



**Comhairle Contae  
Fhine Gall**  
Fingal County  
Council



# **PLACE-MAKING IN CORDUFF**

FINDINGS EMERGING FROM THE ROLLOUT  
OF THE PLACE STANDARDS TOOLS

REPORT 2

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 - Findings emerging from the rollout of the Place Standard Tool *Report 2*

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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.

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AnnMarie Farrelly

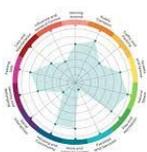
Chief Executive

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.



**COMMUNITY  
DEVELOPMENT  
& INCLUSION**  
Making a Difference

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## List of Acronyms

ASB	Anti-Social Behaviour
CDP	County Development Plan (Fingal County Development Plan 2023–2029)
CI	Community Infrastructure (Land Use Zoning)
CCTV	Closed-Circuit Television
DMURS	Design Manual for Urban Roads and Streets
ETB	Education and Training Board
FCC	Fingal County Council
FC	Football Club (Corduff FC)
GP	General Practitioner
HT	High Technology (Land Use Zoning)
LC	Local Centre (Land Use Zoning)
LCDC	Local Community Development Committee
LECP	Local Economic and Community Plan (Fingal LECP 2023-2028)
MASP	Metropolitan Area Strategic Plan
NAC	National Aquatic Centre
NPF	National Planning Framework (Ireland 2040)
NPO	National Policy Objective (within the NPF)
NTA	National Transport Authority
OS	Open Space (Land Use Zoning)
RS	Residential (Land Use Zoning)
RSES	Regional Spatial and Economic Strategy (Eastern and Midland Region)
SuDS	Sustainable Drainage Systems
TD	Teachta Dála
TCF	Town Centre First (Policy)
TU Dublin	Technological University Dublin
UNCRPD	United Nations Convention on the Rights of Persons with Disabilities

# 1. Place-making in Corduff: Building a Sustainable and Resilient Community

## 1.1 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 we 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 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 the local community (Corduff, in this case)—residents, local service providers, and partner agencies—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 selection of Corduff as the first location in Fingal for the rollout of the Place Standard Tool

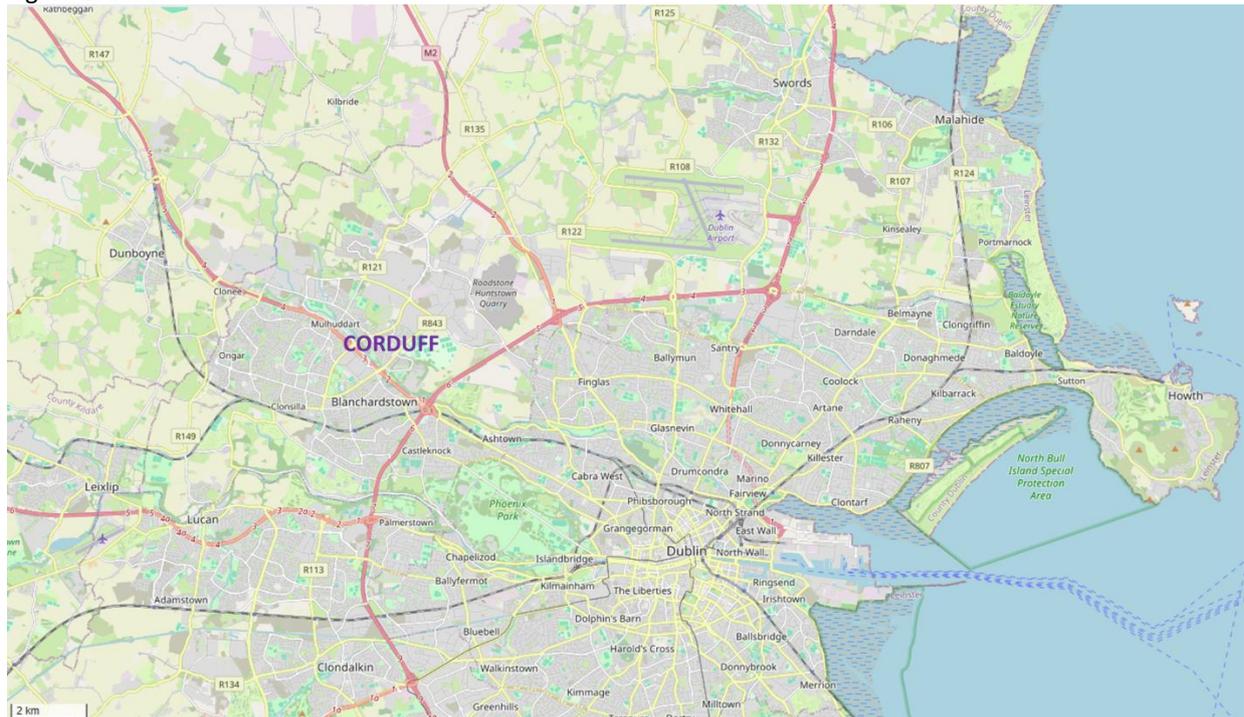
Corduff, located in Dublin 15, is a community with deep roots and strong local identity—but it is also one facing persistent and complex challenges. Corduff is classified as the most disadvantaged location within Fingal. It records a score -14.2 on the *Pobal HP Index of Affluence and Deprivation* (placing 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.

The last major research<sup>1</sup> undertaken in Corduff was in 2002. The rollout of the Place Standard Tool also benefited from, and leveraged, the existing local social capital that had been built up by local volunteers over many years. Local social capital, goodwill and trust have also been strengthened through ongoing collaborations between Fingal County Council, the local community and the Corduff Task Group. Together, these have responded to a range of issues including ongoing anti-social behaviour in the area, and they have brought stakeholders together through a partnership approach.

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<sup>1</sup> Nolan, A Duffy, V and Regan, C (2002) *Corduff Community Strategic Development Report*. Corduff Needs Analysis Steering Group.

Figure 1: Location of Corduff



Source: Tailte Éireann

Fingal County Council’s Community Development Office’s selected Corduff as the first location for the Place Standard rollout. This was a strategic and values-driven decision that reflects the 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 ancillary resource investment under the *Local Economic and Community Plan 2023–2028* (LECP) and the *Community Development Strategic Plan 2025–2029*. In addition, the rollout of the Place Standard Tool supports the broader remit of Fingal County Council’s Community Development Office to promote the formation and development of community groups, encourage active volunteerism, and foster civic participation. It also enhances the ability of the Office to work across council departments and with external agencies - to coordinate community programmes and deliver national and local strategies.

The dynamic rollout of the Place Standard Tool sees Corduff leading the way, within the county, in terms of promoting social capital and resident empowerment. The Place Standard Tool isn’t just a planning method—it’s a conversation starter, a collaboration platform, and a community-building tool based on the recognition that the voices of Corduff’s residents must be central to place-making. The tool helps facilitate meaningful conversations about what makes a place thrive and where improvements are needed. It’s a proactive step toward shaping a more inclusive and responsive approach to local development. It brings together residents, community groups, and professionals to explore the physical, environmental and social elements that shape our everyday lives—from housing, transport, and green spaces, to safety, social opportunities, and wellbeing.

Figure 2: Corduff's geographical footprint



Source: Tailte Éireann

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. As outlined in the methodology section of this report, Fingal County Council used quantitative surveys, qualitative interviews, and focus groups to assess needs and identify gaps and potential developments in several areas including safety, health, education, environment, and economic opportunity.

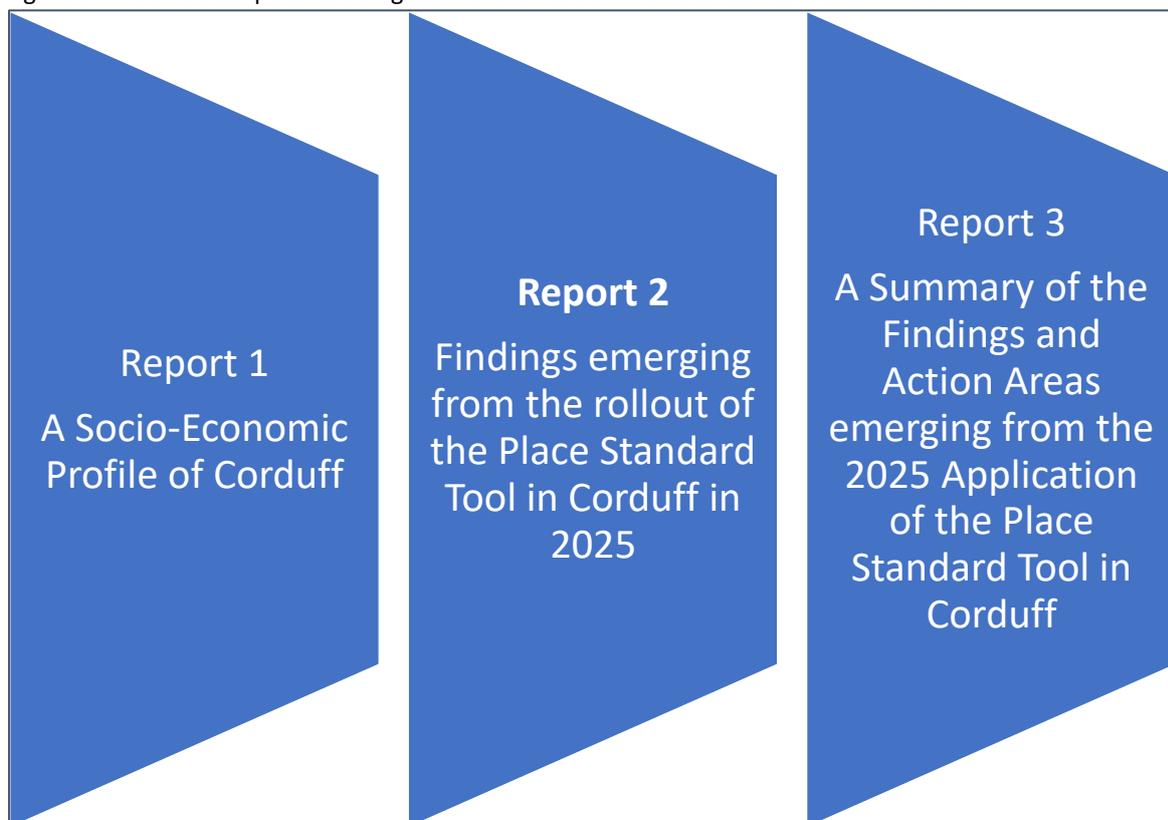
### The Three Outputs resulting from the Rollout of the Place Standard Tool in Corduff

Three distinct outputs have resulted from the rollout of the Place Standard Tool in Corduff (see Figure 1 for a schematic representation of these). These are as follows:

- 1) The preparation of an up-to-date **Socio-Economic Profile of Corduff** (using 2022 Census of Population data). As part of the process of rolling out the Place Based Standard Tool, Fingal County Council's Community Development Office made the decision to commission an up-to-date socio-economic profile of the area, using the 2022 Census data. The purposes of this profile were as follows:
  - To better understand local conditions through the presentation of a comprehensive overview of the demographic, economic, educational, health, and social characteristics of Corduff;
  - To identify vulnerabilities and opportunities by highlighting disparities, underserved populations, as well as locations with potential for growth or investment; and
  - To support wider evidence-based decision-making and integrated strategic planning by grounding these processes in real and up-to-date data.

- 2) **The roll out of the Place Standard Tool in Corduff:** This process and the resulting findings have been documented in a specially commissioned report entitled ‘Findings emerging from the rollout of the Place Standard Tool in Corduff in 2025’ i.e., this report. It presents the key findings that emerged from the administration of the Place Standard questionnaires and other consultations, and it provides a reflection of the lived experiences of local residents. They identify and reflect key local priorities. The findings from the application of the toolkit also capture very useful qualitative data that serve to enrich and complement the quantitative data documented in the Socio-Economic Profile. Both strands add value to the other information garnered and collated, by Fingal County Council, through other local engagements such as a ‘Walk-and-Talk’ event and creative workshops.
- 3) **Summary document:** Fingal County Council’s Community Development Office was keen to ensure that the findings emerging from the Socio-Economic Profile and the rollout of the Place Standard Tool in Corduff would be widely available in an accessible and user-friendly format. Therefore, they asked the consultants to prepare a summary report. This report is very useful, and it can be used by all stakeholders, including policymakers, agencies, local government, businesses and the wider public. It also succinctly details how the data was collected and used, thereby reinforcing credibility and trust, and highlighting the key findings and areas where action is needed.

