



St Anthony's Parish Survey

February 2020

ST.ANTHONY’S PARISH PASTORAL COUNCIL SURVEY OF OPINION ON POSSIBLE USES OF THE PARISH FIELD: INTRODUCTION AND ANALYSIS

(Note: a short Executive summary is appended at the end of this report)

DETAILED ANALYSIS OF SURVEY RESULTS

A survey form and a document explaining the PPC initiative on suggested use of the Parish Field was circulated to approx. 2000 homes in the Parish, in early December. A further approx. 1000 forms were taken from the back of the Church between then and the conclusion of the consultation on January 26, 2020. The box was opened in the presence of an independent solicitor on January 27th and immediately given to an independent expert for quantitative analysis. The survey form was as follows:

Question 1

I believe that I should be considered as part of St. Anthony’s Parish Community because:

I am Resident in St. Anthony’s parish

I Regularly attend mass in St. Anthony’s

Other reason(please specify)-----

Question 2

Taking into account the nature of the proposed development, as summarised in the overview above, please indicate your opinion on the following statement;

(please mark x in one box only)

(If you have ticked disagree, you may if you wish summarise why (briefly, max 2 lines)as we may be able to address reasonable concerns during the design phase)

Question 3. Are there any special categories of people in need,or Approved Housing Agencies,that you would like to prioritise for this site?

Question 4

Which of the following would be your preferred option for % of Field to be used for housing?

(tick one only) 50 – 60 % 60-70 % 70 – 80% 80 – 90%

Question 5 .Any other observations/suggestions (please keep to 3-4 lines)

Question 6

We would be very grateful if you could write your name and address below (BLOCK CAPITALS PLEASE)

-

This was not a plebiscite or referendum, but a consultation with local people and Parishioners. It will be recalled that the form was explained in the background document as “an invitation and an opportunity.....to provide homes for people in need” and also was intended “to consult with Parishioners on the nature and scale of any development and the target group that might be housed”.

The PPC is very grateful to the independent expert who collated the results, to all who completed the survey, and to all who made suggestions and recommendations.

512 questionnaires (out of approx. 3000 distributed) were received; 15 removed as invalid by the independent enumerator (mostly because they were blank or else clear duplicates in which case one was retained) leaving 497 valid responses . Respondents were asked to indicate the basis on which their opinion should be included, but no paper was eliminated based on reply to this question, and those who did not fill in this section were still included

In relation to the proposal to consider use of the Parish Field to provide housing for homeless people, 28% agreed strongly, 5% agreed, 2% neither agreed nor disagreed, 4% disagreed slightly and 60% disagreed strongly , giving a ratio of **just under 2:1 against the development**

(Figure 1(a)).

Fig 1(b) also shows preferences in relation to the proportion of the Field which might be used for Homeless. **A universal point of agreement** was that at least a portion of the Field should be retained and not developed. Among those in favour, the majority favoured use of between 60% and 80% of the Field for Homeless; among those not in favour, a small proportion were open to use of 50-60% of the Field for this purpose

Further analysis showed that most (60%) of those disagreeing came from 3 roads adjacent to the Field with 14% from other parts of the parish and 25% not giving any address, and 1% had addresses outside the Parish. While opinion from those 3 roads was over 8:1 against the initiative, there was a significant number of those residents strongly in favour

Opinions from other parts of the Parish were more than 2:1 in support of the initiative. Of those who Agreed or agreed strongly, 22% were from the 3 adjacent roads, 62% from other addresses in the Parish, 19% gave no address and 6% were from outside the Parish

Of great importance to our discussions was to understand why those opposed held this opinion and this analysis is found in **Table 2.**

Of those who gave reasons, more than half were concerned about loss of an amenity, in particular in relation to elderly and young children not having to cross the main road.

The protection of local **wildlife** was also a concern expressed by some, and an **expert report** commissioned by the PPC is published on the Parish website.

