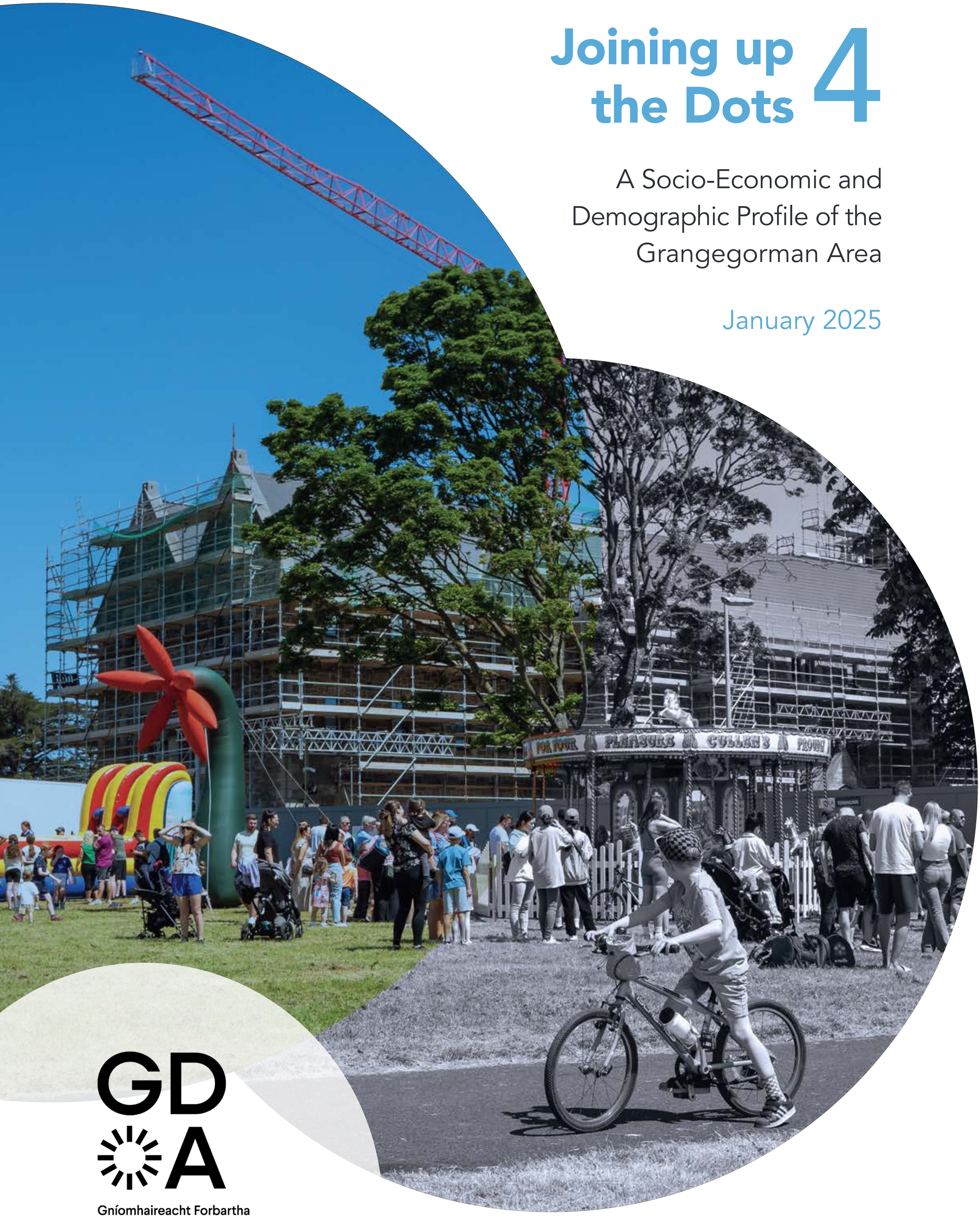
Joining up the Dots 4

A Socio-Economic and Demographic Profile of the Grangegorman Area

January 2025



GDA

Gníomhaireacht Forbartha Ghráinseach Ghormáin
Grangegorman Development Agency

GDA

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Grangegorman
Development Agency

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On behalf of Grangegorman Development Agency

GDA

Headline Indicators

People

- Concentrated population growth is evident in the Grangegorman Study Area, with an additional 3,175 people (+11.6%) since 2016, a higher rate than Dublin City and the Greater Dublin Area as a whole.
- Population growth was most pronounced in the Arran Quay B Electoral Division (+32.7%) where the Grangegorman site is located, followed by Inns Quay B (+23.8%).
- Half of the population in the Study Area are aged between 20 and 39 years.
- There was a decrease in 0-4 year olds in the Study Area (-14%) and 25-29 year olds (-15%). There was a nearly doubling of the number of 15-19 year olds (+90%) since 2016.

Health, and Wellbeing

- There is a significant increase in the number of people with a disability, increasing from 14% of the Study Area population in 2016 to 19% in 2022.
- There is a mixed picture on self-reported health status of the population, as recorded in the Census.

Education

- There is a higher level of educational attainment overall in the Study Area.
- There are fewer young early school leavers, that is, fewer young people leaving school before completing the senior cycle.

Economic Activity

- Of the population aged over 15 years 62% are At Work, 15% are Students, 3% are Looking after home/family.
- 8% are Retired, 4% are Unable to work due to a permanent sickness or disability, 3% are Long term unemployed, 3% are Short term unemployed and 1% are Looking for first regular job.

Housing and Households

- The largest group of households is made up of single people, accounting for 31%. The second largest group (22%) consists of people sharing apartments or houses. Married or cohabiting couples make up 20% of households and households with children represent 19%.
- The number of households increased at a lower rate than population growth, resulting in an increase in the average household size.
- More people are now living in apartments (57% of all households), while fewer are living in bedsits and houses/bungalows.
- More than half of the homes are rented from private landlords (51%), and the percentage of owner-occupied households has remained the same (25%), since the last Census.

Deprivation Index

- The Grangegorman Study Area is “marginally above” the average in terms of deprivation but certain pockets of relative affluence and deprivation are evident within the Study Area.
- Two Small Areas are “Extremely Disadvantaged”, but a number of Small Areas switched to “Affluent”. There are only two “Very Affluent” areas within the Study Area.

Planning

- Permission was granted for 1,257 residential units, 1,193 student accommodation beds, and 17,872 square meters of commercial development since 2020. The Land Development Agency is also looking into developing two sites on state-owned land in the Study Area for housing.

Glossary

CSO	Central Statistics Office
DCC	Dublin City Council
DCDP	Dublin City Development Plan
ED	Electoral Division
GAA	Gaelic Athletic Association
GDA	Grangegorman Development Agency
GP	General Practitioner
Grangegorman ABC	Grangegorman Area-based Childhood Programme
HEA	Higher Education Authority
HSE	Health Service Executive
IPAS	International Protection Accommodation Service
LDA	Land Development Agency
Luas	Dublin tram system
NACE	Classification of economic activities
NEIC	North East Inner City (Dublin)
NFQ	National Framework of Qualifications
NWIC	North West Inner City (Dublin)
PBSA	Purpose-build student accommodation
Pobal HP Deprivation Index	Pobal Haase Pratschke Deprivation Index
SA	Small Area
SDZ	Strategic Development Zone
TU Dublin	Technological University Dublin
Tusla	National Child and Family Agency

Acknowledgments

The Grangegorman Development Agency would like to thank the following agencies who gave support, data inputs and their time in the preparation of this report.

These include:

- Tusla – Children & Young People's Services Committees (CYPSC) Dublin City North
- Pobal
- Dublin City Council – Planning Department
- Staff from TU Dublin

Their expertise and dedication are instrumental in ensuring that the data is up to date and that the findings provide a strong evidence base for the continued work of the GDA. We appreciate their collaboration and commitment to ensure that local communities have access to information about the Grangegorman Development.

Disclaimer

This report contains information from a variety of sources, including CSO Census data, Pobal (Maps), and GeoDirectory. We cannot warrant that the information will be error free, although every effort has been made to ensure that it is correct at the time of publishing.

Chief Executive Officer's Introduction

Welcome to the fourth edition of our Joining up the Dots socio-economic and demographic report series on the Grangegorman area in Dublin's North West Inner City. Joining up the Dots 4 is the latest chapter in the story of this ever-changing and evolving part of Dublin and the people who live, learn, work and play here.

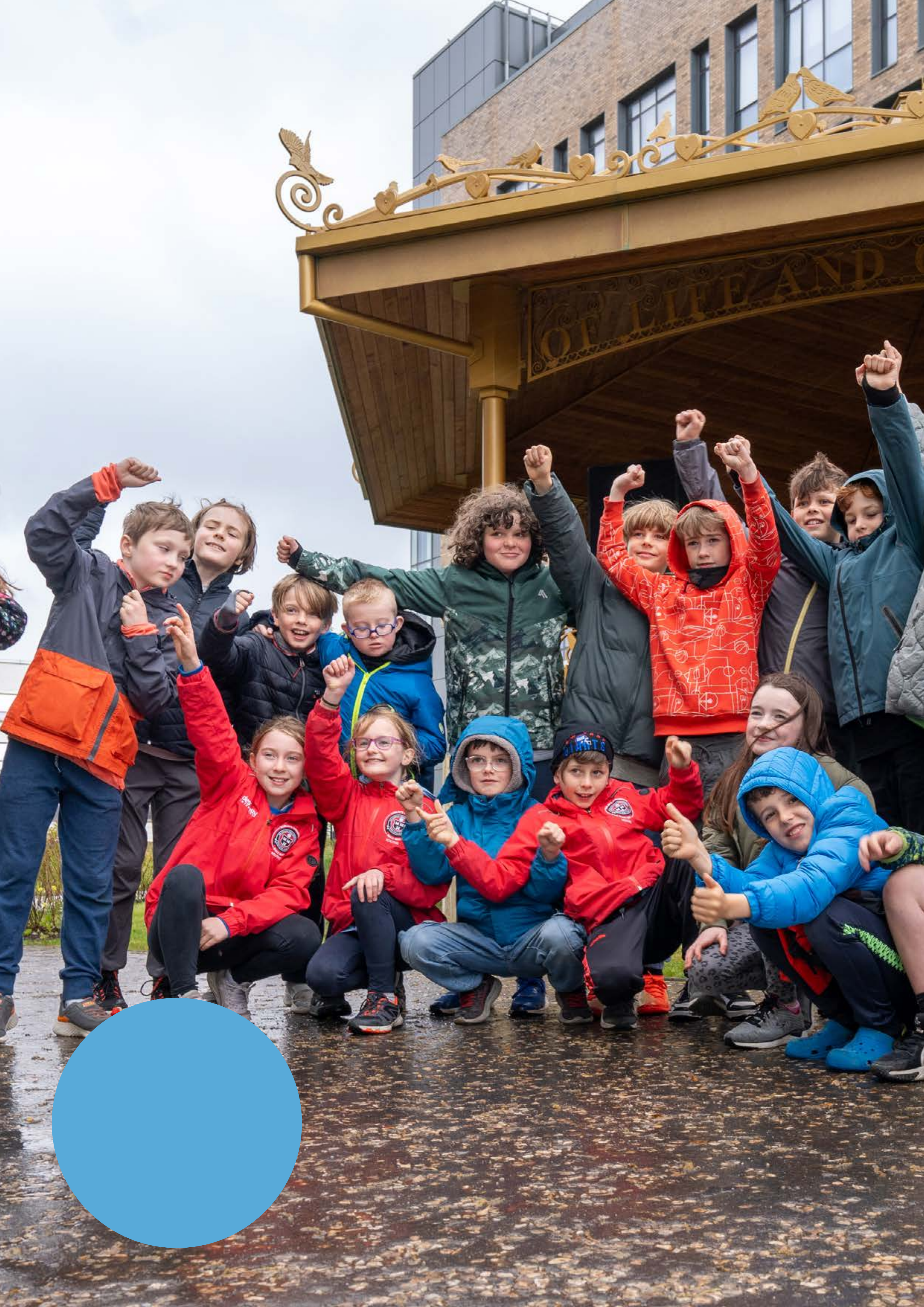
The Grangegorman Development Agency (GDA) is a State Agency established in 2005 to create a new city quarter on the site of the former St. Brendan's Hospital in one of Dublin's oldest neighbourhoods. Together with our key stakeholders (which include the HSE, TU Dublin, the Department of Further & Higher Education, the Department of Education, Dublin City Council and local communities), we are working to create a vibrant new city quarter that provides high quality health, education, cultural, recreational and public services with spaces for local communities and the wider city.

From the very beginning, the Grangegorman Project has had at its heart a strong and tangible commitment to the creation of social and economic benefits for the vibrant and resilient communities surrounding the Grangegorman site. Our commitment is underpinned and informed by deeply held values around collaboration and partnership, equality and human rights, participation and inclusion, integrity, delivery and sustainability.

We are currently in the initial phase of developing our new Community Strategy for the next phase of the development and beyond. This new strategy will aim to widen and deepen our relationships and partnerships with surrounding communities, to strengthen a sense of collective ownership of the new Grangegorman Urban Quarter, and to further embed community benefit considerations within our project engagement and delivery. A new associated Community Forum of representatives from community/voluntary, public/statutory and business/enterprise organisations working in the area will replace the former Grangegorman Labour & Learning Forum
(GLLF) and will ensure we remain focused on the delivery of meaningful benefits for local communities.

Joining up the Dots 4 will provide the GDA with a data baseline which will be enhanced by local community knowledge and insights of a range of agencies, organisations and services working in the area to inform our community benefit activity for the next chapter of the Grangegorman story. As with our previous Joining up the Dots reports, we are making this edition freely available to a wide range of community/voluntary, public/statutory and business/enterprise organisations and stakeholders in the surrounding communities and beyond to help inform and shape their own priorities, projects and services. We hope you find this an interesting and useful report.

Ger Casey
CEO
Grangegorman
Development Agency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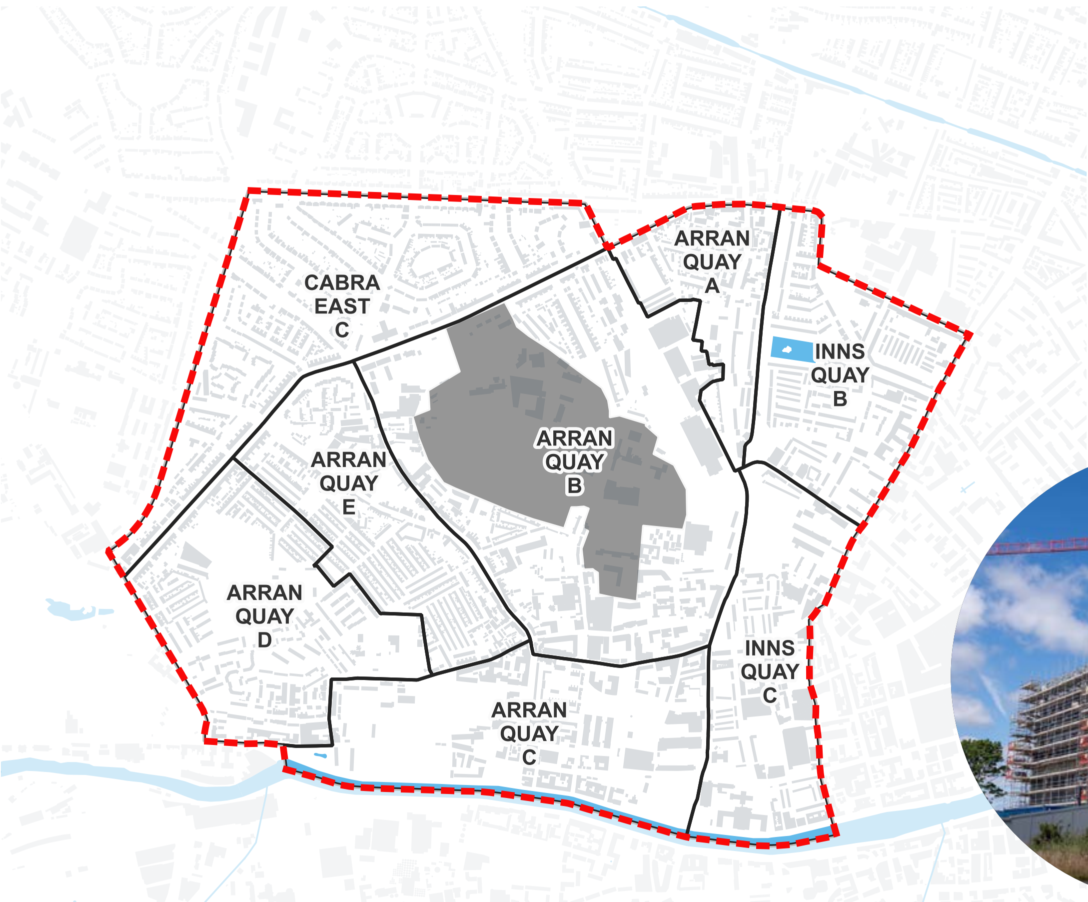
1. Introduction and Methodology

This is the Grangegorman Development Agency's (GDA) fourth report on the socio-economic and demographic profile of the Grangegorman area in Dublin's North West Inner City. This latest version continues the tradition of providing an in-depth analysis of the Grangegorman area, focusing on the evolving demographic, educational, and employment changes. "Joining up the Dots 4" builds upon the insights from previous editions, offering updated data and new perspectives to better understand the community's needs and opportunities. This report is intended to be an invaluable resource for community leaders, policymakers, and interested parties in the local community, guiding strategic planning and development efforts to ensure that the benefits of the Grangegorman project are maximised for the whole community.

The GDA is a State Agency established in 2005 to create a new city quarter on the site of the former St. Brendan's Hospital in one of Dublin's oldest neighbourhoods. Together with our key stakeholders (which include the HSE, TU Dublin, the Department of Further & Higher Education, the Department of Education, Dublin City Council and local communities), we are working to create a vibrant new city quarter that provides high quality health, education, cultural, recreational and public services and spaces for local communities and the wider city.

The GDA remains committed to fostering a vibrant, inclusive, and sustainable urban quarter in Dublin's North West Inner City. Through this report, the agency aims to support informed decision-making and collaborative efforts that will drive positive change and seek to enhance the quality of life for all in the Grangegorman area.

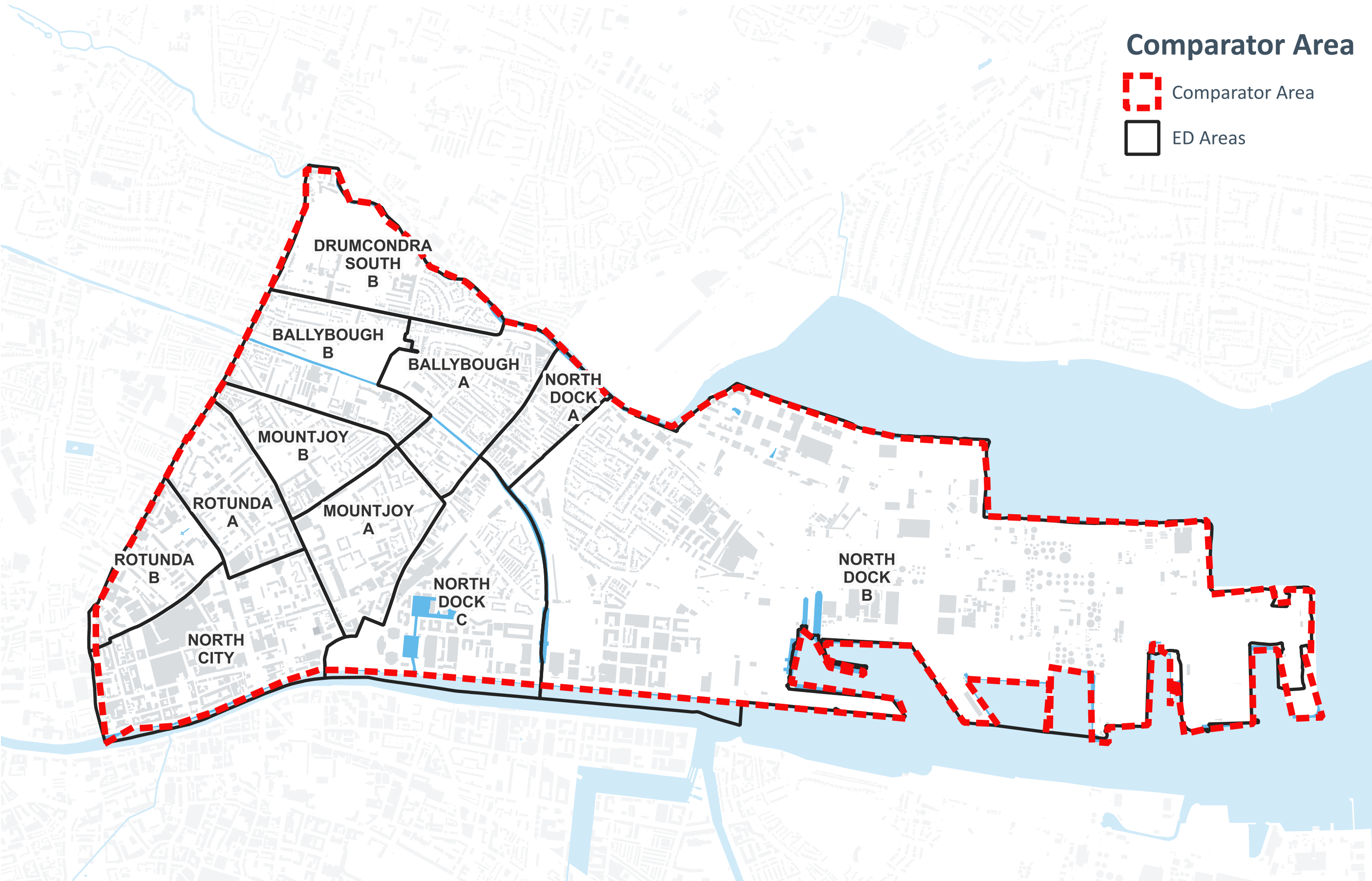
Figure 1a: Study Area showing Electoral Division boundaries



Grangegorman Study Area and Comparator Area

The Study Area is closely aligned with the North West Inner City (NWIC) delineation of Dublin City, which includes seven of the eight EDs of the Study Area (with the exception of Cabra East C). For the purpose of the study, the North East Inner City (NEIC) area of Dublin is analysed alongside the NWIC, shown in Figure 1b. The NEIC comprises 11 EDs located to the north of the River Liffey, east of Dorset Street Upper, and to the west of Dublin Port. Located adjacent to the NWIC (and the Grangegorman campus) and sharing multiple local characteristics, the NEIC provides a benchmark for comparison with the Study Area to contextualise data and analysis results.

Figure 1b: Comparator Area: North West Inner City (NWIC) showing Electoral Division boundaries



Data Analysis

A series of datasets were examined to establish key insights about the social, demographic, economic and employment characteristics of the Study Area.

Central Statistics Office Census Data
Census data released by the Central Statistics Office (CSO) for 2022 was used to analyse the socio-economic and demographic attributes of the Study Area as recorded by the Census. Where relevant, data from the 2016 Census was used to highlight changes in the Study Area in the intervening years.

Data on the following themes were analysed:

- Population
- Education
- Households
- Workplace and travel patterns
- Principal economic status and income
- Employment distribution

The CSO's data on Workplace Zones were reported in Joining up the Dots 3, but data was not available from CSO at time of collating the data for this report. As an alternative, use was made of GeoDirectory data.

Pobal Haase Pratschke (HP) Deprivation Index
The Pobal HP Deprivation Index uses several Census datasets to measure relative affluence or disadvantage within a particular geographical area. The Index provides a rating score and descriptive index on the standard of affluence or deprivation at the CSO's defined Small Area (SA) level, looking at key indicators such as the proportion of skilled professionals, education levels, employment levels, and single-parent households found within that area.

The Index is displayed using geographical maps, with colour shading of the map based on the level of deprivation, which ranges from Extremely Affluent to Extremely Disadvantaged according to the Pobal HP Deprivation Score of each SA. The Relative HP Deprivation Scores shows the position of any given SA relative to all other SAs in the country and is based on the 2022 Census data. The use of the relative index, therefore, shows how the performance of a SA relates to all other SAs at that point in time (i.e. in 2022).

It is worth noting that the Small Areas were revised between 2016 and 2022 following changes in population size and distribution to ensure they remain consistent with the principle of data protection and are relatively comparable in size, therefore it is not possible to compare these two sets of data.

GeoDirectory Data
The GeoDirectory database is a resource that combines An Post address data and Ordnance Survey Ireland data and resources to create an up-to-date database on current business location, updated every three months. The data is particularly useful as each business is classified according to the NACE industry classification. NACE is derived from the French term "Nomenclature statistique des Activités économiques dans la Communauté Européenne", and is the industry standard classification system used within the European Union. The GeoDirectory confirmed that many businesses are small or micro businesses, with only a select few businesses or organisations that have a concentration of workers.

Planning Applications and Permissions
In line with GDA's horizon scanning to anticipate future changes to the Study Area, a desk-based planning history search was undertaken. Data on planning permissions granted (by Dublin City Council or An Bord Pleanála) was gathered in the Study Area from 2020 to 2024[1]. Data on planning application commencements was sourced from the Department of Housing Local Government and Heritage National Planning Geospatial Data Hub[2]. Information on relevant public lands was sourced from the Land Development Agency (LDA) Public Lands Register[3].

This provides an update to the chapter on Planning Applications and Permissions and to ensure the analysis for this fourth iteration of Joining up the Dots is in line with the previous iterations, the same categories were used. It is noted that the patterns of future development change over time, and, for example, some sectors show concentrations of activity at a particular point in time – which changes as the need arises.

Spatial Level of Data Analysis
To ensure the analysis for this fourth iteration of Joining up the Dots is in line with the previous iterations, data for the Study Area is analysed at ED level (and SA where appropriate). To provide context and comparison, data for the Study Area was compared to Dublin City and the NEIC region to identify any divergences or similar trends identifiable. Visual representations are therefore provided at ED or SA level, depending on the content and appropriateness of the representation.

"Social infrastructure includes all community infrastructure, such as the physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity."

Social Infrastructure
A variety of data sources were used to capture the social infrastructure in the Study Area. This was guided by Dublin City Council's definition of social infrastructure in the Dublin City Development Plan (DCDP, 2022 to 2028) which is "Social infrastructure includes all community infrastructure, such as the physical infrastructure necessary for successful communities, i.e. community infrastructure such as schools, libraries, community centres, cultural spaces, health centres, facilities for the elderly and persons with disabilities, childcare facilities, parks, and other facilities and spaces for play and recreational activity". This broadens the information on social infrastructure collected for the previous iteration of Joining up the Dots 3, to include the community and social infrastructure identified by Dublin City Council.

It is more inclusive of the wide range of services that contribute to a population's quality of life with the potential positive spillover on economic activities.

For Community and Social Audits, the DCDP (2022 to 2028) defines community and social infrastructure as including: "Schools, Crèches, Community Centres, Places of Worship, Public Parks, Libraries or any publicly accessible state-owned building".

For the purpose and relevance of this study, social infrastructure includes the Dublin City definition, but also includes a wider set of data that was available, particularly relating to resources addressing some of the social problems that the area faces, which are related to the built environment and city living. This includes the Lifeline Services – such as Gardai, Fire Services and hospitals/medical facilities. However human well-being also is dependent upon access to green space, open space, playgrounds and sports grounds. Biodiversity and natural capital provide ecosystem services to people, including oxygen production from trees, temperature regulation and aesthetic value, and increasingly nature and green infrastructure within a city is being counted. These facilities were mapped and evaluated in the context of the area and what is provided to residents within the Study Area. Data was collected from a range of sources and triangulated to verify the current provision of these facilities and infrastructure.

2. Community Profile - People

This section examines the existing socio-economic profile of the Study Area including its population composition, age profile, ethnic diversity, disability, income, deprivation and cost of living. The analysis presents the most recent data from the CSO's 2022 Census, and reports on change from the previous 2016 Census. The data is reported by Electoral Division (ED) areas.

