



**Comhairle Contae
Fhine Gall**
Fingal County
Council



PLACE-MAKING IN CORDUFF

A SUMMARY

REPORT 3

November 2025

KW Research and O’Keeffe Social Research

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**Authors: Dr Kathy Walsh, Dr Breandán Ó Caoimh
and Ann Marie Morrison**

Place-Making in Corduff

- A Summary

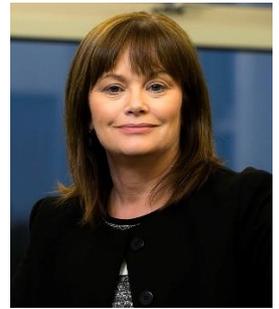
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Foreword

Fingal County Council is committed to building inclusive, vibrant, and sustainable communities across our county. This commitment is reflected in the extensive research and engagement undertaken in Corduff during 2025, which represents a significant milestone in our approach to community development and place-making.

Corduff, located in Dublin 15 is a community with deep roots and strong identity but also one facing persistent socio-economic challenges. Despite Fingal being one of Ireland's most affluent local authority areas, Corduff still ranks among the most disadvantaged nationally. Recognising this, Fingal County Council's Community Development Office selected Corduff as the first location for the rollout of the Place Standard Tool, a participatory framework designed to give voice to local residents and ensure that planning and development are informed by lived experience.

The three reports presented here; a detailed socio-economic profile, findings from the Place Standard engagement, and a summary of key actions and priorities provide an evidence-based foundation for future planning. They highlight Corduff's many strengths: its exceptional community spirit, strong volunteer networks, and valued amenities such as Corduff Football Club and local green spaces. At the same time, they identify critical challenges, including safety concerns, infrastructure deficits, and a lack of facilities for young people and older residents.

Our ambition for Corduff and for all communities in Fingal is to create places where people feel safe, connected, and empowered; where public spaces are accessible and welcoming; and where opportunities for education, employment, and recreation are available to all. Achieving this vision requires partnership between residents, community groups, elected representatives, statutory agencies, and Fingal County Council. The evidence and recommendations contained in these reports provide a roadmap for that collaborative effort.

I want to acknowledge the dedication of the Corduff community, whose voices and insights have shaped this work, and the commitment of Fingal County Council staff and partner organisations who have supported this process. Together, we can build on Corduff's strengths, address its challenges, and ensure that it becomes a model of inclusive, resilient, and sustainable community development fully aligned with the principles of the Fingal County Development Plan.

A handwritten signature in blue ink, appearing to read 'AnnMarie Farrelly', written in a cursive style.

AnnMarie Farrelly

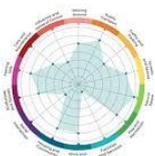
Chief Executive

Fingal County Council

Acknowledgements

We would like to extend our sincere appreciation to all those who took part in the engagement process, including the Workshops, Walk-and-Talks, and the Place Standard Tool activities. This work was greatly strengthened by the involvement of local residents, young people, community volunteers, local organisations, and a range of community partners and state agencies who generously contributed their time, insights, and lived experience. We also wish to acknowledge the collaboration and support of staff across multiple departments within Fingal County Council, whose expertise and commitment played an important role throughout the process.

Your collective contributions have created a strong foundation for positive progress and future collaboration within the community.



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1. Introduction

Fingal County is one of Ireland’s most diverse and rapidly growing local authority areas, with a population of 330,000 (Census 2022). It has a young and multi-cultural population, and the county has urban, suburban, peri-urban and rural communities - requiring targeted and inclusive community development strategies and interventions.

Fingal County Council’s Community Development Office is tasked with providing leadership, support, and resources that enable community groups, residents, and other stakeholders (including agencies and service providers) to actively participate in the social, economic, and environmental development of their communities.