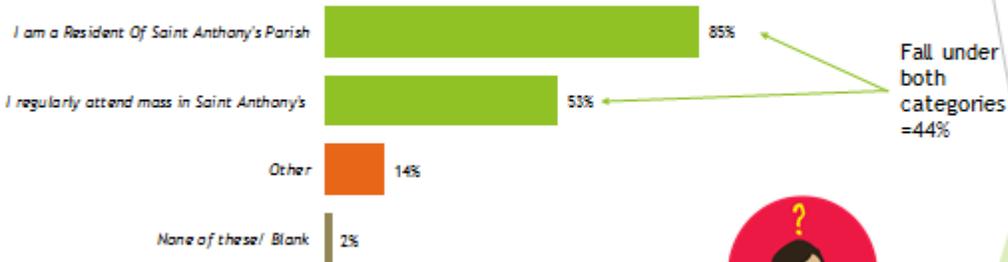
Some of those opposed were open to a development if it included provision for some elderly people and people with disabilities from the Parish who would not qualify for DDC's Housing list (See Table 3).

The forms from those in favour (**Table 4 and Figure 2 – note top category on left side of Fig 2 should read “ Elderly”**) showed a **great openness to being inclusive of any group in need of homes, with particular support for elderly, families and people with disabilities or special needs.**

Many of the comments and suggestions could be classified under the headings in previous tables,; others which did not fall neatly under those headings are summarised in **Table 5 so that good suggestions are not lost.**

Who Responded To The Survey?

- / 512 questionnaires were received, 15 were removed as invalid
- / 497 valid responses were received



- / 310 made comments for reference
- / 358 provided some form of contact details



I support the initiative by the PPC to use a portion of the field to provide housing for those who find themselves homeless at this time

(Base: All Respondents; n=497)

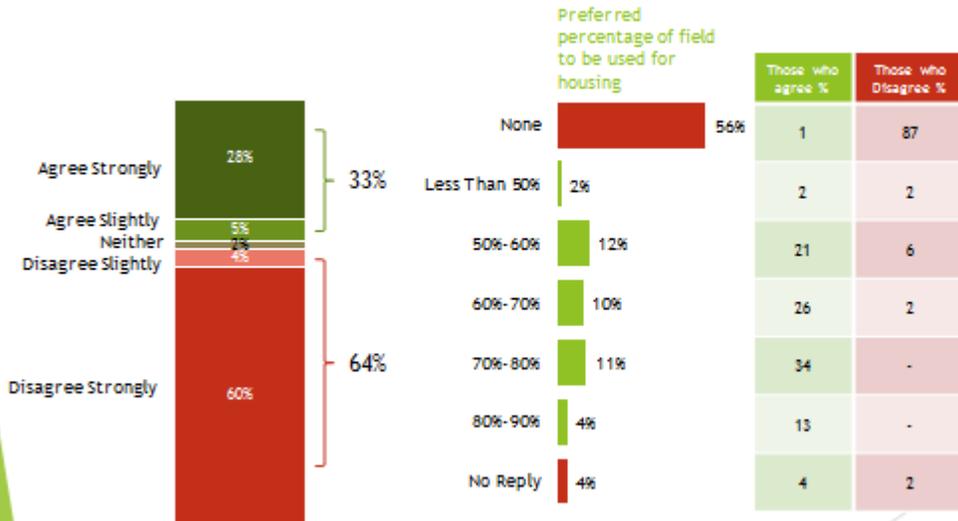


Figure 1 (a) and (b)

TABLE 1 -GEOGRAPHICAL SPREAD OF OPINIONS WITHIN THE PARISH

| | Disagree | Agree | Neither |
|--------------------------------------|-------------------|-------------------|----------------|
| Hollybrook Rd, | 190 (60%) | 22 (13%) | 2 |
| <u>St. Lawrence Rd.</u> | | | |
| <u>Lawrence Grove</u> | | | |
| All other parts | 45 (14%) | 102 (62%) | 5 |
| <u>of Parish</u> | | | |
| No address given | 80 (25%) | 31 (19%) | 5 |
| Address outside of Parish | 1 | 9 (6%) | 0 |
| <u>(mainly St. John's and</u> | | | |
| <u>St. Gabriel's)</u> | | | |
| Total | 316 (100%) | 164 (100%) | 12 |

TABLE 2 -REASONS GIVEN FOR VOTING DISAGREE (STRONGLY PLUS SLIGHTLY)

Of the 316 who disagreed 114 did not take up the option of giving reasons.