Population

In a Nutshell
Concentrated population growth is evident in the Grangegorman Study Area (+11.6%, an additional 3,175 people), a higher rate than Dublin City and the Greater Dublin Area as a whole (+6.9% and +8.2%).
During the same period (2016-2022), the comparator North East Inner City (NEIC) area saw an even higher population growth rate (+19.5%, an additional 8,945 people).
Population growth was most pronounced in Arran Quay B (+32.7%), where the Grangegorman site is located, and Inns Quay B (+23.8%) which is to the north east of the Grangegorman site.

The population of the Study Area was recorded as 30,507 people in Census 2022 (Table 1). This follows a recent period of high population growth across the EDs in the Study Area, with the population rising from 27,332 in 2016 (11.6% growth). This growth rate is higher than that of Dublin City during the same period, which had a total growth of 6.9% (population of 592,713 in 2022, up from 554,554 people in 2016). Looking at the wider geography encompassing the administrative areas of Dublin City Council, Fingal County Council, South Dublin County Council and Dun Laoghaire-Rathdown County Council, the population in 2022 totalled 1,458,154 people, after a growth of 8.2% from the 2016 Census, where it stood at 1,347,359. This indicates that the population in the Study Aera has increased more rapidly during the pre-censual period (2016-2022) when compared to the wider area.

The overall growth in population is reflected in the growth in all but one of the Study Area EDs. Arran Quay B (+32.7%), Inns Quay B (+23.8% and Inns Quay C (+12.0%) showed the highest percentage increases, with Arran Quay B also having the largest absolute population increase, with an additional 1,363 residents (+32.7%) by 2022. The Grangegorman development site is located within this ED. There was no / slightly declining growth in the population of Arran Quay A (-0.1%).

The NEIC population grew at a higher rate than the Study Area of 19.5% between the 2016 to 2022 Census counts (45,816 and 54,761 people).

Table 1: Study Area Population change (2016-2022)

Electoral Division	2016	2022	% Change (2016-2022)
Arran Quay A	1,785	1,784	-0.1%
Arran Quay B	4,166	5,529	32.7%
Arran Quay C	4,471	4,646	3.9%
Arran Quay D	3,109	3,308	6.4%
Arran Quay E	3,293	3,377	2.6%
Cabra East C	4,085	4,239	3.8%
Inns Quay B	3,666	4,537	23.8%
Inns Quay C	2,757	3,087	12.0%
Total	**27,332**	**30,507**	**11.6%**

Nationality and Ethnicity

In a Nutshell

Just over half (53%) of the population in the Study Area are Irish citizens, 36% are non-Irish citizens, while 11% did not state their citizenship in Census 2022.

The number of EU citizens in the Study Area remained constant, although the number of Polish citizens decreased from 842 to 520.

The proportion of UK citizens and citizens from outside the EU (the rest of the world) living in the Study Area increased in 2022 compared with 2016.

The Study Area is becoming more diverse, with those identifying as 'white' decreasing from 78% in 2016 to 60% of the 2022 population.

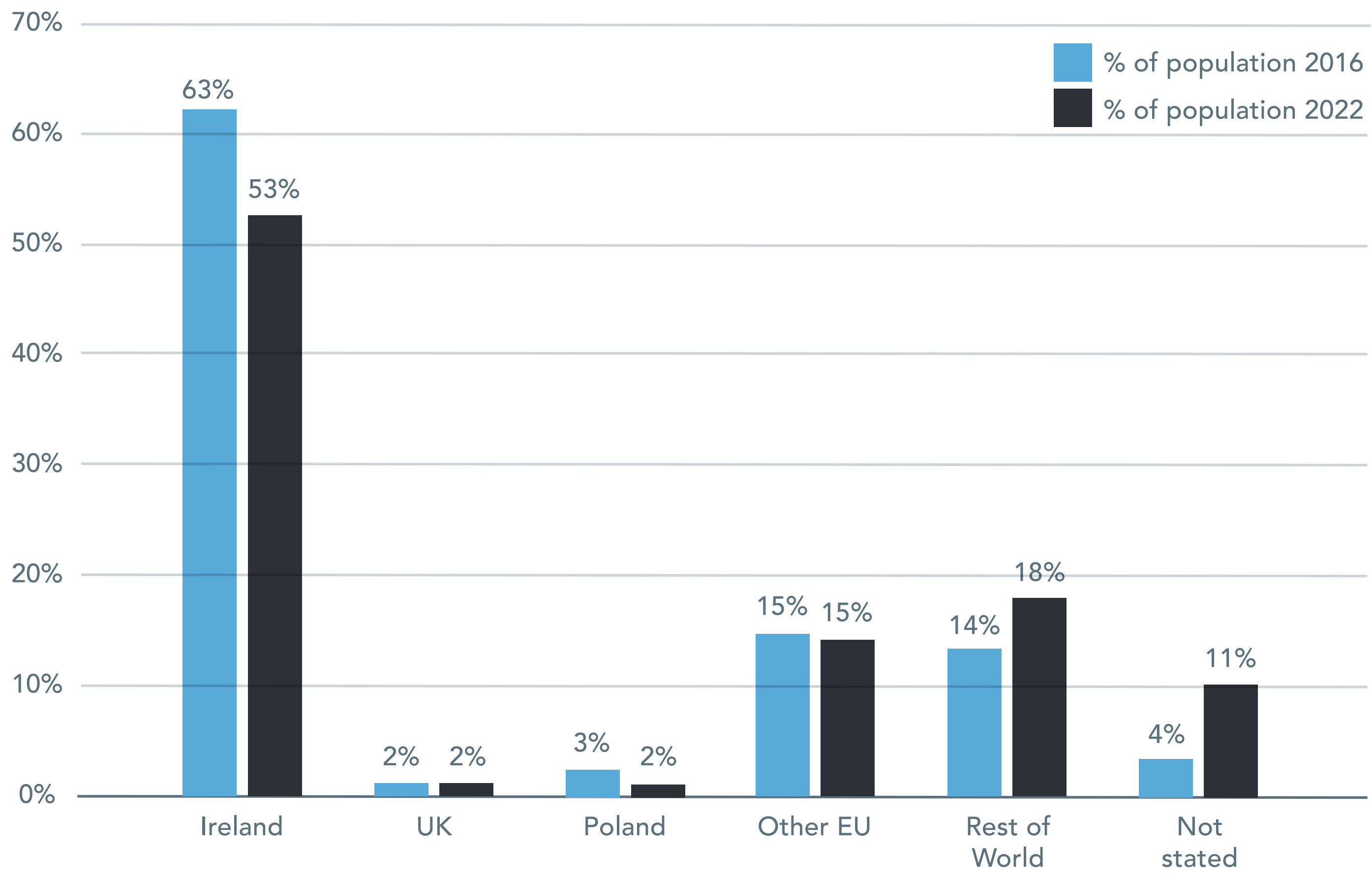
The largest grouping by nationality living in the Study Area are Irish nationals (53%), followed by 'Other Rest of the World' (18%) and 'Other EU Citizenships' (15%) (Table 2 and Figure 2).

The change in population within the Study Area saw a slight decrease in the proportion of the population that are 'Irish nationals' (-3%, or -488 people) followed by a substantial decrease in 'Polish nationals' (-38%, or -322 people) between 2016 and 2022 (Table 2). With a 52% increase, a greater range of 'Rest of World' nationalities were also identified in 2022 when compared to 2016, including a growing population of Indian citizens, representing 2% of the total population in the Study Area in 2022.

Table 2: Study Area Usually Resident Population by Citizenship

Citizenship	2016	2022	Change %	% of population 2022	% of population 2016
Ireland	16,283	15,795	-3%	53%	63%
UK	395	477	21%	2%	2%
Poland	842	520	-38%	2%	3%
Other EU	3,942	4,325	10%	15%	15%
Rest of World	3,590	5,459	52%	18%	14%
Not stated	943	3,181	237%	11%	4%

Figure 2: Study Area Usually Resident Population by Citizenship 2016 and 2022

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Regarding self-ascribed ethnicity or cultural background, the largest grouping is 'White Irish' (42% of the population in 2022), as shown in Table 3 and Figure 3. This proportion is declining, representing the majority of the population in 2016 (54%). The second largest grouping is 'Other White', making up 18% of the population, a reduction in 2016 figures (24%).

There was a decrease (-29%) in the proportion of 'White Irish Traveller' in the Study Area, albeit this is off a low base. Only 0.2% of the Study Area population are 'White Irish Travellers', compared to 0.6% of the total population of Ireland.

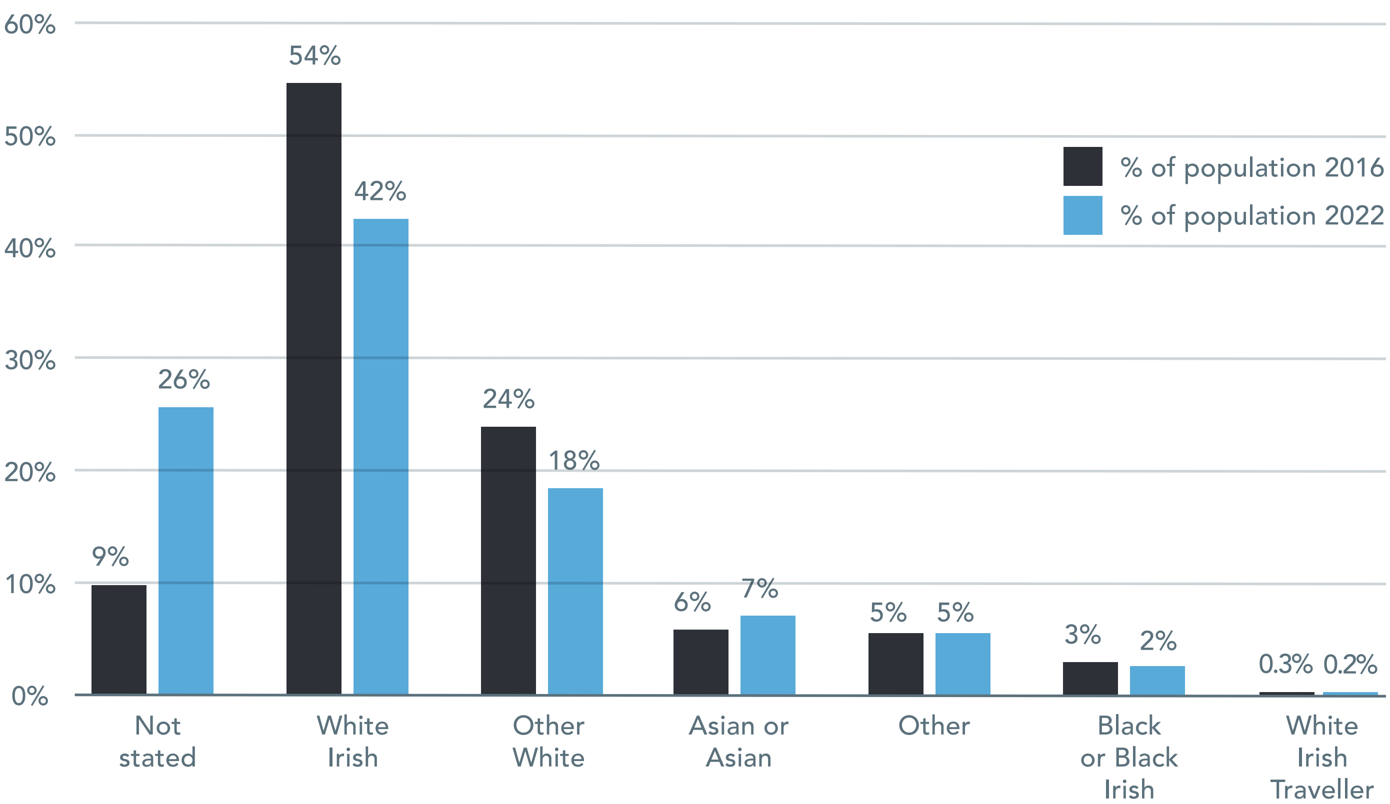
Over 60% of the population identify as either 'White Irish', 'White Irish Traveller' or 'Other White'. 26% of the population did not state their ethnicity/cultural background in 2022, an increase from 9% in 2016.

7% of the population identified as 'Asian' or 'Asian Irish', 2% as 'Black', or 'Black Irish' and 5% identified as 'Other'. In terms of differences in total people between the Census counts, the largest increase was in 'Asian' or 'Asian Irish' (+38%), Other (+15%) and 'Black' or 'Black Irish' (+7%). The notable 15% increase in 'Other' ethnic groups suggest a changing mix of ethnicities and cultural backgrounds to the area that are not yet captured by the Census.

Table 3: Study Area Usually Resident Population by Ethnicity

	2016	2022	Change %	% of population 2016	% of population 2022
White Irish	14,162	12,591	-11%	54%	42%
White Irish Traveller	66	47	-29%	0%	0.2%
Other White	6,176	5,356	-13%	24%	18%
Black or Black Irish	652	699	7%	3%	2%
Asian or Asian Irish	1,438	1,982	38%	6%	7%
Other	1,288	1,482	15%	5%	5%
Not stated	2,213	7,600	243%	9%	26%

Figure 3: Study Area Usually Resident Population by Ethnicity Group 2016 and 2022



Compared to the Study Area, the number of residents in the NEIC who are 'White Irish' nationals was 34% of the total in 2022, with 'Other White' making up 20% and 'White Irish Traveller' 0.2% of the ethnic composition in the NEIC. This amounts to 54% identifying as some classification of 'White'.

Looking at population by age cohort (Table 4) shows some interesting trends between 2016 and 2022. There was a significant increase in the 15-19 year age cohort, with this cohort nearly doubling in size (+90%, 841 people). Other population growth in age cohorts include 40-44 year olds (+32%) and both the 10-14 year olds and 60-64 year old cohorts (+30%).

Age Profile

In a Nutshell

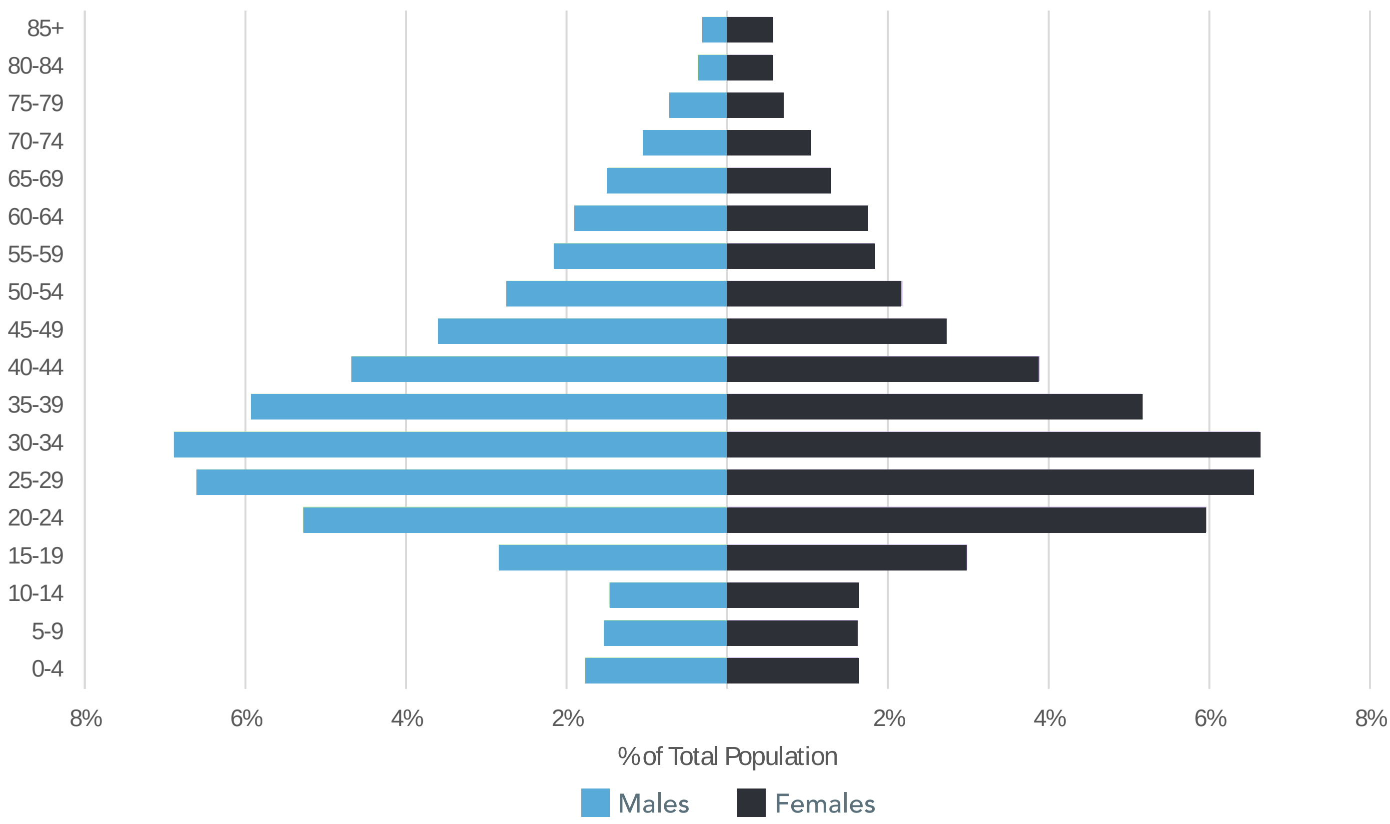
Half of the population in the Study Area are aged between 20 and 39 years.

Significant changes were found in certain age cohorts between 2016 and 2022, particularly an increase in the 15 to 19 year old cohort, the 40-44 year olds and 10-14 year olds and decreases in the proportion of 0 – 5 year olds and 25-29 year olds in the population.

Table 4: Population by Age Cohort in Study Area

Age Cohort	2016	2022	% change	Proportion in each cohort, 2022	
Age 0-4	1,207	1,038	-14%	3%	9% population aged up to 15 years
Age 5-9	871	964	11%	3%	
Age 10-14	728	947	30%	3%	
Age 15-19	939	1,780	90%	6%	83% of population is in "working age" category
Age 20-24	2,777	3,430	24%	11%	
Age 25-29	4,740	4,014	-15%	13%	
Age 30-34	4,041	4,122	2%	14%	
Age 35-39	3,016	3,383	12%	11%	
Age 40-44	1,972	2,612	32%	9%	
Age 45-49	1,553	1,926	24%	6%	
Age 50-54	1,261	1,503	19%	5%	
Age 55-59	1,196	1,218	2%	4%	
Age 60-64	855	1,114	30%	4%	
Age 65-69	678	846	25%	3%	8% of population aged over 65 years
Age 70-74	508	631	24%	2%	
Age 75-79	435	431	-1%	1%	
Age 80-84	305	283	-7%	1%	
Age >85	250	265	6%	1%	
Total	**27,332**	**30,507**	**12%**	**100%**	

Figure 4: Study Area Population by Gender and Age Group (2022)



Nearly half (49%) of the population is aged between 20 and 39 years, while 83% of the population is within the 'working age' category. This is a cohort that are early on within their working/careers and also likely to have young dependents, if they have family. With nearly half of the population in this cohort, and smaller percentages either side of these cohorts, a lower age dependency ratio is indicated.

The number of newborn, infant, toddler and preschool children declined in the Study Area from 2016 to 2022: the age cohort of 0-4 years experienced a decrease of 14%. There were also decreases in the 25-29-year-old cohort, recording a decrease of 15% and in the elderly cohort of 80-84 years (-7%). Interestingly, although the covid pandemic began in 2019/20 which is between the 2016 and 2022 Censuses, the number of those aged 85 and over increased by 6%.

Overall the pre-adolescent age groups (0-14) increased (+5%), despite the decline in 0-5-year-olds. 0 to 14-year-olds account for approximately 10% of the Study Area's total population.

The population pyramids shown in Figure 4 indicate similar structures in population between the Study Area and the NEIC with regards to age and gender composition, with some very minor nuanced differences in some age cohorts. Table 5 presents the actual population numbers for the study area, with Table 6 highlighting the most significant changes between 2016 and 2022.

Figure 5: NEIC Population by Gender and Age Group (2022)

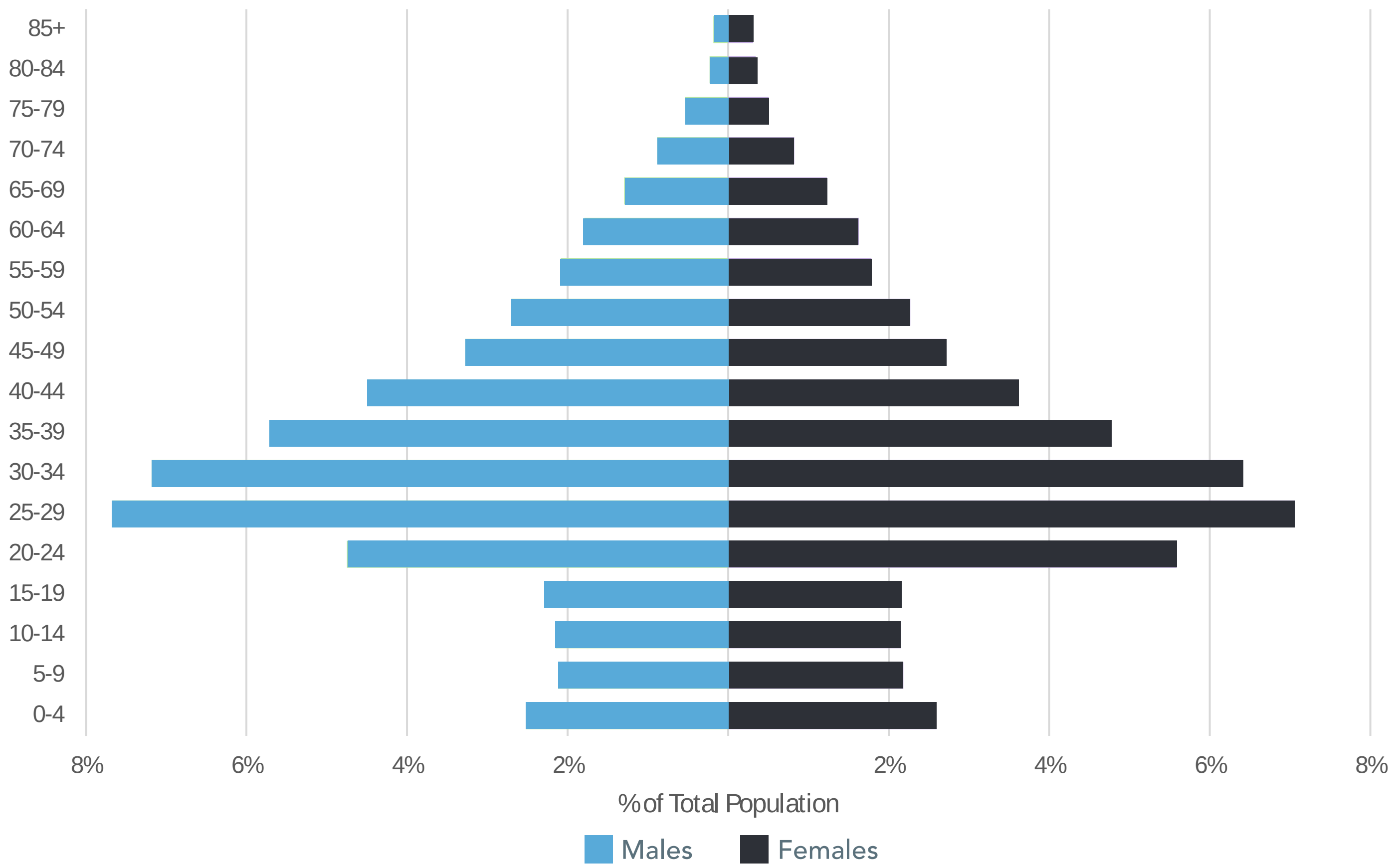


Table 5: Population change between 2016 and 2022 in the Study Area

	Male			Female			Both sexes		
Age Cohort	2016	2022	% change	2016	2022	% change	2016	2022	% change
Age 0-4	578	540	-7%	629	498	-21%	1,207	1,038	-14%
Age 5-9	446	469	5%	425	495	16%	871	964	11%
Age 10-14	349	449	29%	379	498	31%	728	947	30%
Age 15-19	468	869	86%	471	911	93%	939	1,780	90%
Age 20-24	1,327	1,611	21%	1,450	1,819	25%	2,777	3,430	24%
Age 25-29	2,426	2,014	-17%	2,314	2,000	-14%	4,740	4,014	-15%
Age 30-34	2,178	2,102	-3%	1,863	2,020	8%	4,041	4,122	2%
Age 35-39	1,637	1,809	11%	1,379	1,574	14%	3,016	3,383	12%
Age 40-44	1,107	1,427	29%	865	1,185	37%	1,972	2,612	32%
Age 45-49	863	1,098	27%	690	828	20%	1,553	1,926	24%
Age 50-54	656	838	28%	605	665	10%	1,261	1,503	19%
Age 55-59	627	659	5%	569	559	-2%	1,196	1,218	2%
Age 60-64	449	581	29%	406	533	31%	855	1114	30%
Age 65-69	358	453	27%	320	393	23%	678	846	25%
Age 70-74	255	319	25%	253	312	23%	508	631	24%
Age 75-79	174	220	26%	261	211	-19%	435	431	-1%
Age 80-84	118	113	-4%	187	170	-9%	305	283	-7%
Age 85 and over	80	93	16%	170	172	1%	250	265	6%
Total	**14,096**	**15,664**	**11%**	**13,236**	**14,843**	**12%**	**27,332**	**30,507**	**12%**

Table 6: Summary of significant changes in population by gender and cohort between 2016 and 2022

Age Cohort	Male	Female	Both sexes
0-4	-7%	-21%	-14%
10-14	+29%	+31%	+30%
15-19	+86%	+93%	+90%
25-29	-17%	-14%	-15%
40-44	+29%	+37%	+32%
75-79	+26%	-19%	-1%

The gender split of population growth in the Study Area showed 12% growth in the female population, commensurate with the 11% growth in male population over 2016-2022 period. The substantial percentage growth evident in the 15-19 age bracket (overall), is notable for the 93% increase in females of this age. There was a 37% increase in the number of females in the 40-44 age cohort, while the numbers of females in the 25-29 age bracket declined by 14%.

The Census recorded an 86% increase in males in the 14-19 age cohort with a significant decrease of 17% in the 25-29 age cohort.

Households and Dwellings

In a Nutshell

The number of households increased at a significantly lower rate than population growth, resulting in an increase in the average household size. This is likely the impact of the housing crisis on existing households.

While the highest primary household composition in the Study Area remains single-person households (31% of total households), apartment/house sharing is now the second highest type (22%). This was the most notable change between 2016 and 2022.

Table 7: Composition of Households in Study Area

	2016	2022	% Change 2016-2022	% Total Households 2022
One person	3,795	3,746	-1%	31%
Married couple	955	1,119	17%	9%
Cohabiting couple	1,197	1,289	8%	11%
Married couple with children	1,077	999	-7%	8%
Cohabiting couple with children	250	229	-8%	2%
Father with children	92	91	-1%	1%
Mother with children	808	690	-15%	6%
Couple and others	296	367	24%	3%
Couple with children and others	154	120	-22%	1%
Father with children and others	24	25	4%	0%
Mother with children and others	108	142	31%	1%
Two or more family units	101	84	-17%	1%
Non-family households and relations	622	554	-11%	5%
Two or more non-related persons	2,041	2,634	29%	22%
Total	**11,520**	**12,089**	**4.9%**	

The number of households increased at a significantly lower rate (4.9%) from 2016 (11,520 households) to 2022 (12,089 households) as shown in Table 7 and Figure 5. This relatively small increase in the number of households compared to the larger growth in absolute population (11.6%) resulted in an increase in the average household size and various changes in the prominent household compositions.

Single-person households make up 31% of total households. Apartment/house sharing of two or more non-related people is second highest (22%), and the numbers of this household type had the most notable change between 2016 and 2022. Married or cohabiting couples make up the next 20%, and households with children account for 19% of the population. Overall, the majority of households (58%) are either one person households or non-related/ non relationship households.

The average household size in the Study Area increased from 2.22 to 2.226 persons per household, which equates to a 5% increase in average household size between 2016 and 2022. The increase in household size also impacted the composition of households in the Study Area, which is detailed in Table 7, notably the increase in "Mother with children and others" (+31%) "Two or more non-related persons" (+29%) and "Couple and others" (+24%). A positive change regarding overcrowding is the reduction in "Two or more family units" (-17%).