Figure 3: The three outputs resulting from the rollout of the Place Standard Tool in Corduff



Section One of this report looks at place-making, and it outlines its key principles. It highlights the fact that place-making is not about imposing solutions from the top down but about harnessing local knowledge and energy to build vibrant, inclusive, and sustainable communities from the ground up.

Section Two details the findings arising from the application of the Place Standard survey and walking interviews that Fingal County Council undertook in Corduff in 2025. Through these mechanisms, survey respondents and interviewees identified Corduff's tremendous strengths: its incredible community spirit, the pride and safety provided by pillars like Corduff Football Club (FC), the dedication of volunteer groups, and the value of its green spaces. Survey participants and interviewees also shared the significant challenges: concerns over safety and anti-social behaviour, a critical lack of facilities for young people and older residents, issues with maintenance and vacant properties, and difficulties with transport and accessibility.

The report concludes, in Section Three, by considering the implications for planning and place-making in Corduff – based on the current statutory frameworks and plans and the emerging evidence from the Place Standard consultations. These implications also need to be considered in the light of the demographic and socio-economic profile of Corduff (as presented in the accompanying report).

## 1.2 Place-making

Place-making has emerged as an approach that facilitates community engagement, harnesses technical expertise, promotes partnership working and enables bespoke developments that are in line with local needs and potentials. Place-making offers a collaborative approach to planning, designing, and managing public spaces. It is the art and science of turning a location—a street, a park, a housing estate, a village square—into a thriving place with a heart and soul, where people genuinely want to live, work, and spend their time<sup>2</sup>. It moves beyond the traditional model of a top-down, physical development project and instead puts the community at the very centre of the process<sup>3</sup>. The core question of place-making is not "What can we build here?" but rather, "What does this community need for this space to become its vibrant, sustainable, and inclusive heart?"<sup>4</sup>

Place-making draws on the knowledge and aspirations of local people to create spaces that are not only functional and attractive but also socially inclusive, culturally vibrant, economically resilient, and ecologically restorative<sup>5</sup>. True place-making recognises that the best experts on a place are the people who use it every day. As Cara Courage states,

*"What differentiates place-making from other built environment sectors, and should be central to any understanding or definition of it, is that place-making is an approach and*

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<sup>2</sup> Courage, C. and McKeown, A. (eds.) (2019) *Creative Place-making – Research, Theory and Practice*. London: Routledge.

<sup>3</sup> Loh, C. G. (2019) 'Place-making and implementation: Revisiting the performance principle'. *Land Use Policy*, 81: 68-75.

<sup>4</sup> Collins, P. (2021) 'People-Powered Planning: Planning from The Bottom Up in a Top-Down System' *European Spatial Research and Policy* 28 (2): 227-250.

<sup>5</sup> Ellery, P.J., Ellery, J. & Borkowsky, M. (2021) 'Toward a Theoretical Understanding of Place-making'. *International Journal of Community Wellbeing*, 55–76. <https://doi.org/10.1007/s42413-020-00078-3>

*set of tools that puts the community front and centre of deciding how their place looks and how it functions. There is a community imperative in place-making.<sup>6</sup>*

While there are many examples of good practice in respect of bottom-up planning in Ireland, the centralised nature of the Irish planning and political systems, requires local authorities and communities to be particularly assertive and committed in their promotion of community-led planning and place-making. While the process is community led, it must harness the expertise, know-how, skills and resources of the top-down – including statutory bodies and local government. Drawing on extensive international experience, Alpalhão argues that planning *“ought to be a joint effort of the collective of individuals, organisations and the municipality as the representative governmental body. All of these need to be the participants, the makers of their cities.”<sup>7</sup>*

### Key Principles of Place-making

Place-making is guided by several key principles:

1. **Community-Led:** This is the cornerstone. The process starts by listening to the community through engaging tools like workshops, surveys, and ‘walking interviews.’ The community’s vision drives the agenda, ensuring outcomes reflect local needs and identity. The use of the Place-Standard Tool (as already done here in Corduff) provides one way of engaging the local community.
2. **Place-Led, Not Project-Led:** Instead of imposing a standardised design, place-making responds to the unique identity, history, and natural assets of a specific place. It asks what is special about *this* estate, *this* street, or *this* town and seeks to enhance it.
3. **Collaborative:** It brings together a diverse group of stakeholders: residents, local businesses, community groups, environmental experts, local authorities, and developers. This ensures all perspectives are considered. Stakeholders need to work on a partnership basis.
4. **Focus on Public Space:** It prioritises the quality of the public realm—the parks, footpaths, squares, and green corridors. The goal is to create safe, accessible, and welcoming environments that encourage social interaction and connection with nature.
5. **Multi-Dimensional:** Good place-making weaves together multiple threads:
  - **Social:** Does the space encourage community connection?
  - **Physical:** Is it well-maintained and accessible to all?
  - **Economic:** Does it support local enterprise and circular economies?
  - **Environmental:** Does it enhance biodiversity, manage water sustainably, and mitigate climate change?
6. **Iterative and Adaptable:** It is an ongoing process. It often starts with small, low-cost, quick improvements to demonstrate progress and build momentum, leading to larger, long-term changes.

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<sup>6</sup> Courage, Cara, et al., eds. (2021) *The Routledge handbook of place-making*. London: Routledge. Page 2

<sup>7</sup> Alpalhão, L. (2019) Outros Espaços: ‘Apathy and a lack of engagement in participatory processes’ in Courage, C. and McKeown, A. (eds.) *Creative Place-making – Research, Theory and Practice*. London: Routledge.

Place-making participatory planning and design in practical terms involves hosting workshops, using the arts (e.g., drama, crafts, oral history project etc), and utilising interactive mapping tools to gather local knowledge and co-design solutions. Place-making provides an opportunity to go beyond the so-called 'usual suspects' and to listen to so-called 'harder-to-reach' communities. Practitioners need to ensure targeted outreach supports, including childcare and translation services, and holding meetings in accessible, neutral venues to ensure their voices are heard and valued. We see evidence of these approaches in Dublin. For instance, the *Grey to Green* project in Dublin's Liberties successfully employed co-design to transform derelict sites into community gardens (Dublin City Council, 2021). Critically, these processes must proactively engage marginalised groups—including migrants, Travellers, and people with disabilities.

Arts and creative methods are particularly powerful for enabling participation. Initiatives like *In Our Shoes* in Ballymun use storytelling and film to capture community narratives, while public art projects and temporary installations, such as those supported by the Arts Council of Ireland's *Arts and Participation Strategy*, can activate underused spaces and spark dialogue. Several communities across Ireland, including Balbriggan, are currently promoting place-making through the Arts Council's *Creative Places | Cumas Ceantar* Initiative. These approaches are useful in making engagement more accessible to those who may not engage with traditional planning meetings. Ultimately, successful place-making requires a long-term commitment to partnership, blending local expertise with professional knowledge. By prioritising inclusivity and creativity, communities can collectively shape their environment, fostering a stronger sense of belonging and identity.

### Place-making, the Climate Emergency, and Biodiversity Loss

In the context of the climate emergency and biodiversity crisis, place-making has evolved from a "nice-to-have" to an essential strategy<sup>8</sup>. It is a practical tool for delivering climate resilience and ecological restoration at the local level. Modern place-making is inherently green and must:

- **Promote Natural Biodiversity:** This involves moving beyond ornamental planting to creating native wildflower meadows, pollinator-friendly corridors, tree canopies for shade, and wildlife habitats within urban areas. This not only supports struggling species but also enhances residents' connection to nature and improves mental wellbeing.
- **Implement Sustainable Drainage (SuDS):** Place-making projects can integrate natural solutions to manage stormwater, such as rain gardens, swales, and permeable paving. This reduces flooding risk, filters pollutants, and recharges groundwater, making areas more resilient to extreme weather events.
- **Enable Low-Carbon Living:** By creating vibrant, walkable, and cycle-friendly neighbourhoods with easy access to amenities and public transport, place-making directly reduces dependency on private cars. This cuts greenhouse gas emissions and improves air quality.
- **Build Climate Resilience:** Thoughtful design can mitigate the 'Urban Heat Island' effect through green spaces and shade, provide natural cooling, and use materials that are sustainable and resilient to changing weather patterns.

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<sup>8</sup> Morrissey, J. and Heidkamp, C.P. (2022) *Demanding Sustainability – Pillars to (Re-)Build a Shared Prosperity*. Palmgrave MacMillan.

Over the past two decades, there has been a gradual change, among Ireland’s local authorities, from being traditional regulators into environmental facilitators, enabling community-led green initiatives whilst implementing national climate policies. Councils now coordinate environmental programmes that show how effective environmental action develops through local innovation and community engagement. The projects featured in *Ireland’s Greenest Places 2025* longlist provide clear evidence of this transition, and they underscore the merits of ensuring a partnership approach to place-making in which biodiversity and climate resilience considerations are to the fore<sup>9</sup>.

### Place-making in Irish Public Policy

Although Ireland’s planning system is centralised and local government has a lower level of autonomy than in other EU member states, the ethos of place-making is slowly becoming more embedded in Irish public policy. This commitment is most clearly articulated in Ireland 2040, the National Planning Framework (NPF), which advocates for a ‘place-making’ approach to achieve ‘compact growth’. It emphasises creating vibrant, liveable communities that are well-served by amenities and public transport, which is fundamental to a sustainable national development model.

Place-making is integral to the government’s *Town Centre First* (TCF) policy. TCF aims to tackle vacancy, combat dereliction, and breathe new life into our town centres. The TCF policy provides for the establishment of Town Teams – multi-stakeholder partnerships, and it creates processes through which town-centre-first plans can feed into and inform local area plans and other statutory plans, thereby ensuring a bottom-up approach to plan-making and policy-making. **Annex 1** outlines the main statutory and sectoral plans that are relevant to spatial planning and place-making in Corduff.

### The Community Development Underpinning

At its core, place-making is community development in action. The process itself is as important as the physical outcome<sup>10</sup>. The following are core elements of place-making processes:

- **Building Social Capital:** The collaborative process builds relationships, trust, and networks within a community. When people co-design their environment, they develop a stronger sense of collective efficacy—the belief that they can work together to achieve common goals, from managing a community garden to advocating for better services.
- **Empowerment and Ownership:** By valuing local knowledge, place-making empowers residents and gives them a genuine stake in their area. This leads to spaces that are better used, better cared for, and more resilient in the long term.
- **Integrated Problem-Solving:** Place-making understands that challenges like dereliction, anti-social behaviour, and climate vulnerability are interconnected. It addresses social and environmental issues together, creating a community garden, for instance, that provides food, fosters social connection, manages rainwater, and boosts biodiversity.

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<sup>9</sup> Ó Caoimh (2025) *From regulators to catalysts: how Ireland’s local authorities are enabling green places*. Local Government Information Unit, [Briefing Paper](#).

<sup>10</sup> Ellery, P. J., & Ellery, J. (2019). Strengthening community sense of place through place-making. *Urban planning*, 4(2): 237-248.

This developmental approach uses methods such as facilitated dialogue, community audits, and skill-sharing workshops to harness local knowledge and assets. The role of external agencies—including local authorities and statutory bodies—is not to direct but to enable. They provide the resources, technical support, and framework for communities to drive their own vision. Drawing on his experiences in Moycullen, Collins observes, “As Ireland moves into its second century as an independent state, it must now begin to trust in the people of a place to author the destiny of that place... A simple broad consultative process helps to unlock the knowledge of lived experience in and of a place, the filtering of those voices as achieved through the village plan project demonstrates the old adage that there is ‘wisdom in the crowds.’<sup>11</sup>”

Ultimately, when community development is the engine of place-making, the outcomes are far more sustainable and meaningful. The result is not just a better-designed space, but a more resilient, connected, and empowered community capable of stewarding its environment long after the initial project is complete. The place doesn’t just house the community; it is actively shaped by it, reflecting its unique identity and fostering profound social well-being.

