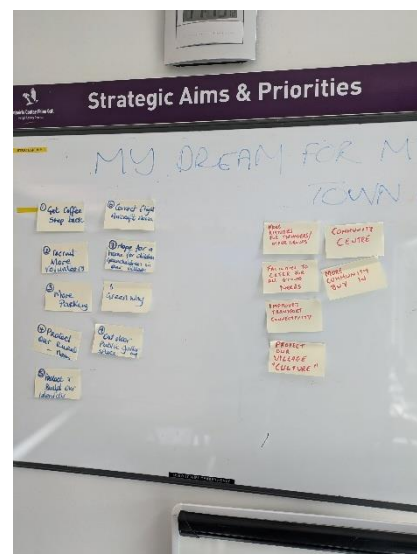
The Town Regeneration Office of Fingal County Council invited interested persons from a range of identified organisations to attend the workshop at which the following points were discussed:

- An overview of the Town Centre First Policy and its relevance to Ballyboughal.
- The process of the formation of a town team.
- The role of the town team in formulating a Town Centre First Plan.
- A schedule for the planning process.
- Aspirations for the town of the residents present in the workshop.

At the end of the workshop participants were divided into small groups to discuss two questions namely: What is my dream for my town? and Why do people come to Ballyboughal?

The discussions from the groups were captured on notes and plotted to conclude the workshop with an overall impression of the town.

Attendees were asked to confirm their willingness to serve on the town team before the next workshop.

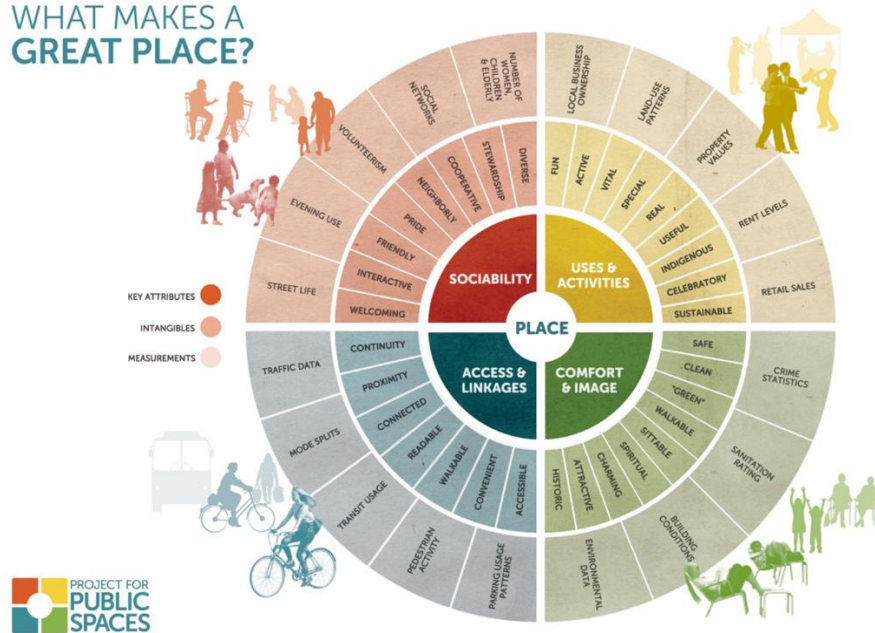


b. Place Analysis and Placemaking Workshop: 25 September 2024

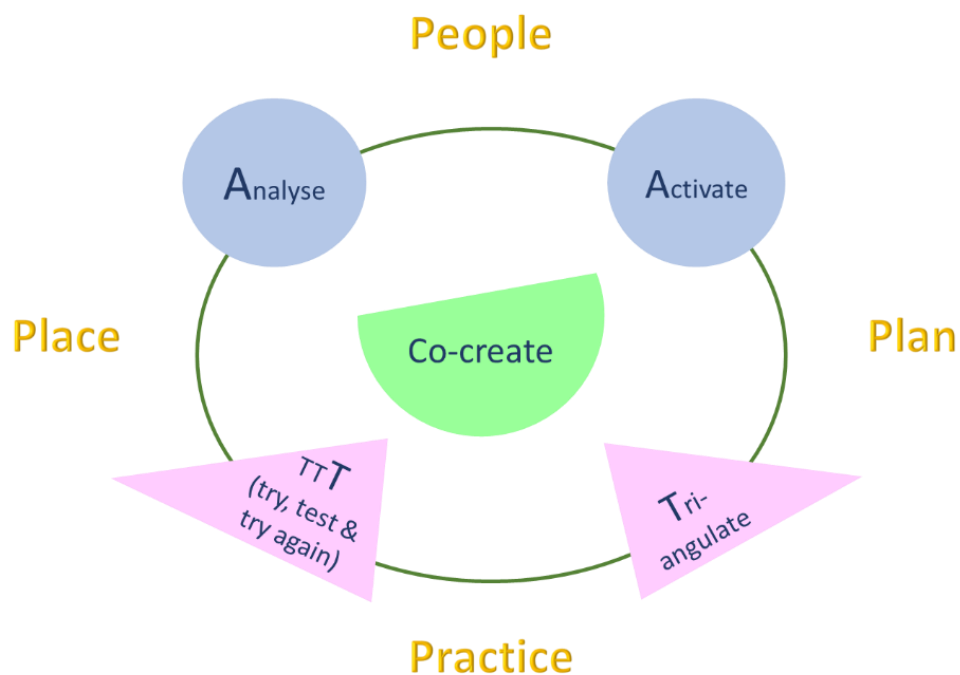
The workshop started with a presentation by the facilitator of the Town Centre First Profile prepared for the town team consisting of an overview of relevant aspects of the Fingal Development Plan for the town as well as the key spatial development objectives of the last Local Area Plan of 2012. The presentation also covered demographic charts on population growth, age profile, household types, home ownership, educational profile, travel patterns, economic status, and the industries in which residents work. See Appendix A.

Thereafter participants were introduced to the Placemaking Approach developed by the Project for Public Spaces in New York which was instrumental to the revival of several neighbourhoods in New York City. In particular the method to evaluate 'What Makes a Great Place' was explained using the Place Diagram below.

WHAT MAKES A GREAT PLACE?



This was followed with a presentation and discussion on the community-led placemaking approach and process and specifically the cycle that starts with place analysis; followed up with ideas on activating the place; then designing activities and physical improvements with triangulation in mind (the strategic placement, arrangement and allocation of objects in a place); and finally the implementation of actions through a phase of trial and error, and try again. See graph below.



The four quadrants of the Place Diagram were used for the place analysis exercise. Participants were divided into four groups and each group tasked to analyse the town in terms of the focus for a given

quadrant. Each group had an A0 size map of the town to plot their points with notes onto the map. Guidance questions were given for each group to consider the criteria for their respective quadrant.

Because of time constraints the analysis could not be completed during the workshop and participants agreed to meet in their own time a week later to complete the analysis and be ready for presentation and discussion at the next workshop.

c. Place Analysis and Ideas Workshop: 16 October 2024

This workshop had the same objectives as workshop b with place analysis using the Place diagram.

Each group presented their findings to the other groups. In their feedback several ideas also emerged to address the challenges identified and avail of the opportunities that present themselves.

The possibility to align the TCF Health Check with the pending Smart Village Plan was highlighted.

Because of time constraints, all the ideas could not be captured during the workshop and participants were asked to complete a questionnaire (See Appendix B) to be returned to the Town Regeneration Office from which the facilitator compiled a First Draft of proposed actions based on themes identified after the place analysis. The themes were translated into objectives.

d. Draft Actions Workshop: 11 November 2024

The table with draft actions were completed by the facilitator and reviewed by the Town Regeneration Office. This was then circulated to town team members beforehand for discussion in the workshop.

The participants in the workshop were divided into two groups. One group took the first three objectives and the other group the last four objectives. Participants were asked to identify those proposed actions that were do-able (including easy wins) and to articulate the possibilities for implementing the actions.

Each group then presented their findings to the other group for comment. Present were officials from Fingal County Council and an executive from Dublin LEADER Partnership who commented on the viability of actions and where steps needed to be taken prior to the implementation phase.