Figure 6: Composition of households in the Study Area

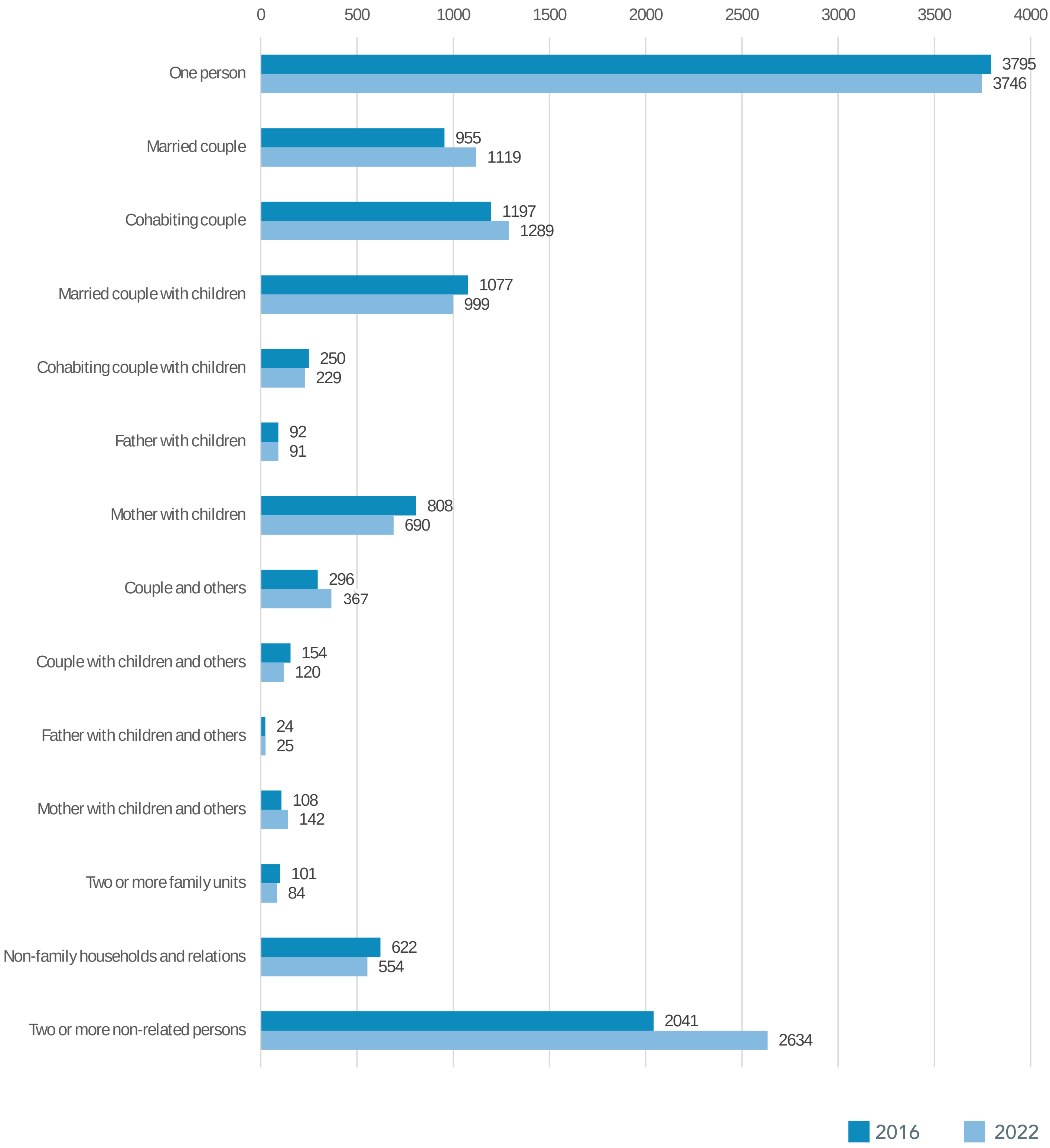
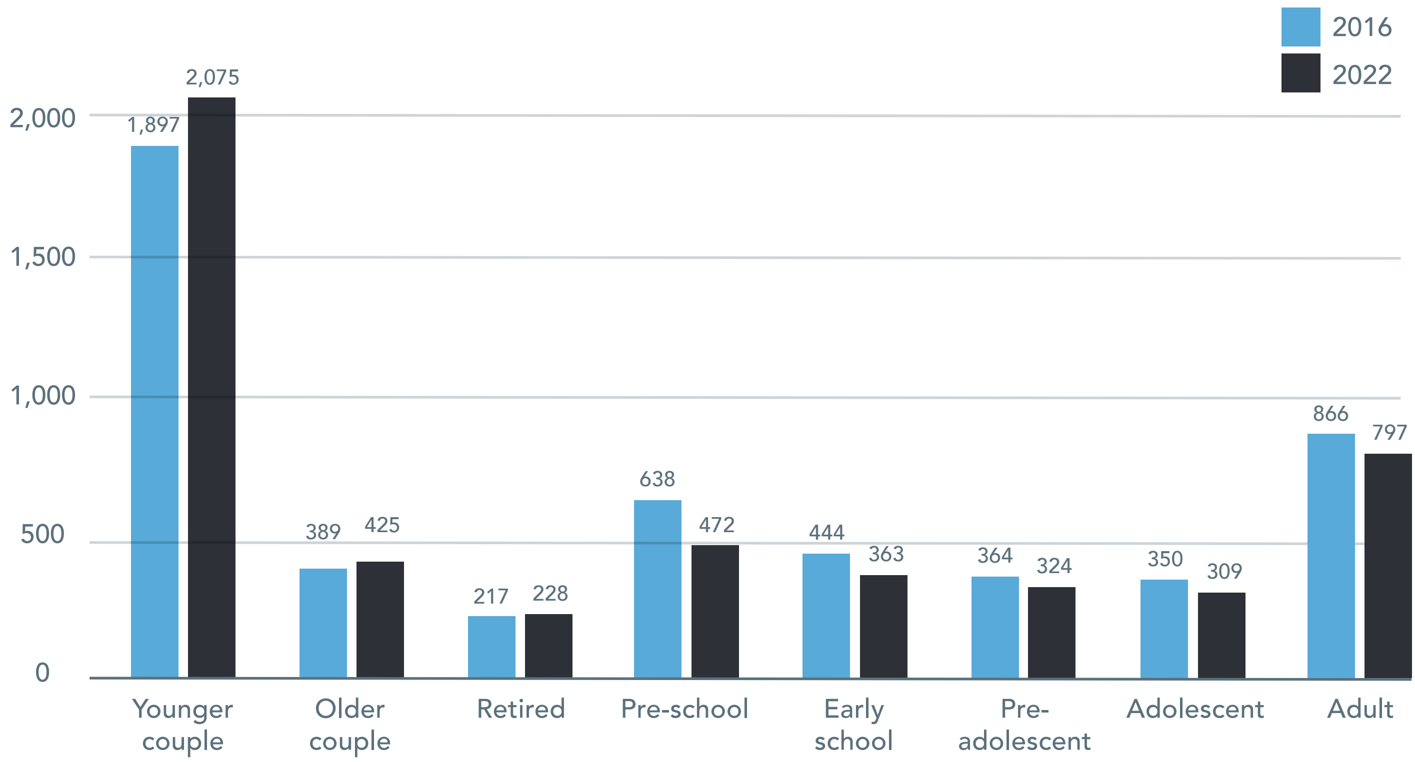


Figure 7: Number of families per Stage of Family Cycle in the Study Area



In simpler terms, Figure 6 provides more details about how household compositions changed between the 2016 and 2022 Censuses. It highlights that there are more one-person households or households where people are not related or in a relationship in the Study Area, the latter which had the biggest change of all types of households.

The CSO's classification for family units are:

Younger couple: Family nucleus of married or cohabiting couple without children where the female partner is under 45 years.

Older couple: Family nucleus of married or cohabiting couple without children where the female partner is aged between 45 and 64 years.

Retired: Family nucleus of married or cohabiting couple without children where the female partner is aged 65 years and over.

Pre-school: Family nucleus where the oldest child is aged 0 to 4 years.

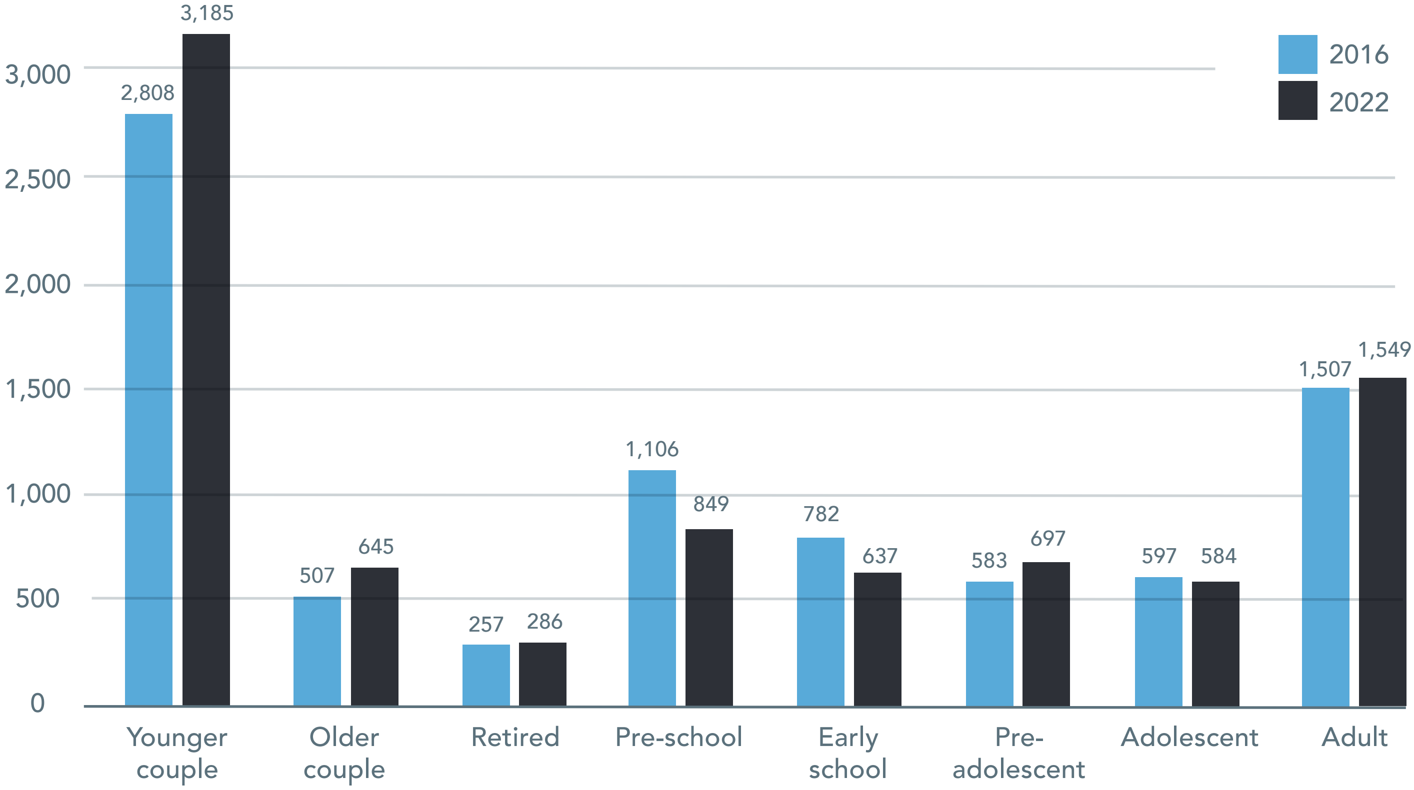
Early-school: Family nucleus where the oldest child is aged 5 to 9 years.

Pre-adolescent: Family nucleus where the oldest child is aged 10 to 14 years.

Adolescent: Family nucleus where the oldest child is aged 15 to 19 years.

Adult: Family nucleus where the oldest child is aged 20 years and over.

Figure 8: Number of families per Stage of Family Cycle in the NEIC Area



The change in population and household composition is reflected in the family cycle data. The family cycles recorded in the Study Area reflect an increase in the number of younger couples, older couples and retired families, which may relate to the increase in cohabiting couples and nonrelated persons in households as previously outlined. Overall, the number of families with children across all ages experienced a decrease, with pre-school families declining by 26%, followed by an 18% decrease in early school families, 11% decrease in pre-adolescent families and 12% decrease in adolescent families. Figures 7 shows these for the Study Area, and Figure 8 presents data from the Comparator Area.

Housing designed for specific groups

In terms of specific facilities for segments of the population, three HSE run nursing homes were identified in the Study Area, which is part of their older persons services within the community.

A Strategic Development Zone (SDZ) is an area of land that is proposed to contain developments of economic or social importance to the State. The development of the whole of the Grangegorman site as an SDZ has changed the population dynamic in the Study Area. Specifically, the TU Dublin Grangegorman development resulted in an additional population of approximately 10,000 students and 1,200 staff who have the campus as their place of study and work. The growth in the population of Arran Quay B, where the Grangegorman campus is located shows the impact on the population of the area. It also highlights that if more people are working and studying in the area than the population increase, there are more trips being made to the area than previously. Various TU Dublin Departments migrated to the Grangegorman Campus since 2014, with the opening of the East Quad in late 2020 and Central Quad in 2021. Official opening of these facilities occurred in June 2023.

There is provision within the Grangegorman Strategic Development Zone Planning Scheme for approximately 2,000 University Housing bedspaces distributed in several development plots across the site. The National Student Accommodation Strategy (2017) projected that in 2024, demand for University Housing in the Dublin area would outstrip supply by 13,569 bed spaces. EY Analysis procured by the GDA in 2021 showed that these projections to be accurate with actual demand in 2020 outstripping supply by c.14,891 bed spaces. Despite several longstanding efforts by the GDA[5] to progress delivery, no bedspaces have been developed within the Grangegorman Site to date. Several barriers to delivering bedspaces for students are identified, the most current of which is the challenge of viability of developing affordable bed spaces which is directly related to rapid increases in construction inflation over recent years.

This issue was recognised by Government as part of Budget 2025[6] the Ministerial Vote Group committed capital support to three University Housing projects underway at Maynooth University, Dublin City University and University College Dublin; in each case providing Exchequer support to progress viability-related delays.

In Q1 2024, the HEA requested submissions of Strategic Assessment Report from those Technical Universities who wish to develop University Housing. The GDA/ TU Dublin made a submission as part of this process and a response is awaited from the HEA. Presently, the HEA are carrying out a Standardised Design project to draft new design standards for state sponsored purpose-built university housing. The design standards will seek to streamline the design and delivery process with an aim to reducing development costs. The GDA and TU Dublin engaged with the HEA as part of their information gathering exercise to inform the Design Standards. It is anticipated that the HEA will have concluded this work in Q1 2025. Thereafter it expected that the related procurement and funding approaches will be progressed in accordance with previous HEA publications.

For both the Study Area and the comparator area, 1,767 new dwellings were completed between 2020 and 2023[7], which counted for 1.7% of completions across the whole State. The last four years have seen a ramp up in completion of new dwellings in the North Inner City area, as in the previous four years up to 2020, 423 new dwellings were completed. The Inner City electoral areas (South East, North Inner City, South West Inner City) did not have the most completions by local electoral areas, which were all in the Dublin or Kildare local electoral areas, which have more developable land available in comparison to the Dublin city areas.

Health

In a Nutshell

There is a mixed picture on self-reported health status of the population, as recorded in the Census.

There is a significant increase in the number of people with disability, increasing from 14% of the Study Area population to 19% in 2022.

In terms of health services and health infrastructure the Study Area is well-served and has the following businesses:

- 50 General Medical Practices
- 12 Dental Practices
- 108 Other Human Health Practices (incl. HSE facilities and services; midwives, physiotherapists, occupational and speech therapists, chiropody, acupuncture, optometry, medical massage, addiction services etc.)

General Health

In terms of general health and wellbeing, the self-reported status of the population is mixed, as measured by the Census record of the self-evaluated general health status of respondents (as opposed to the health status confirmed by medical practitioners). This is presented in Table 8.

There were considerable changes in health status, with a 15% decrease in 'very good health', a 4% decrease in 'good health' and a 16% decrease in 'very bad health'. Overall this would indicate a general decline in the self-reported health standards. Both male and females, although in different areas, showed an increase in poorer health conditions. However, caution with these statistics is warranted, as a large number of respondents did not state their health status. Regardless, access to medical care is an essential factor for well-being.

When looking at groups of the population that are considered to be at a higher health risk and more vulnerable to deprivation, the older population and population with disabilities need to be assessed.

According to Census, the population over 55 years, increased by 13% (561 persons) by 2022. The male and female population at or approaching retirement (aged 65-69 years) increased by 27% and 23%, respectively. As noted above in the population figures, the number of those aged 85 and over increased during the period.

The proportion of persons with disability in the Study Area increased by 50% between 2016 and 2022, growing from 3,913 to 5,872 people (Table 9). In 2016, 14% of the Study Area population had a disability, which increased significantly to 19% in 2022. Arran Quay E increased from 16% to 24% of the population.

Across all those with a disability in the Study Area, there was little difference in the gender split, although females were marginally higher at 52% compared to 48% for males.

There was also a change recorded in the number of people looking after vulnerable groups. Carers in the Study Area increased from 820 to 991 people (+21%). This consisted of a 14% increase in the number of male carers and 27% increase in female carers.

Table 8: General Health of Residents in Study Area

	Male			Female			Both sexes		
General Health	2016	2022	% change	2016	2022	% change	2016	2022	% change
Very Good	7,184	6,114	-15%	6,843	5,842	-15%	14,027	11,956	-15%
Good	4,105	3,899	-5%	3,931	3,842	-2%	8,036	7,741	-4%
Fair	1,177	1,165	-1%	1,147	1,168	2%	2,324	2,333	0%
Bad	252	240	-5%	238	220	-8%	490	460	-6%
Very Bad	64	50	-22%	46	42	-9%	110	92	-16%
Not Stated	1,314	4,196	219%	1,031	3,729	262%	2,345	7,925	238%

Table 9: Number of persons with a disability in the Study Area

	Electoral Division								
	Arran Quay A	Arran Quay B	Arran Quay C	Arran Quay D	Arran Quay E	Cabra East C	Inns Quay B	Inns Quay C	Total
2016	234	609	503	522	534	620	449	442	3,913
% of ED	13%	15%	11%	17%	16%	15%	12%	16%	14%
2022	352	827	842	724	798	928	719	682	5,872
% of ED	20%	15%	18%	22%	24%	22%	16%	22%	19%

Primary Healthcare

The Study Area is served by a range of primary healthcare facilities for the local population. Current health infrastructure analysis indicates the Study Area contains fifty General Practitioners and one Primary Health Care Centre which is located on the Grangegorman Development site.

In addition to primary health care in the Study Area, the HSE have developed numerous facilities specifically for vulnerable groups such as the elderly and people with experience of addiction, as well as serving a greater catchment, given some of their specialist focus. There are acute healthcare facilities to treat mental health and one private hospital. There is one large acute hospital on the border of the Study Area, which offers specialist services on a national level, as well as serving the local community.

There are 108 'Other Human Health Practices' that are in operation in the Study Area. These cover a range of human health services, including national organisations, associations and support centres that are registered/headquartered in the Study Area. Twenty nine of such are concentrated and operate out of the Carmichael Centre, along with specialist medical practices such as counselling, physiotherapy, audiology clinics etc. that are operating in a variety of different locations throughout the Study Area.

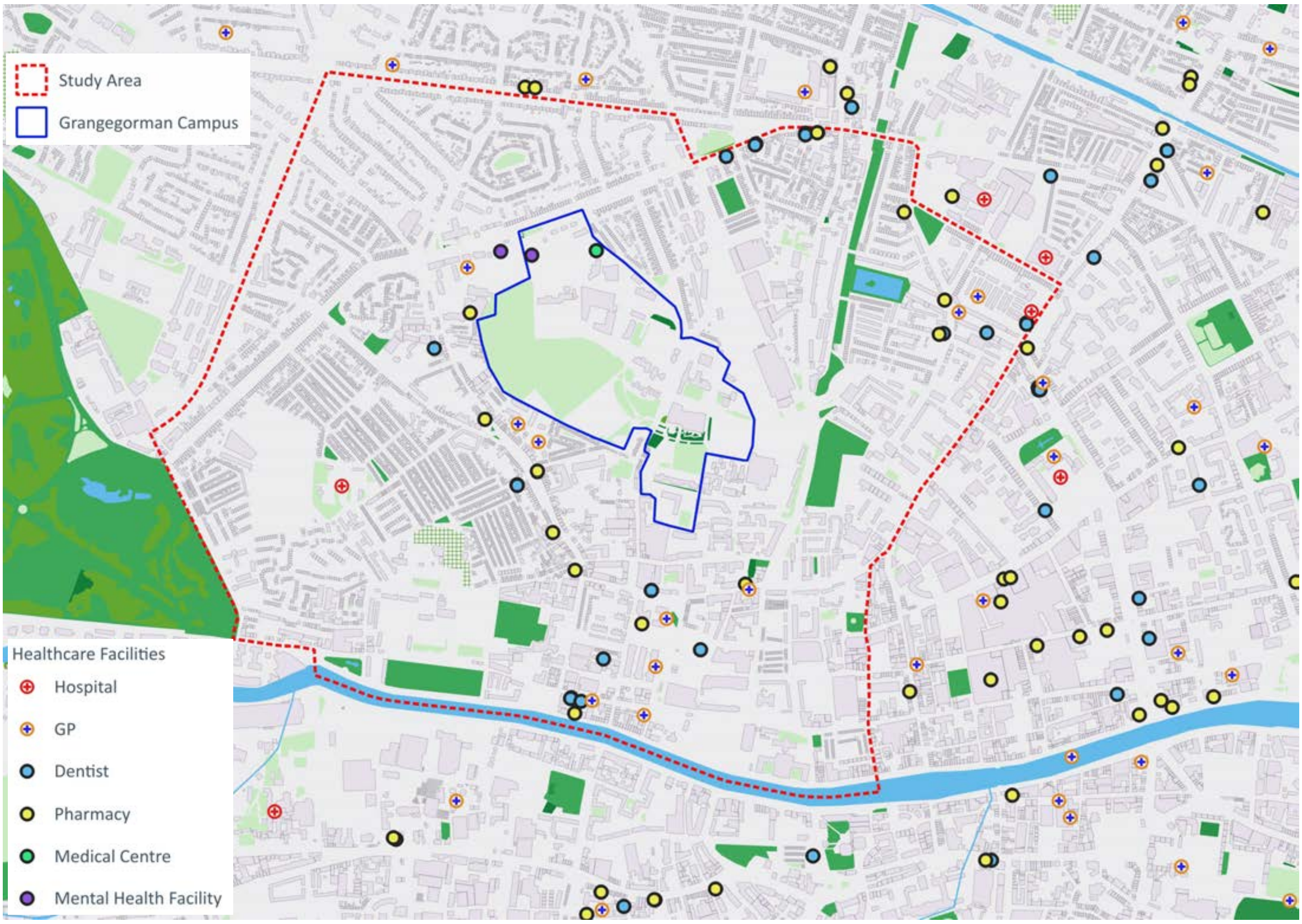
Two concentrations of 'Other Human Health Practices' were identified in the Study Area, with approximately twenty five businesses operating out of Eccles Street and many of the HSE services operating from within Grangegorman itself.

Dental Surgeries Baseline

Out of the 12 Dental Practices, four were identified as Dental Clinics or Centres (indicating a larger scale of operation), one was a dental laboratory and seven were smaller dental practices.

The healthcare facilities, including GPs, dentists and pharmacies are shown in Figure 9.

Figure 9: Healthcare Facilities map



Other Lifeline Services

A single Fire Station and two Garda Stations were were identified within the study area identified. These are shown along with other community buildings further on in the report in Figure 20. The increase of daytime population in the Study Area, could put pressure on the existing Fire and Garda stations in the Study Area which might need to be supplemented from surrounding areas. This could also highlight the opportunity to strengthen community involvement by community groups promoting and providing information and training on safety and security.

Another emerging lifeline issue is the number of homeless people in the country and in this central city area of Dublin. Homelessness is defined in Ireland as being a person who has no accommodation available which they, in the opinion of the authority, can reasonably occupy or remain in occupation of. It is characterised by the more visible rough sleeping on streets, but also extends to people in temporary or emergency accommodation. It is not possible to obtain data on homeless people for the Study Area, as it is not collected at this geographical disaggregation. However, more than two thirds (7,238) of the homeless population of the State were in the Dublin region on Census night. By August 2024, there were 7,208 adults and 3,273 dependents accessing emergency accommodation in the Dublin.

The number of people rough sleeping in the Dublin Region changes from night to night. While there is a core group who regularly sleep rough, there is a larger group that moves between rough sleeping, accessing emergency accommodation, sleeping in insecure accommodation, and staying with family or friends. Others may engage in rough sleeping for a very brief transitional period. This is a transient population, and can be visible on the streets, with homeless people having little to no facilities on the street. However, point in time surveys do not capture those individuals who sleep rough over a period of time, but are still useful to monitor.

Of the most recent count of people sleeping rough in the Dublin Region (April 2024), 128 individuals were confirmed across the Dublin region, an increase of 45 people on the previous year. The majority of the people confirmed as rough sleeping were male, Irish and aged between 26-45 years. 85% were linked with one of the four Dublin local authorities, and 42% were using tents.

This number does not include International Protection Accommodation Service (IPAS) clients, which stood at 3,719 people in accommodation occupancy in April 2024 in Dublin City, with 471 International Protection Applicants housed in tents. This figure of IPAS clients in tents increased to 917 in October 2024, indicating the shortage of suitable temporary accommodation.

More invisible homelessness occurs when people are in temporary accommodation, staying with friends and family, leading to overcrowding, and adversely affecting development, particularly if children have no space to study or play. Focus Ireland note that homeless people are more likely to get ‘stuck’ in Emergency Accommodation in Dublin than outside of Dublin[8].

Open Space

Trees, parks, and open spaces play a crucial role in enhancing mental health by providing serene environments that reduce stress and anxiety. They offer spaces for physical activity, which improves mood and overall well-being. They also foster social interactions and a sense of community, considered essential for emotional support and mental resilience. Dublin City Council recognises that biodiversity is found all over Dublin in river and streams, canals and embankments, public parks, graveyards and open spaces, along roadsides, railway tracks and footpaths and in residential greens, private gardens, walls and buildings. Biodiversity provides us with essential services like food, medicine, clean water and air (ecosystem services) and a means of combating the negative effects of Climate Change and flooding.

Open Spaces and Pockets of Biodiversity

The Study Area is an inner city area, and the Grangegorman Site is a marked green/parkland space at its heart. The amenity of the Phoenix Park is on the western boundary of the Study Area, with the Liffey River marking the southern boundary. Overall from a topographic assessment, the Study Area is characterised by impervious built structures (buildings and roads). The residential area to the west of the Study Area (Stoneybatter) is characterised by terraced housing with no private gardens attached. Dwellings in the north of the Study Area (between Cabra and Phibsborough) have more gardens and trees surrounding the houses. A number of parks (e.g. King's Inn Park) and pocket parks are not considered public parks, and a few residential green areas and pocket parks were identified, although with limited public access. Croppies Acre Memorial Park and picnic areas in front of the National Museum are accessible to visitors and residents alike.

In terms of lack of green space and resources, no allotments were identified in the Study Area, although the outdoor space in the plans for the redevelopment of the former Isolation Hospital (on Infirmary Road) into a community centre allows for raised beds/allotments and a community garden – anticipated to be delivered by 2026. Allotments provide residents with the opportunity to grow their own fresh produce, promoting healthier eating habits and reducing food costs. They also create green spaces that enhance urban biodiversity and offer a sense of community and well-being through shared gardening activities.

No organised businesses or clubs were identified that provide frequent water based recreation activities on the Liffey River. The river is used for kayaking and the annual Liffey Swim is an important event, with more than 500 people participating. This event has been running for over 100 years.

Six public playgrounds were identified in the Study Area, four others outside the new park that the GDA has provided within Grangegorman. They are St Michan's Park Playground, Smithfield Playlot, Ormond Square, Blessington Street and Montpelier Linear Park. The UK Green Space Index uses a standard metric of children having access to or living within a 10-minute walk of a playground. In the Study Area there are 2,002 children under the age of nine, and therefore on average each of the five public playgrounds serve 333 children. A number of small play areas within residential areas and apartment blocks were also identified.