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<sup>11</sup> Collins, P. (2021) ‘People-Powered Planning: Planning from The Bottom Up in a Top-Down System’ *European Spatial Research and Policy* 28 (2): 227-250, page 247.

## 2. Perceptions of Place

Local people need to be the primary drivers of place-making. It is essential, therefore, to consult with local residents and to garner their views and recommendations when planning for a locality's development. The Place Standard is one of the tools that can be used to engage and consult with communities. This section presents the findings from a Place Standard survey that was administered in Corduff in spring 2025. The results provide useful signposts for the community, Fingal County Council and other local stakeholders.

### 2.1 The Place Standard Tool

The Place Standard is a simple tool developed in Scotland to help communities, organisations, and local authorities evaluate and improve places where people live, work, and spend time. It is widely recognised as an effective tool that provides a common language for communities and planners to evaluate places. It was developed from health and built environment policies and designed to bridge the gap between these sectors. The tool is based on a logic model of health determinants, examining how strategic drivers, physical environments, and individual experiences collectively shape well-being and a 'sense of coherence.' Its advantage is that it "takes account of fundamental strategic drivers like politics, societal norms; the environments through which people experience their lives; from formal places like school and work to informal settings like the outdoors; while also recognising how individual experiences can be shaped by the design of the built environment and service provision<sup>12</sup>."

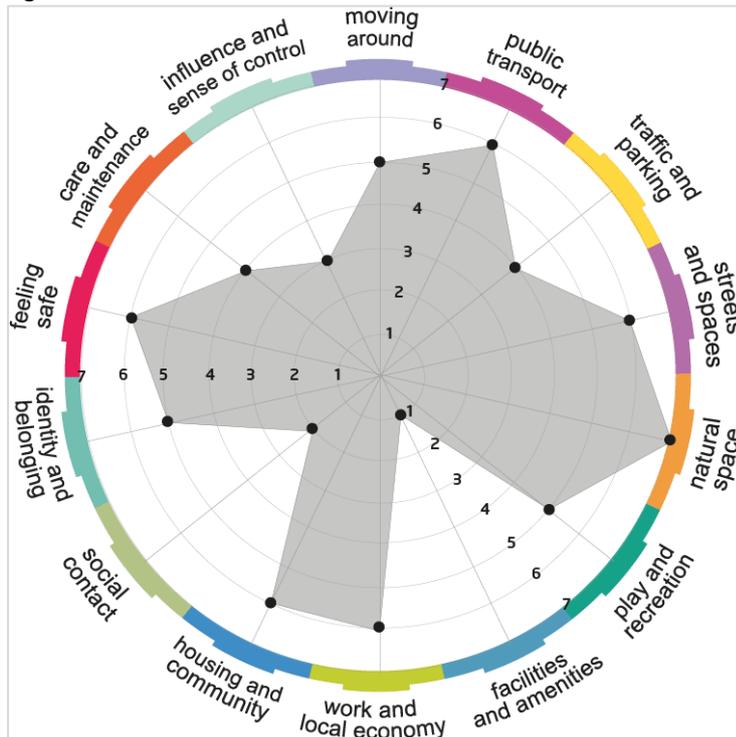
Fingal County Council's Community Development Office used the Place Standard Tool in Corduff. This tool enables local residents to have a structured conversation about their community – to capture experiences, document perspectives, establish needs and potential, and identify priorities. In using the Place Standard, Fingal County Council sought to give effect to its commitments to community participation, inclusion, accessibility, and collaboration.

In practice, the Place Standard is used to inform a questionnaire. At least fourteen questions are included – each of which corresponds to the themes that are listed in the diagram below (moving around, public transport etc.). The following figure (Figure 2) also shows that users can rate (or score) each theme on a scale from 0 to 7 (zero = very poor, to seven = very satisfactory). In addition, they are provided with free-text spaces in which they can provide comments, observations and suggestions. The responses are generally collated by calculating the mean (average) score for each theme and by collating the comments from respondents.

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<sup>12</sup> Lawlor, D. (2018) 'A Standard for 'The Place'' paper presented to the Cooperation Ireland and International Centre for Local and Regional Development (ICLRD Conference on *Rural Society in Transition: Planning for 21<sup>st</sup> Century Rural Potentials and Challenges*. Dundalk, April 2018.

Figure 4: Dimensions of the Place Standard



The survey results can be used to inform decision-making, but they are usually used to support conversations that encourage citizen participation, partnership working and common understandings with regard to local needs and priorities. Stakeholders, including local residents and councils, work together and go through the scores awarded to a locality in respect of each of the fourteen dimensions. They also review respondents' comments, and this information (both quantitative and qualitative) ensures the make more informed decisions.

In the case of Corduff, the Place Standard survey was used to design a survey and shape consultative workshops. Fingal County Council also undertook other complementary consultations.

### Community Engagement as a Foundation in Corduff

Before formal data collection began, Fingal County Council's Community Development Office worked to build trust and awareness within the community. The Corduff Task Group<sup>13</sup> was invited to participate in early conversations about the Place Standard Tool.

These initial engagements helped create a shared understanding and encourage participation. The community development officers, who are dedicated to the area, engaged further with community leaders in order to gain access to the wider community. Community development methods were effective in enabling community voices to come forward, and they promoted local networking.

<sup>13</sup> The task group members are as follows: Fingal County Council – local councillors and executives; Empower Local Development CLG; Safer Blanchardstown (Local Drugs Task Force); St Patrick's National School; Rath Dara Secondary School; Genesis Psychotherapy Services; Corduff Scouts; Foróige; Technological University (TU) Dublin; Corduff Football Club; Corduff Sports Centre; Corduff Resource Centre; and Spectrum Kids.

Figure 5: Corduff Task Group



The 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 that the Place Standard workshops were well attended, that data collection was informative, and that participation was meaningful, and reflective of local stakeholders' views, experiences and priorities.

In addition to engaging with local community groups and service providers, Fingal County Council used social media posts and circulated flyers and posters, to encourage and promote community participation in the process.

Figure 6: Encouraging community participation in the Place Standard process



Fingal County Council’s Community Development Office worked in collaboration with the council’s Communications Team to increase awareness of the Place Standard and to get the message out among stakeholders.

### Administering the Place Standard in Corduff

The administration of the Place Standard involved two complementary strands:

- Circulation of Place Standard questionnaires; and
- Facilitated Workshops
- Walk and Talk Sessions around the community

Corduff residents were invited to complete structured Place Standard questionnaires; these were provided in the form of booklets. This process allowed people to rate and comment on various aspects of their local environment. The questionnaires captured personal perspectives in a consistent format, providing both quantitative and qualitative data on the fourteen themes, which the Place Standard covers.

In addition, Fingal County Council’s Community Development Office facilitated community-based workshops, over a twelve-week period. These interactive workshops included diverse community groups, including Corduff FC, older persons, youth, disability groups, local volunteers, and the wider community. The process enabled data collection, capacity-building and structured conversations about local needs and priorities.

Fingal County Council promoted an inclusive and partnership approach to the workshops; they included local residents, community groups, service providers, elected representatives and staff members from several county council departments. Among the departments in attendance were: the Community Department; Active Travel; Arts; Operations; Parks; Environment; Sports; Economic

Development, Age Friendly, Healthy Fingal and Active Cities. A total of 146 participants engaged in this process. The following table identifies the main local stakeholders.

*Table 1: Participants in the Place Standard Workshops*

Group / cohort	Participants
Corduff FC	15 coaches, players, parents
Elderly and Disabled Task Force FCC	17
Rath Darra Secondary School	16 students
FCC Internals and Services	21
Community Open Call	16
Foróige (youth session)	15 (aged 11-12 years)

In addition to the Place Standard workshops, the county council convened an art workshop. All these sessions encouraged open dialogue and collective reflection, and they helped participants to explore shared concerns and aspirations. The workshops also helped validate and contextualise the data gathered through the booklets/questionnaires. The following photos (Figure 7) show a snapshot of participation in the Place Standard workshops.

Figure 7: Stakeholders participating in the Place Standard Workshops



### Walk & Talk and Creative Engagement

As part of its Place Standard engagement in Corduff, Fingal County Council also used a ‘walk and talk’ to create a more inclusive and grounded way for residents to share their experiences of the area. The Community Development Office strategically mapped a route that encompassed key local amenities and places of significance. These included Corduff Community Centre, local schools, the community crèche, Corduff Park, TU Dublin, Glas Garden, local businesses and shops, and the medical centre. Walking through these spaces allowed participants (residents and FCC) to reflect on their lived experiences in real time, sparking meaningful conversations about what works well and what could be improved. This approach not only encouraged spontaneous contributions and active participation, but also helped stakeholder to gather rich, place-based insights that directly informed their understanding of how the Place Standard themes apply in Corduff.

Figure 8: Stakeholders participating in the Walking Interviews / Walk & Talk Consultations



These engagements were complemented by a dedicated art workshop – a collaboration between Fingal County Council’s Art Department and the local community. The council facilitated residents in expressing their perspectives of place and their hopes for the future, through a series of engaging and creative methods, some of which are represented by the following images.

Figure 9: Community Art Workshop in Corduff



### Inter-agency and Inter-departmental Engagement

The process was supported and strengthened by collaboration across Fingal County Council departments (listed above) along with external stakeholders and local organisations. This partnership approach ensured that the findings were grounded in practical realities and aligned with existing service delivery frameworks.

### Stakeholders' Reflections on the Place Standard

Following the Place Standard engagements, Fingal County Council facilitated stakeholders to reflect on their experiences and to share their learnings. These reflections noted the following:

- The presentation of material should be adapted for diverse audience;
- Structure and approach are integral to meaningful participation and discussion – sharing information, using post-its, arranging alternative methods, and convening small groups are helpful;
- Management of time and logistics are important e.g., undertaking route accessibility audits prior to walks, prioritising early and diverse outreach, providing feedback loops, serving refreshments, and continually refining the session flow.

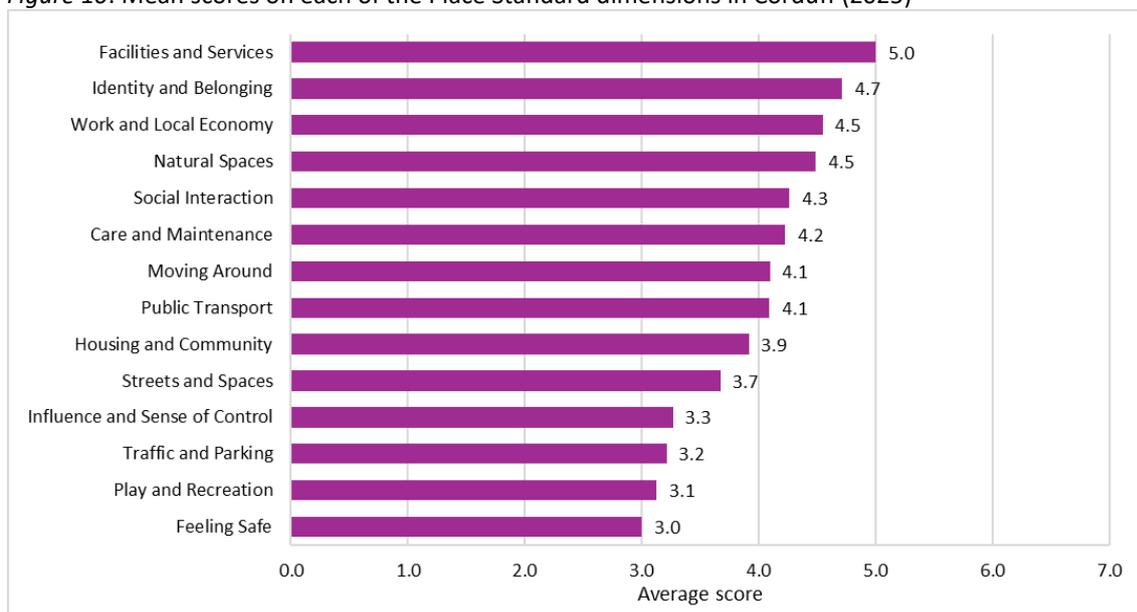
All in all, feedback was positive, and stakeholders are keen to build on the partnership approach to community engagement.