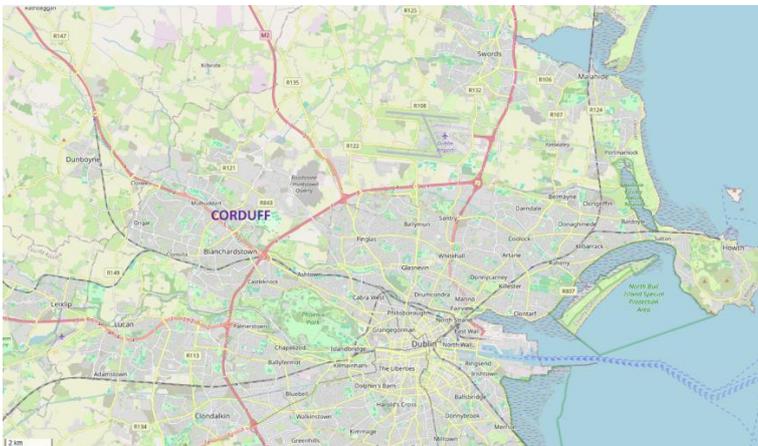
The Place Standard Tool is a simple, yet powerful, way to understand, evaluate and improve the places where people live, work, and connect.

The Place Standard Tool provides a structure for agencies to work together and listen to local voices. It can be used to highlight what’s working and identify where improvements are needed.

The Place Standard Tool

The Place Standard Tool is a community-led initiative that Fingal County Council has utilised to foster and support collaborative and community-led planning. This involved inviting everyone in a local community to take part and share their insights. It specifically supports the Council’s efforts to build stronger, healthier, and more vibrant communities across Fingal. The Tool provides a framework and conversation-starter that helps identify a place's strengths and weaknesses, leading to focused discussions and actionable plans to create healthier, more vibrant, and resilient communities.

Location of Corduff



Corduff’s Geographical Footprint



Source: Tailte Éireann

Corduff - the first location for the roll out of the Place Standard Tool

Corduff is located in Dublin 15. It has a total population of 5,759 (2022 census), and it is a community with deep roots and a strong local identity, but it is also facing persistent and complex challenges. Corduff is classified as the most disadvantaged location within Fingal. It records a deprivation index score of -14.2 (placing it in the bottom 10% nationally in terms of socio-economic conditions). This is despite Fingal itself being one of the most affluent local authority areas in Ireland.

Fingal County Council’s Community Development Office decided to select Corduff as the first location in the county, for the rollout of Place Standard. This was a strategic, values-driven decision. It reflects Fingal County Council’s commitment to inclusive planning, community empowerment, and targeted support for areas most in need. It also aligns with Fingal County Council’s identification of Corduff as a priority area for social inclusion, community

development, and resource investment under the *Local Economic and Community Plan 2023–2028* (LECP) and the *Community Development Strategic Plan 2025–2029*. It also enhances the ability of the Office to work across Council. The application of the Place Standard Tool in Corduff was designed to give voice to the wider Corduff community, a community that has often been excluded from mainstream planning and development. Fingal County Council used quantitative surveys, qualitative interviews, and focus groups to assess needs and identify gaps in several areas, including safety, health, education, environment, and economic opportunity.

The Outputs: Three distinct reports were generated as a result of this process.

Report 1 is a Socio-Economic Profile of Corduff (using the 2022 Census of Population data).

Report 2 is a detailed report entitled ‘Findings emerging from the rollout of the Place Standard Tool in Corduff in 2025’.

Report 3 (this report) is an accessible and user-friendly summary document. It describes how the data was collected and used, and outlines the key findings and areas for action.



Application of the Place Standard Tool in Fingal

Before the formal data collection began, Fingal County Council’s Community Development Office worked to build trust and awareness within the community, and the Corduff Task Group was invited to participate in early conversations about the Place Standard Tool. Other initial community engagement activities included the following:

- Informal meetings and outreach to local community members, services, organisations, and agencies;
- Promotion of the initiative through community networks and social media; and
- Coordination with local leaders, services, and volunteers to support participation.

This groundwork ensured good attendance at the Place Standard workshops, and it ensured that participation was meaningful, and reflective of local stakeholders’ views, experiences and priorities.