The Dublin City Council Play Strategy (2021) provides insight into facilities for children, with the Stoneybatter Greening Strategy an important consideration for the Study Area. There was a focus on preserving and increasing green infrastructure alongside opportunities for play and socialising for children and young people, with an emphasis on the steady progress of interventions and initiatives that are people, and more importantly, child focused and play friendly. Some of the play friendly interventions planned were 'parklets', a rain garden and small local pocket parks[9].

Cultural Activities in Grangegorman

A key objective of the Grangegorman redevelopment is creating a vibrant community space for the use and enjoyment of all. Many of the site's facilities focus on health and educational amenities, which are also accessible to the local community and wider neighbourhood. This develops community links and projects that foster community and cultural development in Grangegorman, and has been an important aspect of the redevelopment from the outset.

The development continues to cultivate opportunities to culturally enrich Grangegorman through a wide-ranging variety of public initiatives, events, publications, artworks and partnerships. To date these include Grangegorman Histories (https://www.ria.ie/research-programmes/grangegorman-histories/) and Grangegorman Public Art (https://ggda.ie/public_art). Grangegorman Histories is a collaborative initiative led by the Royal Irish Academy and the GDA, dedicated to uncovering and sharing the significant history of Grangegorman and its neighbourhood. '…the lives we live' Grangegorman Public Art is a rich and varied programme of arts activity and artworks that help enliven the site and form connections between the existing and emerging communities in and around Grangegorman.

Grangegorman Histories supported 'The Asylum Workshop' documentary play, based on historical fragments from St Brendan's Hospital archives and performed by TU Dublin Conservatoire students.

2024 saw the opening of 'THE GOLDEN BANDSTAND – Sculpture', a functional work of art intended as an interactive space for all communities to use and enjoy. The bandstand echoes the role that arts in general (singing, painting, reading and learning programmes) played in Grangegorman in former times in emotional wellbeing.

Over the past decade, the site has played host to several community events, notably in more recent years, Darkness into Light (2018), Cop On climate action festival (2022), the Leinster Fleadh (2023) and Focus Ireland Shine a Light fundraiser (2024). This is in addition to regular participation in annual national events such as Heritage Week, Culture Night and Open House Dublin, and collaboration with local community festivals Phizzfest and Stoneybatter Pride of Place.

In June 2023, the GDA led a three-day celebratory event for Grangegorman – 'Revealing Grangegorman' – involving all Grangegorman's stakeholders in a series of events that celebrated the site and its people. The family fun day alone saw over 4,500 enjoy 40+ free activities and performances on site.

The opening of the sports fields in 2016 provided a vital amenity for all Grangegorman's communities. It is a home ground for TU Dublin as well as for local clubs with more than 30 groups, including local schools, regularly using these spaces. It's also a favoured location for the annual local Gardaí sports day. These spaces are publicly available to book for training, matches or simply games of five-a-side.

During the pandemic, the grounds of Grangegorman remained open and accessible to the area. It was widely used as it offered a crucial green space for many while locked within a restricted radius from home and provided a safe, welcoming environment for families to play, exercise or sit outside.

The Grangegorman Development is ongoing. The site has gone from being a closed-off space to one that has been connected back into its surrounding neighbourhoods. Regular running groups and walking tours now include Grangegorman as part of their routes. On completion, the Grangegorman Development will comprise fifty per cent public realm and buildings such as the Academic Hub and the East Quad have been designed to encourage community and cultural uses through exhibition and performances. Many of the cultural activities mentioned will hopefully grow and new ones emerge as these spaces continue to develop.

Deprivation Index

In a Nutshell

There are certain pockets of relative affluence and deprivation within the Study Area. The gap between high and low income earnings is widening, and this is more pronounced in Dublin than for the country as a whole.

Two Small Areas are “Extremely Disadvantaged”, but quite a number of Small Areas have switched to “Affluent”. Only two “Very Affluent” areas were recorded, compared to the four “Very Affluent” Areas in 2016.

Income disparity contributes to the levels of deprivation in society. Mean and average incomes are reported at a county level only in the Census data. Comparing 2016 with 2022 gives some insight into increasing levels of inequality. While overall annual earnings increased between 2016 and 2022, the simple skewness indicator of dividing the mean (or average) by the median (middle value when all numbers are arranged in order) shows that inequality is widening. A skewness value greater than 1 suggests a right-skewed distribution where higher values are pulling the average up. If it is less than 1, lower values are pulling the median down. In the case of Dublin, the gap between high and low income earnings is widening (moving from 1.27 in 2016 to 1.32 in 2022), greater than for the country as a whole (moving from 1.22 to 1.25 in same period). These are shown in Table 10.

The Pobal Deprivation Index is a composite tool that helps identify and address areas of need, through a detailed analysis of social and economic deprivation across Ireland (Table 11). Using Census 2022 data, it evaluates ten measures of disadvantage in a composite measurement for each ED. It shows the position of any given ED relative to all other EDs – so is a ‘Relative Index’ at that point in time. Two changes in relative deprivation at ED level are evident. Arran Quay C has slipped from “Affluent” to “Marginally Above Average”, while Inns Quay C has improved from “Marginally Below Average” to “Marginally Above Average”.

Table 10: Increasing Income Inequality

		2016	2022	Skewness indicator (Mean/ Median)
Mean Annual Earnings (in €)	All counties	41,250	53,995	1.22
	Dublin	46,976	63,048	1.27
Median Annual Earnings (in €)	All counties	33,912	43,221	1.25
	Dublin	36,891	47,873	1.32

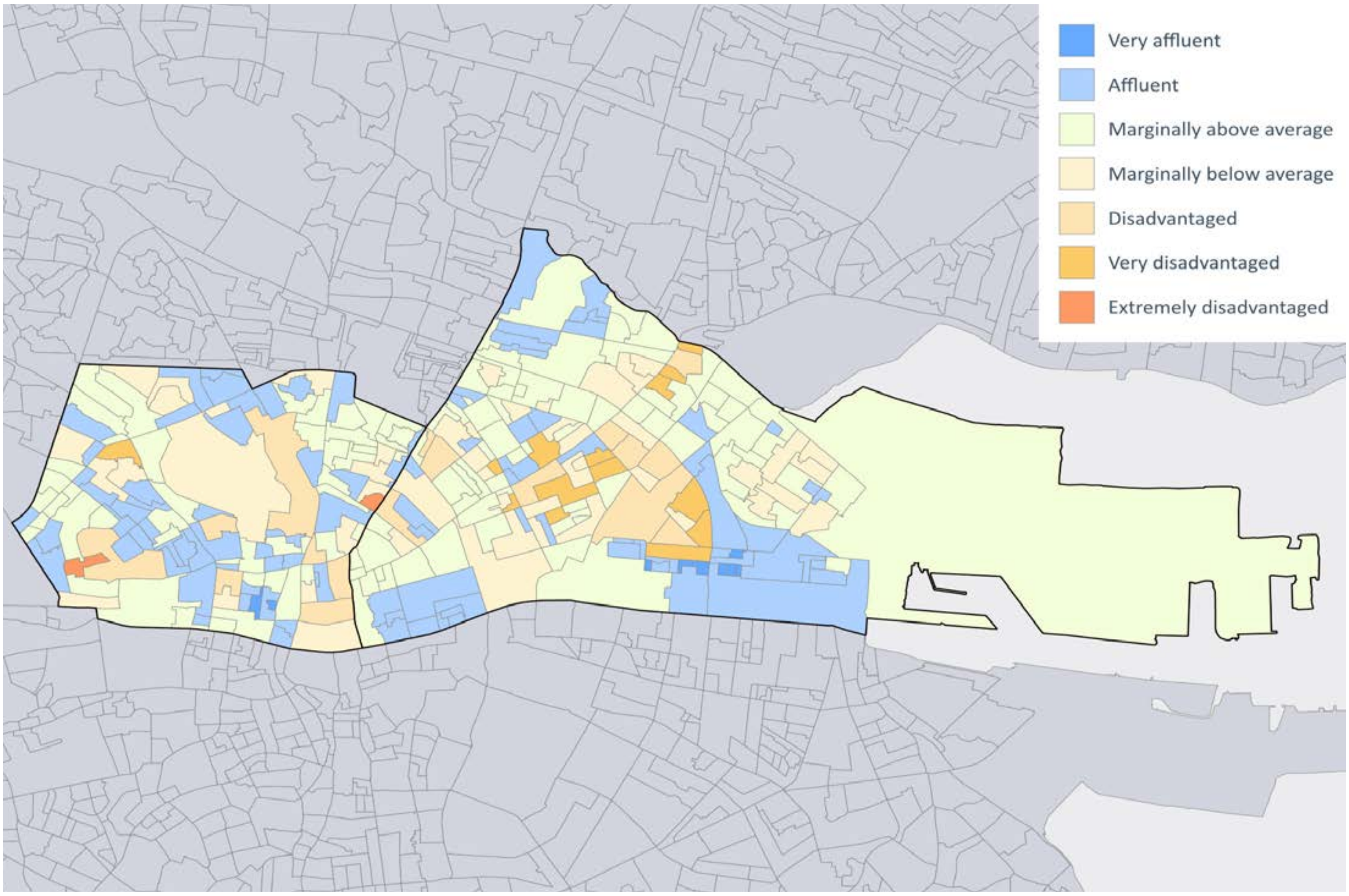
Table 11: Changes to the Deprivation Index , rating compared to average

ED	2011	2016	2022
Arran Quay A	Marginally Above	Marginally Above	Marginally Above
Arran Quay B	Marginally Above	Marginally Above	Marginally Above
Arran Quay C	Affluent	Affluent	Marginally Above
Arran Quay D	Marginally Below	Marginally Above	Marginally Above
Arran Quay E	Marginally Above	Marginally Above	Marginally Above
Cabra East C	Marginally Above	Marginally Above	Marginally Above
Inns Quay B	Marginally Above	Marginally Above	Marginally Above
Inns Quay C	Marginally Below	Marginally Below	Marginally Above
Study Area	Marginally Above	Marginally Above	Marginally Above
NEIC	Marginally Above	Marginally Above	Marginally Above
Dublin (Greater Area)	Marginally Above	Marginally Above	Marginally Above


ESB

In 2022, in total there were seven "Disadvantaged" and seventeen "Marginally Below Average" SAs. At the other extreme, there were only two "Very Affluent" areas. Forty eight SAs were classified as "Affluent" and 48 "Marginally Above Average". Overall, 98 SAs were above average on the Index and 27 below average, with a couple of SAs at either extremes (Figure 10).

Figure 10: Pobal Deprivation Index, 2022



Education

In a Nutshell

There is a higher level of educational attainment overall in the Study Area.

There are fewer young early school leavers, that is, fewer young people leaving school before completing the senior cycle.

In Ireland, 'school' refers to primary and secondary levels. Anything after secondary school education (whether or not secondary school has been completed) is either Further or Higher Education. Children in primary school education are generally between 4 and 13 years old. Children/young people in secondary education are generally between 12 and 19 years. Early school leaving in Ireland is defined as leaving school before completing the senior cycle of secondary school. By law, children between the ages of 6 and 16 must attend school.

The Census data on education does not align exactly with the age categorisations that are used within the education sector. The data reported in Table 12 shows school leaver by age only. It cannot be used to correctly calculate the number of early school leavers. However, the data shows that people are staying in school and higher education for longer.

People with primary education only are likely to be part of the older cohort of people in the area who did not have access to free secondary education. A drop in the numbers of people who left school aged under 15 years (-23% between 2016 and 2022 Census) is likely due to the older cohorts of the community passing away. Consequently this primary school only education statistic should ultimately disappear over time.

During the intercensal period there was a continued higher trend in the educational attainment of the population. Table 13 and Figure 11 provides an overview of the changes.

Table 12: School leavers by school stage and age

	Male			Female			Total		
	2016	2022	% change	2016	2022	% change	2016	2022	% change
Age under 15	434	349	-20%	501	368	-27%	935	717	-23%
Age 15-19	1,989	1,896	-5%	1729	1,619	-6%	3,718	3,515	-5%
Age over 20	3,617	3,996	10%	3580	4,025	12%	7,197	8,021	11%

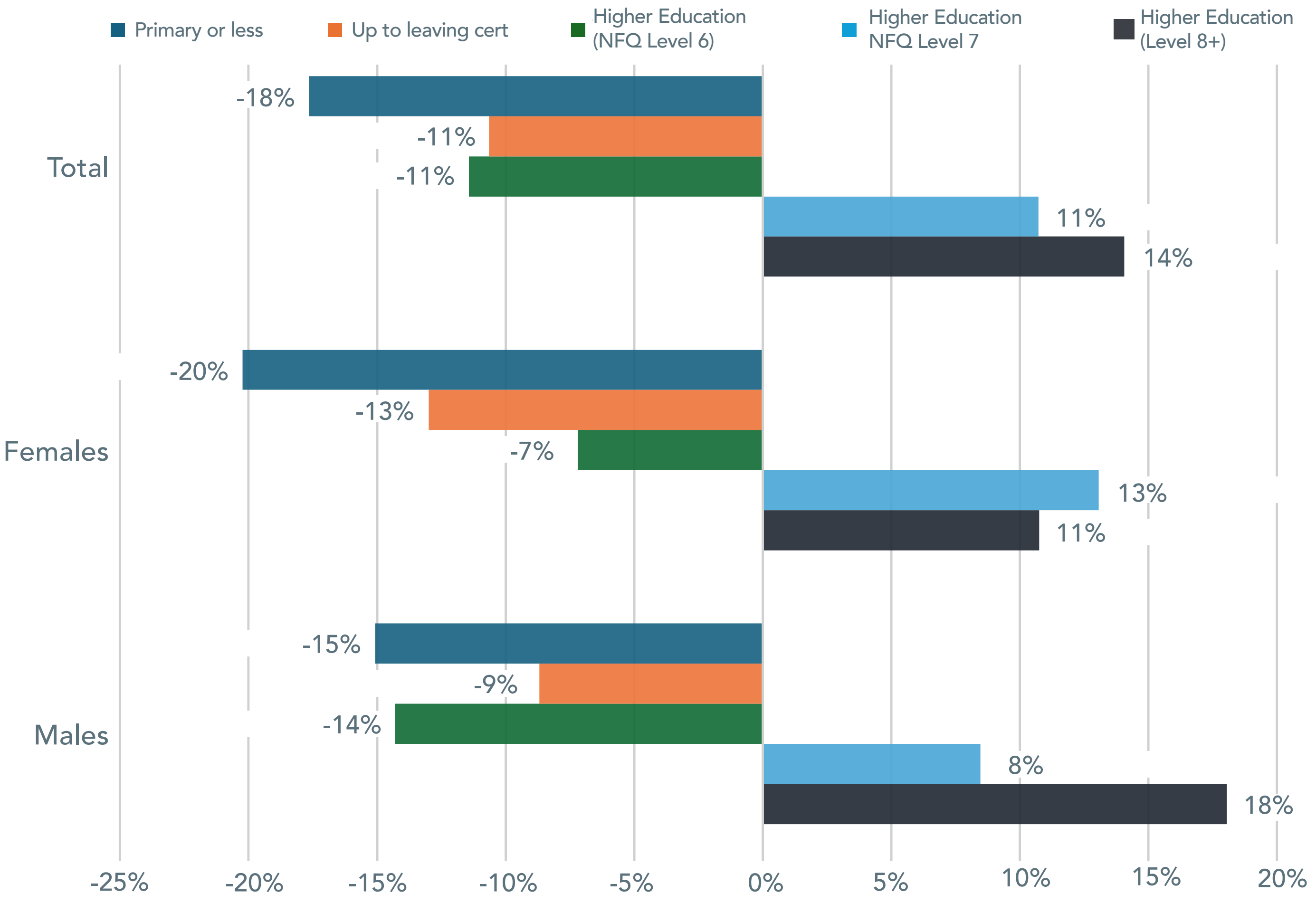
Note: All figures exclude 'Not Stated' category from Census data/ Percentages based on totals excluding 'Not Stated' category from Census data

Table 13: Population aged 15 years and over by Sex and Highest Level of Education Completed

	2016			2022			Change 2016-2022		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Primary or less	975	974	1,949	828	777	1,605	-15%	-20%	-18%
Up to Leaving Certificate	2,726	2,263	4,989	2,489	1,969	4,458	-9%	-13%	-11%
Third level (level 6+)	818	556	1,374	701	516	1,217	-14%	-7%	-11%
Third level (level 7+)	2,231	2,144	4,375	2,420	2,424	4,844	8%	13%	11%
Masters or higher	1,501	1,813	3,314	1,772	2,008	3,780	18%	11%	14%

Note: All figures exclude 'Not Stated' category from Census data/ Percentages based on totals excluding 'Not Stated' category from Census data

Figure 11: Change in highest level of education (2016-2022)



The decreased proportion of people with primary education only is linked to the older age cohort who did not have access to free secondary education. The school leaving age was raised from 14 to 15 and then 16 over time. Children between the ages of 6 and 16 are legally obliged to attend school, which contributes to the trend in overall education attainment. Students stay in school for longer, and there is also a trend in increased levels of Further or Higher Education in the study area.

The decrease of -20% and -13% of females in the 'primary or less' and 'up to Leaving Certification' groups during 2016 and 2022 respectively, show positive change in the equality to access to education that has occurred over longer historical time frames (Figure 11). Their male counterparts showed similar improvements, but to a lesser degree (-15% and -9% for 'primary or lower' and 'up to Leaving Certification' respectively).

There was significant growth in the proportion of people in the study area who attained Level 7 and above in the NFQ, which is any qualification beyond a Bachelor's Degree at Ordinary Level. This increase was more pronounced for the number of males with a NFQ Level 8 or higher, which increased by 18% (from 1,501 in 2016 to 1,772 in 2022) although there was strong growth in the proportion of females with NFQ Level 8 (11%) and NFQ Level 7 (13%).

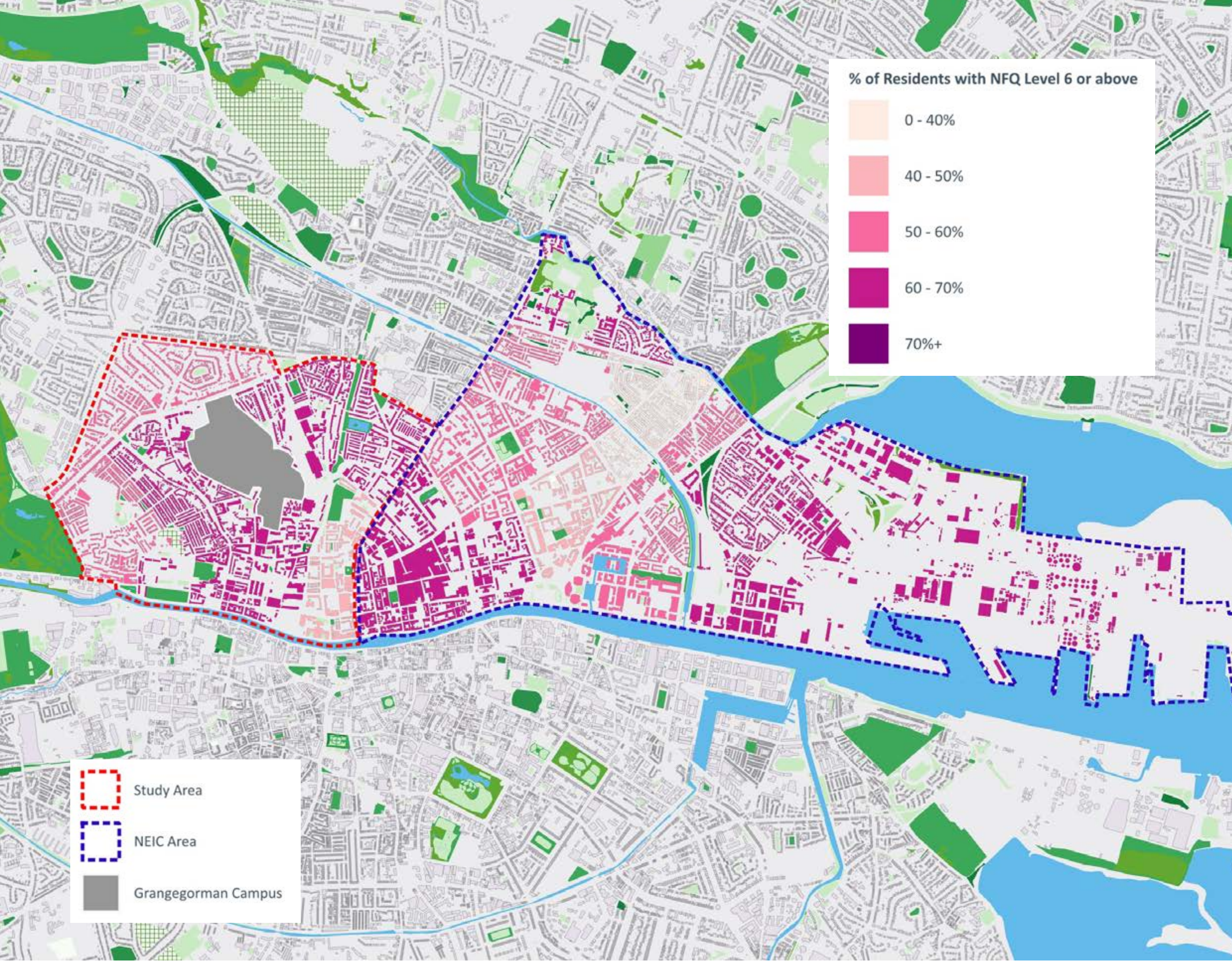


Figure 12: Concentration of population mapped by education attainment

In the NEIC area, the change in the level at which education ceased was less pronounced compared to the Study Area. Early school leavers (i.e. primary school) decreased by 18%, while the number of male and female school leavers at secondary school level increased by 10% and 9% respectively. The overall trend in the NEIC is marked by a 17% increase in the number of pupils that cease education after secondary school, while the number of school leavers at secondary school and primary school levels only increased marginally (3%). Figure 12 shows the concentration of the population that attained NFQ Level 6 or above across the Study and Comparator areas. For the NEIC area, the correspondence of areas of deprivation (as shown in Figure 10) and lower educational attainment is evident.

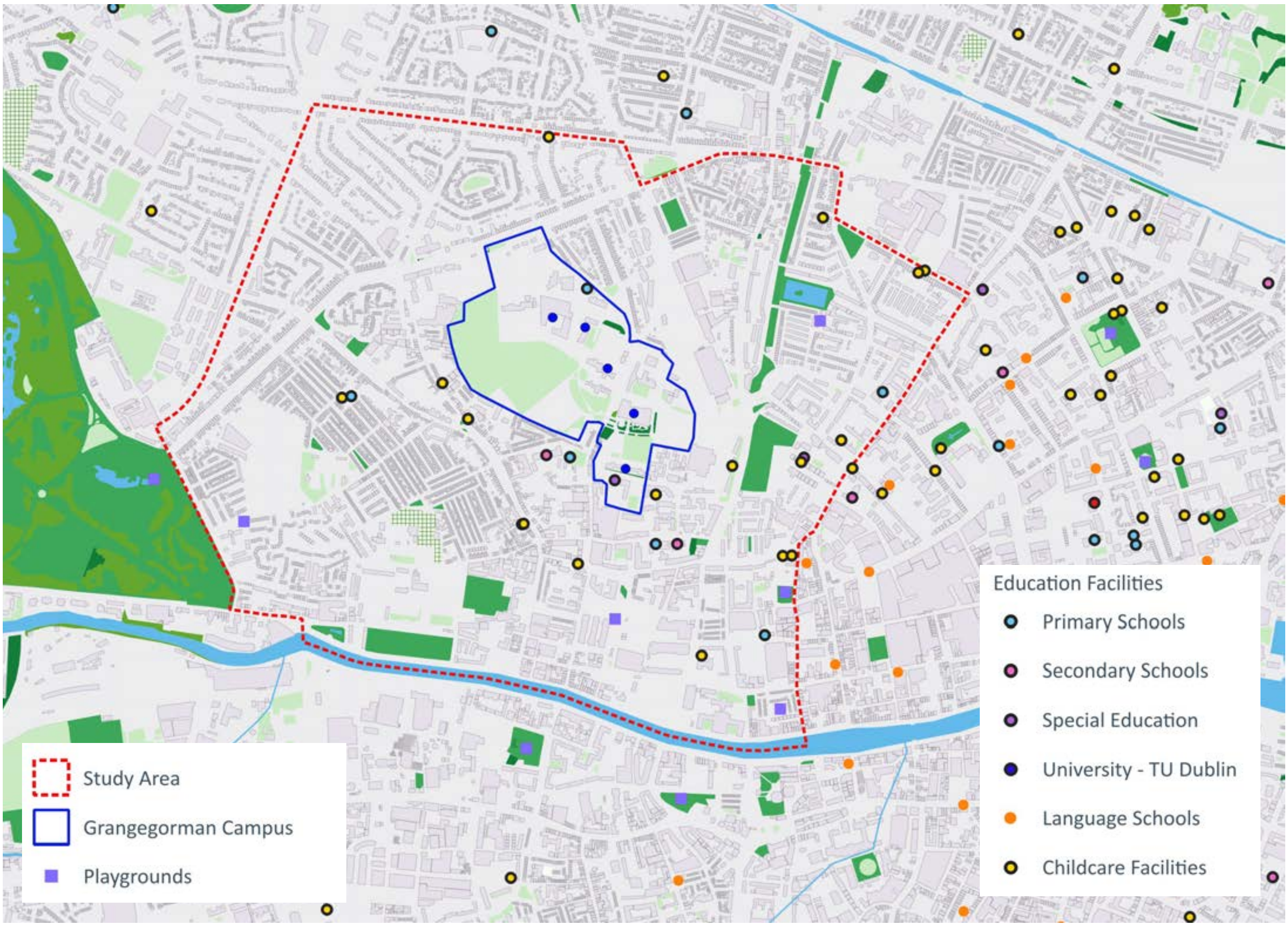
Education Provision

The evaluation of current provision of education facilities in the Study Area (2024) indicates the following:

- **11** Creches
- **6** Primary Schools
- **3** Secondary Schools
- **2** Special Education Schools
- **1** University
- **1** Independent institution (law)

These are mapped in Figure 13.

Figure 13: Location of Childcare and Educational Facilities



There is no College of Further Education located in the Study Area. The City of Dublin Education and Training Board (CDETB) and Adult Education Service based in Parnell Square (in the comparator area) covers services in the Study Area.

The Grangegorman Area-Based Childhood Programme (ABC), established in 2014, works with children aged 0-6 and their families to reduce poverty and break the cycle of educational disadvantage across the Grangegorman Community. Grangegorman ABC is part of a National ABC Programme funded by Tusla (the National Child and Family Agency) and delivered to children and families living in areas around Ireland where poverty is most deeply entrenched.

Grangegorman ABC is run by a consortium of around 25 statutory, community and voluntary agencies, organisations and projects working in the Grangegorman area who have a commitment to reducing poverty and educational disadvantage. The programme aims to break the cycle of educational disadvantage across the Grangegorman community by providing high quality early years services, enhancing school-readiness, and developing effective integrated service pathways to improve outcomes for children and families living in the Grangegorman area.

The primary goals of Grangegorman ABC are:

- To raise children's early literacy levels and enable educational success for all.
- To actively support parents and guardians in their role as the primary caregivers of their children through family and parent support initiatives.
- To build and maintain effective referral pathways and promote interagency collaboration between services in our community and beyond.
- To improve children's social, emotional and learning outcomes by creating training and professional development opportunities for school staff, early years staff and staff in community organisations.
- To support improvement in the quality and standard of service delivery in early years services, schools and community organisations through targeted programmes and supports.