The other 202 gave reasons (% of these are given below)

Some gave more than one) and these could be grouped under the following headings

- 1.Fear of the loss of an amenity for local residents, including nostalgia for a less built-up Clontarf in the past, and valued in particular for children to play safely and elderly people to walk, without having to cross the Clontarf Road (57%)
2. Clontarf has already done enough/too much for Homeless (17%)
- 3 .Housing the Homeless is no business of St Anthony's parish, it is the Government's job (11%)
4. Environmental and Wildlife concerns (6%)
5. Access and Parking (5%)
6. Fear of antisocial behaviour (3%)
7. Impact on property prices (1%)

TABLE 3-THE COMMENTS FROM SOME OF THE DISAGREE GROUP SUGGESTED OPENNESS TO SOME DEVELOPMENT FOR HOMELESS ON THE SITE (figures below are numbers, not %)

- *1.Open to a development which would include some housing for Parishioners who were elderly or had disabilities (48)
2. Open to a development for specific groups (special needs, families in direct provision, intellectual disabilities) (5)
- 3 .Build a Nursing Home instead (1)
- 4 .Build a School for autistic children instead (1)
- 5.Support social housing on the site but don't trust the PPC to deliver for the Homeless (2)
6. Sell the land to a private developer and give the money to Housing charities to build even more houses on cheaper land - or just donate the land to Dublin City Council for Housing (2)
7. These people marked disagree but apparently in error since all the text was supportive, however we still included them in Disagree (2)
8. General dissatisfaction with the world,the Universe, the Irish Housing market, the liturgy in St Anthony's, the Irish economic system – but no reference at all to the Field (5)

Categories of people in need you would like to prioritise

(Base: All Respondents; n=497)