The next version of the Draft Action Plan was completed to feature these selections and changes and in particular to describe resources and the intended results of actions.

e. Action Plan Finalisation Workshop: 14 January 2025

In the final workshop participants considered the Draft Action Plan and agreed on the final wording of actions as well as on the lead and support partners for each action and the realistic expectations for resources and timeframes.

2. Next steps

After completion of the capacity building phase, town team members will convene to agree the Terms of Reference for Ballyboughal Town Team, after which the office bearers of the Town Team will be elected by the town team.

The constituted Town Team will take responsibility to lead the implementation of the Action Plan.

3. Conclusion

The participation of the town team working group in the series of workshops was of a high standard aided by inputs from officials and elected representatives resulting in a range of contributions and ideas. This made it possible to have a successful action planning process.

The support from officials is highly commendable not only for giving advice but to make practical suggestions regarding resources for action implementation and to make themselves available for post planning engagement and support.

The town has a strong culture of cooperation between community groups and a willingness to volunteer to get things done. This augurs well for securing more resources and a community-led implementation of actions.

Appendix A: Ballyboughal Town Centre First Profile

Produced by Fingal County Council Town Regeneration Office, September 2024



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A. Introduction

The purpose of this document is to provide the Ballyboughal Town Team with key information that will guide their analysis and planning of actions to promote the vibrancy and attractiveness of the town.

The document is informed by the following sources:

[Written Statement of the Fingal Development Plan 2023 to 2029](#)
[Our Rural Future – National Rural Development Policy 2021 - 2025](#)
[Central Statistics Office Small Area Statistics Map 2022](#)
[Pobal HP Deprivation Index Map 2022](#)

This document is condensed from desktop research and should be read in conjunction with other deliberations of the Ballyboughal town team which collectively helps to establish a ‘town centre first health check’ for the town in 2024.

B. Policy guidelines from the Fingal Development Plan 2023 - 2029

The following excerpts from the Fingal Development Plan has relevance for the future development of Ballyboughal and for actions and initiatives being considered by the Town Team.

1. *Vision for Fingal*

At the core of the vision for Fingal is an emphasis on sustainable development that will increase the County’s self-reliance and resilience while accentuating the distinctive qualities of the place. See excerpt below.

Fingal will embrace healthy placemaking and economic prosperity through building cohesive and sustainable communities, where our cultural, natural and built environment is protected. Fingal will continue to be a County of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high-quality of life for those who live, work and visit here.

A sustainable future for the County will be based on the interdependence of the themes of economic growth, social progress and environmental quality with the aim of increasing the County’s self-reliance and resilience.

p10 FDP23-29

2. *Themes underpinning the future development of Fingal.*

Climate Action

The Climate Action crosscutting theme can be summarised as a focus on the transition in Fingal to a low carbon economy, compact growth and well-serviced, connected communities.

Ireland needs to commence the transition to a low carbon economy, with a reduction on reliance on fossil fuels and the unsustainable use of resources. Fingal County Council recognises the need to play its role as a key stakeholder in making the transition to a low carbon economy.

Future development will be concentrated in the existing built footprint of Fingal’s towns and villages and urban settlements, in order to achieve compact growth. Developing well-serviced and well-connected communities is a key focus for development within Fingal, with reduced travel distances between home, work, education and services and enhanced active modal share, with an overall reduction in emissions.

p11 FDP23-29

Healthy Placemaking and Sustainable Development

Healthy Placemaking is an approach grounded in principles of community-led development and working in partnership where the outcome (i.e. a great place) is defined by the use and sense of place rather than the aesthetics. Healthy placemaking is at the heart of the mission of town teams.

Placemaking is a multi-faceted approach to the planning, design and management of new development and public spaces. It is fundamentally about responding to the context of a place, through the understanding of its evolution and history, its functionality, its impacts on those living and working there as well as how it interacts with the environment.

Access to public transport, education, community facilities, leisure, retail, health services and jobs are as important as the aesthetic of a place. This Plan has a key role to play in enhancing and developing Fingal's inherent sense of place, identity and character, ensuring that our individual communities remain distinctive and ensuring residents have access to a range of accommodation, facilities and environment in which to enjoy an improved higher quality of life.

p12 FDP23-29

Social Inclusion

The cross-cutting theme of social inclusion have been embedded for many years in many public projects and processes in Ireland. Three focus areas in which progress have been made are integration of ethnic minorities, gender equality and access for people with disabilities. There is however still a long way to go at local level.

A series of positive actions taken to achieve equality of access to goods and services, to assist all individuals to participate in their community and society, to encourage the contribution of all persons to social and cultural life and to be aware of, and to challenge, all forms of discrimination.

The ultimate aim of social inclusion is enabling participation in the mainstream of society for all those who desire it. All processes of consultation, policymaking and practice must not just include, but be driven by, the views and needs of excluded groups. Social inclusion is also about the wellbeing of individuals, families, social groups and communities.

p12 FDP23-29

High Quality Design

The aim is to create well-designed built environments that are 'people-friendly' (i.e. attractive for people) and in turn, positive for local businesses. The principal outcome should be substantial increases in liveability of places.

This Plan sets out a range of objectives aimed at creating well-designed environments for both rural and urban settings.

An overarching aim of this Plan is to create and sustain people-friendly places for the benefit of the residents and businesses of Fingal, whilst supporting developers seeking to deliver the highest quality design solutions. Investing in good urban design can create economically successful development that functions well and has a lasting effect into the future.

p12 FDP23-29

Resilience

The cross-cutting theme of 'resilience' is a measure of success for adherence to the first four themes, especially in the context of the external threats that local places face ranging from possible major environmental catastrophes to economic downturns.

"The ability of a system, community or society exposed to hazards to resist, absorb, accommodate to and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions" (United Nations Office for Disaster Risk Reduction (UNISDR), 2009).

The key concept of 'resilience' underpins this Plan and is built into the strategic policies and recommendations of each of the four cross-cutting themes: sustainable development, climate change, social inclusion and high-quality design.

p15 FDP23-29

3. Strategic Objectives for the future development of Fingal

Strategic objective No. 6 identifies a strategic approach to town centre regeneration in order “to promote residential occupancy in our rural towns and villages” and to achieve this objective by means of the national Town Centre First Policy. See excerpt below.

6. Continue to develop a strategic approach to town centre regeneration through Town Centre First: A Policy Approach for Irish Towns and by utilising existing buildings and unused lands for new development, promote residential occupancy in our rural towns and villages and provide for a mix of uses within these areas. Address vacancy and dereliction to create compact attractive, vibrant and safe environments in which to live, work, visit and invest.

p17 FDP23-29

Strategic objective No. 3 accentuates applying principles of healthy placemaking and enabling life cycle choices with new residential developments “to create sustainable, healthy, inclusive and resilient communities”. See excerpt below.

3. Ensure new residential development is of the highest quality, endorsing the principles of healthy placemaking, enabling life cycle choices and physical, community, recreation and amenity infrastructure are provided in tandem, to create sustainable, healthy, inclusive and resilient communities.

p17 FDP23-29

Strategic objective No. 11 prioritises the protection, enhancement and connection of the natural heritage, green infrastructure, and open space in the County “for the benefit of quality of life, biodiversity, protected species and habitats”. See excerpt below.

11. Protect, enhance and connect areas of natural heritage, green infrastructure and open space for the benefits of quality of life, biodiversity, protected species and habitats, while having the potential to facilitate climate change adaptation and flood risk measures.

p17 FDP23-29

Strategic objective No. 7 puts the emphasis on “a positive sense of place and distinctiveness of an area” by focusing on the public realm using urban design principles including universal design to design for inclusion. See excerpt below.

7. Ensure the highest quality of public realm and urban design principles are applied to all new developments, ensuring developments contribute to a positive sense of place and local distinctiveness of an area and facilitate the universal design approach into all developments.

p17 FDP23-29

Strategic objective No. 5 identifies the approach to planning and design using placemaking and public realm initiatives “to facilitate revitalisation and consolidation of our towns and villages and neighbourhoods”. See excerpt below.