Housing Types and Densities

In a Nutshell

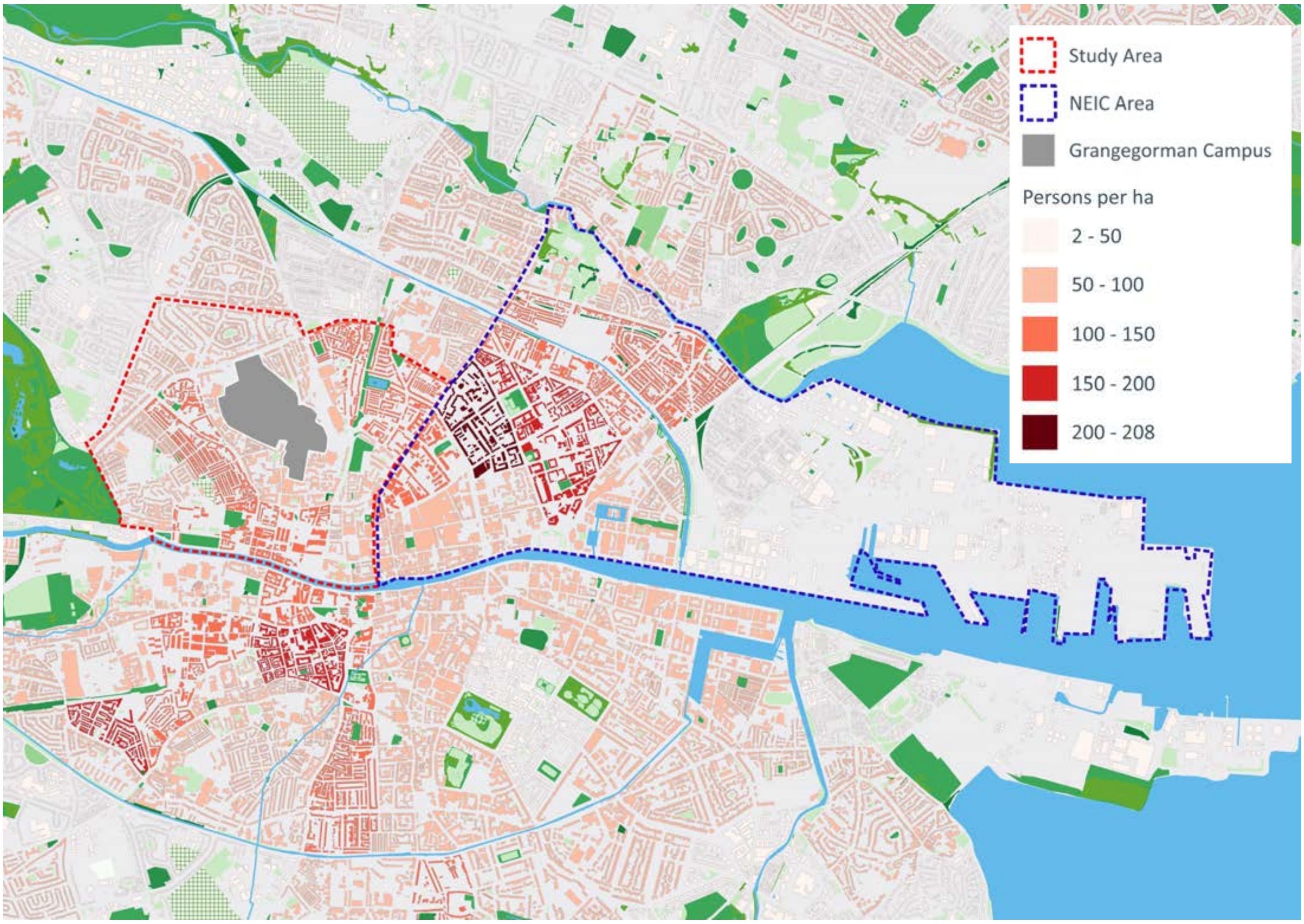
There is a trend toward more apartment living, with 57% of homes being apartments. This coincides with a reduction in both bedsits and house/ bungalows.

More than half of tenure (51%) is rental from private landlords, while the proportion of owner-occupation stayed the same (25%).

Inns Quay B is the most densely populated ED in the Study area, with 160 people per hectare. The study area is not as densely populated as the North East Inner City area.

Unsurprisingly the population densities in Dublin City Centre are higher than elsewhere, but they vary across different quadrants. The North East Inner City, particular the four EDs of Rotunda A and B, Mountjoy A and B have very high population densities over 200 people per hectare. In the study area, Inns Quay B is the only ED with a density over 150 people per hectare. The South West Inner City area has considerable high density, with the density in South East Inner City being the least densely populated of the four inner city areas (Figure 14).

Figure 14 Population Density in study area and surrounding Dublin inner city areas



Most of the resident population of the Study Area live in apartments in 2022 (57%), and this is indicative of the trend in permissions granted for new dwellings and new dwellings currently under construction. This has gone up since 2016, when it was 51%. It shows the ongoing trend of building more apartments in Dublin city, leading to fewer people living in houses or bungalows. (Figure 15). Although only making up a small percentage of total housing stock, it is worth noting that the proportion of people living in bed-sits has declined.

Figure 15: Change in Type of Accommodation in the Study Area

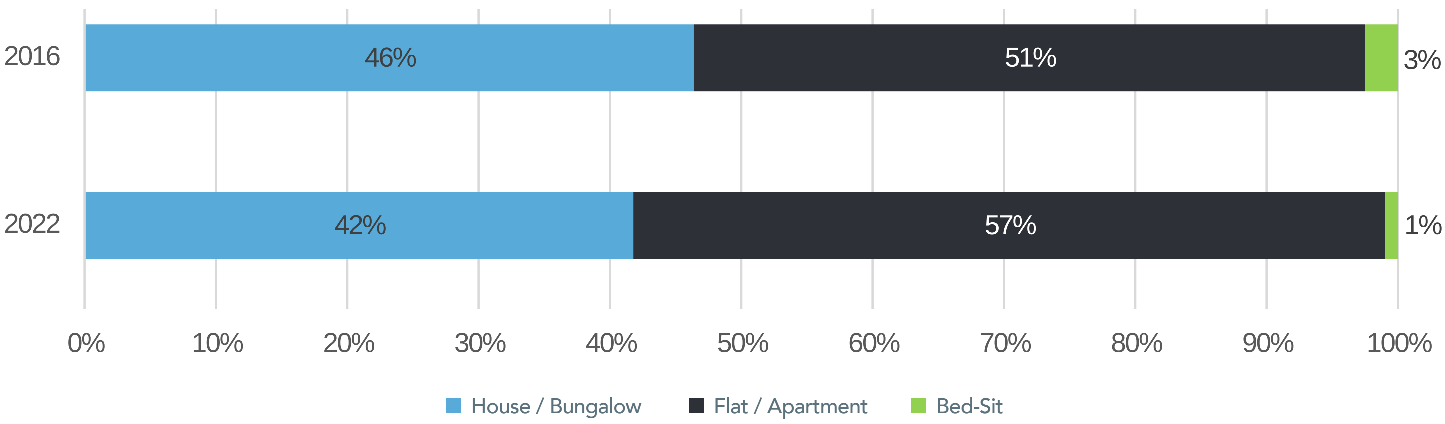
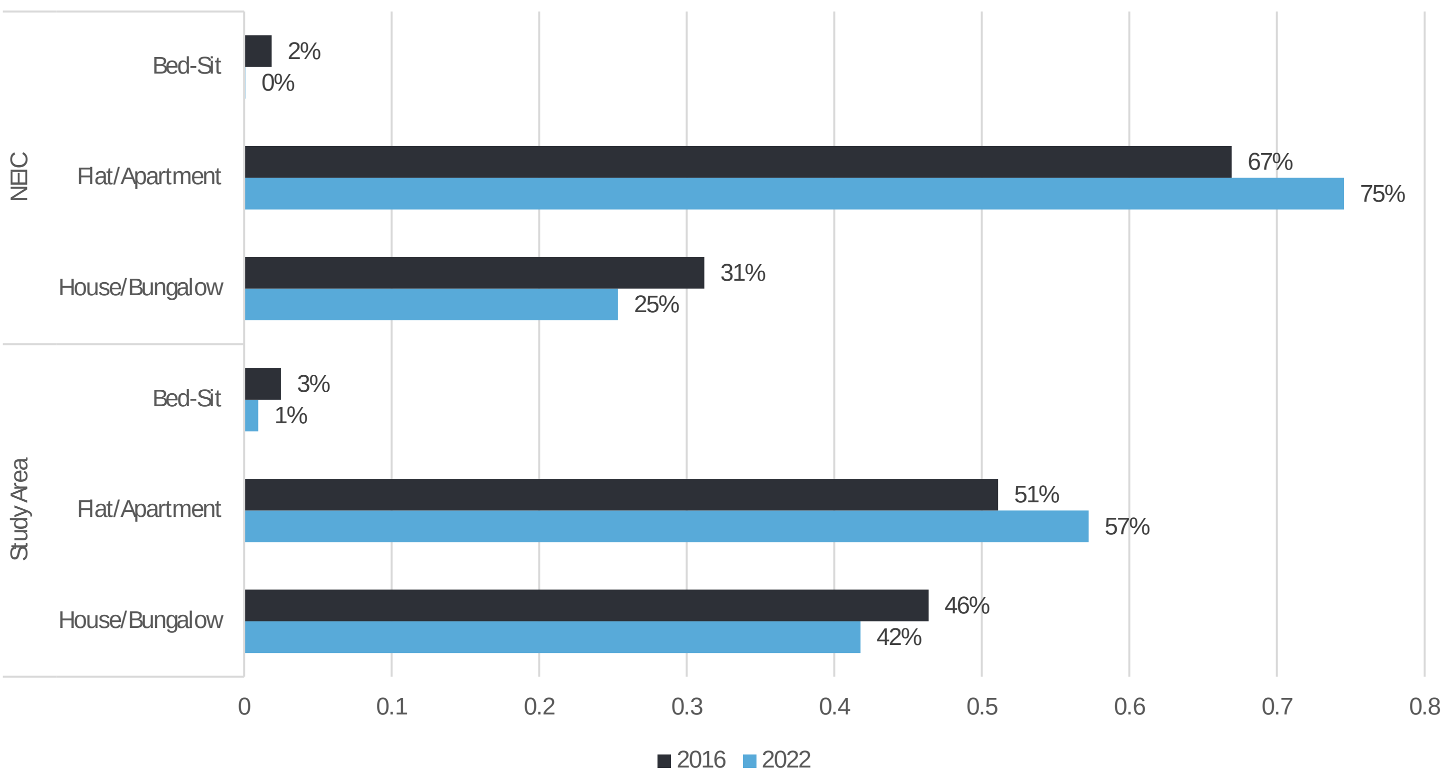
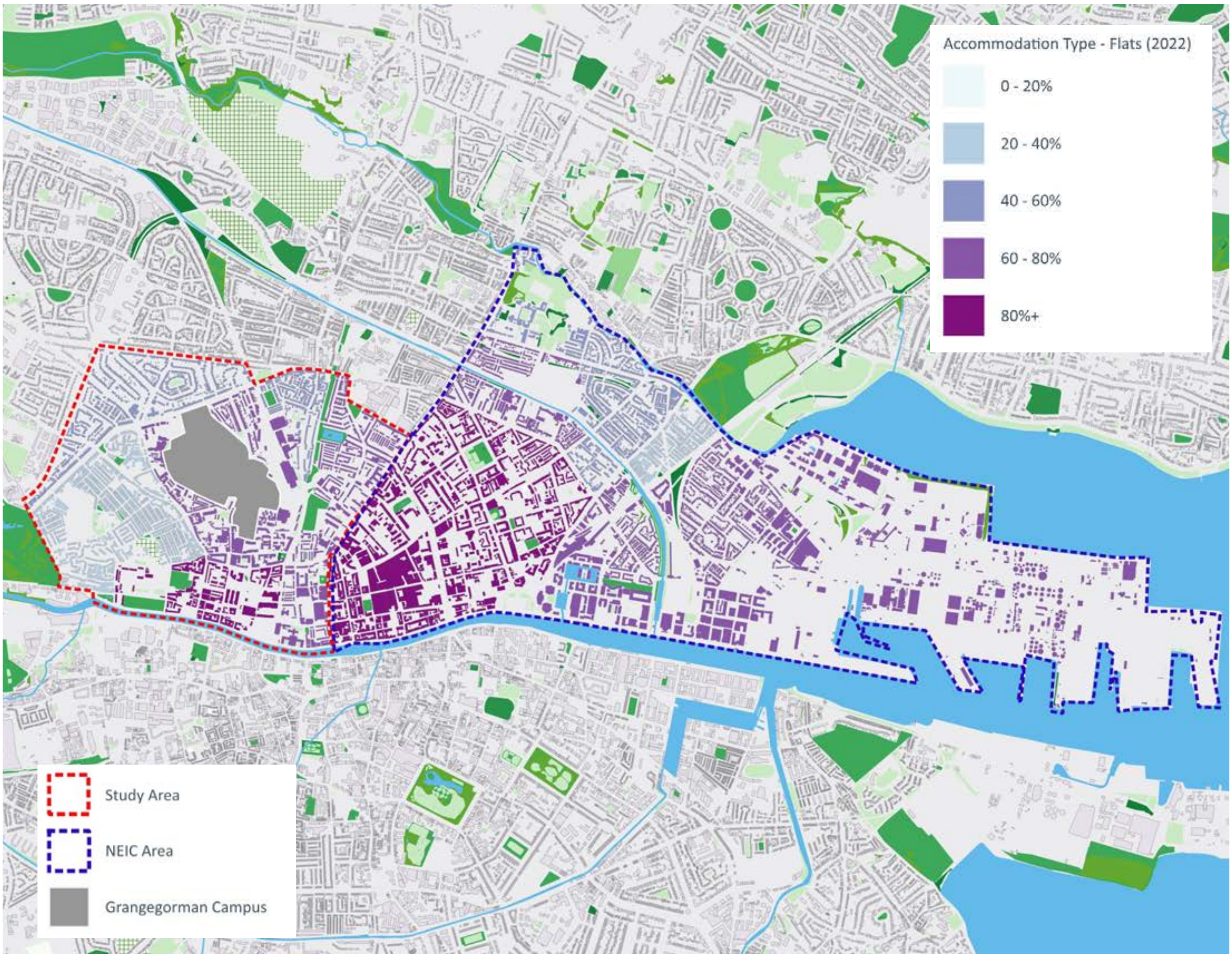


Figure 16: Change in Type of Accommodation in the Study Area and NEIC Area



There are more people living in apartments in the comparator NEIC area than the Grangegorman Study Area, or 75% of the NEIC population (Figure 16). One ED in the Study Area (Arran Quay B), is nearly comparable to the NEIC with 71% of the population living in apartments. The concentration of apartment living in the Study and Comparator areas is evident in Figure 17.

Figure 17: Concentration of apartments/flats



More buildings were occupied in the Study Area in 2022, compared to 2016 (increasing from 87% to 89% occupied) shown in Table 14. In absolute terms, an additional 525 buildings became occupied, while the total number of buildings increased only by 301, indicating better use of existing buildings. Vacant dwellings decreased from 1,265 in 2016 to 1,145 in 2022. Overall, occupancy of buildings in the Study Area increased by 5% (between 2016 and 2022).

In the NEIC area, the occupancy rate increased by 14%, with a significant 71% decrease in the number of unoccupied holiday homes (210 down to 60 unoccupied holiday homes), followed by a 32% decrease in the number of temporarily absent households. These increased occupancy rates are to be expected given the lack of accommodation, and pressure to find homes for people.

Table 14: Occupancy status of permanent dwellings on Census night

		2016	2022	% change (2016-2022)	2016%	2022%
Study Area	Occupied	11,645	12,170	5%	87%	89%
	Temporarily absent	388	258	-34%	3%	2%
	Unoccupied holiday homes	50	76	52%	0%	1%
	Other vacant dwellings	1,265	1,145	-9%	9%	8%
	Total	**13,348**	**13,649**	**2%**	**100%**	**100%**
NEIC Area	Occupied	17,334	19,781	14%	84%	89%
	Temporarily absent	665	451	-32%	3%	2%
	Unoccupied holiday homes	210	60	-71%	1%	0%
	Other vacant dwellings	2,330	1,910	-18%	11%	9%
	Total	**20,539**	**22,202**	**8%**	**100%**	**100%**

The tenure in the Study Area is predominantly rental from private landlords, increasing to 51% between in 2022 (Table 15). Whilst the absolute figure for owner occupancy increased by 12% (from 2,977 units in 2016 to 3,147 units in 2022 – either with or without a mortgage) the proportion of owner occupiers remained at 26%.

Home ownership is lower in both the study and comparator areas than the Dublin and national levels of ownership, consequently with a higher proportion of people renting their accommodation.

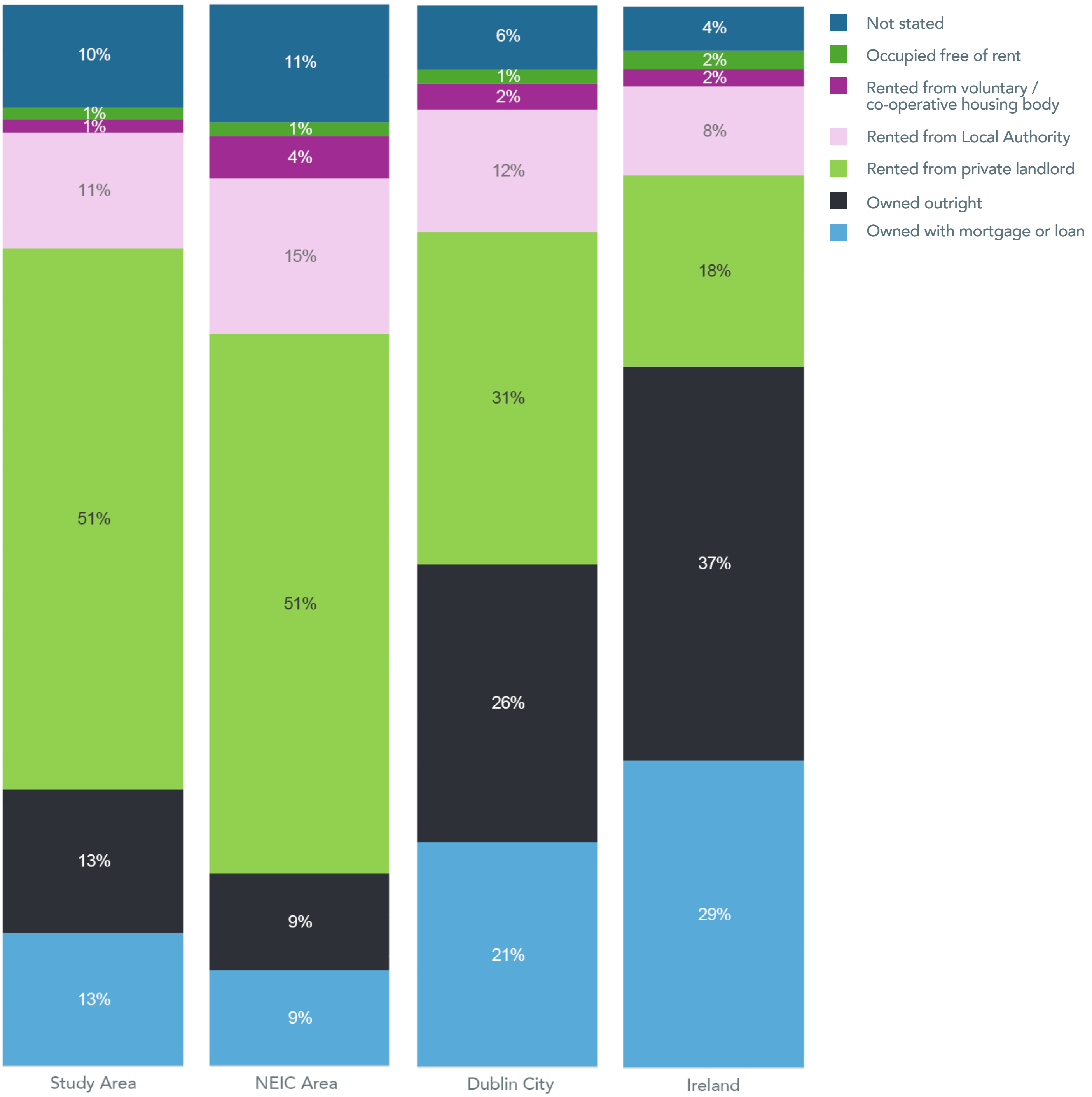
Table 15: Tenure of Permanent Private Households in the Study Area

	2016	2022	% change (2016-2022)	2022%
Rented from private landlord	5,673	6,145	8%	51%
Owned with mortgage or loan	1,392	1,519	9%	13%
Owned outright	1,585	1,628	3%	13%
Rented from Local Authority	1,408	1,312	-7%	11%
Rented from voluntary/co-operative housing body	176	148	-16%	1%
Occupied free of rent	146	139	-5%	1%
Not stated	1,139	1,197	5%	10%
Total	11,519	12,088	5%	100%

Although data for residential churn is not available on an ED level, the percentage of Dublin City residents who were at the same address five years prior to the Census 2022 count was 91%, indicating a relatively stable population. Other cities, such as Galway had higher residential churn (87%).

The difference in home ownership in the Study Area and the comparator NEIC area is pronounced in Figure 18. Both areas have much lower rates of home ownership than Dublin City in total and the country as a whole. Social housing in the Study Area was 12% of the total in 2022, lower than 19% in NEIC and 14% for Dublin, but above the national average of 10%. Fifty per cent of households rent from a private landlord in the Study Area and NEIC, which is above the rate for Dublin city (31%) and the average for the State (18%), highlighting the difficulty and inequalities of attaining home ownership in Dublin.

Figure 18: Type of Occupancy of Private Households in 2022



The average weekly rent paid to private landlords continues to increase across the country. In 2011 it was €171, increasing to €200 in 2016, and to €273 reported in Census 2022. In Dublin City, the number of households paying €400 or more per week in rent was almost 23,000, up from 6,775 in 2016. Between 2011 and 2022 this equates to a 59% increase, or 37% between 2016 and 2022.

The Demographia International Housing Affordability Survey includes Dublin, and although based on averages for the entire city[10] provides a benchmark to assess the housing market. Dublin improved from a score of 5.1 ("severely unaffordable") in 2022 to 4.8 ("seriously unaffordable") in 2023.

The Daft Rental Price Report shows that average rental prices in Dublin city centre increased by 3% up to mid-2024. In the North City, the increase was higher at 5.6%. For all areas in Dublin, the rental increases were not as high as in the rest of the country. Daft also produce a periodic snapshot of market rents, tracking rental changes. The figures for Dublin 1 and Dublin 7 are given in Table 16.

Table 16: Daft.ie Snapshot of market rents Quarter 2 (2024)

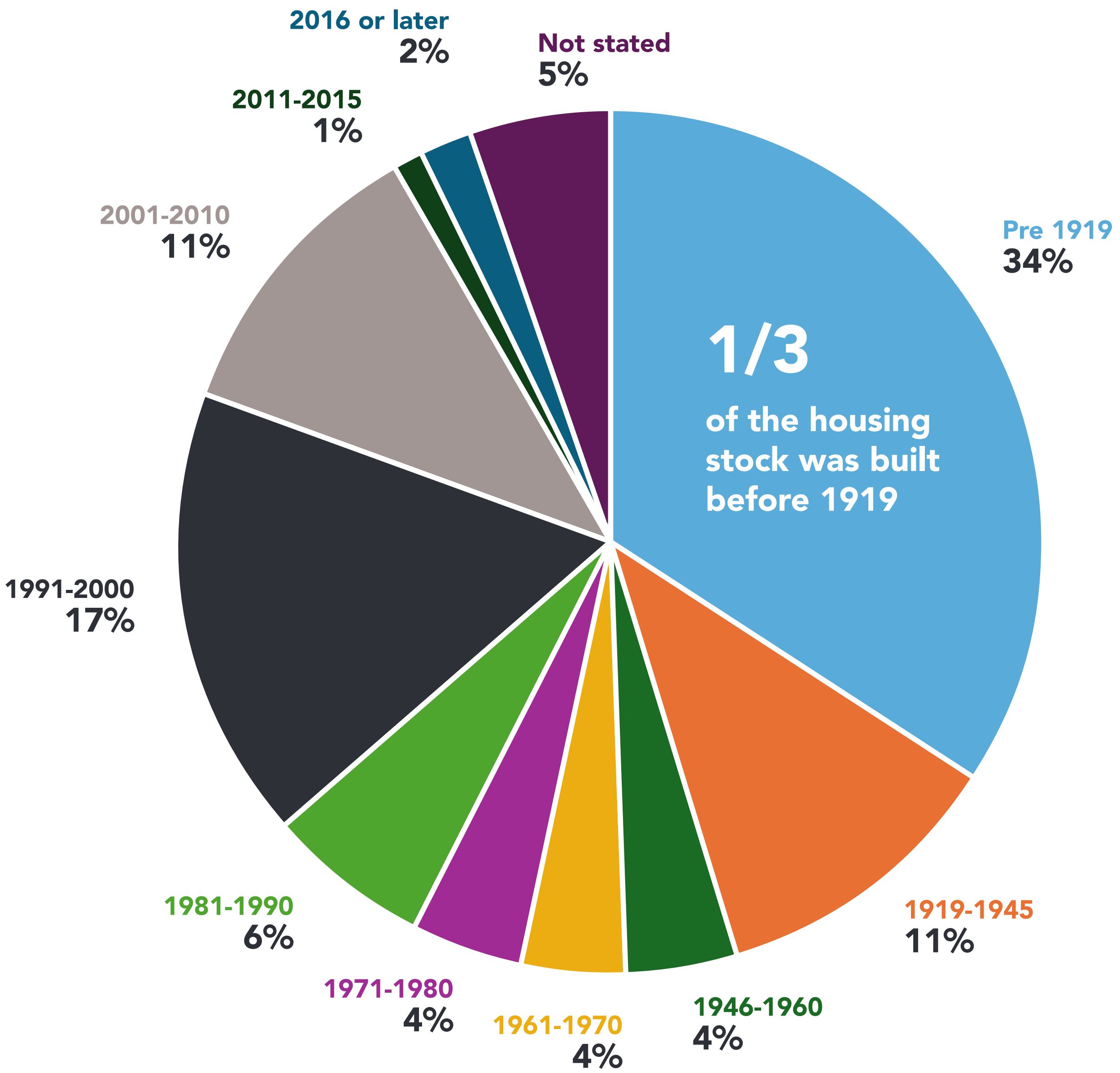
	1 bed apartment	2 bed house	3 bed house	4 bed house	5 bed house
Dublin 1	€1,815 (2.8%)	€2,217 (3.2%)	€2,766 (1.7%)	€3,421 (3.7%)	€4,175 (8.3%)
Dublin 7	€1,646 (2.2%)	€2,011 (2.6%)	€2,509 (1.1%)	€3,102 (3.1%)	€3,786 (8.3%)

% increase from previous year is given below the rent, in brackets

The average age of the housing stock in 2022 was 63-years, compared to 54-years in 2011 alluding to a decline in the construction of new residential buildings in this intercensal period.

In 2022, 2% of the housing stock had been built since the last Census (Figure 19). 57% of homes in the Study Area had been built before 1980, which increased from 50% in the 2016 Census. This indicates the adaptive reuse of older buildings, particularly pre-1919 buildings.