The formal data collection process involved seven facilitated workshops (including a Community Art Workshop), which were conducted in 2025. A total of 146 residents, many of whom were involved in key local groups, attended these workshops. 38 Place Standard questionnaires were also returned, most of which were completed by community groups locally. The process also involved active collaboration across various departments within Fingal County Council. Teams from Parks and Operations, Active Travel, Arts, Healthy Fingal, Sports, Environment and Climate Action, Corporate Affairs, Disability Services, Housing, Roads, all came together to support this initiative. This cross-sectoral involvement from across the County Council ensured that insights gathered from the Place Standard Tool were embedded into wider planning and service delivery, thereby ensuring both a whole-of-community, and a whole-of-council approach to making Corduff a better place to live.

To complement the findings emerging from the application of the Place Standard Tool, Fingal County Council commissioned an updated statistical profile of Corduff - based on the most recent 2022 Census. This profile provides valuable insights that serve to provide a strong evidence base for some of the issues identified by the wider community.

2. Corduff: Key Facts and Figures

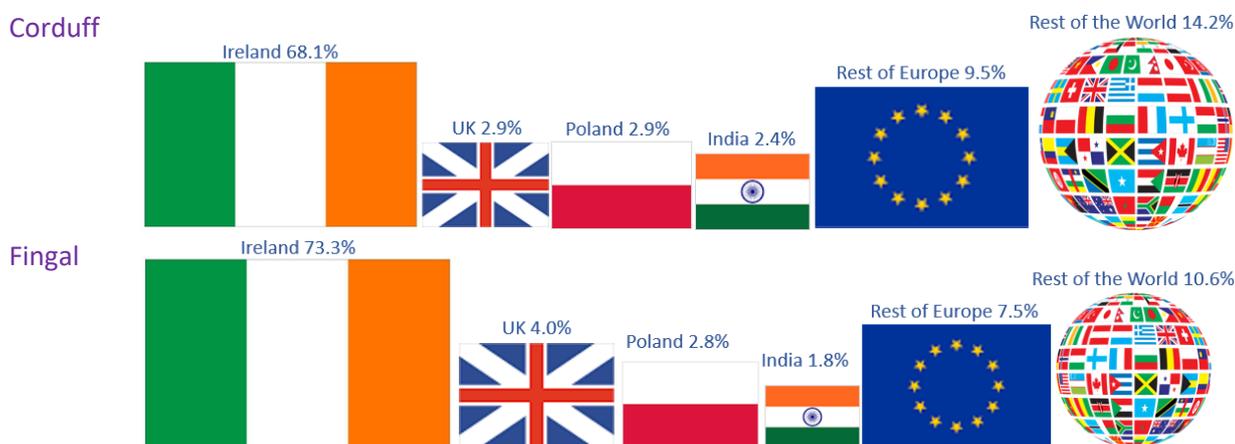
According to the most recent (2022) Census of Population, 5,759 people live in Corduff.

Corduff's population grew between the 1960s and 1990s, but it has been declining over recent decades. Meanwhile, Fingal and the Blanchardstown-Mulhuddart Local Electoral Area (LEA) (of which Corduff is a part) have experienced rapid population growth.

Age Profile: In Corduff, there is a smaller proportion of persons aged under 18 and a larger proportion of persons who are aged 65 and older, than is the case across the Blanchardstown-Mulhuddart Local Electoral Area (LEA) and Fingal County as a whole.

	Corduff	Blanchardstown-Mulhuddart LEA	Fingal
Persons aged under 18	24%	30%	28%
Persons aged 65+	13%	6%	11%

Population by Place of Birth: Corduff's population has become more diverse, with almost 32% of the population born outside of Ireland.