5. Protect the unique character of Fingal. Support and facilitate revitalisation and consolidation of our towns, urban and rural villages and neighbourhoods, through placemaking and public realm initiatives, which encompasses a multi-faceted approach to planning, design and management.

p17 FDP23-29

4. Fingal Settlement Strategy

The Settlement Strategy projects the requirements for future development to accommodate future population and covers all types from metropolitan conurbations to towns and villages. Ballyboughal is identified as a town in the 'Core Area' with a potential for an additional 206 units in this Plan period on existing residential zoned lands. See table below (p55, FDP 23-29).

Table 2.14: Core Strategy – 2023–2029 Fingal Development Plan

Core Strategy Areas	Settlement Type	Name	CSO Census Population 2016	Estimated 2023 Population	Estimated 2029 Growth	Estimated 2029 Population	Projected Housing Demand (Units)	Total Available Zoned Residential Land	Total Units / Potential Yields	Lands - With Permission (Extant) - Units
Metropolitan Area	(1) Dublin City and Suburbs Consolidation Area	Blanchardstown - Mulhuddart LEA, includes The Ward, Dubber, Tyrellstown, Mulhuddart, Corduff & Abbottstown	34,420	39,583	3,258	42,841	1,761	90	4,495	917
		Ongar LEA - Includes Blakestown, Coolmine	50,214	57,746	1,803	59,549	975	33	1,659	785
		Castleknock LEA, includes Roselawn, Delwood, Castleknock Park, Knockmaroon & Lucan North	32,633	37,528	3,005	40,533	1,625	52	2,623	509
		Santry and Ballymun	2,485	2,684	925	3,609	500	12	600	358
		Belcamp and Balgriffin	6,702	7,238	912	8,150	493	36	1,791	-
		Baldoye / Sutton	13,402	14,474	925	15,399	500	34	1,709	1,386
		Howth	8,294	8,875	925	9,800	500	20	1,006	710
	(2) Key Town	Swords	47,120	54,188	6,077	60,265	3,285	122	6,110	2,468
	(3) Self Sustaining Growth Town	Donabate	7,443	8,187	3,039	11,226	1,643	112	3,912	532
Core Area	(4) Self Sustaining Towns	Malahide	17,053	17,906	1,623	19,528	877	46	1,610	109
		Portmarnock	9,549	10,408	1,060	11,468	573	32	1,120	230
		Baskin	349	366	19	386	10	2	24	46
	(5) Towns and Villages	Coolquay	349	366	37	404	20	37	93	-
		Kinsealy	405	425	268	693	145	11	220	41
		Portrane	1,236	1,298	196	1,494	106	11	106	-
		Rivermeade	720	756	172	928	93	17	174	-
		Rowlstown	896	941	185	1,126	100	48	480	9
		Balbriggan	22,084	23,851	3,519	27,370	1,902	103	3,603	93
	(4) Self Sustaining Towns	Rush	10,359	10,877	925	11,802	500	53	1,600	338
		Lusk	8,353	8,771	555	9,326	300	27	818	132
		Skerries	9,783	10,272	174	10,446	94	9	273	7
		Ballyboghil	681	708	163	871	88	21	206	-
	(5) Towns and Villages	Ballymadun	424	441	19	459	10	16	41	-
		Balrothery	1,943	2,021	87	2,107	47	11	164	43
		Balscadden	503	523	16	539	8	8	20	1
		Garristown	798	830	160	990	86	20	202	21
		Loughshinny	633	658	38	696	20	4	57	5
		Naul	715	744	83	827	45	11	105	28
		Oldtown	1,028	1,069	93	1,162	50	18	180	14
	(6) Rural	Rural areas	5,446	5,555	126	5,681	68			
Totals			296,020	329,289	30,386	359,675	16,425	1,014	35,001	8,782

A new Masterplan is indicated for Ballyboughal (Table 2.18, FDP23-29) during the plan period. Areas identified for masterplans present substantial land-banks with significant redevelopment and regeneration potential, requiring a long lead in time to develop a workable framework for delivery as well as significant social and physical infrastructure requirements.

The excerpt below explains what a masterplan will contain.

Each Masterplan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies, to include, inter alia, the following details:

- Proposals in relation to the overall design of the proposed development including house types and mix of housing units, maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
- Proposals in relation to transportation including public transportation and active travel modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.
- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.

p62, FDP23-29

The future development in towns and villages in Fingal is guided by the following policy (p101, FDP23-29):

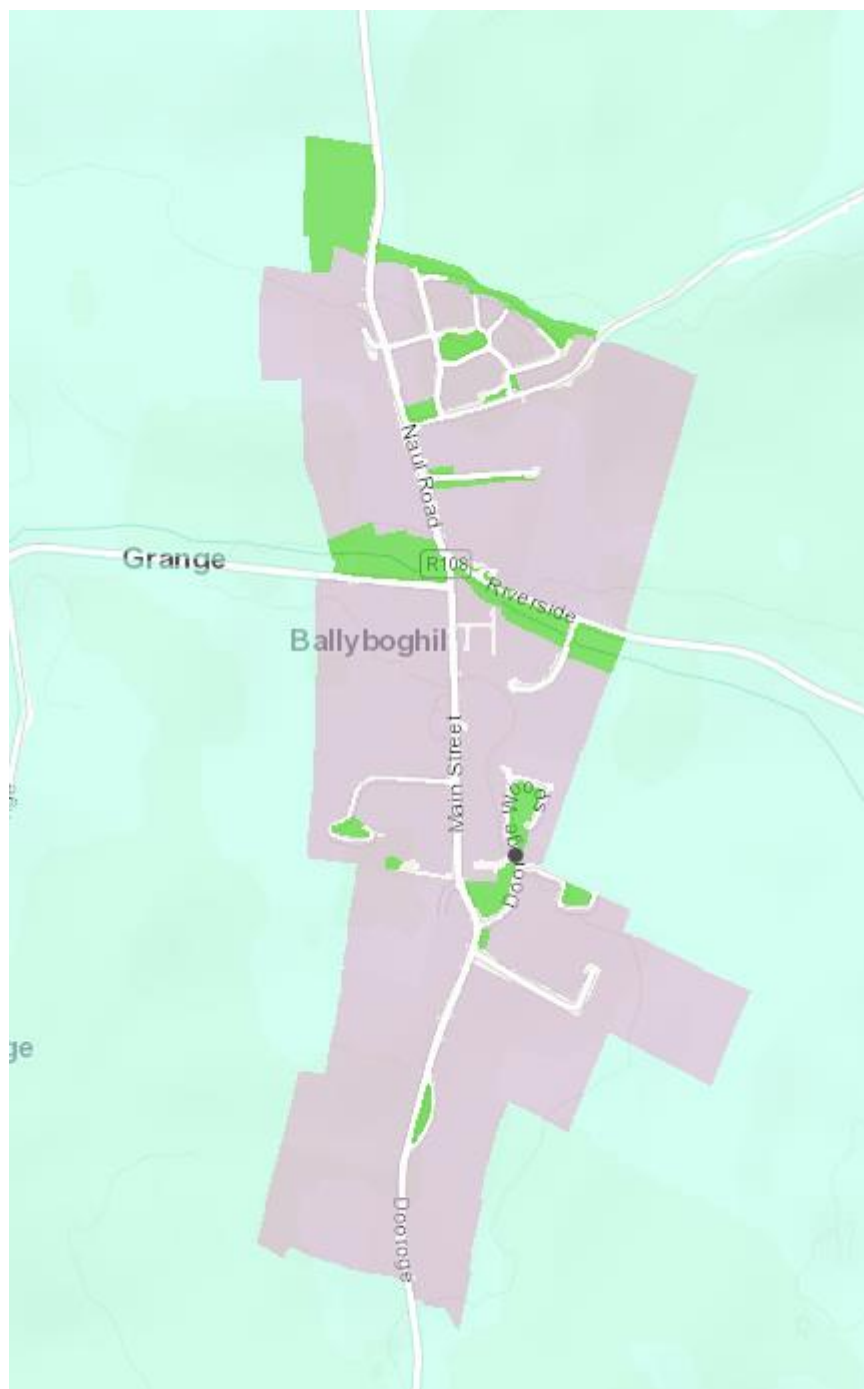
Towns and Villages Policies

Policy CSP40 – Sustainable Expansion and Development

Promote sustainable expansion and development at a level appropriate to and integrated with the existing town or village, meeting the socio-economic and civic aspirations of the community, whilst preserving the settlements distinctive character, heritage, amenity and local identity.