## 2.2 Place Standard Findings in Corduff

In spring 2025, Fingal County Council received 38 completed Place Standard questionnaires, most of which were returned by community groups in Corduff. While this is not a large sample of the local population, the findings provide useful insights with respect to how community leaders and activists perceive Corduff.

Figure 10 shows the mean (average) score on each of the 14 dimensions of place. It reveals that local residents award the highest score i.e.; they have the most positive perception of ‘facilities and services’. It also shows that residents are most concerned about ‘feeling safe’ in that this received the lowest score.

Figure 10: Mean scores on each of the Place Standard dimensions in Corduff (2025)



Survey respondents also had the opportunity to comment on each of these dimensions of place – providing more information and / or a rationale for the scores awarded.

### Facilities and Amenities

In respect of **facilities and amenities**, respondents praised the excellent range and proximity of local facilities. The convenience of having "everything on your doorstep" was a key positive, with specific appreciation for the shops, primary care centre (GP, dentist, pharmacy), and the nearby major hospital. Community assets like Corduff Football Club (FC), the local sports centre, scouts, and local schools were also highlighted as strengths that foster pride and a sense of belonging.

Figure 11: Corduff Sports Centre



The following wordcloud (Figure 12) captures the most positive aspects, in respect of facilities and services, as identified by the survey respondents:

Figure 12: Positive aspects of facilities and services



However, a number of challenges were also identified in relation to facilities and amenities. A major concern was the lack of services for specific groups. Survey respondents were clearly concerned about teenagers having nowhere affordable and dedicated to socialise, with calls for a youth club or café. Respondents also believed that the ageing population locally were not adequately supported, with no social clubs, meals on wheels, or reliable transport, leading to hidden isolation. Accessibility was

another issue, with wheelchair users reportedly finding the park and some shop entrances inaccessible.

Affordability and lack of awareness of services were further identified by survey respondents as barriers to accessing these services. Some survey respondents reported that while some facilities exist, many are too expensive (e.g., high cost of renting the local astro-turf pitch). There was also a concern that the local GP practice may be at capacity. Crucially, many respondents claim that communication about/from local facilities and amenities needs to be improved; with residents reporting that they often miss events because they are not advertised effectively. Challenges were also identified in respect of anti-social behaviour linked to drug use. The following wordcloud (Figure 13) captures what residents perceive to be the greatest challenges or shortcomings in respect of facilities and services.

Figure 13: Challenging aspects of facilities and services



To address these issues, residents proposed a number of practical solutions, including:

- The provision of dedicated, affordable spaces for both youth and the elderly;
- Improved communication through a community newsletter, public noticeboards, and a local services directory;
- The installation of outdoor gyms, and free Wi-Fi hubs;
- The establishment of a food bank locally; and
- Physical improvements to enhance the accessibility of facilities and amenities.

## Community Identity and Belonging

It was clear from the responses that a strong and positive sense of **community identity and belonging** is prevalent among many residents, who expressed significant pride in being from Corduff. This identity is associated with local organisations, with Corduff Football Club (FC) being the most frequently cited example. This club was described by some respondents as the heart of the community, providing a vital sense of place, pride, and belonging for hundreds of children and adults. Beyond the football club, residents highlighted the friendliness of their neighbours, the work of volunteer groups like Clean Up Corduff, and a general willingness to help one another as key strengths that foster a supportive atmosphere.

Figure 14: Corduff Football Club



The strong culture of volunteering and community engagement are seen as a significant asset. The following wordcloud (Figure 15) captures the most positive aspects, in respect of community identity and belonging, as identified by the survey respondents:

Figure 15: Positive aspects of identity and belonging



This strong and largely cohesive internal sense of community appears to exist in stark contrast to negative external perceptions of the area. Residents who participated in the survey were of the opinion that Corduff was stigmatised and suffered from a damaging image of a place significantly

impacted on by crime and anti-social behaviour. Survey respondents reported that this negative reputation has had real and tangible consequences, with reports of children from outside the area not being allowed to come for playdates. Internally, too local residents' pride in being from Corduff is also undermined by the impact of drug-related activity and crime, which creates fear and distress for some residents and leads to feelings of being abandoned by official bodies like An Garda Síochána and the Fingal County Council.

Figure 16: Corduff – Pride of Place



It was also reported that while existing clubs are strong, there is a sense that involvement is often limited to the same groups of people. There was a concern that newer residents and ethnic minorities may not be fully integrated or aware of local activities. Respondents also reported a decline in the number of community events like street parties and Christmas fairs, and communication between different community groups seen as limited.

The following wordcloud (Figure 17) captures what residents perceive to be the greatest challenges or shortcomings in respect of community identity and belonging.

Figure 17: Challenging aspects of identity and belonging



Suggestions to bridge these gaps and strengthen the community fabric include the following:

- Reviving community events such as street parties and festivals to encourage more mixing between all ages and ethnicities;
- Improving local communication through a regular newsletter or well-monitored social media pages;
- Actively combat the negative external image by promoting positive news stories and achievements (such as Corduff FC winning club of the year), to counter the prevailing stigma and build a more cohesive and positive identity for the area.

### Work and the Local Economy

Residents acknowledge several strengths in respect of **work and the local economy**. The area is perceived as a good spot for work, being well-situated and surrounded by factories, multinational companies, and major centres like Blanchardstown Town Centre, the National Aquatic Centre (NAC), and TU Dublin, which provide a wide range of potential job opportunities. The local shopping centre is an important provider of employment.

Figure 18: Corduff Shopping Centre



The presence of certain education supports, ETB courses, and school partnerships with companies was also viewed positively. The following wordcloud (Figure 19) captures the most positive aspects, in respect of work and the local economy, as identified by the participants:

Figure 19: Positive aspects of work and the local economy



However, challenges were identified regarding access and pathways to employment. A powerful and recurring theme throughout the feedback was the belief that there are no jobs in Corduff for local people, and particularly for the youth. Some residents reported feeling shut out from the large multinational companies on their doorstep, stating that local people cannot get access to work with them. Noting that the jobs that are available are often limited, hard to get, or part-time in nature.

Other challenges identified included a lack of diversity among local businesses, with the added concern that several derelict retail units were sitting empty locally, which limits local spending and employment opportunities.

Residents also identified a number of barriers to entering employment. They advocated a need for more relevant, localised support like CV writing workshops, modern apprenticeships and training schemes. It was clear across the survey responses that a sense of frustration exists towards large local employers, including data centres and major factories, which are perceived as not giving back to or investing in the local community. The following wordcloud (Figure 20) captures what residents perceive to be the greatest challenges in respect of work and the local economy.

Figure 20: Challenging aspects of work and local economy



In response to these challenges, residents put forward several suggestions to develop the local economy. The most frequently identified suggestion was to re-let empty retail units with new local businesses in order to create jobs and improve the area's appearance. There were also calls for the provision of enhanced, local employment services that offer relevant upskilling courses and practical training. Another popular suggestion was that large local corporations would provide direct support to community initiatives, creating a tangible link between their presence locally and local benefit. Many respondents also identified a need for more apprenticeships and part-time job opportunities in local shops. Some respondents also put forward ideas to foster better local partnerships, including leadership courses to identify community leaders and creating a stronger ecosystem between schools, TU Dublin, and local employers to better serve the community's needs.

## Natural Spaces

Residents identified several **natural spaces** as valuable local assets for the area. These included Corduff Park, the Tolka Valley Park, the grounds of TU Dublin, and Abbottstown. Specific features such as the community garden and pond at TU were described as "lovely," and the work of volunteer groups like *Clean-Up Corduff* was recognised and appreciated. The general abundance of space for walks and recreation was seen as a benefit to the community.

Figure 21: Corduff Park



The following wordcloud (Figure 22) captures the most positive aspects, in respect of natural spaces, as identified by the survey respondents:

Figure 22: Positive aspects of natural spaces



However, feedback indicated that the enjoyment of these spaces was limited by issues of accessibility, safety, and maintenance. A critical and repeated concern was that key areas, notably Corduff Park, were not wheelchair accessible, with gates and kissing gates acting as barriers. The maintenance of pathways to major destinations like the National Aquatic Centre (NAC) and TU Dublin were identified as being in need of repair. Furthermore, inadequate lighting in areas like the Tolka valley was seen to deter usage after dark, and persistent problems with litter, drug paraphernalia, and anti-social behaviour – particularly in the Tolka Valley – make some residents, especially women and younger people, feel unsafe. One 12-year-old respondent stated, "I love Waterville Park, but I am so afraid of the dogs, and people let the dogs off the lead, so I won't go alone."

The following wordcloud (Figure 23) captures what residents perceive to be the greatest challenges or shortcomings in respect of natural spaces:

Figure 23: Challenging aspects of natural spaces



Residents were keen for specific enhancements to make open spaces more usable and enjoyable for all. Suggestions for improvement include:

- Improved Accessibility - installing wheelchair-friendly gates (potentially with access fobs or digital keys), adding more ramps, and repairing pathways to key destinations like the NAC and TU Dublin.
- Enhanced Safety and Maintenance: employing a park ranger with the authority to address anti-social behaviour in the Tolka Valley. Increased installation of lighting in parks and valleys, along with the provision of more litter bins and public toilets, is also strongly recommended to improve safety and upkeep.
- Provision of Additional Amenities and Features: including the provision of more seating and benches throughout green areas. Residents also suggest diversifying recreational offerings by creating a dedicated dog park, implementing more wildflower planting to encourage biodiversity, and installing playground equipment or goal posts on green spaces to provide free, accessible activities for children and teenagers.
- Better Signage and Communication: to install better signage to highlight the location and features of local parks and walking trails.

Figure 24: Corduff Community Garden



## Social Interaction

The survey responses revealed that organised clubs and groups serve as the primary engine for **social interaction** in Corduff. Corduff Football Club was seen to provide a vital hub for hundreds of residents. Beyond sports, groups like Foróige, Clean Up Corduff, and places of worship were also acknowledged as key spaces for connection. A strong sense of community spirit was also seen to be evident in times of crisis; with one resident noting that after a house was struck by lightning, "the community came together to raise thousands." This neighbourly support is a recurring theme, with many describing their neighbours as friendly and helpful.

The following wordcloud (Figure 25) captures the most positive aspects, in respect of social interaction, as identified by the survey respondents:

Figure 25: Positive aspects of social interaction



Participants went on to identify a number of significant gaps in social infrastructure locally. The most frequently cited gap was the lack of diverse, affordable, and informal spaces for people to meet. This was seen to be felt most acutely by teenagers and young people, for whom the only dedicated option available to them, the Foróige youth café, operates just one night a week. The sentiment that "if people aren't interested in sports there might be... avenues for them to link with before falling through the cracks" underscores a need for more varied activities. This lack of choice is compounded for other groups, including wheelchair users, who find many existing facilities inaccessible, and older residents seeking more social outlets.

Figure 26: Closed Community Centre



Poor communication about existing events and activities was also perceived to be a barrier to social interaction. A reliance on word-of-mouth, WhatsApp groups, and social media was seen to exclude those not in these networks, particularly older generations and newcomers. As one respondent put it, "new people don't know how to be part of the community." The absence of a reliable, widely distributed community newsletter or public noticeboards was keenly felt, and was seen to be contributing to the situation where many local residents are simply unaware of what is available locally.

The following wordcloud (Figure 27) captures what residents perceive to be the greatest challenges or shortcomings in respect of social interaction:

Figure 27: Challenging aspects of social interactions



While a strong core of community spirit exists in Corduff, and this is facilitated by dedicated clubs, social interaction for many is limited by a lack of inclusive spaces and ineffective communication channels. The collective suggestions point to a need for:

- A dedicated youth café;
- Better advertising of events; and
- The creation of more informal, non-sport related gathering places to ensure all residents have the opportunity to connect and build community ties.