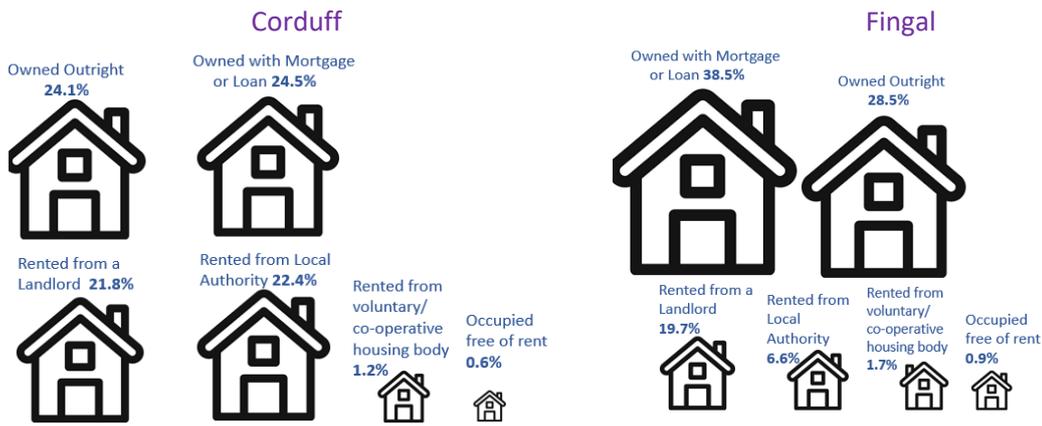
Population by Ethnicity: Just over half of Corduff's population describes themselves as 'White Irish'.



Irish Language: In Corduff, over a quarter of people (who are aged over three years) can speak Irish.



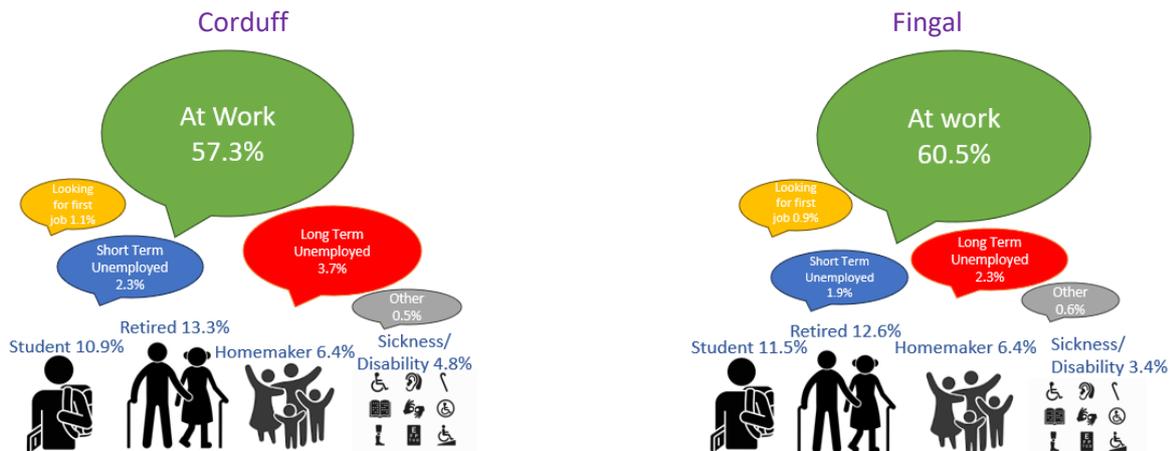
Housing Tenure: Home ownership levels are lower in Corduff than in Fingal.



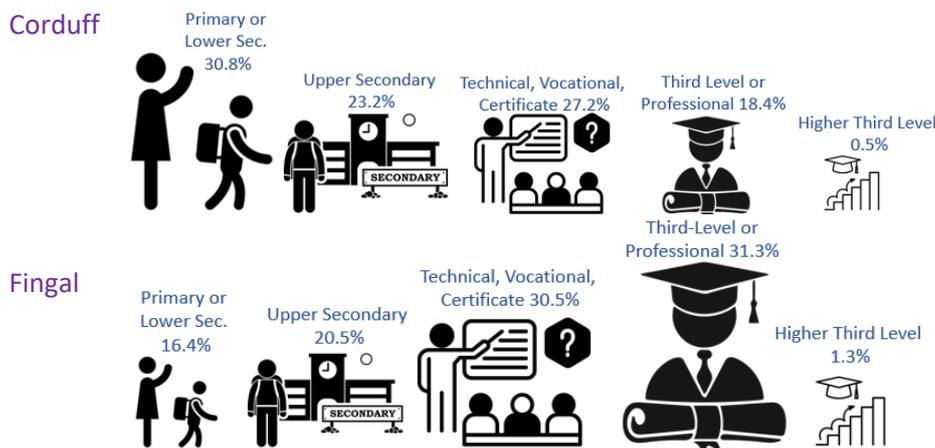
Housing: Most people live reside in semi-detached houses. Developments over the past twenty years include more apartments.