5. Zoning objectives

The map below shows the zoning objectives for Ballyboughal.



The whole village is zoned RV - Rural Village, with light green spaces around the village indicating a zoning of RU – Rural and the green areas in the village are zoned OS - Open Space.

The type of non-residential development allowed in a zone RV includes the following restrictions:

Retail - Local < 150 sqm	Retail - Convenience ≤ 500 sqm	Retail - Comparison ≤ 500 sqm
Retail - Supermarket ≤ 2,500 sqm	Office ≤ 100sqm	Warehousing – No
Food, Drink and Flower Preparation/Processing – Yes		Remote Work Hub - Yes

The map of the Local Area Plan shows where developments were planned for the village. See below.



The areas coloured in orange are the areas earmarked for new housing development.

Several projects commenced since the passing of the LAP as indicated by the following planning permissions that were given (as per Fingal County Council's [planning applications map](#)):

- a) Cnoc Dubh: 57 dwellings (30/01/2018)
- b) Dooroge Woods: 36 dwellings (20/04/2015)
- c) Dooroge Woods: 11 dwellings (12/01/2016)
- d) Dooroge Woods: 6 dwellings (22/03/2016)
- e) Cois Sruthain: 27 dwellings (25/04/2018)

The following local objectives shown on the map also include an emphasis on the enhancement of public spaces:

- ① To promote the development of a village park
- ② To promote the development of allotments
- ③ To promote public realm improvements
- ⑤ To provide for a community garden and playground

C. Our Rural Future – Ireland’s Rural Development Policy 2021 – 2025: Revitalising Rural Towns and Villages

[Chapter 5](#) of the national rural development policy covers the revitalisation of rural towns and villages. The ambition is to regenerate, repopulate, and develop rural towns and enable people to live and work in a high-quality environment.

The government’s approach is outlined in the excerpt below:

To make our rural towns and villages better places in which to meet, live and work, the Government is committed to the development of a Town Centre First approach which seeks to align policies and to target available resources to deliver the best outcomes for town centres. This approach will be supported by a range of strategic investment programmes that meet the needs of differentiated rural areas, including the €1 billion Rural Regeneration and Development Fund and an expanded Town and Village Renewal Scheme to bring vacant and derelict buildings back into use and promote residential occupancy.

p49 Our Rural Future 21-25

The policy identifies a strategic approach to revitalisation based on the Town Centre First Principle “to put town/village centres at the heart of decision-making” on aspects ranging from services and schools to new developments. See excerpt below.

A Town Centre First approach encourages Government Departments, Local Authorities, businesses and communities to put town centres at the heart of decision-making where appropriate. Locating services such as schools or medical services, for example, in town centres rather on the outskirts can help to revitalise the town by increasing footfall and creating a sense of place.

The implementation of a strategic approach to town centre regeneration through utilising existing buildings and unused lands for new development, addressing vibrancy and future function while promoting residential occupancy, are all central elements to securing a sustainable future for rural towns and villages.

p49 Our Rural Future 21-25

The policy prioritises supporting town centre living in rural towns and villages in Ireland and to use Irish structural funds (Rural Regeneration and Development Fund) “to utilise existing buildings and unused lands zoned for development.” This is also a pillar for the national population growth strategy as per the excerpt below.

The provision of additional residential accommodation in rural towns and villages will be required to support Ireland’s projected population increase of one million people by 2040. The National Planning Framework projects that up to half of this population growth will take place outside the main cities and their metropolitan areas. More people and families living in and using our towns and villages on a daily basis will help to fully revitalise them.

p50 Our Rural Future 21-25

The policy subscribes to a Smart Village approach for planning actions that will lead to town centre revitalisation. See excerpt below.

The Smart Towns and Villages concept can be used to enable rural communities to explore how local services, such as health, education, social services, renewable energy, transport and retail, can be enhanced and sustained through community-led actions and projects. The approach can also be used to develop responses to issues such as the transition to a climate neutral society, retaining and attracting people to live and work in the local area and creating disability-friendly communities and environments.

p51 Our Rural Future 21-25

D. Demographic Profile of Ballyboughal

Data derived from CSO's 2022 Small Area Population Statistics using the Towns layer, unless otherwise stated.

1. Population growth

The population of Ballyboughal increased from 447 in 2016 to 855 in 2022, an intercensal increase of 91.3%. See table below.

Year	Female	Male	Total
2016	231	216	447
2022	437	418	855

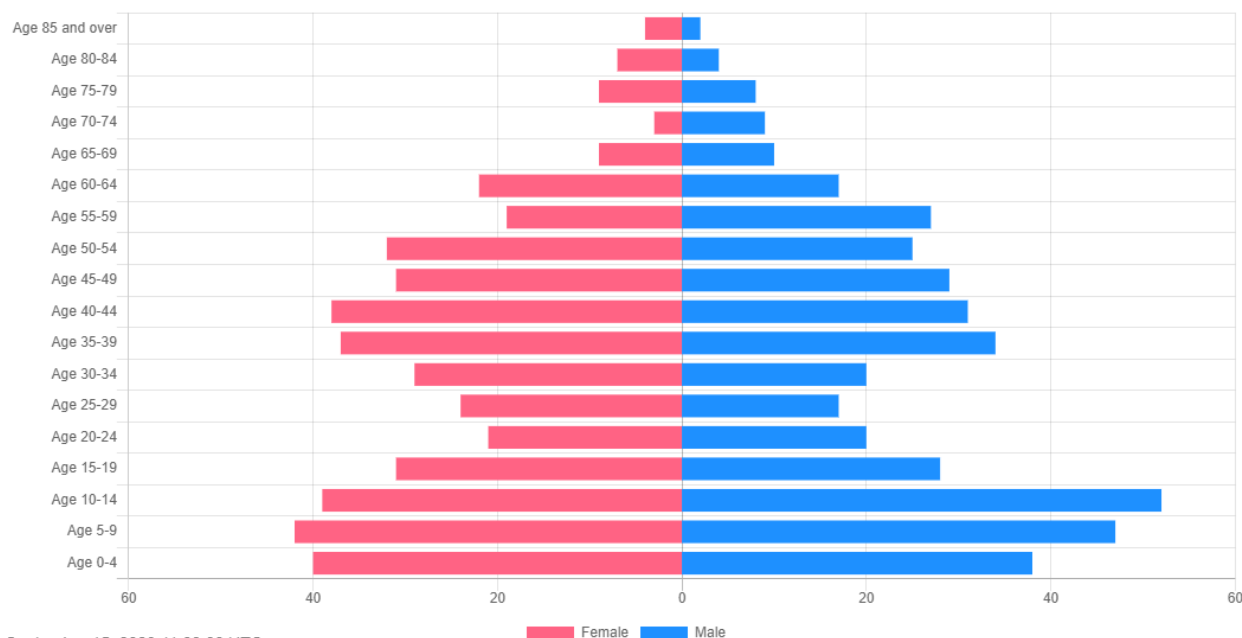
2. Age profile

A significant change in the age profile from 2016 to 2022 is the increase in the population of children in the village during the intercensal period 2016 to 2022. The size of the cohort of children aged younger than 15 years old increased from 107 in 2016 to 258 in 2022. It is matched by the increase in the cohort 25 to 64 years old from 234 in 2016 to 432 in 2022. These figures indicate an influx of new families settling in the village. See the table below.

Age Group	2016	%	2022	%
Younger than 5 years old	41	9.2	78	9.1
5 to 14 years old	66	14.8	180	21.1
15 to 24 years old	62	13.9	100	11.7
25 to 49 years old	151	33.8	290	33.9
50 to 64 years old	83	18.6	142	16.6
65 years and older	44	9.8	65	7.6
Total	447		855	

The population pyramids of the village in 2022 and 2016 show a similar pattern indicating a large core of families with children in the village. See below.