## Care and Maintenance

In respect of **care and maintenance**, residents acknowledged that there had been significant improvements in the area's upkeep over the past two decades, with many noting that Corduff is much cleaner and better maintained than it was in the past. The work of Fingal County Council (FCC) services, such as regular road cleaning and grass cutting, was recognised. However, the most praised asset was the dedicated work of volunteer groups, particularly Clean Up Corduff, whose efforts in tackling litter and planting flowers were highly valued. One resident summarised this progress, stating, "the place is ten times better than it was 20 years ago." The following wordcloud (Figure 28) captures some positives from locals.

Figure 28: Positive aspects of care and maintenance



Despite this progress, survey respondents identified a number of persistent issues that act to undermine the area's appearance and safety. A major concern was the proliferation of litter, graffiti, and illegal dumping. The problem of burnt-out cars left for long periods and the destruction of newly planted flower boxes by motorbikes were cited as examples of anti-social behaviour that damages the local environment. Specific locations, such as the Westway Woods and Waterville Park, were identified as particular hotspots for the dumping of drug-related paraphernalia, with residents expressing uncertainty about safety and how to report issues relating to safety. These sentiments were summarised by one respondent who said, "I don't know who to contact when I find a syringe."

The physical infrastructure was also seen to require attention from a care and maintenance perspective. Participants commented on the existence of broken and uneven pavement surfaces, potholes, and damaged road ramps that are hazardous for pedestrians and damaging for vehicles. A recurring frustration was the complexity of reporting these issues to FCC; the process is described as complicated. This sentiment is captured in the comment, "it's complicated to report issue through Fingal. It's easiest to report to [name] or [name] to pass to council."

The presence of boarded-up vacant houses is another significant eyesore and source of frustration. Residents question why, amidst a housing shortage, these properties are not renovated and brought back into use more quickly, as they contribute to a sense of neglect. There was also a feeling, among many respondents that maintenance efforts could be more strategic and community-focused. Suggestions include the following:

- Replacing graffiti with commissioned murals, as one resident proposed, "Graffiti put murals on walls this stops graffiti";
- Installing more litter bins to prevent dumping; and
- Launching initiatives like a Tidy Towns group or a Women's Shed to foster greater community involvement.

The following wordcloud (Figure 29) captures what residents perceive to be the greatest challenges of care and maintenance.

Figure 29: Challenging aspects of care and maintenance



The overarching message arising from this section of the survey was desire for a more proactive, coordinated, and communicative approach between FCC and the community in order to build upon the improvements already made.

## Moving Around

Many residents noted that the locality is generally accessible by foot, with a network of paths connecting homes to essential amenities like shops, the pharmacy, and the medical centre. The work done by Fingal County Council (FCC) to improve and widen some footpaths was recognised. The presence of good public transport links for journeys to Dublin city centre was also seen as a benefit, and some residents feel the area was well-lit in some parts.

Figure 30: Elements of the built environment and infrastructure



The following wordcloud (Figure 31) show the positives outlined by local residents.

Figure 31: Positive aspects of moving around



These positives were overshadowed, however, by widespread concerns in relation to safety, accessibility, and infrastructure quality. A primary issue for many survey respondents was the poor condition of many footpaths and roads. Participants frequently reported having to navigate uneven, broken, and cracked paving slabs, as well as potholes and speed ramps that they described

as damaging to vehicles. There poor-quality surfaces were seen to be particularly problematic for wheelchair users and parents with buggies.

Road safety and the lack of safe crossing points locally also emerged as points of concern. Many respondents reported that cars drive too fast through the estates, and there is a strong consensus that more controlled pedestrian crossings, such as zebra crossings or traffic lights, are urgently needed. Specific locations like the entrance to TU Dublin and bends near the Aquatic Centre were highlighted as particularly dangerous. Furthermore, the duration of pedestrian green lights at existing crossings is cited as too short for older residents and others with mobility issues to cross safely. It was also noted that while some ramps are good, many are not flush with the road, and there is a notable lack of dished pavements/dropped kerbs, forcing wheelchair users onto the road in certain locations. The following wordcloud (Figure 32) show some of the concerns by locals.

Figure 32: Challenging aspects of moving around



In summary, while the area is considered walkable for many, the experience of moving around is marred by inadequate infrastructure. The collective feedback points to a strong desire for the following:

- A comprehensive programme of repairs to paths and roads;
- The installation of more safe pedestrian crossings; and
- Modifications to ensure full accessibility for all mobility types.

## Public Transport

Residents identified several positive features of the **public transport** network serving the area. Many noted that there is a good choice of bus routes passing through Corduff, particularly for journeys to Dublin city centre, with specific services like the 38, 39, and N4 receiving mention.

Figure 33: Elements of public transport provision



The provision of the Free Travel Scheme was also appreciated. Some respondents reported that the main buses are generally "clean [and] safe to use," and the 139 service to Maynooth is described as "amazing." The presence of some good footpath dishing and car parking is also noted. The following wordcloud (Figure 34) captures the most positive aspects, of public transport, as identified by the survey respondents:

Figure 34: Positive aspects of public transport



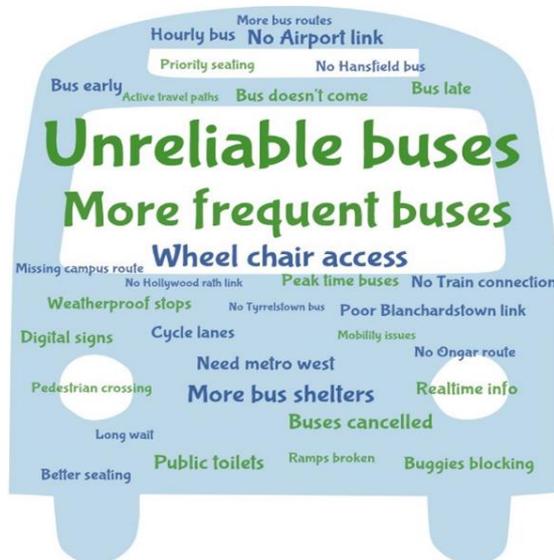
However, these positives were undermined by challenges in respect of the reliability and accessibility of public transport. The most frequently cited problem across the feedback was the poor reliability of certain bus services. The 238 route was consistently highlighted as problematic, with multiple residents labelling it "unreliable" and citing frequent "ghost buses" that appear on timetables but

never arrive. One resident summarised a common frustration, stating, "Buses not turning up, or pulling off as you get to doors." This unreliability is compounded by overcrowding, with reports that buses are "always full" during peak times. Residents also identify gaps in the network, calling for better bus links to newer neighbouring areas like Tyrrelstown and Hollystown, and more direct services to key destinations like the TU Dublin campus.

Another area of concern was the physical accessibility of the public transport. A significant number of respondents, particularly wheelchair users and those with buggies, reported experiencing significant difficulty accessing services. One comment illustrates a common experience: "if buggies are already on [the bus], wheelchair users can't access the bus, and can sometimes be waiting on three busses before access is granted." The lack of adequate bus shelters with real-time information and weather protection was another frequently mentioned shortfall. The poor condition of local roads and ramps was also raised as an issue affecting all transport.

Furthermore, some survey respondents argued that public transport network continues to lack comprehensive connectivity. Key gaps identified included the absence of a direct bus link to Dublin Airport, despite its proximity, and poor connections to the local train stations at Castleknock and Hansfield. The need for better services to newer neighbouring areas like Hollystown, Tyrrelstown, and Ongar was also mentioned, as was the lack of a direct bus into the TU Dublin campus and surrounding business parks. The following wordcloud (Figure 35) captures what residents perceive to be the greatest challenges or shortcomings in respect of public transport.

Figure 35: Challenging aspects of public transport



Taken as a collective the survey responses indicate that Corduff enjoys a functional bus network, but that its effectiveness for many residents is hampered by unreliable services, inadequate infrastructure for those with mobility needs, and a lack of strategic links to key employment and transport hubs. The sentiment suggested was that improving punctuality and frequency on existing routes would be as valued as adding new services.

## Housing and Community

When asked about **housing and related community issues**, survey respondents tended to hone in on community issues. As noted earlier, they identified the existence of a strong and positive sense of community spirit, which they considered to be a major asset for the area. Many described their neighbours as friendly and helpful, and there was a notable pride in the local community's resilience and support networks. Organised events, such as street parties and the annual Corduff FC party in the park, were highlighted as key moments that foster this spirit.

Figure 36: Homes in Corduff



The diversity of the community and the presence of multiple family members living nearby were also seen as positive aspects that strengthen social bonds. The following wordcloud (Figure 37) shows some positives features of housing and community.

Figure 37: Positives of housing and community



Residents believed that the strong community feeling that exists locally is challenged by issues related to the local housing stock. The most frequently cited and visible problem was identified as the high number of boarded-up and vacant houses. Survey respondents were clearly frustrated by the long turnaround times for renovating and re-letting these homes, describing it as "ridiculous" amidst a housing shortage. These vacant properties were seen as major eyesores that contribute to a sense of neglect and decline. The issue of investors outbidding local buyers to purchase houses locally was also raised as a concern, with fears that this trend could change the character of the area and prevent locals from staying in their community.

The feedback also indicated that there is a mismatch between housing supply and community needs. Some participants identified a shortage of suitable housing for older people wishing to downsize and for individuals with disabilities requiring adaptable units. The existing housing stock was also described by some as old and draughty, with calls for retrofitting and solar panel schemes to improve energy efficiency. The following wordcloud (Figure 38) shows some housing and community challenges.

Figure 38: Challenging aspects of housing and community



In summary, while the social fabric of the community is a recognised strength, it is under pressure from physical decay, housing management challenges, and crime. The collective suggestions point to the following:

- Reduce the number of vacant homes;
- Increase enforcement against anti-social behaviour, and
- Provide a greater variety of housing to meet the needs of an ageing and diverse population.

Strengthening the community would involve supporting the organisation of more local community focused events and addressing the environmental issues that detract from residents' pride in their area.

## Streets and Spaces

In respect of **streets and spaces**, many respondents appreciated presence of green spaces locally. Specific examples identified included, the park beside the football club and Tolka Valley, the community gardens and "gorgeous grounds" at TU Dublin. The general upkeep of some areas is acknowledged, with comments that streets are "generally kept clean and tidy" and footpaths were mostly smooth. The convenience of having shops and amenities within easy walking distance was also seen as a benefit, and some noted that the area had a certain charm with pride shown by residents. The following wordcloud (Figure 39) shows some positives aspects from locals about street and spaces.

Figure 39: Positive aspects of streets and spaces



However, significant concerns were identified in relation to maintenance, safety, and a lack of amenities. A key issue was the physical appearance and upkeep of the area. Many respondents pointed to numerous boarded-up and vacant houses, describing them as making the place look "drab," "derelict," and "uncared for." This was seen to be compounded by persistent problems with litter, overgrown weeds in summer, and instances of hidden dumping. Specific concerns were also raised about drug-related paraphernalia left lying around (including discarded needles and foil), impacting the sense of safety and cleanliness.

Concerns were also expressed over safety and accessibility. A common complaint was the inadequate lighting in key areas like the park and Tolka Valley, which contributes to making these spaces feel unsafe, particularly for women and girls. Furthermore, while some footpaths are good, accessibility for wheelchair users is inconsistent; (with many shops and takeaways lacking ramps, and some existing ramps and dropped kerbs not fit for purpose). The need for more seating, sheltered spaces, and public toilets was also mentioned.

A strong theme throughout the responses was the lack of dedicated, free facilities for young people. Teenagers were repeatedly described as having "nowhere to go," with reports of groups of young people congregating at the medical centre because there are no free, welcoming spaces for them to socialise. The desire for a purpose-built youth facility was explicitly stated, alongside suggestions for

more active recreational options like playgrounds, basketball courts, and goal posts on green areas. The following wordcloud (Figure 40) outlines some challenges with streets and spaces.