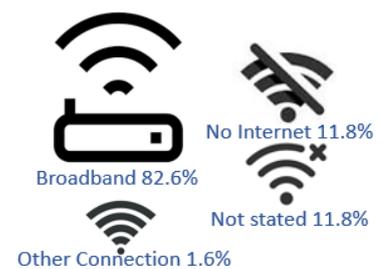
The Labour Force: Relative to Fingal, Corduff has a smaller proportion of the labour force at work.



Educational Attainment: Levels are lower in Corduff than in Fingal.



Household Broadband: Connectivity is lower in Corduff than in Fingal.





3. Results of the Place Standard: What Local People Think About Corduff

What's Working Well?



Residents identified many strengths. Corduff has an excellent community spirit, with people describing neighbours as friendly and helpful. Corduff Football Club stands out as being at the heart of the community, promoting pride, belonging, and inclusion for hundreds of children and families. Volunteer groups like Clean Up Corduff make a real difference. The area has good facilities; these include nearby shops, a primary care centre, and a major hospital. Green spaces, like Corduff Park and the Tolka Valley, are valued assets.

Corduff Nighttime Training



Corduff Family Fun Day

Community Concerns

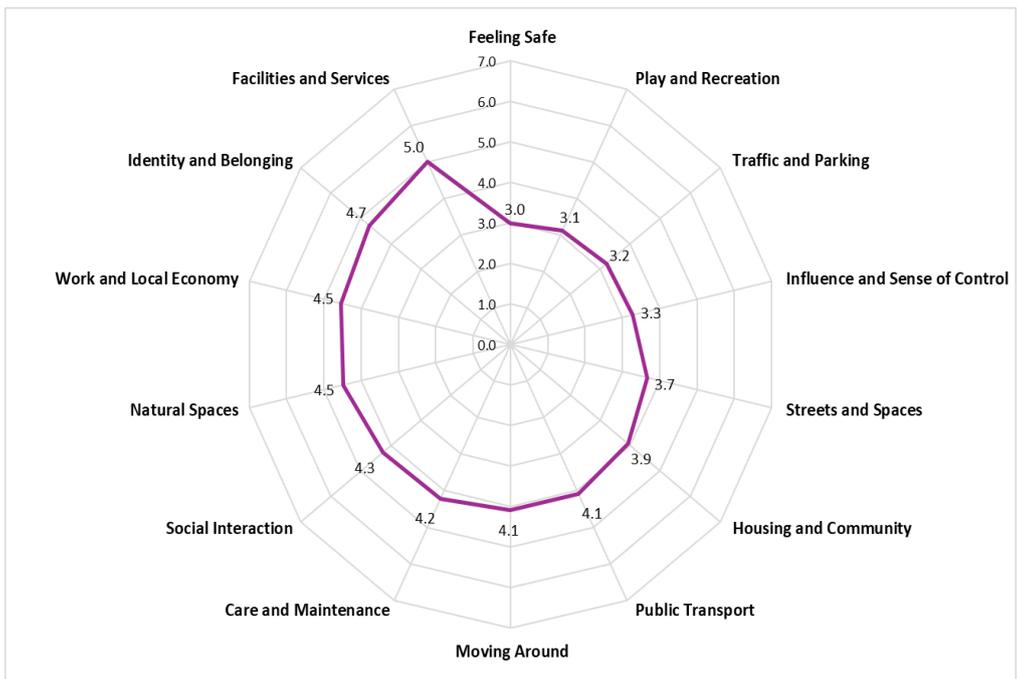
However, significant challenges emerged. Safety was the biggest worry, with open drug dealing and anti-social behaviour creating fear, particularly after dark. Many residents stated that they avoid certain areas at night. Another key concern was the feeling among residents that their voices were not systematically heard or sought by official bodies/agencies. It was also noted that communication



about local services and events needs to be improved. Some people reported that they miss out on events or activities, because information isn't shared effectively.