Population pyramid 2022:



© Central Statistics Office, Ireland
<https://data.cso.ie/table/SAP2022T1T1ATOWN22>

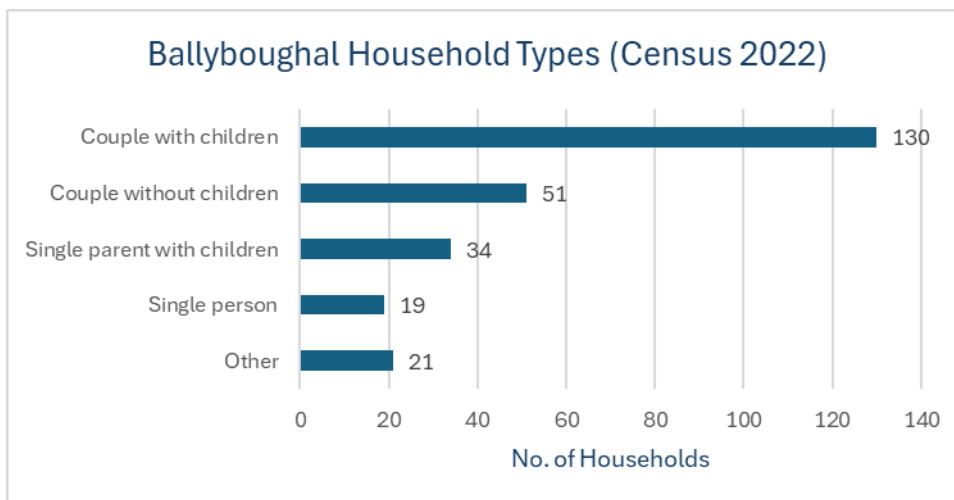
Population pyramid 2016:



3. Households

There are 255 households in Ballyboughal. In 2016 there were 142 households.

68.6% of households include children (175) in 2022, which is a substantial increase from 2016 when 57.7% of households included children (82).

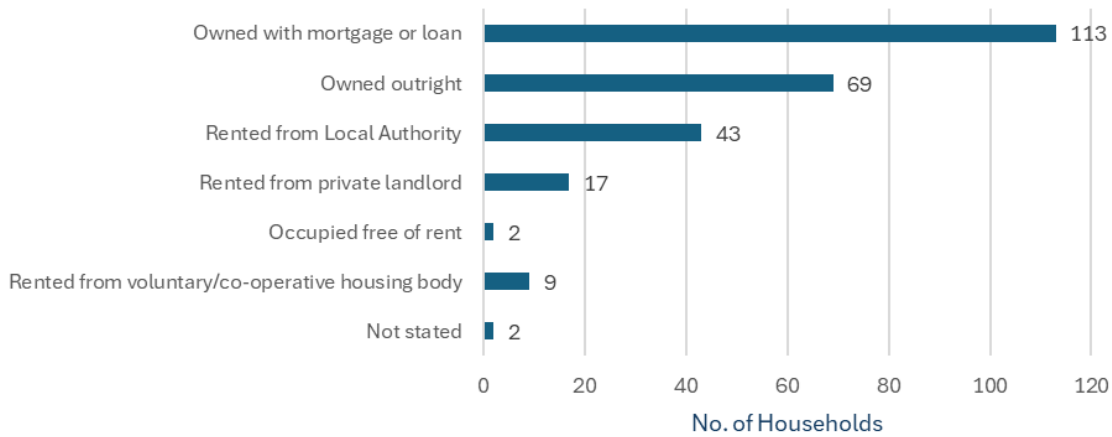


71.4% of households own their homes.

16.9% of households rent their homes from the local authority.

See chart below for a breakdown of type of occupancy in Ballyboughal.

Ballyboughal Households Type of Occupancy (Census 2022)



4. Travel patterns

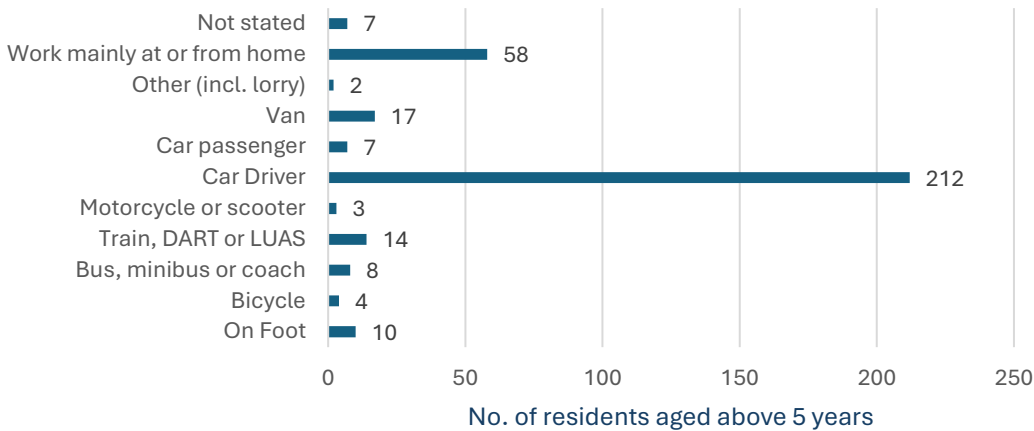
65.4% of Ballyboughal residents travel to work by car.

6.6% of Ballyboughal residents use public transport to commute to work.

17.3% of Ballyboughal residents work from home.

See chart below for breakdown of modes of transport to work for residents of Ballyboughal.

Ballyboughal Commute to Work (Census 2022)

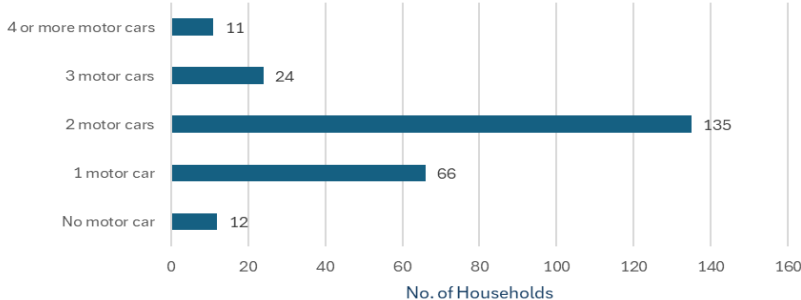


54.4% of households in Ballyboughal own 2 cars (52.5% in 2016).

31.5% of households in Ballyboughal own less than 2 cars (30.2% in 2016).

14.1% of households in Ballyboughal own more than 2 cars (17.3% in 2016).

Ballyboughal Car Ownership per Household (Census 2022)

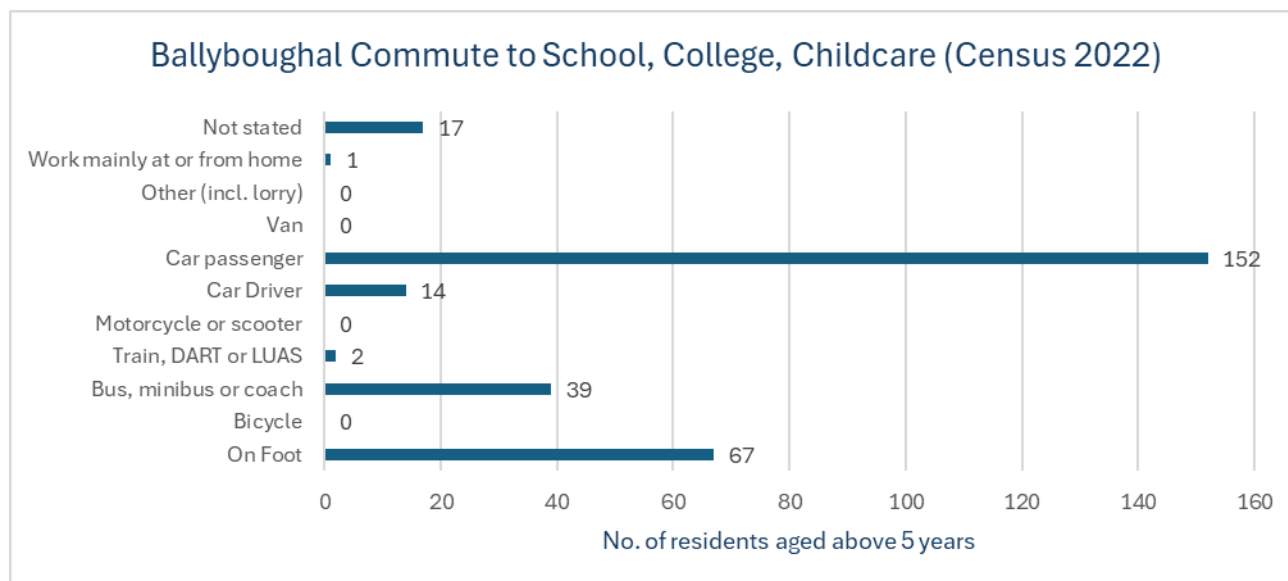


60.4% of Ballyboughal residents travel to school, college, or childcare by car.