Figure 40: Challenging aspects of streets and spaces



In order to address these deficits, residents recommended the following:

- Better signage and aesthetic improvements, including painting shop fronts, and murals, erecting "Welcome to Corduff" signs, and implementing more wildflower planting to enhance biodiversity; and
- Regeneration of the local shopping centre - to make it a more inviting space for the community.

The feedback also suggested a strong desire for targeted investment in cleaning, lighting, accessibility, and creating welcoming spaces for all age groups to address these issues.

## Community Influence

The feedback indicates a mixed and often limited sense of **community influence** over local decisions. Some residents report positive interactions, noting that local councillors and TDs are accessible and can be effective in resolving specific reported issues. There was also recognition for structured opportunities for young people to have a voice through Comhairle na nÓg (Youth Council) and student councils in schools. The work of certain strong community organisations, particularly Corduff FC, was seen as a positive force that can effectively represent local interests, with one resident noting that after plans were released, "Fingal did not engage with Corduff FC, beforehand... they listened" when the club raised concerns. These positives are shown in the following wordcloud (Figure 41)

Figure 41: Positive aspects of community influence



Survey respondents also pointed out that the community's voice is not systematically heard or sought by official bodies / agencies. Many respondents expressed frustration at not being consulted on decisions that affect them, feeling that engagement is reactive rather than proactive. A significant number of respondents simply stated, "I don't know who to contact" or "I have never participated in decision making," highlighting a major gap in accessible channels for engagement.

A particularly strong theme was the barrier of fear and intimidation linked to local criminal activity and drugs. Residents described this as the "elephant in the room" that silences people and prevents them from speaking out on pressing issues, creating a significant obstacle to community-led action and empowerment. Furthermore, respondents reported there is no active residents' association or community council, leading to a fragmented approach to advocacy. The decline of structures, such as large community meetings, was seen to have left a void in how residents can collectively influence development plans and priorities. The following wordcloud (Figure 42) shows the challenges faced by the community.

Figure 42: Challenging aspects of community influence



The feedback provided clear suggestions for improving community influence. There were repeated calls for more formal and regular consultations on local plans from FCC. Residents also suggested reviving community-wide meetings and festivals to foster a stronger collective identity and provide a platform for discussion. Improving communication channels was seen as vital, with ideas including a local newsletter, better use of noticeboards, and clear information on who to contact for different issues. Finally, there was a specific recommendation to ensure that engagement processes are inclusive and adhere to principles like the UN Convention on the Rights of Persons with Disabilities (UNCPRD), ensuring all residents have the opportunity to participate.

Figure 43: Corduff Primary Care Centre



## Traffic and Parking

In respect of **traffic and parking**, a small number of respondents commented positively on the availability of free parking at Blanchardstown Centre and the presence of some traffic calming measures, such as speed ramps, which are intended to keep vehicle speeds down. The convenience of amenities being easily accessible by car is also mentioned. These are captured in the following wordcloud (Figure 44).

Figure 44: Positive aspects of traffic and parking



However, these positives were eclipsed by significant and widespread concerns about the severe traffic congestion during peak hours. A common complaint among residents was that Corduff is being used as a cut-through for traffic from nearby industrial estates in Ballycoolin and from TU Dublin, leading to what some describe as "bumper to bumper" conditions between 4 pm and 7 pm. One resident noted that a journey that should take two minutes can take twenty during these periods. This congestion is compounded by reports of poor driver behaviour, including vehicles "running through red lights" at schools and roundabouts, which is seen as a serious safety risk for pedestrians and cyclists alike.

A second major area of concern for survey respondents was inadequate and unsafe parking provisions. This was seen to be a particular problem during events at Corduff Football Club and the Sports Centre, where the lack of dedicated public parking leads to cars being parked dangerously on roads and footpaths, obstructing pathways and creating blind spots. The shortage of suitable disabled parking was specifically highlighted, with existing spots sometimes described as not fit for purpose. Furthermore, the overflow parking from community facilities like the mosque on prayer days can block access to local residents' homes.

The physical infrastructure provision locally also drew considerable criticism. The condition of roads and ramps, particularly on Blackcourt Road, was described as a "disgrace," with reports that poor surfaces and certain types of speed ramps are damaging to vehicles. Many respondents believed that the area lacks sufficient safe crossing points for pedestrians, such as zebra crossings, and that footpaths are often obstructed by overgrown bushes, bins, or illegally parked cars, creating difficulties for wheelchair users and parents with buggies. A notable gap identified was the almost complete absence of public electric vehicle charging points, which is a problem for residents in homes unable to install their own. The following wordcloud (Figure 45) captures what residents perceive to be the greatest challenges or shortcomings in respect of traffic and parking.

Figure 45: Challenging aspects of traffic and parking



These survey results paint a picture of an area struggling with the negative impacts of its location. While free parking exists at a major nearby centre, local traffic management and parking infrastructure are perceived to be insufficient to handle the volume of vehicles, leading to congestion, safety concerns, and access issues, particularly for the most vulnerable road users. The suggestions imply a need for the following:

- Strategic traffic diversion;
- Improved parking facilities for events;
- Enhanced pedestrian safety measures; and
- The modernisation of infrastructure.

## Play and Recreation

The feedback in respect of **play and recreation** indicates that organised sports clubs, particularly Corduff FC, are cornerstones of the community, providing vital structure and activity for hundreds of local children and adults. Corduff FC was repeatedly praised for its positive impact and for creating a sense of safety in Corduff Park. The presence of other facilities like the community centre, sports centre, and nearby amenities in Blanchardstown were also acknowledged.

Figure 46: Corduff Park (green in front of houses) and scouts' den



The following wordcloud (Figure 47) shows some clear positives about play and recreation.

Figure 47: Positive aspects of play and recreation



However, there was a strong sense among residents that Corduff has a severe shortage of accessible, affordable, and diverse recreational options for a large portion of the community. A recurring theme

was that for those not interested in or unable to access football, there are extremely limited alternatives. This was seen to be acutely felt by teenagers and young people, who report having "nothing to do" and no safe, free spaces to socialise indoors. The high cost of using major local facilities like the National Aquatic Centre (NAC) and TU Dublin's sports grounds was seen to effectively price out many residents, making them feel excluded from amenities on their doorstep. Furthermore, a significant gap exists in provision for older adults and people with disabilities, with a noted lack of tailored activities and accessible venues. The following wordcloud (Figure 48) shows some challenges faced by the community in respect of play and recreation.

Figure 48: Challenging aspects of play and recreation



The following suggestions and recommendations were put forward by residents:

- Create a dedicated, free youth facility with Wi-Fi, games, and shelter;
- Introduce community rates for large local facilities like the NAC;
- Improve physical accessibility, notably modifying park gates for wheelchairs;
- Diversify offerings by adding a playground, outdoor gyms, basketball courts, and activities for older adults;
- Enhance existing parks with basic amenities like benches, lighting, and public toilets; and
- Improve communication to raise awareness of existing activities and opportunities.

## Feeling Safe

As noted earlier, 'feeling safe' attains the lowest score on the Place Standard in Corduff. Among the majority of survey respondents, the sentiment is that safety in Corduff is deeply fractured and varies significantly depending on the time of day and specific location. A clear divide was found to exist between feelings of relative security during daylight hours and pervasive anxiety after dark. Some residents reported feeling safe, citing factors like knowing their neighbours and the protective environment of strong community organisations. One young person involved in the football club stated, "I feel safe, the football club make me feel like I am protected." The recent increase in a Garda presence was also noted as a positive development by some.

Figure 49: Protecting the public realm



The following wordcloud (Figure 50) gives a sense of how the community feels in respect of safety.

Figure 50: Positive aspects of feeling safe



However, these sentiments were overshadowed by widespread concerns linked to open drug dealing and use, coupled with associated anti-social behaviour from gangs and younger teenagers. This

activity was described as occurring in "broad daylight" with "no fear," particularly around the local shops and in certain parks. The presence of scrambler bikes racing on roads and greens added to the danger and local unease. This environment was seen to have created a culture of fear and intimidation; one resident reported being advised by police to "move" after reporting an issue, while others simply avoid certain areas entirely after dark.

Anti-social behaviour (ASB) and drug-related crime emerge as areas of concern, and many residents feel these features are undermining community safety and cohesion. Some report being afraid to go to the shops at night, and the presence of gangs and drug use is cited as a persistent problem that damages the area's reputation and residents' quality of life. Linked to this is a call for better maintenance and enforcement from the council, particularly regarding overgrown gardens and litter, to improve the overall environment and deter neglect.

Figure 51: Graffiti is a problem in some public spaces



Environmental design and infrastructure further exacerbate these fears. A common complaint was the inadequate lighting, especially in the park, Tolka valley, and around darker pathways, which makes these areas feel unsafe at night. The poor condition of paths, presenting a trip hazard, and the presence of numerous boarded-up houses contribute to a sense of neglect and decline that undermines security. The volume and speed of traffic, particularly during peak hours on key routes, is also frequently mentioned as a major safety hazard for pedestrians and children.

The collective suggestions from residents point towards a need for a multi-disciplinary approach to improve safety. There were repeated and emphatic calls for greater visibility of community Gardaí in order to tackle drug-related crime and anti-social behaviour directly. Improving the physical environment through better lighting, the removal of overgrown shrubbery that provides cover for illegal activity as well as the rapid renovation of vacant properties.

Figure 52: Many community amenities are surrounded by fences



The following wordcloud (Figure 53) shows what challenges the community faces in respect of safety.

Figure 53: Challenging aspects of feeling safe



Furthermore, residents believe that diversionary activities and safe spaces for young people are essential to address the root causes of some anti-social behaviour. The need for more CCTV coverage in problem areas was also suggested as a practical measure to deter crime and increase feelings of security. In essence, residents feel that achieving safety requires a combined strategy of enforcement, environmental improvement, and youth engagement to address both the symptoms and causes of insecurity in the area.

## 2.3 Other perceptions of place

The circulation of the place standard survey, in Corduff, was accompanied by interviews or conversations that took place during walks of the locality. These engagements allowed participants to identify assets that could be harnessed in place-making. They also provided people with opportunities to gaps, deficits and challenges within local infrastructure and services. Arising from the walking interviews in Corduff, a clear narrative emerges of a community with strong internal assets but significant external challenges emerged, particularly regarding infrastructure, safety, and facilities for young people.

Participants consistently highlighted the following major community strengths that ought to be further harnessed:

- Corduff FC: Universally praised as the community's "heart", providing pride, belonging, and safety for over 500 local children;
- Community spirit: Described as "amazing", with neighbours who are "like family" and a culture of pulling together in a crisis;
- Volunteerism: The work of groups like Clean Up Corduff was frequently commended for visibly improving the local environment; and
- Natural Assets: Green spaces like Corduff Park, Tolka Valley, and the TU Dublin community gardens were valued but considered underutilised.

However, the walks revealed stark gaps and deficits. The most pressing issues identified were:

### 1. Infrastructure & Maintenance

- Vacant Properties: Numerous boarded-up houses were a major eyesore, with residents frustrated by slow turnaround times for re-letting.
- Poor Paths & Roads: Uneven, cracked pavements and potholed roads were hazardous for wheelchair users and parents with buggies.
- Inadequate Lighting: The Park, Valley, and many pathways were described as unsafe after dark due to poor lighting.

### 2. Safety & Anti-Social Behaviour (ASB):

- Drug-Related Activity: Open drug dealing and use was the single biggest concern, creating a palpable sense of fear and intimidation. One resident summarised, "up until recently Corduff has been run through drugs and violence intimidation and neglect."
- Traffic & Speeding: Heavy traffic and speeding cars, particularly during peak hours, were flagged as major dangers for pedestrians.

### 3. A Critical Lack of Facilities for Youth:

This was a dominant theme. Teenagers were repeatedly observed congregating at the medical centre because, as one parent explained, "these are good kids and there is nowhere for them to go that doesn't cost money." The overwhelming recommendation was for the establishment of dedicated, free youth facility to provide a safe alternative.