Many residents who completed the survey believe that there is a real shortage of facilities for teenagers. They stated that young people have nowhere affordable to go, leading them to congregate at the medical centre, because "there's nowhere else." Many older residents said they feel overlooked, as there are no social clubs, and transport is not always reliable. The survey results also indicated that infrastructure needs attention. Residents reported that boarded-up and vacant houses are major eyesores, and they expressed frustration at the slow pace of renovation. Some people stated that footpaths are uneven and hazardous for wheelchair users and for parents with buggies. Others reported that poor lighting in parks and valleys makes spaces feel unsafe. Public transport, particularly the 238 bus, was described as being unreliable. Traffic congestion during peak hours is severe, and speeding cars pose dangers near schools.

Average Scores on the Place Standard Tool



Looking Forward

Residents want improved safety through an increased Garda presence, better lighting, and rapid refurbishment of vacant properties. They called for a dedicated youth facility, improved maintenance, more accessible infrastructure, and better communication channels.

Despite the challenges, there's strong pride in being from Corduff and genuine willingness to work together to improve the area.





4. Implications for Corduff

The socio-economic profile of Corduff and the findings emerging from the Place Standard survey provide useful evidence and signposts to inform decision-making about Corduff's future development. It will be necessary to update the profile when the next set of census results becomes available, and it is essential to continually promote community consultation – not just through further work with the Place Standard Tool, but through active citizen engagement, community development and partnership working. The evidence we have garnered in 2025 indicates a number of implications for the community as well as for Fingal County Council, statutory bodies and other service providers. These are outlined here – as recommendations. Their delivery will be contingent on funding commitments.

For the Community

Build on Existing Strengths: Corduff's greatest asset is its people. The strong community spirit, volunteer energy, and organisations like Corduff FC provide a solid foundation. Residents can strengthen these networks by supporting local groups, attending and organising community events, such as street parties and festivals, and reaching out to newer residents to ensure everyone feels included.

Champion Youth and Older Residents: The community needs to advocate and plan for dedicated youth facilities, as well as accessible activities for older people. Parents, young people, and older residents working together could demonstrate the demand and help shape what these spaces should offer.

Address Safety through Community Action: While a visible Garda presence is recommended, residents can contribute by continuing local clean-up efforts, reporting issues promptly, and supporting diversionary activities for young people.

Improve Communication and Integration: Better community-based information channels are needed to ensure everyone knows about local services, events, and opportunities to participate. Given Corduff's linguistic diversity, translation services and culturally appropriate outreach are also important in support of inclusive community integration.

New Initiatives: There is community support for several new initiatives designed to support inclusive, participatory development. Initiatives that fall into this category include the following:

- The Corduff Welcome Room pilot;
- Corduff Park redevelopment; and
- The ongoing development of the GLAS community garden.



For Fingal County Council, Statutory Bodies & other Service Providers

Fingal County Council and other agencies already have a wealth of knowledge and technical expertise. The evidence presented here gives them additional tools in enabling and supporting place-making. The area profile and survey findings point to a desire to address the following issues:

Prioritise Safety and Enforcement: Safety emerged as the most critical concern from the survey. The results indicate that local citizens want Fingal County Council and An Garda Síochána to work together to address open drug dealing and anti-social behaviour. North and east Corduff (home to over 1,100 people) were seen by local residents to require particular attention. Work also needs to be done across a range of stakeholders to create a secure environment in which residents feel safe to speak out.

Advocate for Employment Opportunities: With Corduff having higher unemployment (especially long-term unemployment) than Fingal generally, Fingal County Council and other relevant agencies need to work together to encourage local employers to enable local hiring, apprenticeships, and pathways to employment.

Accelerate Housing Regeneration and Diversification: The data in respect of Corduff's housing stock reveal a need for Fingal County Council to:

- Develop a strategic retrofit programme to improve energy efficiency in older homes;
- Reduce turnaround times for refurbishing and re-letting social housing; and
- Provide more appropriate / diverse housing options for the ageing population (743 people aged 65+), who may wish to downsize, as well as providing more housing for people with disabilities.

Invest in Infrastructure for All: There is significant pressure on the existing infrastructure, and changing demographics underscore the importance of on-going investments in the following areas:

- Repairing uneven and cracked pavements and potholes throughout the older housing areas;
- Installing more safe pedestrian crossings near schools and busy roads, with longer crossing times for older residents;
- Improving lighting in parks, the Tolka Valley, and along pathways; and
- Ensuring all new developments meet high accessibility standards, given the 11.1% of residents who have a disability.