24.4% of Ballyboughal residents go to school, college or childcare by foot or bicycle.

14.9% of Ballyboughal residents go to school, college or childcare by bus or train.

See chart below for breakdown of modes of transport to school, college, or childcare for residents of Ballyboughal.



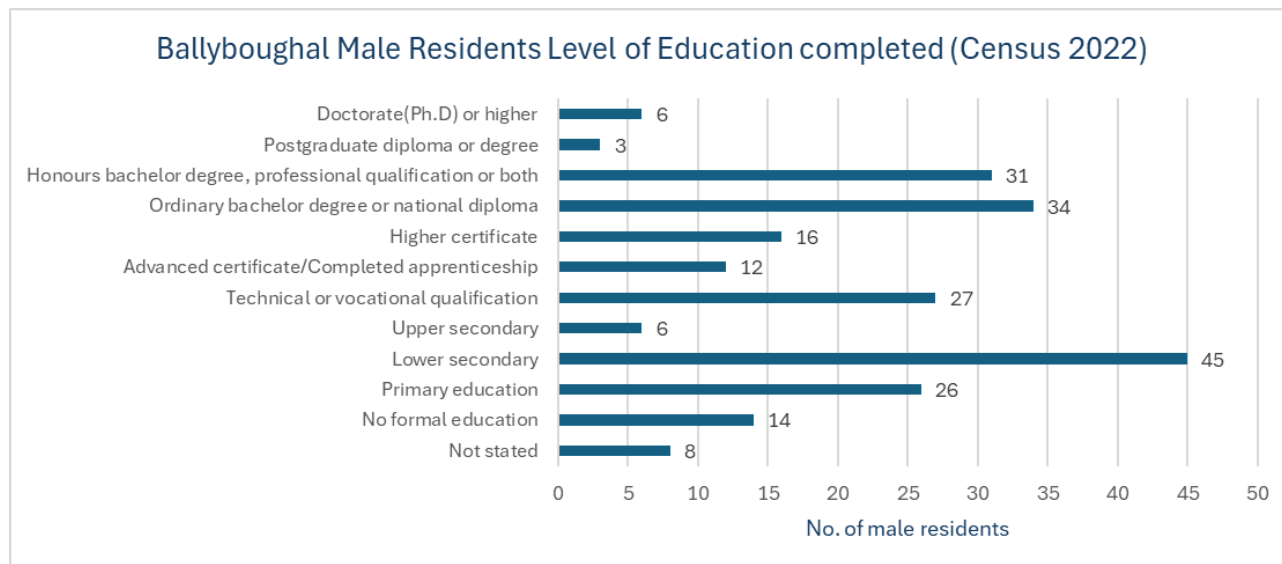
5. Education

38.6% of Ballyboughal male residents completed a level of education lower than Leaving Cert equivalent.

25.0% of male residents in Ballyboughal completed a vocational qualification including apprenticeship.

33.6% of male residents in Ballyboughal completed a third level degree or higher.

See chart below for a breakdown of the levels of education completed by male residents of Ballyboughal.



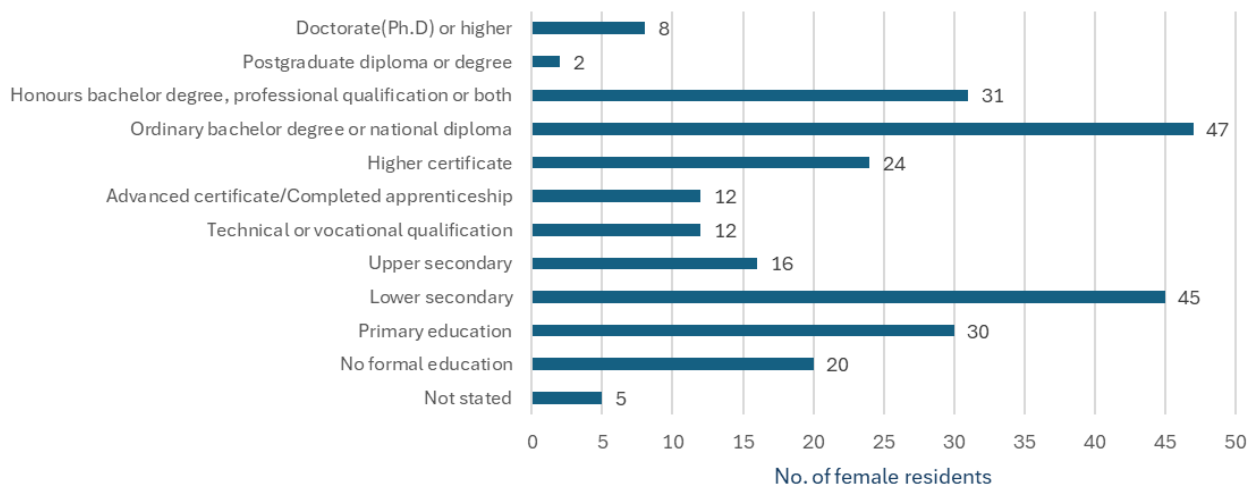
38.5% of Ballyboughal female residents completed a level of education lower than Leaving Cert equivalent.

19.4% of female residents in Ballyboughal completed a vocational qualification including apprenticeship.

35.6% of female residents in Ballyboughal completed a third level degree or higher.

See chart below for a breakdown of the levels of education completed by female residents of Ballyboughal.

Ballyboughal Female Residents Level of Education completed (Census 2022)



6. Economic status

57.6% of Ballyboughal residents over the age of 15 are at work.

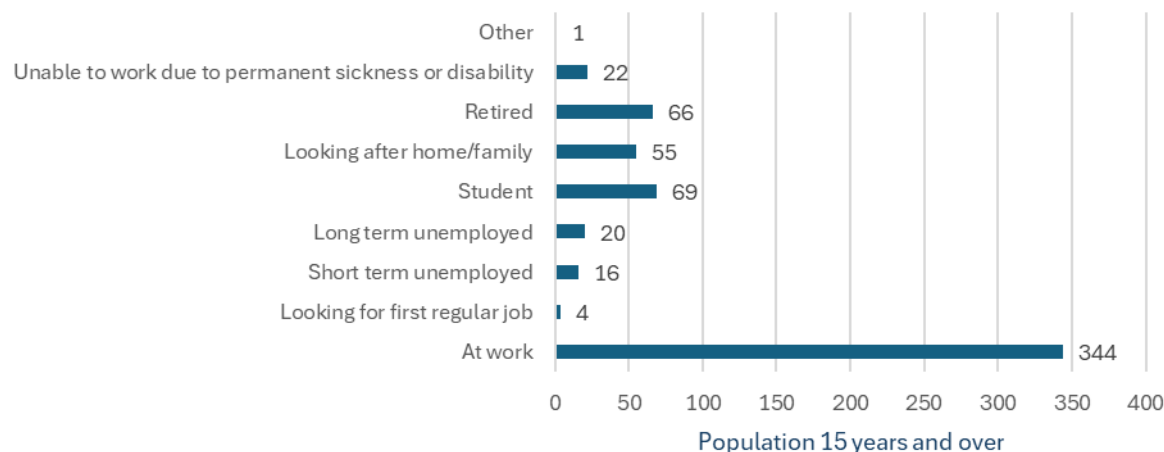
11.6% of Ballyboughal residents over the age of 15 are students.

11.1% of Ballyboughal residents over the age of 15 are retired.

9.2% of Ballyboughal residents over the age of 15 look after the home.

6.1% of Ballyboughal residents over the age of 15 are unemployed.