Figure 19: Housing Stock Age in the Study Area



Community Facilities and Resources

Businesses providing recreation and cultural services are shown Figure 20. There were:

3 Museums

1 Library

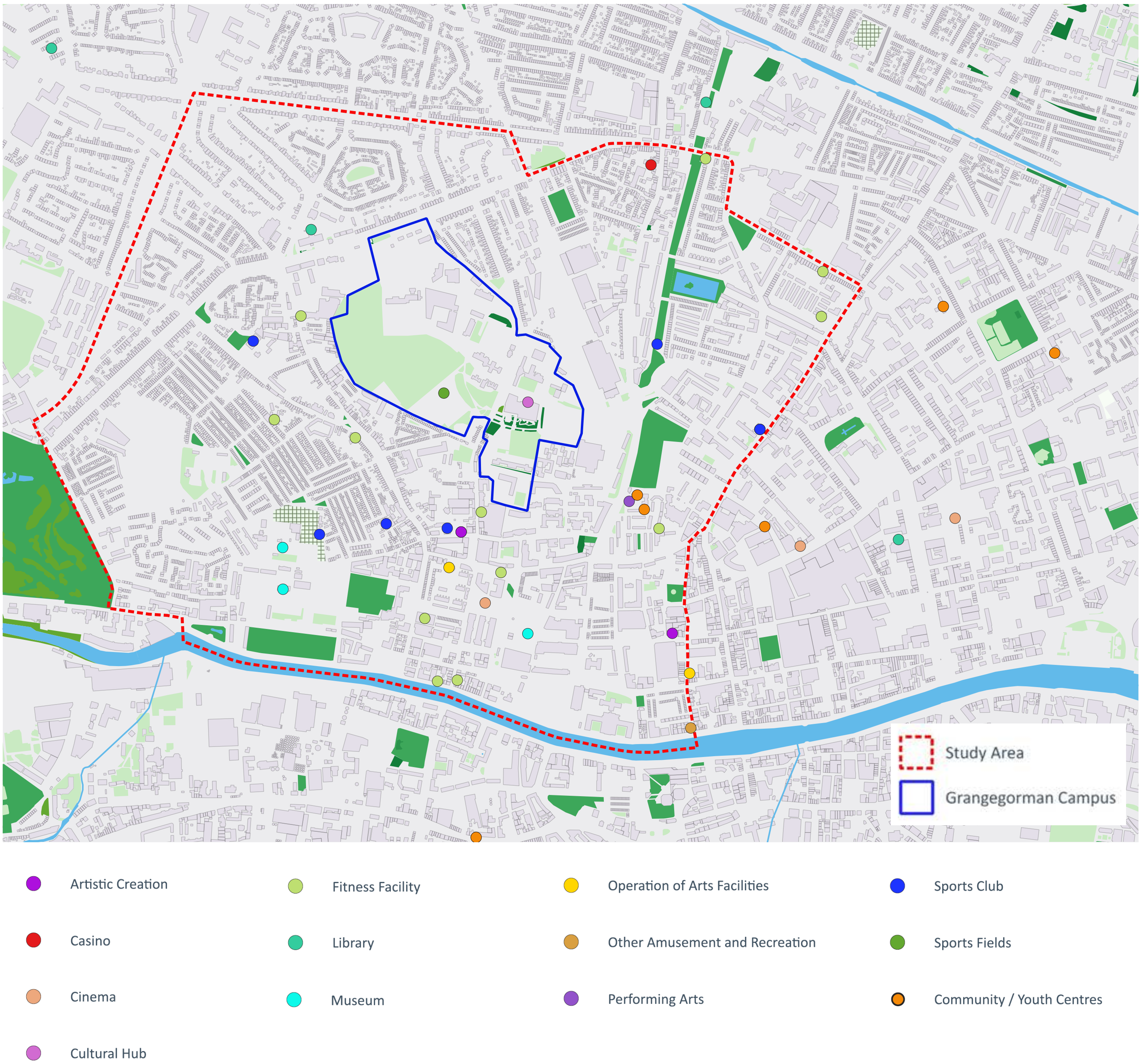
1 Performing arts facility

2 Operation of arts facilities

4 Artistic creation facilities

1 Cinema

Figure 20: Businesses offering recreation and cultural services



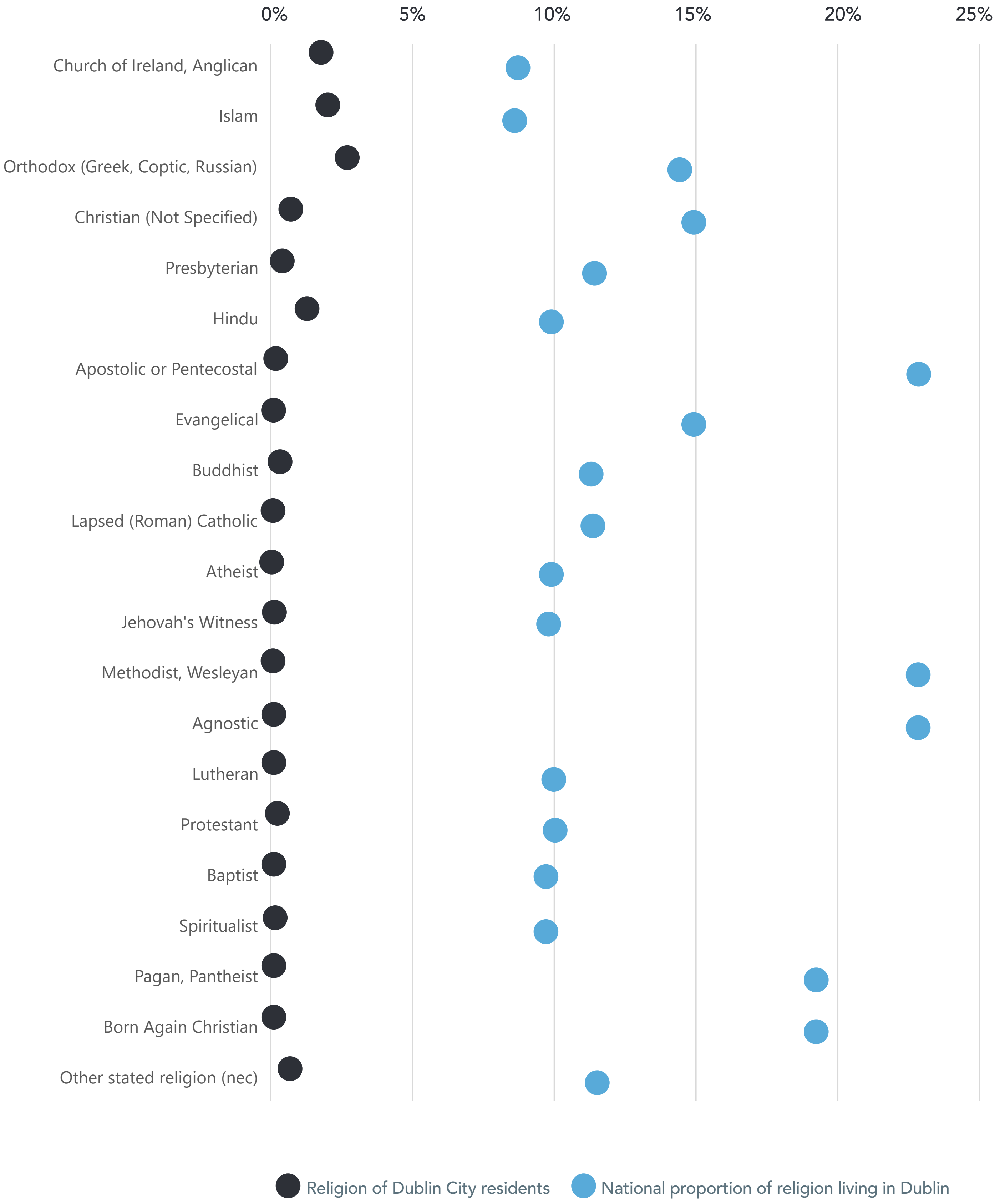
There were eleven Fitness Facilities (gyms and health clubs), four sports clubs and one sports hall identified from the GeoDirectory database. Two of these clubs were for boxing and one for karate. Three of these facilities were for yoga and pilates. One GAA club was identified in the area – St Brendan's within Grangegorman. Four outdoor astro turf soccer/basketball areas were identified, one of which is attached to a sports hall with uncertainty over ownership or accessibility for the three others. The Blessington Street Basin provides an outdoor gym as part of Dublin City Council's initiative to promote fitness and wellbeing among residents, and is free and accessible for those who can make use of it.

Three Community Centres were identified, including Holy Family Parish Centre, Mount Carmel Community Centre and St Bricin's Park Community Centre. In addition, specialist community resource centres tackling particular social problems are in operation in the area, including for drugs, homelessness and poverty. The Macro Community Resource Centre is a significant hub of local community and civic organisations and services. Carmichael is a shared accommodation, services and supports facility for more than 40 voluntary sector organisations who tackle major social issues and provide invaluable direct and indirect supports to over 140,000 people throughout the country. Carmichael serves as an important focal point for community engagement and development across the whole of Ireland. Inner City Enterprise (ICE) is a social enterprise which provides business advice, support, training, office accommodation and networking opportunities for young entrepreneurs, social entrepreneurs and unemployed people wanting to set up their own businesses. The ICE 'Hub on the Hill' is located on Constitution Hill.'

Nearly one third (32%) of people in the Study Area are Roman Catholics, 28% were No religion, 26% were Not stated and 13% were Other religion, in 2022. No further breakdown by religion is given at ED level, but further insights into religion across the wider Dublin area are given.

The majority of Dublin's population stated Roman Catholic as their religion (52%), while 23% stated they had no religion. Other religions accounted for up to 2% of Dublin population, while many were under 1%. Of these minority religions, the proportion of the people who practice these religions who live in Dublin is significantly higher, indicating a concentration of the minor religions in Dublin City (Figure 21). Roman Catholics are not shown on this Figure (due to distortion of scaling). While 52% of Dublin residents are Roman Catholic, only 11% of the national proportion of Roman Catholics live in Dublin, indicating a concentration of Roman Catholics outside of Dublin. This is significant for Dublin being a focal point for minoraty religions, and requiring places and spaces for congregation. In total there were 25 businesses/organisations undertaking "Activities of Religious Organisations" in the Study Area. Thirteen churches were identified in the Study Area, including two church buildings on the Grangegorman Development site, one which is deconsecrated and in a state of disrepair with plans to bring it back into use as an event space for TU Dublin. One church within the Study Area was identified as serving the Romanian Orthodox community in Dublin, while the other churches were identified as traditional Roman Catholic, Anglican or Presbyterian.

Figure 21: Minority religions and concentration of these religions in Dublin



3. Economy and Employment

The following section provides an overview of the labour market characteristics, how people work and the employment profile in the Study Area, as collected in the 2016 and 2022 Censuses. It also uses GeoDirectory data for businesses in operation in 2024.

In a Nutshell

62% of the population aged over 15 years are At Work, 15% are Students, 3% are Looking after home/family.

8% are Retired, 4% are Unable to work due to a permanent sickness or disability, 3% are Long term unemployed, 3% are Short term unemployed and 1% are Looking for first regular job.

The student population increased with an additional 4,062 students residing in the Study Area and an 8% increase in the number of retired people.

Where People Work

For both the Study Area and comparator NEIC area, 99% of all usual residents' place of work is within Dublin city and suburbs and Counties Dublin and Meath, confirming the importance of the North City location as a place of employment.

In terms of how people get to work, living in proximity to workplaces is reflected in the high rates of active travel – walking (22%) and cycling (10%) by workers in the Study Area. Nearly one-third of the working population walk or cycle, and this figure is higher for travelling to school, college or childcare – with 32% going by foot, and 6% by bike. Only 11% of the Study Area residents travel to work by car, which is unsurprising given the city centre location and the availability of public transport options (21%) for residents (Figure 22).

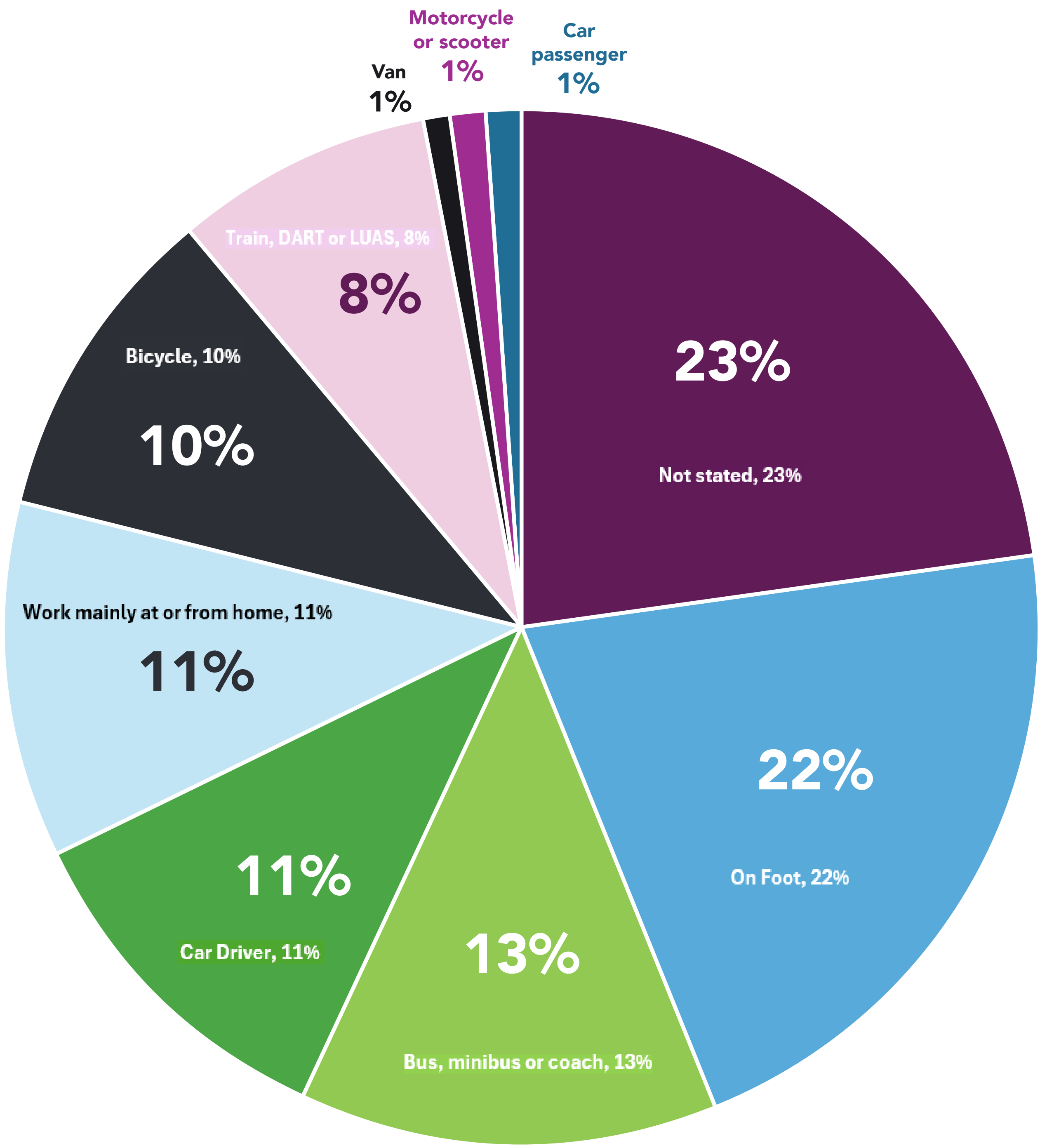
11% of residents work mainly from home, and over half of workers (51%) who reported their commute time, spend less than half an hour for their journey. 10% of residents have a commute greater than one hour. These high rates of active travel contribute to community formation, place making, and a sense of identity, as they allow for social interaction on a daily basis at street level. They also are important for psychological development in children and youth, by allowing for independent travel and developing a sense of curiosity in their local area and environment.

While many people commute into the area for work, the south boundary of the Study Area is an important commuter corridor, along the North Quays, for people who may be travelling further into the city. The Quays link commuters from Heuston Station and people arriving from the west and north west of the city. There is a significant safety issue regarding cycling and active travel on this busy thoroughfare, particularly in the morning peak hour travel. The Liffey Corridor project will see the development of a continuous segregated cycle route on both sides of the Liffey Quays, while improving the public realm of the riverside.

Active travel in the Study Area has been enabled by the opening of the Grangegorman site, as it reduces journey times travelling north-south in the Study Area, while also linking east to west. Significant time savings are available for walkers and cyclists through the site. Although not within the Study Area, the Royal Canal Greenway Phase 3 provides a segregated cycling route along the canal. The Grangegorman Development includes a large area in which to exercise, and this was a function of the asylum when it was originally built - to provide a place for physical exercise as part of improving mental health. St. Brendan's Hospital at Grangegorman was one of the first institutions in the country to have its own Sports Day. In more recent times, the concept of 'sport as a medicine' is increasingly recognised as preventative medicine and for stress reduction and improved cognitive function.

The Grangegorman Development within the SDZ supplies a variety of sports, recreation and leisure public open space which greatly benefits the local population. Its central location within the Study Area ensures relative ease of access from all neighbouring areas, and its proximity to the transport links like the LUAS Grangegorman and Broadstone stops, among various bus stops, promotes the use of these facilities by the wider catchment area. Active travel is advocated from an environmental health perspective, as it reduces carbon emissions. Therefore the permeability of the Grangegorman site, and its strategic location within the middle of the Study Area enhances its reputation for providing health services, but also revitalises a significant part of Dublin through sustainable design and facilities that encourage the use of public transport and active travel.

Figure 22: Commuting to work in the Study Group



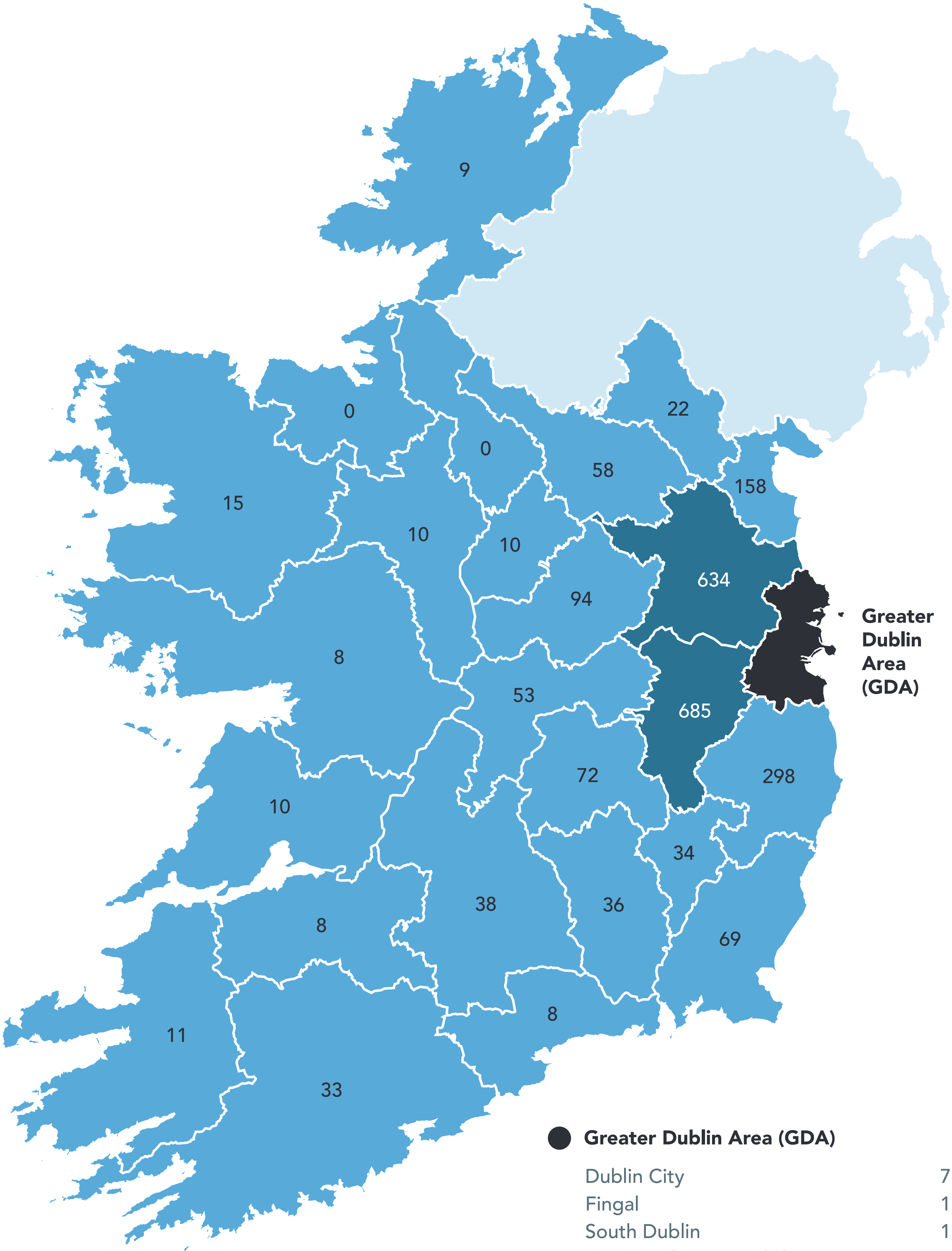
Many people who work in the Study Area live outside of it. According to Census data, 13,833 people work in the Study Area, with most of them (7,375) coming from Dublin City (which includes the Study Area). Figure 23 maps where people travel from, with Fingal (1,747) and South Dublin (1,197) having significant numbers of people, while recognising that not everyone travels into their workplace every day, given the increased trend in working from home.

The GeoDirectory database shows the location of businesses in the Study Area. Figure 24 is useful as it highlights the concentration of commercial activity along Manor Street down to the Quays, with less businesses operating to the west and north west of the Study Area, which are more residential areas.

There are 1,052 businesses in operation in the Study Area in 2024. In terms of the concentration of businesses in the Study Area, businesses are classified according to the NACE industry classification codes (Table 17). The twenty Level 1 categories are identified by alphabetical letters, while there are further division identified by numerical codes under the alphabetical letters. The dominant category for businesses is the "Q – Human health and social work activities" (227 businesses) followed by "I – Accommodation and food service activities". The third NACE category by number of businesses is "M – Professional, scientific and technical activities" (159 businesses). The fourth NACE category with over one hundred businesses is "S – Other services activities". Having just under one hundred, "G - Wholesale and retail trade" had 97 businesses.

As stated, within these Level 1 categories, a more detailed breakdown is provided, and Table 18 lists the categories where there are more than about ten businesses of that category in the Study Area. This allows us to explore the specialisms that are concentrated in the Study Area. There are 824 businesses in this table, which means that it covers 78% of the total businesses. Concordantly, the remaining businesses are represented largely by one or two operations in the area.

Figure 23: Usual residence of workers in the Study Area

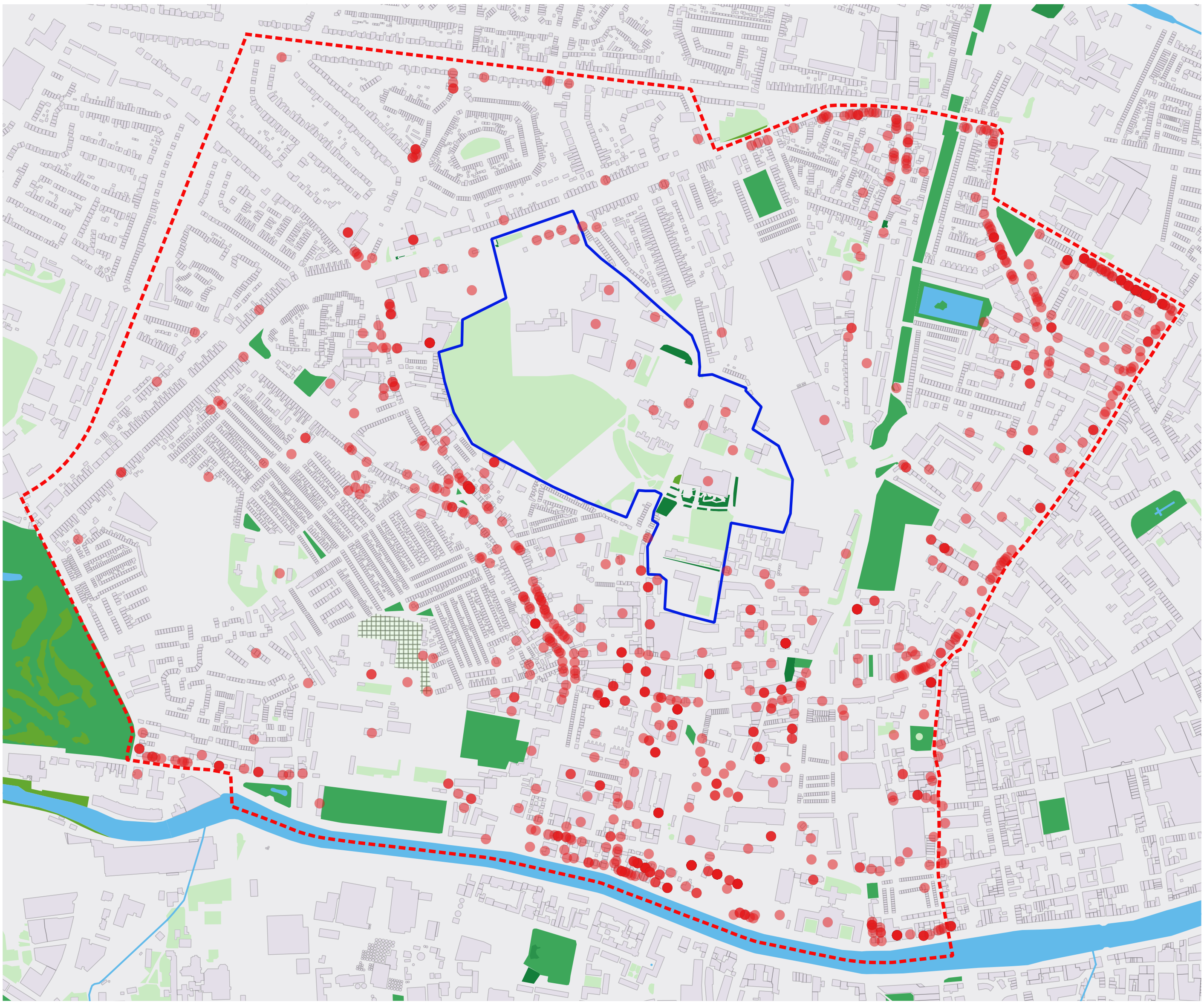


Greater Dublin Area (GDA)

Dublin City	7,375
Fingal	1,747
South Dublin	1,197
Dun Laoghaire / Rathdown	890
Total at work in GDA Study Area	**13,833**

Legal activities had the highest number of businesses (116), along with an additional seventeen justice and judicial activities which is unsurprising given the proximity to the Criminal Courts of Justice on the south eastern border of the Study Area and the location of Kings Inns just east and The Law Society in Blackhall Place, which is south of the Grangegorman site.

Figure 24: All businesses in Study Area, 2024



The second highest concentration of businesses is restaurants, cafes and mobile food services, with 116 operating in the Study Area. Other human health activities (108) include a plethora of medical specialisms, physical medical practitioners (e.g. physiotherapists, chiropodists, chiropractors, etc) and psychological health services, along with what is considered alternative medicines to the mainstream, such as traditional Chinese medicine, acupuncture etc.

From the GeoDirectory data, 43 Beverage serving activities (pubs and bars) are in operation in the area. No night clubs were identified in the Study Area. The Food, Retail and Accommodation businesses are shown in Figure 25. The Study area has a heritage in food and drink production and indeed as a marketplace for agricultural produce – in former times the fruit market and fish market in Mary's Lane, Smithfield for its horsemarket and the Dublin Cattle Market near Hanlon's Corner were renowned livestock and food marketplaces. In recent times, Dublin's Local Enterprise Offices supported and strengthened the 'Dublin Food Chain' – a marketing and networking forum representing many food and drink producers, retailers and distributors. The Spade Centre on King St North is an example of a collaborative incubator and start up supporting initiative offering shared kitchen facilities within the Study Area.

The NACE activities under the "Other auxiliary to financial services" includes certain financial services, but also (misleadingly from the NACE title) consultants, many of whom are located in the Eccles Street practices serving the Mater Hospital, explaining why this NACE activity features so strongly in the Study Area.