Address Educational Disadvantage: With only 19% of residents holding third-level qualifications (versus 33% in Fingal), work needs to be undertaken by the Dublin and Dún Laoghaire Education and Training Board and other agencies to provide accessible adult education programmes, including:

- Support homework clubs and after-school learning supports;
- Create pathways to further education for young people;
- Facilitate digital literacy programmes, particularly for older residents;
- Partner with TU Dublin to create local access routes to higher education; and
- Research why children in Corduff are less likely to attend a childcare service than children in Fingal in general.

Invest in Social Infrastructure for All: The existing social infrastructure is inadequate, and the pressure on it is intense, survey findings indicate that action is specifically needed in relation to:

- Re-opening/upgrading the Corduff Community Centre, which is currently closed;
- Addressing the affordability of existing and new social infrastructure for local residents;
- The creation of a dedicated youth facility that would provide free or low-cost activities, Wi-Fi, and shelter;
- The creation of community-based supports for carers and older people;
- The provision of adequate parking for community facilities, to prevent obstruction of residential areas; and
- The rollout of attractive and inclusive health-enhancing activities locally.

Improve Transport Reliability and Connectivity: With just 22% of residents able to work from home (compared to 37.5% in Fingal), good transport is critical. Work is needed to

- Improve the reliability of services like the 238 bus;
- Improve connectivity to Dublin Airport, train stations, and neighbouring areas;
- Continue to implement the Active Travel Strategy; and
- Better manage peak-hour congestion.



Bridge the Employment Gap: With higher unemployment in Corduff than in Fingal, targeted employment supports are essential. These include the provision of:

- Employment support services locally offering CV support, interview skills, and job-search assistance -including particular supports for lone parents living locally;
- Create modern apprenticeships and vocational training that match the skills profile of residents; and
- Support for social enterprises that provide employment for disadvantaged groups.

Enhance Green Spaces and Climate Action: There is a convergence across national and local stakeholders in respect of the need to implement biodiversity measures (wildflower meadows, pollinator corridors and other spaces for ecology) aligned with climate mitigation and biodiversity policies and strategies.

Support proactive engagement with the local community: This could be done through the establishment of various stakeholder fora for dialogue and collaborative planning in the Corduff area, building on the existing local structures including the local Task Force. It would also be useful to investigate the feasibility of establishing/re-establishing an active residents association/community council.



Establish Clear, Multilingual Communication Channels: With many Corduff residents speaking languages other than English or Irish, Fingal County Council and other service providers need to ensure that their communication channels are inclusive. In the interest of integration, and active citizenship, there is a need to:

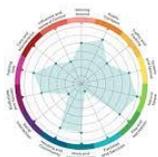
- Ensure simplified reporting processes for maintenance and safety issues;
- Provide clear information about services in multiple languages;
- Ensure regular two-way communication through newsletters, noticeboards, and accessible online platforms;
- Offer translation services at community consultations; and
- Work with community leaders from different ethnic groups.

Coordinate Cross-Departmental Action within Fingal County Council: Placemaking requires joined-up working. Housing, roads, parks, community development, planning, and environment teams must work together. A dedicated Corduff Working Group would ensure that stakeholders coordinate actions, track progress, and ensure resources reach the most disadvantaged areas and population cohorts.

Future Applications of the Place Standard Tool

Fingal County Council and the community of Corduff are taking a place-based approach to development. The current planning framework provides opportunities for Corduff. By building on existing strengths—particularly the role and potential of community organisations and volunteers, by harnessing local assets and by addressing the challenges identified here—Fingal County Council is well-positioned to enable and support placemaking efforts that will benefit the entire community.

The evidence gathered in 2025 provides a clear roadmap for Corduff's future development. With Fingal County Council's sustained commitment, adequate investment, and genuine partnership between the council, statutory bodies, and local people, meaningful improvements are achievable. Corduff can become an even stronger, safer, and more inclusive community where all residents can belong and flourish.



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