#### 4. Accessibility & Connectivity:

Physical access is perceived to be a significant barrier. Many shop entrances lack ramps, and kissing gates in parks prevent wheelchair access. Public transport connectivity to newer adjacent areas like Tyrrelstown is perceived as poor, and key local services like the National Aquatic Centre were seen as unaffordable for many families.

In conclusion, the walking interviews revealed a community rich in social capital and pride, but one that feels neglected by officialdom and undermined by poor infrastructure, crime, and a lack of investment in basic amenities. This feedback is consistent with the findings that emerged from the Place Standard survey.

### 3. Conclusion: Implications for Place-Making in Corduff

This report provides a resource that stakeholders can use to shape Corduff's future development. It can be used in conjunction with the socio-economic and demographic profile of the locality that is presented in a parallel document (i.e., Report 1).

#### Implications for place-making in Corduff: a way forward

The evidence presented in this report indicates that place-making in Corduff ought to involve the following:

- Building on the locality's strengths and addressing challenges;
- Harnessing strategic opportunities; and
- Working collaboratively.

#### Building on the locality's strengths

The most powerful asset in Corduff is its people. There is a need to harness the local community spirit, neighbourliness, volunteer energy, and pride in local organisations. This existing social capital is the essential fuel for any successful place-making initiative, and stakeholders need to harness the existing goodwill and the openness to community development.

Survey respondents awarded 'facilities and services' the highest mean score (Figure 10), with particular praise for Corduff Football Club, the Sports Centre, and volunteer groups like Clean-Up Corduff. The strong community spirit, neighbourliness, volunteer energy, and pride in local organisations that emerged throughout the consultation represent essential social capital for any successful place-making initiative. Corduff FC was repeatedly described as "the heart of the community" and a source of "pride and safety" for hundreds of children and adults. This indicates an appetite for investing in, and working with sporting organisations to further promote place-making in Corduff.

The work of Clean Up Corduff and other volunteer initiatives was acknowledged as visibly improving the local environment. This existing culture of volunteerism provides a foundation for community-led environmental enhancement projects aligned with national biodiversity and climate objectives.

Despite maintenance and accessibility concerns, respondents valued Corduff Park, Tolka Valley, and the TU Dublin community gardens as important local assets. These spaces represent opportunities for ecological restoration, sustainable drainage implementation, and climate resilience measures consistent with the Fingal County Council's environmental objectives

Survey respondents recognised Corduff's proximity to employment centres, educational institutions, and major amenities as offering strategic advantages that could be leveraged for inclusive economic development.

#### Addressing Challenges

The Place Standard findings identified 'feeling safe' as receiving the lowest mean score with drug-related activity, anti-social behaviour, and inadequate lighting cited as primary concerns. Inter-agency

collaboration can address these concerns through combined enforcement and environmental design approaches, youth diversion and family supports.

The critical shortage of facilities for young people emerged as a concern, with teenagers having "nowhere to go" that doesn't cost money. The findings point to the need for dedicated youth spaces and diversify recreational offerings beyond organised sports, working with young people themselves to shape what these facilities should offer.

Significant infrastructure deficits were identified affecting 'moving around', 'natural spaces', and 'streets and spaces'. These can be addressed, in large part, through a comprehensive programme addressing footpath repairs, safe pedestrian crossings at identified danger points, modification of park access for full wheelchair accessibility, and enhanced lighting whilst being mindful of biodiversity considerations. Implementation of the Active Travel Strategy should prioritise local connectivity improvements.

### Harnessing strategic opportunities

There are opportunities through the provisions presented in statutory plans, including those of Fingal County Council – subject to the provision of the requisite funding. The Council's strategies on housing, active travel, climate action, and community development and the Council's role as an enabler of development offer opportunities.

The processes and outputs that have been generated in 2025, involving the local community, the County Council and other agencies indicate that there is a desire to address the needs that have been articulated e.g., to ensure that investments in footpaths, lighting, park upgrades, and public transport reliability are prioritised in Corduff. The Place Standard findings indicate particular needs in respect of the following:

- Enhance safety: Through a combination of increased Garda visibility, improved lighting, and the rapid refurbishment of vacant properties;
- Create youth & social spaces: Championing the development of a dedicated, accessible youth facility and affordable, diverse recreational options for all ages;
- Enhancing the local built and natural environment through addressing dereliction and abandonment, improving access to green spaces and enhancing the area's biodiversity;
- Improve connectivity & access: Repairing paths, installing safe crossings, ensuring full wheelchair accessibility, and working with transport providers to make bus services more reliable; and
- Enhance communication: Developing clear, inclusive channels like a community newsletter or noticeboards to ensure everyone knows what's happening and how to get involved.

Fingal County Council has demonstrated that it is listening to, and engaging with, local residents. Through the Place Standard and associated supports for community development, the Council is enabling community-led action, fostering active citizenship and promoting collaborative place-making.

Fingal County Council's enabling of place-making are based on partnership with the local community and with other agencies. The following are among the agencies that are most relevant to address in the needs and priorities that have emerged through the Place Standard consultations: An Garda Síochána; National Transport Authority; Dublin and Dún Laoghaire Education and Training Board; Health Service Executive; local employers and neighbouring authorities.

### Building on the 2025 Community Engagement and Place Standard

The stakeholder suggestions and recommendations that are presented in this report are evidence based – drawing on the Place Standard findings. Further community engagement and more extensive consultations, including with hard-to-reach groups, are required in order to shape, and give effect to, an agreed work programme. While the consultations to date have been valuable and insightful, the sample size is small in the context of Corduff's population. Undertaking further consultations and establishing stakeholder fora – for dialogue and collaborative planning – will strengthen the evidence base underpinning place-making. Further consultation and ongoing community development are essential to:

- Validate these findings with a broader cross-section of residents;
- Engage specifically with harder-to-reach groups, including newer residents, ethnic minorities, young people, and older residents;
- Develop detailed proposals for the priority actions identified; and
- Build consensus on implementation approaches and timelines.

The ongoing development of structured stakeholder fora for dialogue and collaborative planning would provide mechanisms for:

- Ongoing community input into decision-making;
- Coordination between Fingal County Council departments and external agencies;
- Monitoring of progress against agreed priorities; and
- Adaptive responses as needs evolve.

These mechanisms should build on existing structures, including the local task force, whilst ensuring broad representation and inclusive participation consistent with place-making principles

Stakeholders will also benefit from drawing on the evidence presented in the demographic and socio-economic profile (Report 1) – ensuring they are further informed and better equipped to promote place-making.

The future of Corduff will be shaped by how everybody works together. True place-making requires a steadfast partnership between residents, community groups, local councillors, Fingal County Council, service providers, local businesses, and neighbouring communities. This report provides an important and significant amount of the evidence and the impetus for a collective effort to develop a proud and resilient Corduff. By channelling shared commitment and working in partnership, the community and Fingal County Council can take concrete steps in place-making-to enhance the area, making it a safer, more vibrant, and more inclusive place for everyone who lives here. Let's use this report as part of our springboard for action.

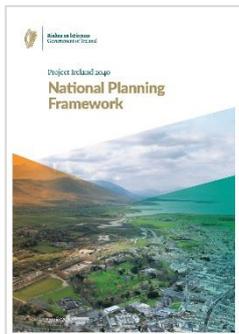
## Annex 1: Key Strategies and Plans that influence Place-making in Corduff

Corduff's future development will be shaped and influenced by several statutory and agencies' policies, plans and practices operating at national, regional, and local levels. This section identifies the most significant of these strategic frameworks.

### Spatial Planning Frameworks and Plans

Planning in Ireland is governed by a legislative framework, with the most significant piece of legislation being the Planning and Development Acts of 2002 and 2024. The 2000 Act consolidated all planning legislation from 1963 to 1999 and codified much of what had grown up in custom and practice during that time, clarifying and simplifying the overall process into one self-contained piece of legislation. It provides the framework for Ireland's planning system, with county and city development plans setting out a strategy for the proper planning and sustainable development of their respective areas. These plans include written statements and maps detailing development objectives, must be reviewed and made every six years, and must align with national plans and policies. The Act also outlines the processes for public participation, co-ordination with neighbouring authorities, and the roles of both local authorities and the Minister in creating and implementing these plans. The recently enacted (2024) legislation provides for mandatory decision-making timelines, reorganisation of An Bord Pleanála, alignment of plan-making tiers, and changes to the judicial review process.

### The National Planning Framework (NPF) 2018-2040



The National Planning Framework represents Ireland's overarching spatial strategy for the next two decades, providing the foundation for all subsequent regional and local planning decisions.

For Corduff, the NPF's influence is particularly significant given its location within the Greater Dublin Area, which is designated as a key growth region under the framework.

The NPF promotes compact urban development and the efficient use of existing infrastructure, principles that directly impact Corduff's development trajectory.

As part of the Eastern and Midland Regional Assembly area, Corduff benefits from the framework's emphasis on strengthening regional cities and towns whilst managing sustainable growth around Dublin. The NPF's National Policy Objectives (NPOs) that are particularly relevant to Corduff include:

- NPO 3: Delivering at least 40% of all new homes nationally within and close to existing built-up areas on infill and brownfield sites;
- NPO 13: Supporting a transition towards sustainable mobility and transport in urban areas through improved public transport and active travel infrastructure;
- NPO 33: Prioritising the provision of new homes at locations that can support sustainable development and at an appropriate scale relative to location.



Healthy place-making is one of three core principles in the RSES. Its objective is to create vibrant urban centres with a diverse mix of retail, residential and commercial functions and high-quality public spaces that are accessible across all societal needs, ages and abilities. This concept of place-making is also underpinned by the integration of good planning and urban design principles, as set out in Departmental Guidelines 'Sustainable Residential Development in Urban Areas' and the 'Design Manual for Urban Roads and Streets (DMURS)'.



### The Fingal County Development Plan 2023–2029

The *Fingal County Development Plan (CDP) 2023–2029* serves as the primary statutory framework guiding the county and indeed Corduff's development. As a legally binding document formulated and approved by Fingal County Council, the CDP provides detailed land use zoning, development standards, and strategic objectives that directly govern planning decisions within Corduff.

Corduff's location in south Fingal positions it within one of the county's most dynamic growth areas. The settlement is primarily zoned for residential development, with provisions to support housing density increases and a diverse mix of housing types to accommodate population growth and enhance housing supply. The zoning framework also incorporates designated areas for local services, community facilities, and employment opportunities designed to create a more balanced and sustainable community.