Ballyboughal Economic Status (Census 2022)



7. Industry

The industry sectors in which the largest proportion of male residents of Ballyboughal work are Commerce and Trade (24.9%), Transport and Communications (17.5%) and Professional Services (13.3%). See table below.

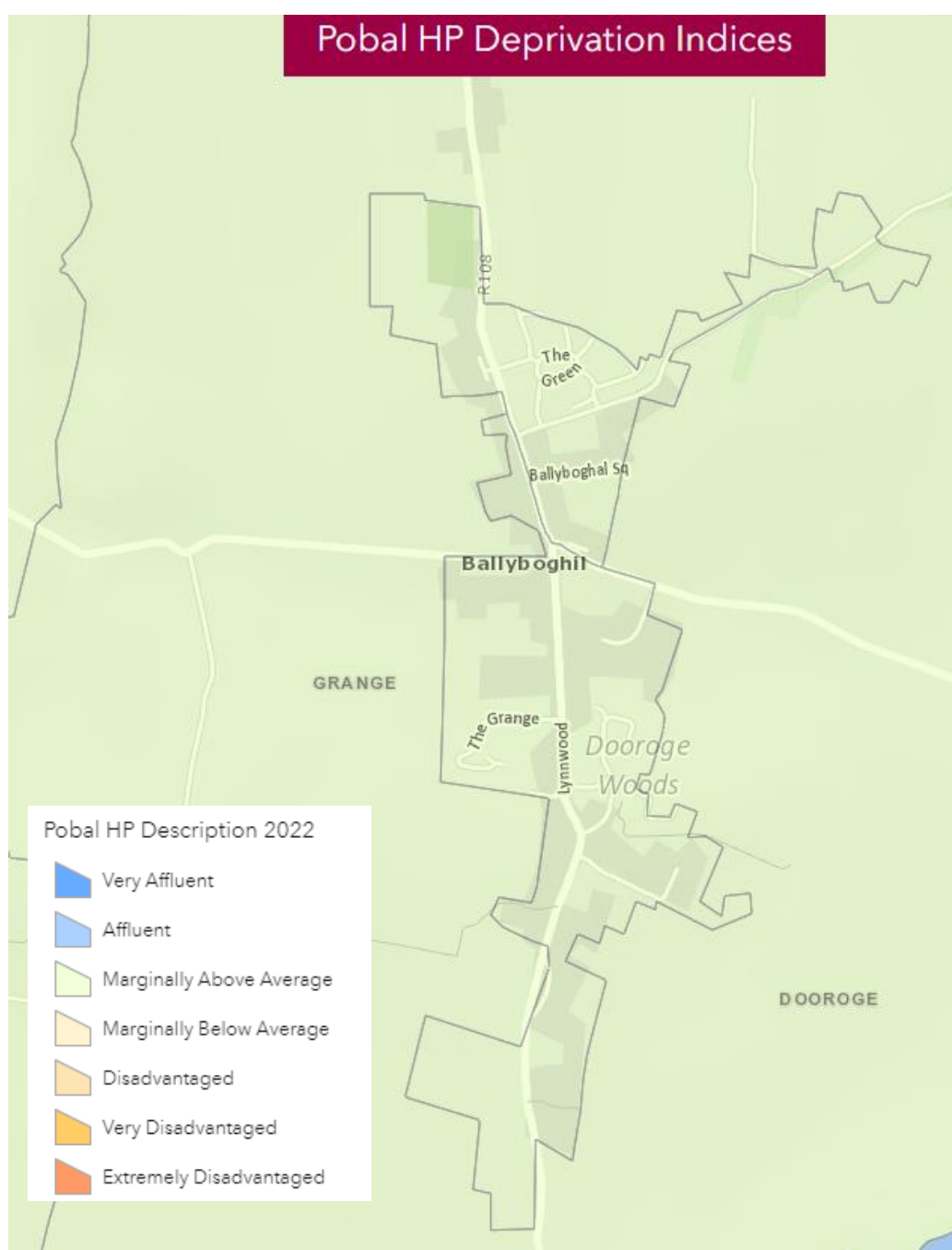
The industry sectors in which the largest proportion of female residents of Ballyboughal work are Professional Services (38.0%), Commerce and Trade (22.1%) and Transport and Communications (13.5%). See table below.

The category of 'Other' often references freelancers, self-employed and people getting paid for work but not employed, such as software developers and people performing work in the creative industries.

Industry	Male	%	Female	%	Both sexes	%
Agriculture, forestry, and fishing	8	4.4	1	0.6	9	2.6
Building and construction	20	11.0	1	0.6	21	6.1
Manufacturing industries	20	11.0	13	8.0	33	9.6
Commerce and trade	45	24.9	36	22.1	81	23.5
Transport and communications	35	19.3	22	13.5	57	16.6
Public administration	8	4.4	8	4.9	16	4.7
Professional services	24	13.3	62	38.0	86	25.0
Other	21	11.6	20	12.3	41	11.9
Total	181		163		344	

8. Level of Affluence and Deprivation

The map below is from [Pobal](#) based on the HP Deprivation Index showing relative affluence/deprivation in Ballyboughal.



Small Area ID: 267014002

Pobal HP Description 2022	Marginally Above Average
Population 2022	514
Age Dependency Ratio 2022 %	38.33
Lone Parent Ratio 2022 %	11.54
Prop. Primary Education Only 2022 %	10.24
Proportion at Third Level Education 2022 %	37.05
Unemployment Rate - Male	3.03
Unemployment Rate - Female	4.76

Appendix B: Ballyboughal Town Team Questionnaire

Ballyboughal Questionnaire re Ideas for Proposed Actions in the TCF Plan

At the Ballyboughal town team meeting held on 23 October 2024 it was agreed that participants will reflect on the 7 questions that were agreed that will guide the actions for the TCF Plan.

Below is a questionnaire in which participants can suggest ideas for actions per question. These ideas should be about practical things that the town team can manage and implement with support of the Town Regeneration Office of Fingal County Council.

(1): What can we do to physically create more meeting places, especially for young and older people?

(2): How can we make our village more walkable?

(3): What activities (e.g. festivals, events, open play) can we do to activate the use of greens and open spaces?

(4): The development of which amenities/facilities should we prioritise, and why? With whom should we partner to facilitate the development of our selected priorities?

(5): Given the lack of restaurants and coffee shops, where and when can we facilitate temporary use of spaces for pop-up food and coffee outlets?

(6): What can we do to improve the connectivity of Ballyboughal to enable residents and workers to use public transport?

(7): How can we leverage the attractions of the village, specifically it's natural environment and heritage?

Appendix C: Ballyboughal TCF Health Check Action Plan

This plan is the result of the discussions and agreement between local stakeholders at the conclusion of a series of five workshops. Each action still requires further negotiation and discussions (for example for approvals) to ensure funders and implementers are committed.

Objective 1: To create more public meeting places in Ballyboughal

No	Action	Intended result/outcome	Lead partner	Key partners	Resources	Timeline
1.1	Investigate the feasibility of creating new meeting places with seating areas suitable for year-round use. Start by making a survey of the existing spaces around the village where young and old gather to meet and try to improve those meeting areas.	Report on locations for meeting places in public spaces including the proposed new seating and other improvements.	Town Team Working Group	FCC	Establish a small working group to conduct the survey and discuss recommendations with FCC and neighbourhoods.	By Q3 2025
1.2	Evaluate the feasibility for temporary use for pop-up food and/or coffee kiosk in the Pub's carpark with adequate seating, shading, and lighting.	Evaluation of temporary use with a view to consider more permanent use of the space.	Pub owner	Community Council	Although it is on private land, landowner will still have to apply for a concession from FCC to licence casual trading.	By Q4 2025
1.3	Create an attractive atmosphere in designated public meeting places with planting and seating preferably using recycled materials, starting with initial temporary seating.	New seating and planting.	Tidy Towns	Landowners	Negotiate with local food producers for disused pallets to creating temporary seating.	Ongoing
1.4	Explore creating a place with seating and play areas in a public park/green space.	Report on space in a public park or green where new seating can be erected.	Town Team Working Group	FCC	Establish the working group who will prepare a report with recommendations.	By Q1 2026
1.5	Regularly maintain seating areas.	Seating areas that are clean and in good condition.	Tidy Towns	FCC	On a voluntary basis.	Ongoing