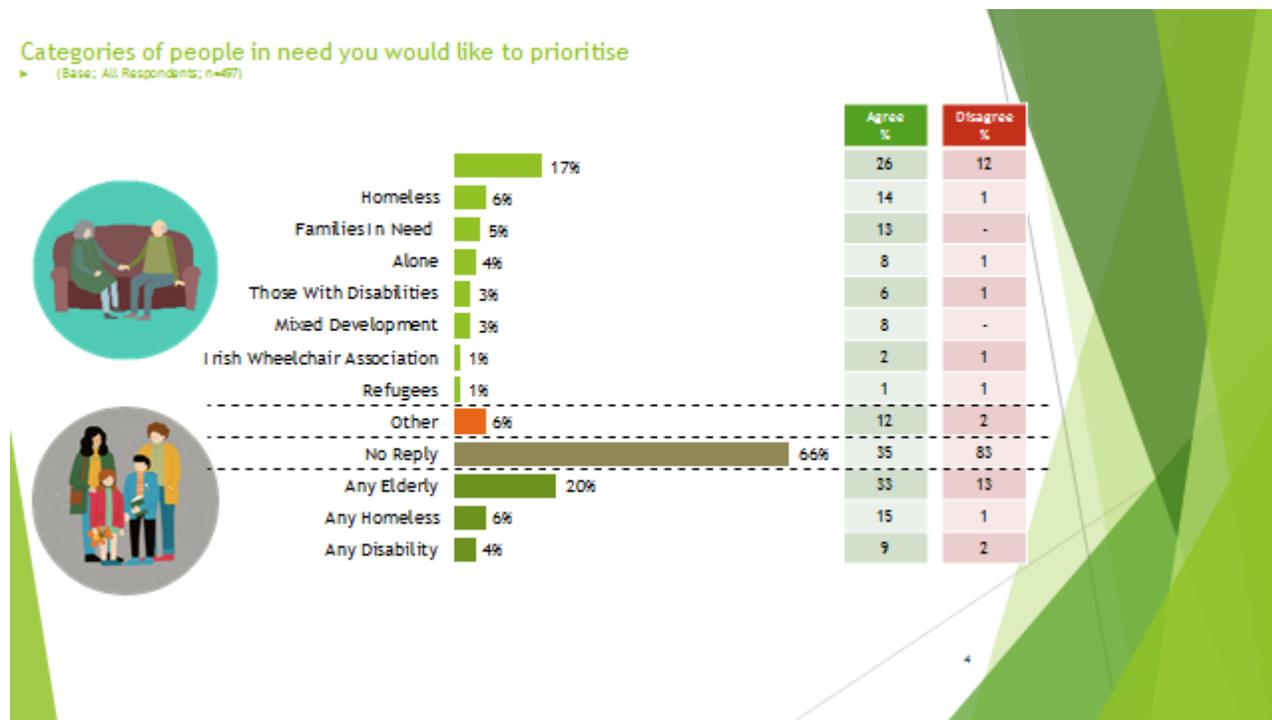


Figure 2

TABLE 4 -PREFERENCES FROM THOSE WHO AGREED /AGREED STRONGLY

These totalled 164. The figures below are numbers of times mentioned, not %

They were generally open to any Homeless. The only reservation was that one respondent was concerned about drug addicts. 41 specified that they thought a mix of resident type was preferable to specialising in one type of resident. None specified that it should be for only one group.

Specific groups of residents and organisations mentioned by those who agreed (some forms mentioned several groups, some mentioned none) are – **these are numbers of mentions, not %**)

- Elderly (29)
- Families/children (22)
- Single parents and children (5)
- People with disabilities or special needs (11)
- Parish Elderly and disabilities (6)
- Refugees/Asylum seekers (4)
- Families and single people unfairly evicted/priced out (4)
- Retired priests (3)

Agencies/Housing associations which received specific mention were

ALONE (14) RESPOND (7) : IRISH WHEELCHAIR ASSOCIATION (7)

FOCUS (3) PETER MCVERRY (3) HAIL (1) ABHAILE (1)

TABLE 5 -EXAMPLES OF SOME ADDITIONAL COMMENTS/SUGGESTIONS/OBSERVATIONS WHICH MAY NOT HAVE BEEN CAPTURED UNDER PREVIOUS GENERAL HEADINGS

- *Community garden
- *Wildflower roof garden for birds and bees
- *Sensory garden for visually impaired and autistic
- *Build indoor and outdoor tennis courts
- *small set of goalposts in the field for younger children(request from a child who had filled in a form)
- *seats in Field (or part thereof)
- *plant more trees
- *Build a school for autistic children
- *Build a Nursing Home for elderly
- *develop the whole area as a sports field for local children
- *If the Parish gets money from this, how will it be spent?
- *Parish could consider sponsoring a refugee family under Community Sponsorship scheme
- *try to ensure connections between new residents/parishioners/st anthony's House
- *Build for the Homeless on the upper carpark, leave the Field
- *I have no Trust in the Parish Council
- *No, are you mad?
- *very poorly designed survey
- *A flawed process
- *A great initiative
- *I congratulate PPC for considering others, thus living the gospel, and for involving Parishioners in the decision
- *Thanks to the Parish Council for all the hard work and research; I put my trust in them
- *Field is needed for parking at large funerals
- *Open drop-in Centre for Homeless in old Hall.
- *Keep the Field for religious purposes, build outdoor stations of the Cross and a small Blessed Sacrament Chapel for Perpetual Adoration
- *Good example of sheltered housing for the elderly is Masonic Housing, Carrickbrack Road, Monkstown
- *Who are the members of PPC?
- *All lanes should be taken in charge by DCC
- *What Housing Agencies have been interviewed ?
- *Land to revert to Parish if the Housing Agency folds
- *Leave enough green space for the crèche children to play on
- *Sell 50% of the Field to a private Developer and give the money to charity