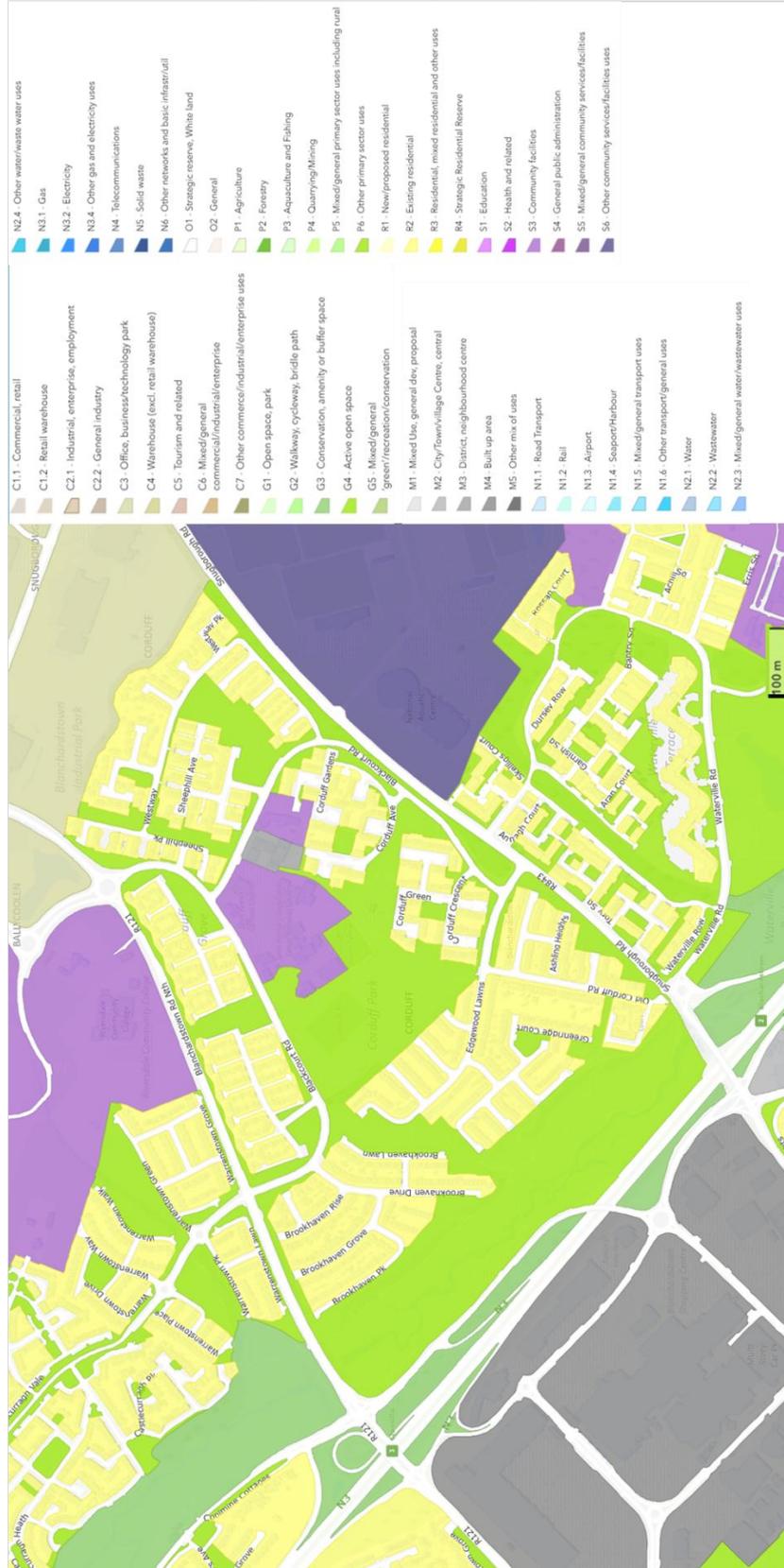
#### Eastern and Midland

The land use zoning objectives for Corduff (as part of the Blanchardstown South planning area typically include:

- Residential (RS): Supporting a range of housing types from apartments to family homes;
- Local Centre (LC): Providing for neighbourhood-scale retail, services, and community facilities;
- Community Infrastructure (CI): Accommodating schools, healthcare facilities, and recreational amenities;
- Open Space (OS): Protecting existing green spaces and providing new recreational areas; and
- High Technology (HT): Supporting knowledge-based employment opportunities where appropriate.

The strategic policies particularly relevant to Corduff include climate action, biodiversity enhancement, sustainable water management, and the promotion of active travel through cycling and pedestrian infrastructure. These align with both national climate targets and local environmental priorities. The following map presents the land zonings that pertain in Corduff and adjoining areas for the lifetime of the current Fingal County Development Plan.

Land Use Zones, as designated by the Fingal County Development Plan, 2023-2029



## Sectoral Policies and Strategies

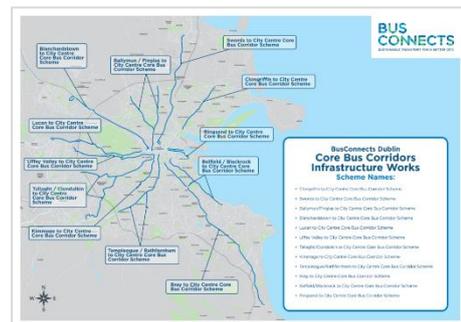
This section details the policies for specific areas like transport, housing, and the environment. These 'sectoral' strategies provide the focused guidance that will ultimately shape how places are built and function. They will also ensure that development in Corduff is supported by essential services related infrastructure, creates sustainable homes, and protects our natural environment.

### Transportation Strategies

Transportation planning has the potential to significantly influence Corduff's development and to improve the quality of life for local residents. Several key transport strategies and policies directly relate to Corduff and surrounding areas:

**BusConnects Dublin** represents a transformative public transport initiative that seeks to enhance bus connectivity. The programme includes:

- Core Bus Corridor improvements providing faster, more reliable bus services – Corduff is located on the Blanchardstown to City Centre corridor;
- Upgraded bus stops and stations with better accessibility features;
- Integration with cycling infrastructure through segregated cycle lanes; and
- Enhanced frequency and capacity on routes serving the Blanchardstown corridor.



**Fingal County Council's Active Travel Strategy** promotes walking and cycling as primary modes of transport for shorter journeys. It aims to create a comprehensive network of connected paths and routes across our towns and villages, making it easier to choose to leave the car at home for everyday trips to school, work, or the shops. This initiative promises healthier communities, less traffic congestion, and a cleaner local environment for all residents in Fingal.

For Corduff, this includes:

- Better connectivity from estates in Corduff to the wider network, linking it to neighbouring areas like Blanchardstown and beyond
- Development of the Royal Canal Greenway extending cycling infrastructure;
- School Streets initiatives reducing traffic around educational facilities;
- Permeability improvements connecting residential areas with local services; and
- Safe Routes to School programmes encouraging sustainable travel choices.

**The National Transport Authority (NTA) Transport Strategy** for the Greater Dublin Area provides the overarching framework coordinating these various initiatives.

## Housing Strategies

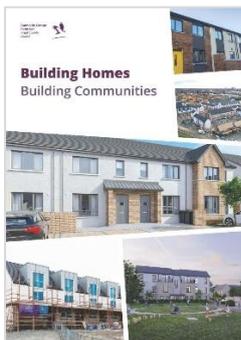
Housing provision in Corduff operates within multiple strategic frameworks designed to ensure adequate supply, affordability, and sustainable communities:

The **Rebuilding Ireland Action Plan** establishes national housing targets and delivery mechanisms, with Fingal County Council required to facilitate significant housing supply increases in growth areas like Corduff.

The Government of Ireland's **Housing for All Strategy** introduces new approaches to affordable housing, cost rental accommodation, and social housing provision that will directly impact development in Corduff through:

- Affordable Purchase and Cost Rental schemes;
- Enhanced social housing delivery targets;
- Support for approved housing bodies and cooperative housing models;
- Vacant property activation programmes.

A Revised version of this Plan is due to be launched in the fourth quarter of 2025



**Fingal County Council's Housing Strategy** translates national objectives into local delivery mechanisms. It focuses on delivering high-quality housing that integrates with communities, ensuring proper amenities, parks, and infrastructure are in place first. The plan sets high standards for design, energy efficiency, and accessibility for all. A key goal is to regenerate older housing stock while preventing vacancy and dereliction. This requires new development to be sensitively designed in order to fit into existing locations supported by the necessary services like schools, transport, and green spaces to foster healthy and sustainable communities.

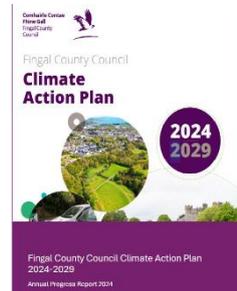
The plan specifically supports the regeneration and refurbishment of existing estates to improve living standards, promote energy efficiency, and address vacancy. It also encourages infill development on underutilised sites within these estates, provided it does not compromise open space, amenity, or the area's character.

## Environmental and Climate Strategy

Environmental considerations fundamentally shape permissible development patterns and design standards in Corduff, and these include the following plans and strategies.

**Climate Action Plan 2025** lays out a roadmap of actions which will ultimately the national climate objective of pursuing and achieving, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy, is met by the end of the year 2050. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022. This plan also includes legally binding emissions reduction targets requiring all development to contribute to national decarbonisation objectives through:

- Building energy efficiency standards exceeding minimum Building Regulations requirements;
- Renewable energy integration in residential and commercial developments;
- Sustainable urban drainage systems (SUDS) implementation; and
- Electric vehicle charging infrastructure provision.



**The All-Ireland Pollinator Plan** influences development design through requirements for biodiversity-supporting landscaping and the protection of pollinator corridors.

Fingal County Council is supporting the plan's implementation at local level, alongside the Greener Communities Initiative.

**Water Framework Directive** implementation ensures that new developments contribute positively to water quality objectives through appropriate wastewater treatment and surface water management.

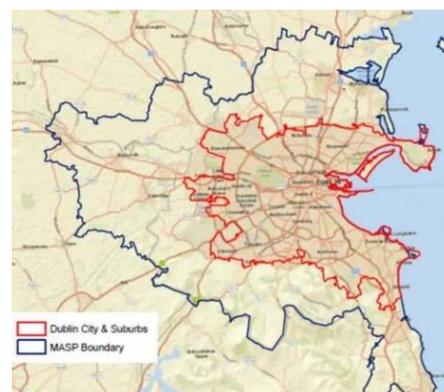
## Integrated and Cross-Sectoral Plans

This section outlines the key plans that work across different policy areas to ensure coordinated development. These integrated strategies ensure that housing, transport, economic growth, and community facilities are planned together, coordinated and complementary in order to ensure that Corduff develops in a holistic and sustainable way.

### The Metropolitan Area Strategic Plan (MASP)

As part of the wider Dublin metropolitan area, Corduff's growth is influenced by the Metropolitan Area Strategic Plan (MASP). This is a regional plan that coordinates development across several local council boundaries. It ensures that areas like Corduff benefit from shared infrastructure and services, such as transport and green spaces, while managing growth in a coherent way that avoids urban sprawl.

Key MASP provisions affecting Corduff include:



- Coordinated Infrastructure Investment: Ensuring transport, utilities, and social infrastructure provision aligns with population growth projections;
- Employment Balance: Supporting job creation in outer metropolitan areas to reduce commuting pressures;
- Green Infrastructure Networks: Maintaining ecological connectivity across local authority boundaries;
- Metropolitan Governance: Facilitating collaborative planning approaches for cross-boundary issues.

The MASP's implementation ensures that Corduff benefits from planned infrastructure investments including enhanced public transport connectivity, improved cycling networks, and coordinated service provision across the wider metropolitan area.

### The Fingal Local Economic and Community Plan (LECP)



Formulated by Fingal Local Community Development Committee (LCDC), the Local Economic and Community Plan provides a comprehensive framework for economic development and community building strategies specifically tailored to Fingal's diverse settlements, including Corduff.

The LECP complements the County Development Plan by focusing on fostering inclusive economic growth, enhancing social well-being, and ensuring sustainable community development.

Economic Development Objectives: The LECP recognises the potential of Corduff and other communities to accommodate knowledge-based industries and support local entrepreneurship through:

- Enterprise Support: Facilitating start-up incubation and small business development;
- Skills Development: Coordinating training programmes with local employment opportunities;
- Digital Infrastructure: Ensuring high-speed broadband availability supports remote working and digital enterprises; and
- Local Procurement: Encouraging public sector and major employers to source goods and services locally.

Community Development Priorities: One of the LECP's fundamental objectives centres on enhancing social inclusion and fostering community cohesion. Corduff's sustainable population growth necessitates robust community infrastructure ensuring both established and new residents participate in a supportive and cohesive environment. Specific LECP goals relevant to Corduff include:

- Community Integration: Supporting community groups and initiatives that foster social integration amongst diverse populations;
- Service Accessibility: Promoting equitable access to community services including education, childcare, healthcare, and recreational facilities to meet diverse demographic needs;

- Social Inclusion: Addressing inequality by ensuring marginalised or vulnerable groups have meaningful opportunities for participation in local community life;
- Intergenerational Programming: Developing initiatives that connect different age groups and cultural communities; and
- Volunteering and Civic Participation: Creating pathways for residents to contribute to local decision-making and community development initiatives.

The LECP's implementation in Corduff will be critical in ensuring that rapid residential development is accompanied by corresponding investment in community infrastructure, social services, and economic opportunities that create a truly sustainable and inclusive neighbourhood.



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