Objective 2: To make Ballyboughal more walkable

No	Draft Action	Intended result/outcome	Lead partner	Key partners	Resources	Timeline
2.1	Study the feasibility of creating new walkways such as a 5km circuit walk on the periphery of Ballyboughal village.	Report on the feasibility of new walkways on the periphery of the village.	Town Team Working Group	FCC	Establish a voluntary working group to prepare a report.	By Q4 2025
2.2	Conduct a survey of the condition of the surfaces of the footpaths in the village as well as determine where the widening of the footpaths is possible.	Upgrade of footpaths where needed.	FCC	Town Team Working Group	Volunteer time.	By Q3 2025
2.3	Develop a walking app for Ballyboughal with information of routes and the heritage and places of interest in and around the village.	A free downloadable app that will guide users to walk in and around Ballyboughal.	Town Team Working Group	Orienteering Ireland	Establish a voluntary working group to receive training to develop the app.	By Q2 2025
2.4	Review the walking signage in the town to potentially include the "The Bishop's Staff" referencing the place name of Ballyboughal/ Baile Bachail or The Town of the Staff.	Place signage that is distinctive to the village and references its heritage.	Town Team Working Group	FCC	Include a community consultation to agree new symbols for signage.	By Q3 2025
2.5	Develop a Walking Festival on St Patricks Day with a 10 km route to Garristown Church that covers 5 historic churches in Ballyboughal, Damastown, Naul, Westpalstown, Grallagh.	A walking event that is popular with residents and visitors alike.	St Patrick's Walking Festival Working Group	Fingal Rural Forum, Swords Cyclists.	Establish a St Patrick's Walking Festival Working Group.	By Q4 2025

Objective 3: To activate open spaces and greens in Ballyboughal with more community-led activities

No	Action	Intended result/outcome	Lead partner	Key partners	Resources	Timeline
3.1	Explore utilising the public space opposite the pub by Cnoc Dubh is a natural amphitheatre for plays and for themed public talks.	A report on the feasibility to have a dedicated public space for 'open air' cultural activities.	Town Team Working Group	FCC	Apply for LEADER funding for consultant	By Q3 2025
3.2	Continue with the schedule of existing events throughout the year including Summer Fest, Outdoor boxing, Halloween, and Christmas that utilise open spaces in the village.	Events that create bonding of people in the community and nurtures a sense of place and belonging.	Community Council	GAA, Boxing Club, FCC	Volunteer time and community grants	Ongoing
3.3	Encourage safe play in open spaces by painting or chalking games (e.g. hopscotch, snakes and ladders), giant Jenga and card/board games.	Trial open play activities in areas such as opposite the National School and opposite the pub where the Pitch and Putt laurel hedge is situated.	Community Council	FCC	Apply for funding from Healthy Ireland and Creative Ireland. Learn from Let's Play Rush Working Group.	By Q3 2025
3.4	Support the senior citizens group to organise activities focused on active aging and positive socialising.	A series of activities of interest to target groups that also have social impacts e.g. averting loneliness and anti-social behaviour.	Town Team Working Group	FCC	Volunteer time and community grants.	By Q2 2025
3.5	Re-activate the Youth Group in the town.	Participation of parents who facilitated the original youth group to re-activating a new group.	Community Council	Foróige	Volunteer time and community grants	By Q3 2025
3.6	Review the Ballyboughal Biodiversity Plan 2022-2024 to follow on with a new plan.	Report on the review conducted and recommendations for a new plan.	Tidy Towns	FCC	Volunteer time and community grants	By Q1 2026
3.7	Regularly conduct arts and culture workshops in town.	More arts and culture workshops covering a wider range of interests.	Community Council	FCC	Apply for funding from Arts Office and Creative Ireland	Ongoing

Objective 4: To facilitate the development of prioritised amenities in Ballyboughal

No	Action	Intended result/outcome	Lead partner	Key partners	Resources	Timeline
4.1	Review the requirement for a new community facility /area and/or refurbishment of existing buildings to provide a space for community activities/events and to meet the needs of the growing population.	Report on the feasibility of the development of new amenities or refurbishment of existing buildings for community use.	Town Team Working Group	FCC	Use the wider data gathered as part of the SMART village plan to determine need and if required prioritise the development of amenities.	By Q4 2025
4.2	Explore options regarding the empty priests' house as an amenity for senior citizens in the daytime and as a drop-in youth club in the evenings for young people.	Report on options including actions and remedial works required to make the house accessible for community use. Insurance and Operational costs to be defined how these and additional requirements are to be met annually.	Town Team Working Group	The parish, FCC	Consent from parish and diocese. Funding for remedial works. Management/maintenance plan.	By Q4 2025
4.3	Conduct a feasibility study for expansion to the rear of St Patrick's Hall to make a beautiful mezzanine for a Tea & Coffee Room and a reading room with all day sunshine from South to West.	Report on the viability, operational overheads, funding, insurance costs and how these and additional requirements are to be met annually.	Community Council	FCC	Consent from parish and diocese. Funding for feasibility study. Appointment of consultants.	By Q2 2026
4.4	Identify suitable facilities for the men's shed and for a women's shed to be located at the GAA Club.	Report on suitable facilities and the resources required to convert spaces into men's and women's sheds.	Community Council	The parish, the GAA, FCC	Apply for LEADER funding. Planning permission already received by GAA for storage.	By Q2 2025
4.5	Conduct a feasibility study for the operation of a farmers' market in the village.	Report on the feasibility for a farmers' market including operating days and times, suitable venue, and plan for market management.	Community Council	FCC	Learn from the Lusk Farmers' Market. FCC Tourism.	By Q2 2026
4.6	Pilot a temporary volunteer café at the Tidy Towns garage tool shed on the church grounds.	Evaluation of the temporary use for a volunteer café with a view to establish more permanent use.	Tidy Towns	FCC	Consult with the Church. Discuss casual trading licence with FCC.	By Q2 2025
4.7	Investigate the feasibility of a multi-purpose indoor sports facility located in the Ballyboughal area to serve the town and neighbouring towns.	Report on the feasibility of building a new multi-purpose indoor sports facility in Ballyboughal.	GAA	FCC	Funding for feasibility studies	By Q2 2026

Objective 5: To promote the improvement of the connectivity of Ballyboughal

No	Action	Intended result/outcome	Lead partner	Key partners	Resources	Timeline
5.1	Advocate for better bus links to rail connections in Donabate, Lusk and Dublin including creating awareness of the benefits of the local bus links including the frequency and the savings compared to using a car.	Communications campaign aimed at residents, decision makers and key transport providers.	Town Team Working Group	Local Link, Bus Eireann	Volunteer time. Social media skills.	Ongoing
5.2	Feasibility study to improve the bus stops in the village including improvements that will increase the visibility of bus stops and signage with timetables. Include a plan for public space improvements such as seating and lighting.	Report on improvements of bus stops including demand for bike parking spaces and bike lockers.	Town Team Working Group	Local Link, Bus Eireann	Consult with NTA for funding and appointment of a consultant.	By Q4 2025
5.3	Engage with the bus service providers regarding the availability of the bus services, specifically at the peak travel times, and giving information to the community on the links and bus times.	Better information available to residents on bus routes and timetables.	Town Team Working Group	Local Link, Bus Eireann	Volunteer time.	By Q3 2025
5.4	Advocate for an app that maps a cycling path with signage from Ballyboughal to Oldtown and Garristown and Swords. Include bikes rental services on the app. Locate an up-cycled container somewhere in the centre of village for the bike rental equipment. Study should include the interest of private enterprise to run the initiative.	Report on the development of a cycling app that serves Ballyboughal and neighbouring towns. Report includes requirements for bike safety, maintenance, and storage.	Town Team Working Group	FCC	Apply to LEADER funding for conducting study. On the basis of the report an expression of interest could be published to attract private enterprise to provide services.	By Q1 2026
5.5	Establish a walking bus to walk children safely to school to and from a designated point on the outskirts of the village (e.g. GAA parking area).	Safe use of pedestrian routes to school.	Community Council	FCC	Parents volunteer time.	Ongoing