Table 17: Number of businesses by NACE Level 1 Classification

NACE Industry Classification (Level 1)	Number of Businesses in the Study Area
A - Agriculture, forestry and fishing	0
B - Mining and quarrying	0
C - Manufacturing	11
D - Electricity, gas, steam and air conditioning supply	0
E - Water supply; sewerage; waste management and remediation activities	0
F - Construction	14
G - Wholesale and retail trade	97
H - Transporting and storage	4
I - Accommodation and food service activities	178
J - Information and communication	20
K - Financial and insurance activities	72
L - Real estate activities	19
M - Professional, scientific and technical activities	159
N - Administrative and support service activities	24
O - Public administration and defence	37
P - Education	47
Q - Human health and social work activities	227
R - Arts, entertainment and recreation	35
S - Other services activities	108
Total	**1,052**


BOTHAR BHEIRCLI
BERKELEY ROAD
7
ESTABLISHED
1960
Kinane Studio
TELEPHONE 01
8304598

Figure 25: Food, Retail and Accommodation businesses in Study Area, 2024

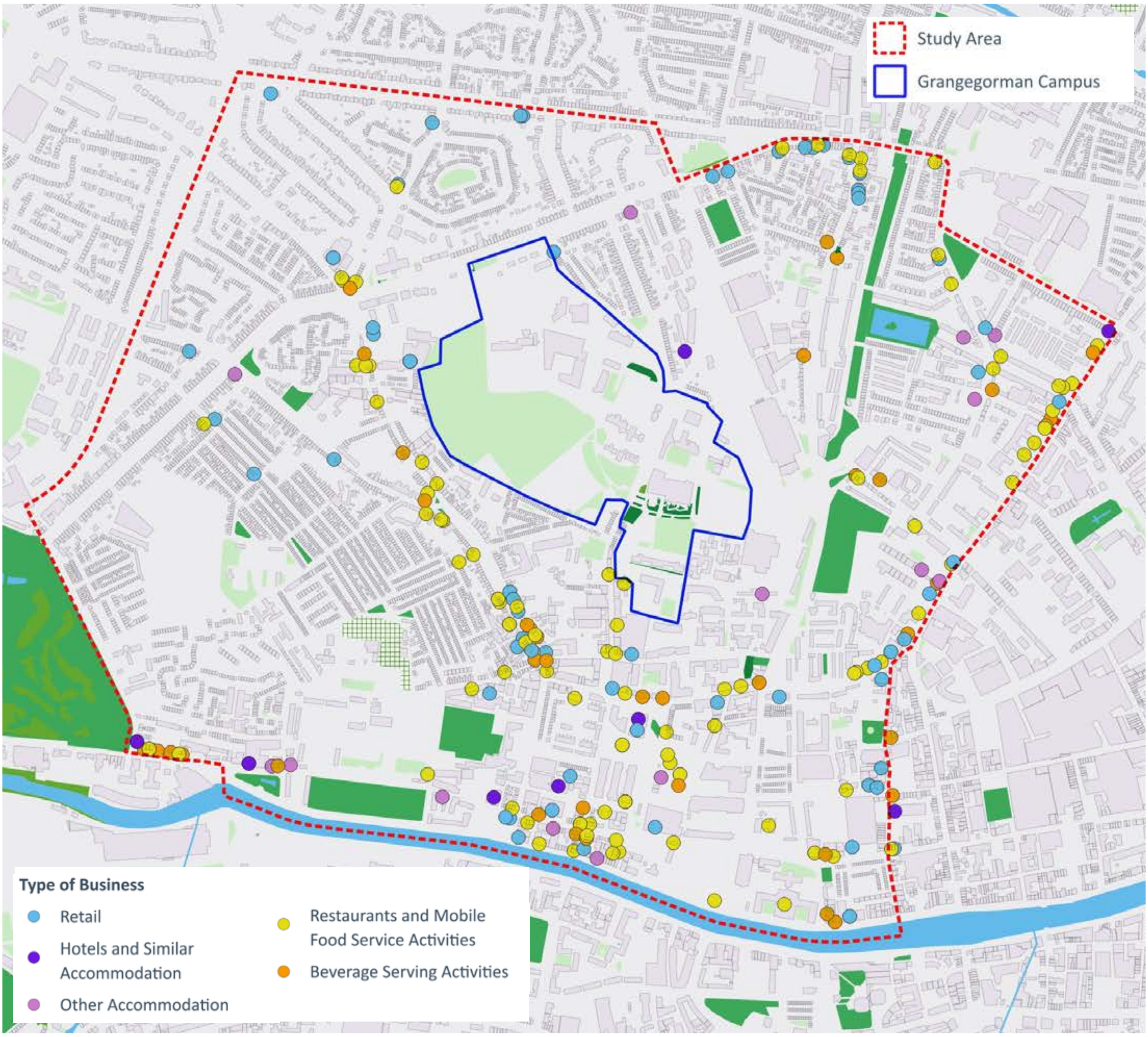


Table 18: Number of businesses by NACE Level 2 classification

NACE Activity (Level 2)	Number in Study Area
Legal activities	116
Restaurants and mobile food services	111
Other human health activities	108
Other auxiliary to financial service	65
General Medical Practice	50
Beverage serving activities	43
Hairdressing and other treatment	41
Retail sale in non-specialised stores with food, beverages predominating	26
Activities of religious organisations	25
Other membership organisations	24
Other education	22
Other social work activities without accommodation	19
Justice and judicial activities	17
General public administration activities	16
Social work activities without accommodation	15
Other accommodation	14
Dental practice activities	12
Dispensing chemist in special stores	11
Real estate agencies	11
Accounting, auditing and tax	11
Architectural activities	10
Other business support services	10
Child day-care	10
Fitness facilities	10
Hotels and similar accommodation	9
Other Information Technology and computer related activities	9
Other residential care activities	9
Total	**824**


SISK
Apprenticeship in Carpentry & Joinery
John G. Sisk Training Centre
SISK
Apprenticeship in Carpentry & Joinery
John G. Sisk Training Centre
DUBLIN
DUBLIN
NIKE

Principal Economic Status

Focusing back on usual residents in the Study Area, the principal economic status, as captured by the CSO, provides a breakdown of the number of people aged 15 years and older in the labour force at work as well as those looking for their first job or unemployed. Persons or groups over 15 years of age not participating in the labour force are typically students, homemakers, retirees and persons unable to work due to illness or disability, and they are considered to not be economically active. Table 19 provides an overview of the principle economic status of the labour force in the Study Area.

Table 19: Principal Economic Status of people over 15 years in Study Area

Principal Economic Status	2016	2022	Change	2016%	2022%
At work	14,789	17,105	15.7%	60%	62%
Looking for first regular job	362	329	-9.1%	1%	1%
Unemployed having lost or given up previous job	2,199	1,526	-30.6%	9%	6%
Student	2,991	4,062	35.8%	12%	15%
Looking after home/family	1,055	953	-9.7%	4%	3%
Retired	1,916	2,276	18.8%	8%	8%
Unable to work due to permanent sickness or disability	1,023	1,129	10.4%	4%	4%
Other	191	178	-6.8%	1%	1%

With a steady decline of 31% in unemployment, employment in the Study Area increased by 16% from 2016 to 2022, which equates to 62% of the population that are 15 years and older. The increase in the number of students as well as retirees coincided with the increase in the population aged 20-24 years as well as the increase in the proportion aged 60-69 and 70-79 years.

By comparison, employment in the NEIC area increased by 17%, while unemployment decreased by 16%. However, the number of persons looking for their first regular job increased by 20% in the NEIC area. Notably, the number of people unable to work due to permanent sickness or disability in the NEIC increased by 40%, in comparison to the 10% increase in the Study Area.

Table 20 provides an overview of the gender split in labour force characteristics. Similar trends are seen in both males and females within the labour force, with employment across both groups increasing, contributing to the drop in unemployment. Female employment numbers increased marginally in comparison to male employment, whilst the number of retired males increased 22% as opposed to the 16% retired females.

Table 20: Principal Economic Status by gender in the Study Area

	Male			Female		
Principal Economic Status	2016	2022	Change (2016-2022)	2016	2022	Change
At work	8,019	9,242	15%	6,770	7,863	16%
Looking for first regular job	188	186	-1%	174	143	-18%
Unemployed having lost or given up previous job	1,313	910	-31%	886	616	-30%
Student	1,454	1,919	32%	1,537	2,143	39%
Looking after home/family	114	142	25%	941	811	-14%
Retired	919	1,121	22%	997	1,155	16%
Unable to work due to permanent sickness or disability	577	591	2%	446	538	21%
Other	139	95	-32%	52	83	60%

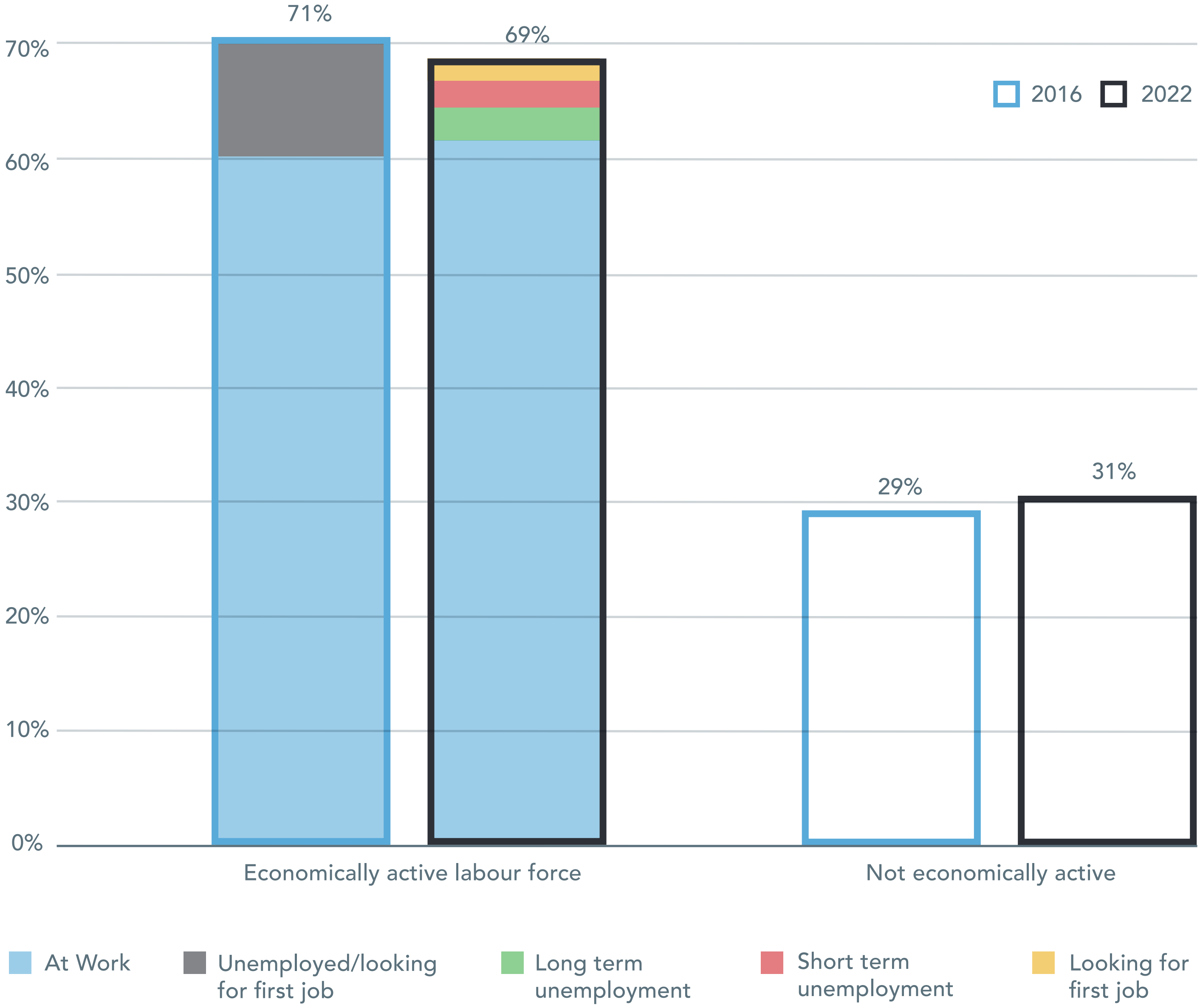
There are some notable differences across gender groups, the main being the number of persons looking after home/family, with this figure decreasing 14% for females and increasing 25% for males in the period between 2016 and 2022, although the absolute figures remain at 811 females and 142 males looking after home or family. The number of females unable to work due to permanent sickness or disability increased by 21%, as opposed to 2% for males, with the absolute figure is 591 males and 538 females in 2022 unable to work due to permanent sickness or disability.

Job Growth

The economically active labour force increased from 2016 to 2022 by 9.3% (to a total of 69%). This equated to 1,610 additional people willing and able to participate in employment (Figure 26). Economically active includes people that are working, are in a job and also those who are looking for work – it includes both employed and unemployed. The proportion of the population that are not economically active increased by 21% coinciding with an increase in retired people, students, people unable to work due to sickness or disability and those looking after home/ family. The proportion of unemployed people dropped in the study area. The Census 2022 data distinguishes for the first time between short term unemployment (less than one year) and long term unemployment (more than one year). There were 701 short term and 825 long term unemployed people in the study area. This equates to 46% of unemployed people being short term, and 54% being long term. The proportion of the labour force that is long term unemployed is 3% for the study area, lower than the long term unemployment rate of 4% nationally.

In terms of types of jobs, the GeoDirectory data gives a list of businesses in the area, classified by the industry code that they fall under. Data for employment in these businesses is not readily available, but the data gives insight into the numbers of each business in the Study Area. While there are a number of large employers in the Study Area (providing university, prison, transport and healthcare services),the overall area is characterised by small to medium enterprises (SMEs) and micro-businesses - with no large scale manufacturing, and only eleven manufacturing businesses in total.

Figure 26: Employment trends in the Study Area



Grangegorman Employment Charter

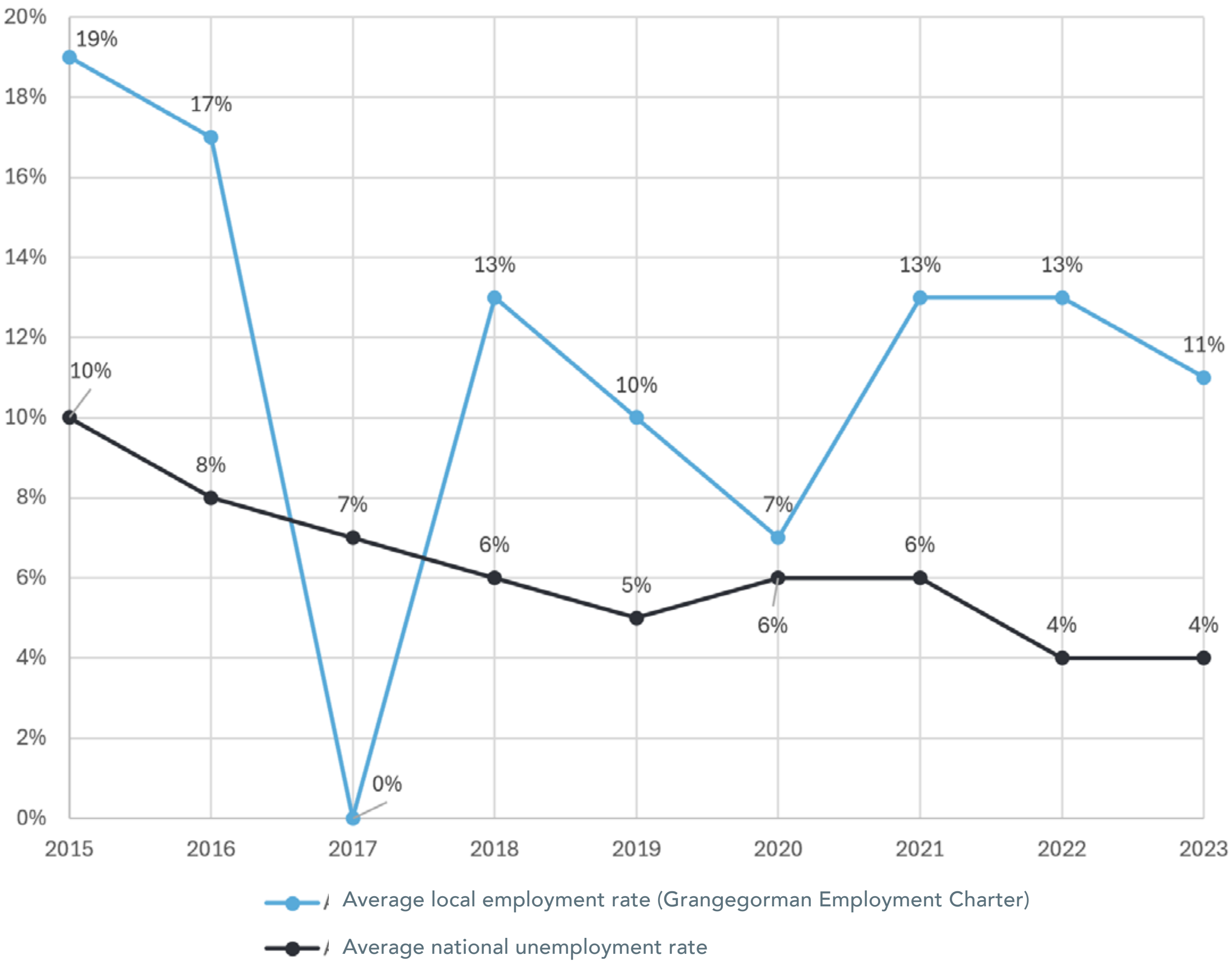
The Grangegorman Employment Charter was an early tangible commitment by the key Grangegorman urban regeneration project stakeholders to maximise benefits for local communities from the Grangegorman Development. It was set up by the Grangegorman Development Agency (GDA) and the Grangegorman Labour & Learning Forum (GLLF) in an effort to facilitate the creation of jobs and training opportunities (full time employment and/or apprenticeships) for local residents.

The Charter was designed to encourage subscribed contractors to contribute to the structural and social regeneration of the Grangegorman neighbourhood by meeting key features and requirements, including:

- employing at least 20% of new hire on the site from residents of Grangegorman and surrounding areas; and
- filling 10% of new jobs created with new entrants to the labour market and/ or long term-unemployed.

Figure 27 shows the record of local employment created through the Grangegorman Employment Charter (which remains operational), alongside the average national unemployment rate.

Figure 27: Record of employment created for on-site construction work (Grangegorman Employment Charter) alongside average national unemployment rate



Note: There was no construction on site during 2017 due to legal processes, and subsequent revision of contracts. Employment opportunities on site resumed in 2018.

It is worth noting that in general, lower levels of construction and smaller projects on the Grangegorman Development make it more difficult to meet local employment targets as do lower levels of unemployment in the labour market.

The yearly average number of local persons employed through the Grangegorman Employment Charter over the period 2020-2023 is 11%, with highs of 13% in 2021 and 2023 and lows of 7% in 2020, coinciding with the pandemic. As the project has progressed, employment has decreased, with peaks at the start (19% in 2015) and relatively high and increasing levels evident during the most recent stages of the project (11% in 2022).

The Grangegorman Employment Charter has influenced the development of employment and wider community benefit activity in a range of projects and organisations, including the National Children's Hospital, Trinity College Dublin, the National Development Finance Agency, and Limerick City & County Council. The Charter was featured in the European Commission's 2020 publication "Making Socially Responsible Public Procurement Work – 71 Good Practice Cases", one of just two Irish exemplars included in the report. The Charter was also included in a best practice case study in the Irish Government's National Development Plan 2021-2030 and featured in the wider of context of community benefits from the Grangegorman Development in the 2020 IHREC-funded research report and conference "Social Clauses in Public Procurement: the Irish Experience".

Employment Distribution

Social Class

The employment figures have been recorded in the seven social class groups classified by the CSO during the most recent Censuses with the information relevant to the Study Area presented in Table 21.

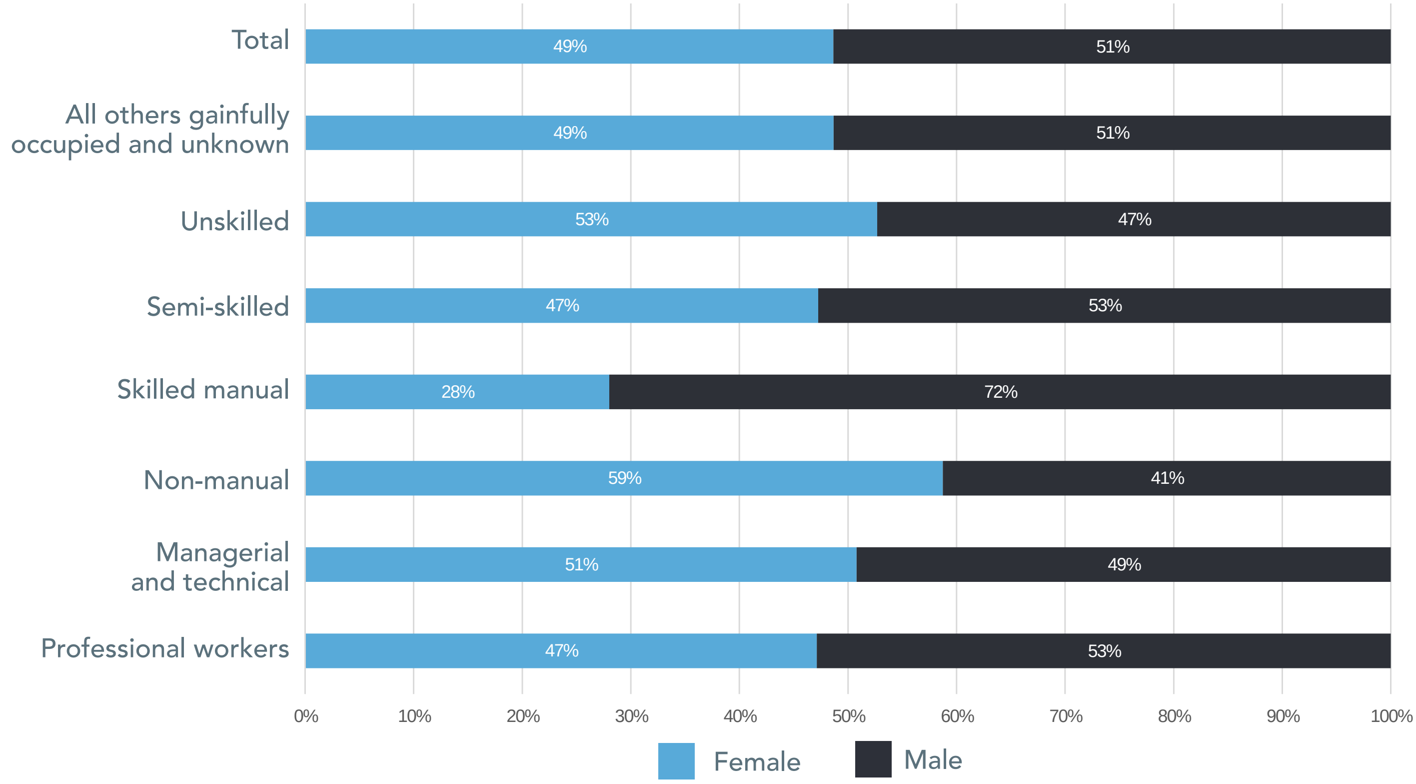
Table 21: Employment by social class in the Study Area

Social Class	2016	2022	Change	2022%
Professional workers	2,302	2,750	19%	9%
Managerial and technical	6,289	6,614	5%	22%
Non-manual	3,712	3,315	-11%	11%
Skilled manual	2,530	2,149	-15%	7%
Semi-skilled	2,730	2,669	-2%	9%
Unskilled	1,369	1,158	-15%	4%
All others gainfully occupied and unknown	8,400	11,852	41%	39%
Total	27,332	30,507	12%	100%

In 2022, the social class with the majority of employed persons was 'all others gainfully occupied and unknown' at 39%. The 'managerial and technical' class recorded a 5% increase from 2016 to 2022 and ranks as the second highest in terms of employment (22%).

The 2022 Census indicates that there is a slightly higher proportion of males in employment and that women dominate the managerial and technical (51%), non-manual (59%) and unskilled (53%) social classes whilst men occupy the majority of professional workers (53%), skilled manual (72%) and semi-skilled (53%) social classes (Figure 28).

Figure 28: Social Class by Gender of Employed Persons in the Study Area



Occupation Type

The proportion of occupation types recorded in the Study Area during 2016 and 2022 are displayed in Table 22.

Table 22: Employment by Occupation Type in the Study Area

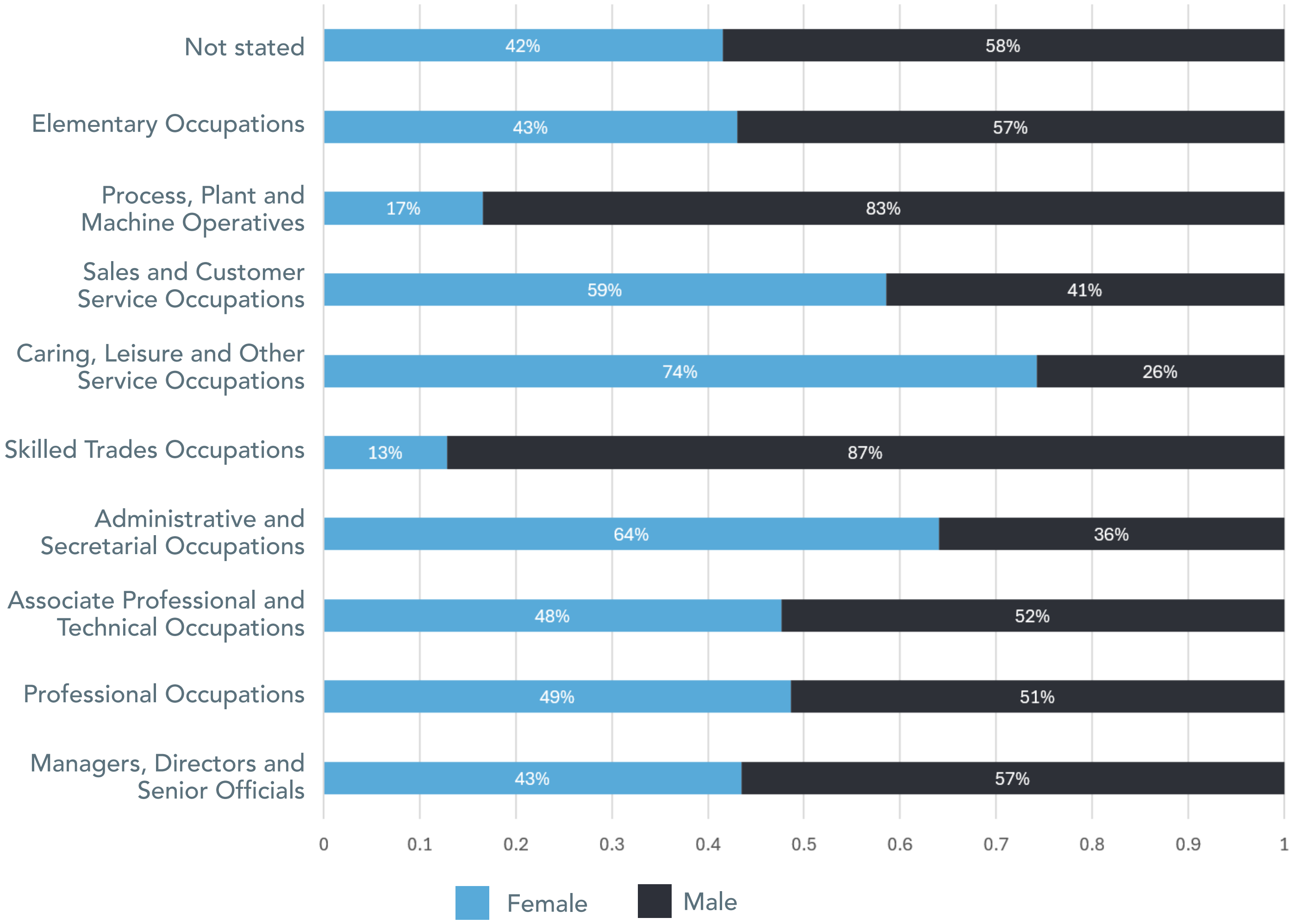
Occupation Type	No of people 2016	No of people 2022	Change between 2016-22	2022 % of total
Managers, Directors and Senior Officials	897	939	5%	5%
Professional Occupations	3,485	4,009	15%	22%
Associate Professional and Technical Occupations	2,253	2,329	3%	13%
Administrative and Secretarial Occupations	1,412	1,200	-15%	6%
Skilled Trades Occupations	1,149	1,064	-7%	6%
Caring, Leisure and Other Service Occupations	854	811	-5%	4%
Sales and Customer Service Occupations	1,158	979	-15%	5%
Process, Plant and Machine Operatives	514	513	0%	3%
Elementary Occupations	2,226	1,923	-14%	10%
Not stated	3,040	4,864	60%	26%
Total	16,988	18,631		100%

Apart from 'not stated' occupations, the largest portion of the labour force in the Study Area is employed in 'professional occupations', with 'associate professional and technical', contributing the second highest portion of employment and with both occupations increasing by 15% and 3% respectively from 2016 to 2022. 'Elementary occupations' contribute the third highest portion of employment, although it recorded a 14% decrease in the same period. Other occupations that have had a notable decrease within the Study Area are 'administrative and secretarial occupations' and 'sales and customer service occupations' (both decreasing by 15%), followed by 'skilled trades' and 'caring, leisure and other service occupations' (both decreasing by 7% and 5% respectively).

Similarly, within the NEIC, 'professional occupations' and 'associate professional and technical occupations' and 'elementary occupations' were also recorded as having the highest portion of employment.

In relation to the gender split, the 2022 Census indicates that there is a considerably higher proportion of males in "Skilled Trades Occupations" (87%) "Process, Plant and Machine Operatives" (83%). Women dominate the "Caring, Leisure and Other Service Occupations" (74%) and "Administrative and Secretarial Occupations" (64%) as shown in Figure 29.

Figure 29: Occupation by Gender of Employed Persons in the Study Area

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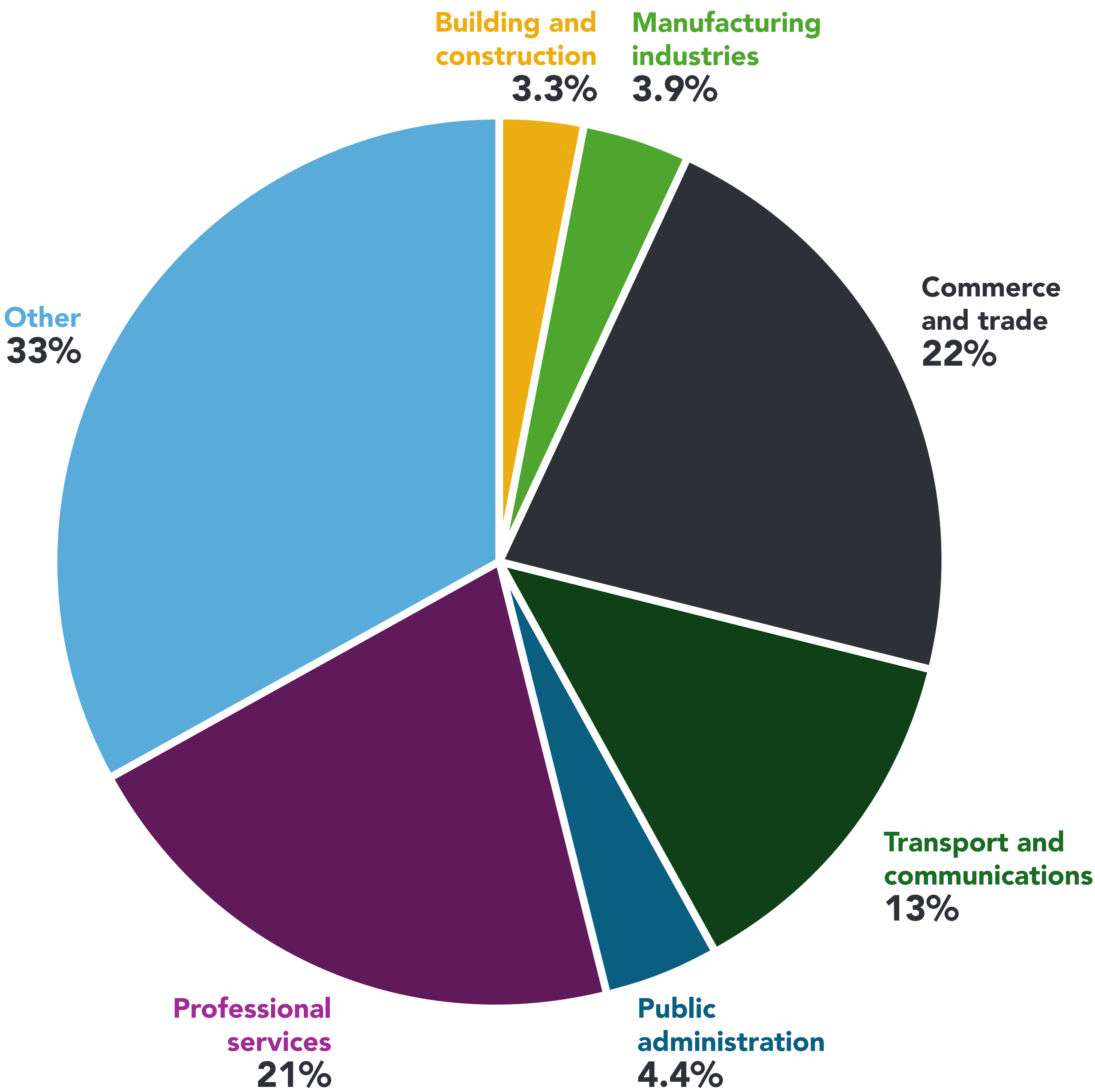
Industry

Employment across industry generally aligns with the above mentioned occupation types, as the 'commerce and trade' and 'professional services' industries are where the majority of the labour force in the Study Area are employed as illustrated in Figure 30.

Even though the 'commerce and trade' and 'professional services' industries are the largest employers, change in the intercensal period recorded the lowest increase in employment in those industries across all industries, with an increase of 4% and 8% respectively. Notably, 'building and construction' industry has increased by 45% in the period between 2016 and 2022, followed by a 24% increase in the transport and communications industry.

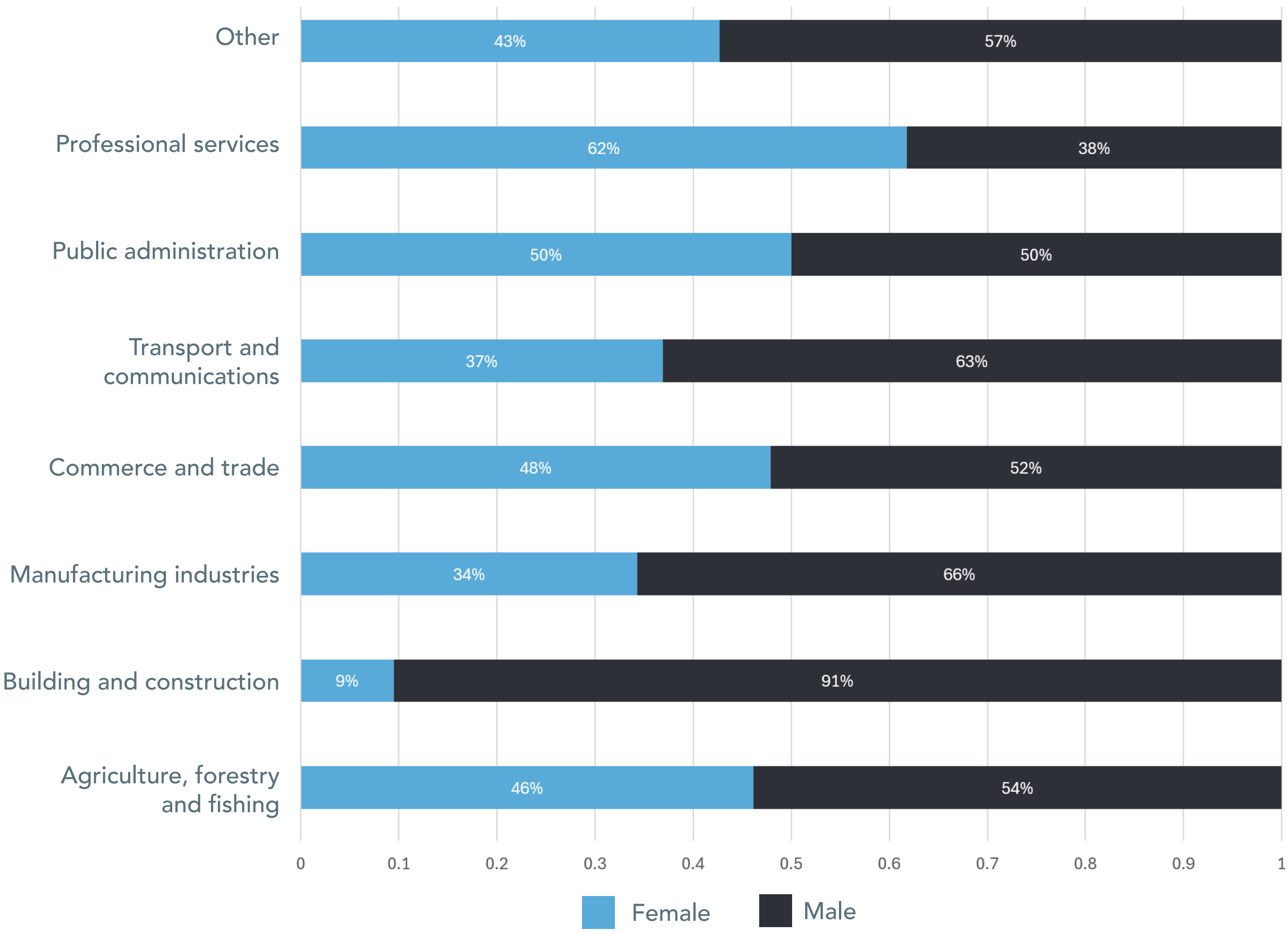
Employment in 'Other' industries in the Study Area has increased more than 25% to a total of 33% in 2022.

Figure 30: Employment by Industry in the Study Area, 2022



In relation to the gender split, the 2022 Census indicates that there is a higher proportion of males in employment. Females dominate the professional services industry (62%). Males have a higher proportion than females in all the other industries, with a notable difference in the transport and communications industry (37% female, 63% male); manufacturing industries (34% female, 66% male) and building and construction industry (9% female, 91% male). These are shown in Figure 31.

Figure 31: Industry by Gender of Employed Persons in the Study Area

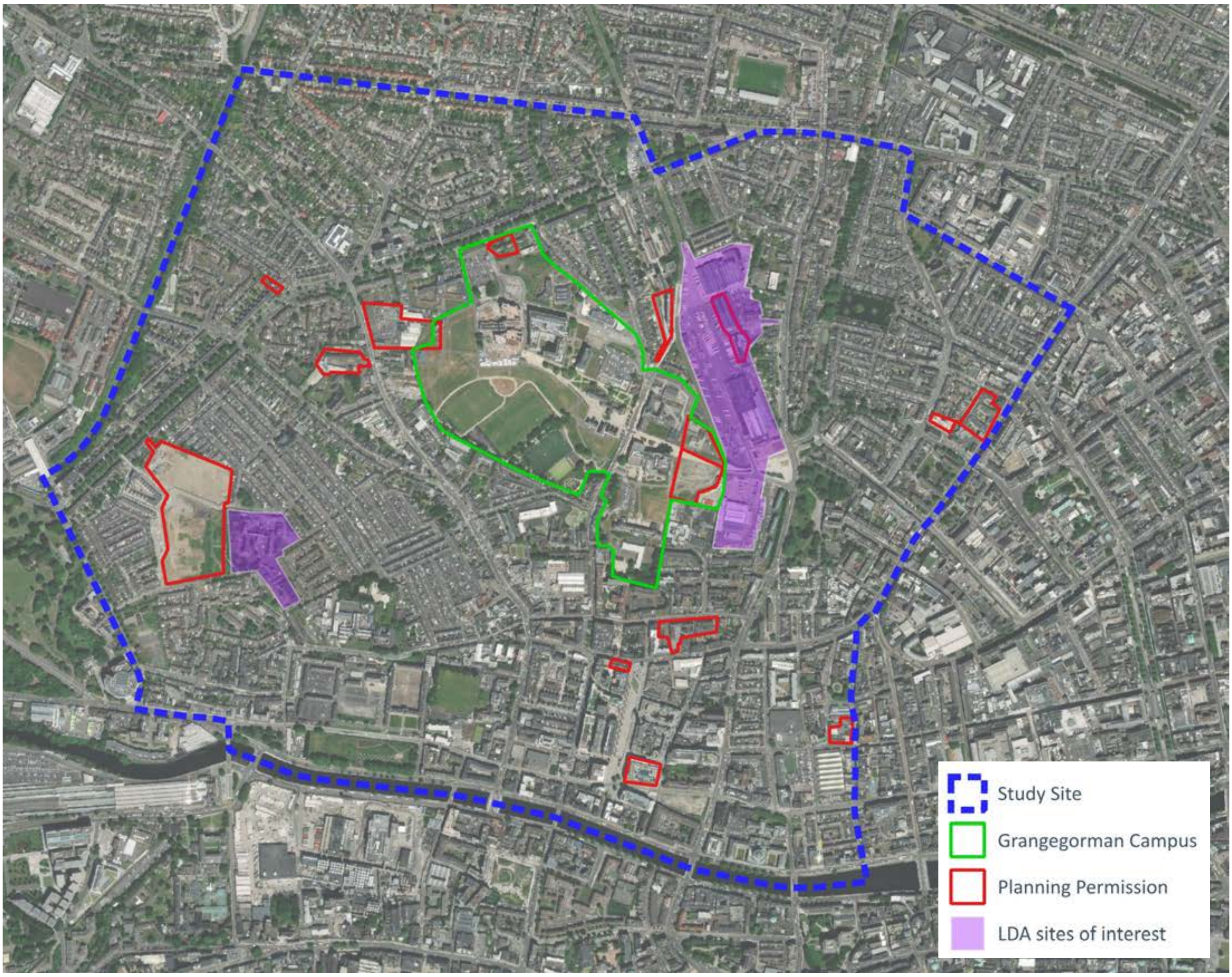


4. Planning Policy and Permissions

This section reports potential changes in the composition of the Study Area arising from changes to planning policy or planned/committed development proposals on public and private land. The findings are reported for strategic residential, commercial, and infrastructure (transport and healthcare) development.

The analysis of planning permissions indicated a broad trend towards a smaller number of large-scale planning applications for medium to high-density residential and commercial development, including student, retail, offices and hotel development. Planning permissions are shown in Figure 32 and described in the tables that follow.

Figure 32: Sites with planning permission & LDA Pipeline



The residential development pipeline is summarised in Table 23. This indicates that seven strategic planning permissions were granted in the Study Area from 2020 to 2024, providing 1,257 residential units. These permissions provided:

- High-density development, with 98% of the residential development pipeline providing apartments and only 2% of the pipeline being houses.
- A single Large-Scale Residential Development (LRD) at O'Devaney Gardens contributing 1,047 residential units to the residential development pipeline—83% of the overall housing supply.
- Other notable planning applications, including at the Park Shopping Centre (175 residential units), Smithfield Fruit Market (64 apartments and commercial units) and St Mary's Place North (121 shared living units).
- The pipeline includes mixed-use development proposals and 114 shared living units.
- The Residential Care Neighbourhood (RCN) received planning permission in mid-2024 which advances plans to deliver housing (12,000m2) on behalf of the HSE at Grangegorman. This will sensitively place new homes for the elderly and replacement homes for the current residents of St Elizabeth Court within the Grangegorman site and neighbourhood. This low-rise housing scheme embraces the HSE's ambitious 'Teaghlach model' which aims to support people to direct their own lives in residential settings that are their homes.

Table 23: Summary of Residential Development Pipeline

	Number of permissions	Total residential units developed
Residential development	5 permissions	1,257 residential units plus 12,00m2 of specialised elderly and replacement homes for current residents within the Grangegorman site

In terms of the population change that could occur from this residential development pipeline, assuming the average household size of 2.48 persons per household[11], the residential development pipeline could provide for 3,117 additional persons in the Study Area. In terms of commencements, or construction activities that are underway in the study area, three sites were identified in Q2 2024. These include the commencement of 731 units at Devaney Gardens and two other sites under construction, for 68 units and 24 units, giving a total of 823 units currently under construction.

Student development pipeline

The student development pipeline is summarised in Table 24. This indicates that planning permission was granted for three strategic student development proposals within the Study Area from 2020 to 2024. These applications were at Park Shopping Centre (584 beds) and two applications at Prussia Street (236 and 373 student bedspaces respectively), These permissions provide a student development pipeline of 1,193 beds within the Study Area for the 2020 to 2024 period. It should be noted that, the student development pipeline excludes all on-campus development in Grangegorman.

Table 24: Purpose Built Student Development Pipeline

	Number of permissions	Total residential units developed
Student development	3 permissions	1,193 beds

Commercial development pipeline

The commercial development pipeline is summarised in Table 25. This indicates that planning permission was granted for three strategic commercial developments within the Study Area from 2020 to 2024. These permissions provide a commercial development pipeline of 17,872 sq. m of floor space within eight commercial units in the Study Area, providing:

- Commercial development supporting residential development as part of mixed-use development proposals, including at Smithfield Fruit Market (four commercial units).
- The conversion of existing structures, including protected structures, for office accommodation, including at Broadstone Bus Depot (office and training facilities).
- Hotel development, which provides a total of 240 hotel beds across two planning permissions, including at nos. 33-36 Capel Street (154-bed hotel) and nos. 133 and 133A Capel Street (98 bedroom hotel).

Table 25: Commercial Development Pipeline

Residential development	Number of permissions	Number. of commercial units	Square metre of commercial floorspace
	3	8	17,872 sq. m

Medical facilities

Despite having several medical facilities in the Study Area, such as St Bricin's Military Hospital (currently not in use), Grangegorman Primary Care Centre, and the Phoenix Care Centre, as well as nearby facilities like Mater Misericordiae University Hospital and Mater Private Hospital, there was little growth in medical facilities from 2020 to 2024, as shown in Table 26. These permissions provide for:

- Change of use of existing floorspace space to provide specialist healthcare facilities to support the main hospitals.
- Adaptative re-use of an existing protected structure to provide support services for individuals with intellectual disabilities.
- The change of use of existing medical uses in favour of office development, resulting in a loss in floorspace.

Table 26: Medical Facilities Pipeline

Medical development	Number of permissions	Number. of commercial units	Square metre of commercial floorspace
	3	8	1,719 sq. m

Land Development Agency Report on Relevant Public Lands

The Land Development Agency (LDA) Report on Relevant Public Land was published in March 2023. This identifies 83 parcels of land and assesses them as having the potential to deliver up to 67,000 new affordable homes over the medium to long term. Two of these parcels are located in the Study Area as outlined as follows and depicted in Figure 32.

1. Broadstone Bus Éireann Depot – Potential residential yield of 1,230 to 1,600 residential units.
2. Saint Bricin's Military Hospital- Potential residential yield of 40-60 residential units.

The LDA are exploring the feasibility and viability of these sites for Housing For All, with particular limitations on the Broadstone Depot due to it being in operational use. The LDA have confirmed a future interest in acquiring the St. Bricin's medical facility in Dublin City. Department of Housing, Local Government and Heritage officials and the Defence Forces have scoped out the implications of accommodating the services currently provided at St. Bricin's to an alternative location elsewhere in the Defence Forces' property portfolio, with €15million allocated to the relocation of military installations at St. Bricin's[12].

Table 27: Land Development Agency Pipeline in the Study Area

	Number of permissions	Total residential units developed
LDA Relevant Public Lands	2	1,720 residential units

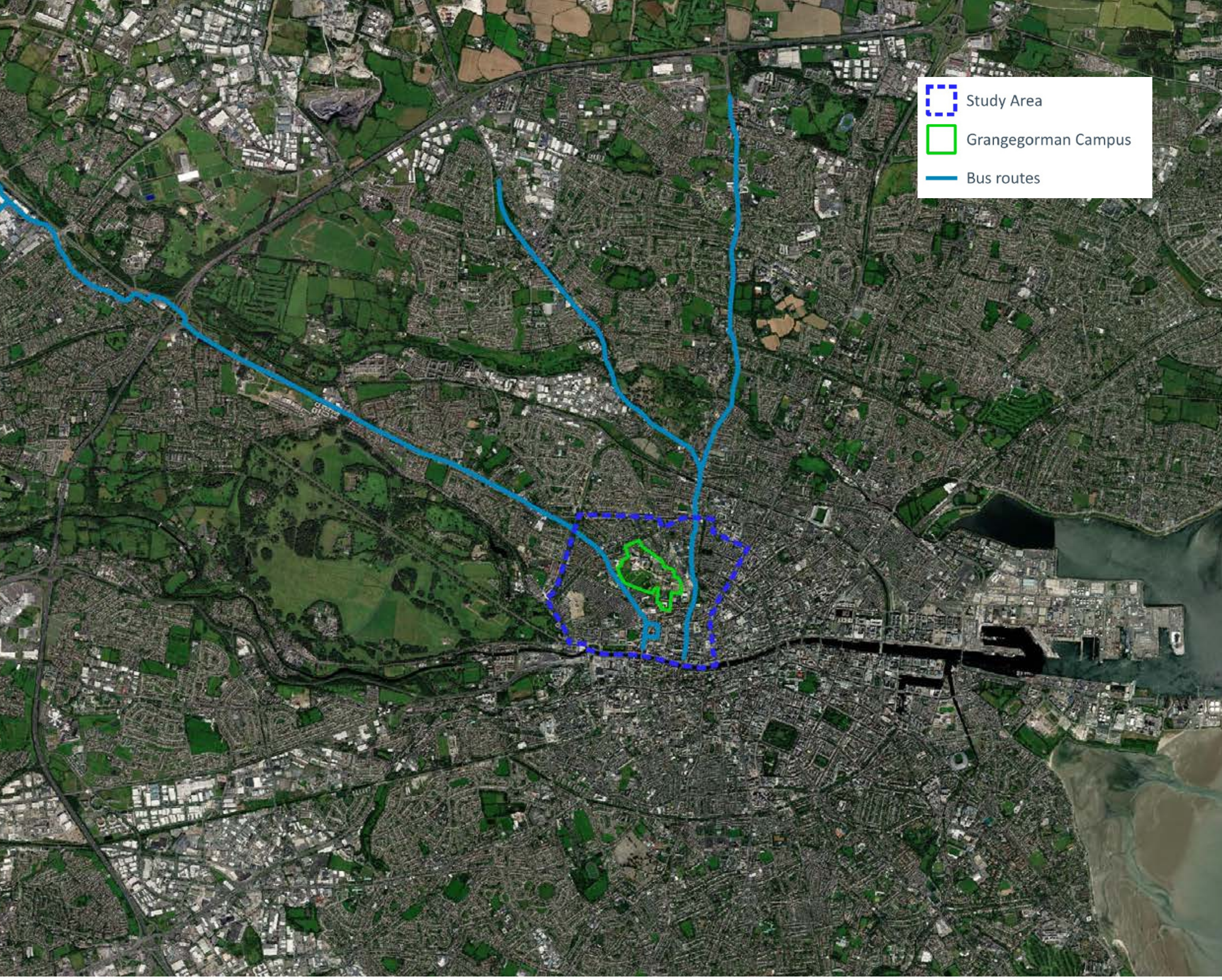


Figure 33: Improvements to Public Transport routes and corridors

Transport development

Planning permission for two major Bus Connects schemes were granted within the Study Area. These are: (1) The Blanchardstown to City Centre Core Bus Corridor Scheme and (2) Ballymun/Finglas to Dublin City Centre.

Taken together, these schemes will support integrated sustainable transport usage through infrastructure improvements for active travel (both walking and cycling) and enhanced bus priority measures for existing (both public and private) within the Study Area.

The schemes are depicted in Figure 33.

Changes to Planning Policy

The Dublin City Council Development Plan (DCDP, 2022 to 2028) was adopted at Special Council on 22 November 2022 and came into effect on 14 December 2022. This introduced a number of planning policies relevant to the Grangegorman, as follows:

Grangegorman

Policy SDRA 8 (Grangegorman/Broadstone) acknowledges that the Grangegorman site will be built out in accordance with the Grangegorman Strategic Development Zone (SDZ) Planning Scheme (July 2012). The policy expects that by 2028, the TU Dublin campus will have around 25,000 people, including 20,000 full-time students, 2,500 part-time students, and 2,500 staff.

Within this context, Policy SDRA 8 (p. 467-8) provides the following planning policy for SDRA 8 and the surrounding area:

- *"Broadstone is currently a transport hub catering for Dublin Bus maintenance requirements and also maintenance for future vehicle specifications, such as battery electric vehicles and hydrogen vehicles if required. Whilst there is no proposed re-development of this site at present, it is recognised that these lands have significant potential if some or all of the existing use were to relocate. Where re-development proposals are considered for the site, a Masterplan shall be prepared having regards to the constraints, strengths and opportunities of the site. Any such masterplan must be sensitive to the significant built heritage of the lands and the historic urban context surrounding the lands. In this context, there is potential for 2/3 locally higher buildings. Development should seek to deliver sensitively designed and sited compact growth with appropriate range of community and recreational spaces.*

- *Prussia Street is located on the western side of the SDRA linking Stoneybatter Village to North Circular Road. This key thoroughfare provides for significant strategic development opportunities through the regeneration of a number of vacant and underutilised sites for mixed use development. Future development in the area shall provide for a coherent and considered streetscape that respects the existing historic character whilst at the same time ensuring an appropriate scale and density is achieved in line with the 15 minute city objective.*

- *A Masterplan shall be prepared for the area that sets out a clear development strategy including the provision of new permeability routes linking to the wider Grangegorman Campus, a vibrant and active streetscape and the provision of local services and amenities. All developments will be assessed on a case by case in the context of Appendix 3 and the relevant development standards."*

Education and student development

Policy QHSN53 specifically acknowledges the role and importance of TU Dublin and other 3rd-level training institutions to the city and supports their development, expansion, and consolidation.

DCDP acknowledges that purpose-built student accommodation (PBSA) is needed to accommodate the City's approximately 53,000 students in the region. In a study undertaken in 2019, 14,000 to 16,374 additional Purpose Build Student Accommodation (PBSA) beds were identified as being required by 2024 in a DCC commissioned research entitled "Social, Economic and Land Use Study of the Impact of PBSA in Dublin City"(2019), which built upon the National Student Accommodation Strategy (May 2017).

Policy QHSN45 supports the provision of high-quality, professionally managed, purpose-built student accommodation but limits its provision "to on campuses or in appropriate locations close to the main campus or adjacent to high-quality public transport corridors and cycle routes in a manner which respects the residential amenity and character of the surrounding area."

As shown in Table 24 above, planning permission for 3 developments providing 1,193 beds have been granted in recent years.

Endnotes

1. Dublin City Council (n.d). View or search planning applications. Dublin City. Retrieved October 2024 from https://www.dublincity.ie/residential/planning/planning-applications/find-planning-application/view-or-search-planning-applications

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3. Land Development Agency (n.d.). Register of relevant lands map. Land Development Agency. Retrieved October 2024, from https://lda.ie/public-lands/register-of-relevant-lands/map

4. Higher Education Authority (2016) Report on Student Accommodation: Demand and Supply. Available at: https://hea.ie/assets/uploads/2017/06/Report-on-Student-Accommodation-Demand-Supply.pdf

5. EY (2021) An Economic Case for the Development of Purpose-Built Student Accommodation on the TU Dublin City Campus at Grangegorman

6. Government of Ireland (2021). Climate Action Plan 2021. Available at: https://www.gov.ie/pdf/?file=https://assets.gov.ie/306561/8eaf388a-6f39-4fe6-8200-c68960587cbe.pdf#page=null

7. Central Statistics Office (CSO). New Dwelling Completions by Local Electoral Area. Dataset NDA05.

8. Focus Ireland (2021). Focus on homelessness: Significant 2021. Available at: https://www.focusireland.ie/wp-content/uploads/2021/10/Focus-On-Homelessness-Significant-2021.pdf

9. Dublin City Council (2022). 2021 play strategy: Review of public engagement. Available at: https://www.dublincity.ie/sites/default/files/2022-03/2021-play-strategy-review-of-public-engagement.pdf

10. The International Housing Affordability Survey index rates middle-income housing affordability using the 'Median Multiple' which is the median house price divided by the median household income. This index rates 'affordable' as 3.0 and under, up to a 'severely unaffordable' measure of 5.0. More information available at: https://www.housingagency.ie/data-hub/house-price-income-ratio

11. The average household size for the Dublin City area in the 2022 Census.

12. Oireachtas (2024). Question 143 and 144: Written answers (Department of Housing, Local Government and Heritage). Available at: https://www.oireachtas.ie/en/debates/question/2024-05-14/144/ and https://www.oireachtas.ie/en/debates/question/2024-07-23/143/?highlight%5B0%5D=bricins

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