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DMURS Statement of Consistency

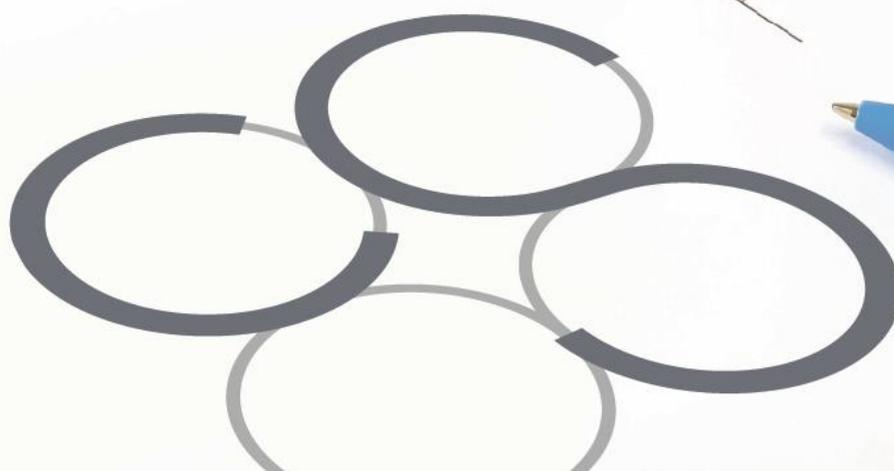
The Arboury

Belgard Road, Tallaght, Dublin 24

Client: Landmarque Belgard Development
Company Limited

Job No. L088

May 2022



DMURS STATEMENT OF CONSISTENCY

THE ARBOURY, BELGARD ROAD, TALLAGHT, DUBLIN 24

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1.0 INTRODUCTION

Cronin & Sutton Consulting Engineers (CS Consulting), as part of a multi-disciplinary design team, have been commissioned Landmarque Belgard Development Company Limited to develop a DMURS Statement of Consistency to accompany a planning application for a proposed Strategic Housing Development at the site of the former ABB Building, Belgard Road, Tallaght, Dublin 24.

2.0 TRAFFIC & TRANSPORTATION

The proposed scheme is designed in compliance with the following:

- Design Manual for Urban Roads and Streets (2019)
- South Dublin County Council Development Plan 2016–2022
- National Cycle Manual (2011)
- Greater Dublin Area Cycle Network Plan
- Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities) 2018

3.0 INTERNAL STREET LAYOUT

The development layout design put forward is for an internal street with vehicular access to the development restricted to emergency vehicles, refuse collection, and occasional servicing, thus increasing pedestrian and cyclist safety.

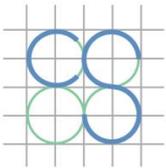
The final development layout incorporates features that benefit vulnerable road users by restricting vehicular access. The provision of good permeability for pedestrians and cyclists, as well as efficient access to public transport, are all key objectives of the proposed site layout.

The objectives of the evolving site layout design are:

- to minimise the intrusion of vehicle traffic.
- to ensure ease of access for emergency services and for occasional refuse collection and servicing operations.
- to encourage walking and cycling.
- to create short walking routes to shops, public transport, etc.
- to create a safe, secure, and pleasant environment for people, particularly vulnerable road users (VRUs) such as children.

Within the site, a one-way internal road within the car park, of 6m minimum width, shall give access to the 96no. car parking spaces located at surface level.

It is proposed that a waste collection point will be allocated along Belgard Square North, on the northern boundary of the development site. For more information on the waste collection strategy, refer to the Operational Waste Management Plan prepared by AWN Consulting.



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The internal layout of the proposed development shall incorporate numerous design features such as distinctive surface materials and colours, strong landscaping proposals, and modern furniture structures, in order to establish a sense of place within an urban neighbourhood environment.

The proposed scheme is wholly consistent with the Design Manual for Urban Roads and Streets (DMURS) 2019.

4.0 PEDESTRIANS & CYCLISTS

Pedestrian access to the development shall be accommodated via multiple access points on the site's northern boundary on Belgard Square north, with the main entrance to the reception/concierge located at the north west corner of the development site. Pedestrian entrances are also present on the eastern boundary of the site as well as a single entrance available on the southern boundary for quick access to one of the bike storage areas.

660 No. bicycle parking spaces including 170 visitor spaces are provided in the development.

5.0 PUBLIC TRANSPORT

The subject development site is located within a 5-minute walk of the Tallaght (The Square) Stop on the Luas Red Line. Light rail services operating to and from this stop connect it directly to the Point, in the northeast (via Dublin city centre), and to Saggart in the west via an interchange at Kingswood in the north; interchange with the Luas Green Line is possible at Abbey Street. Trams serve the Suir Road stop at intervals of approximately 3-4 minutes at peak times.

Bus stops on Belgard Square North, Belgard Road and Blessington Road, within a 5-minute walk of the subject site, are served by 7no. bus routes, 1no. of which operate at a peak-hour frequency of 10mins.

6.0 CAR PARKING

The development shall include a total of 117no. car parking spaces, of which 78no. spaces shall be allocated at undercroft level and 39no. spaces shall be allocated at the basement level, representing 0.35 spaces per residential unit.

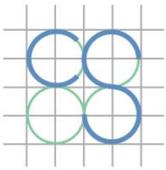
This ratio will then be supplemented by the provision of a number of car club spaces. This accords with the policy document Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities), published by the Department of Housing, Planning and Local Government in December 2020, which states that:

"In larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances.

"This includes [locations within] 10 minutes walking distance of DART, commuter rail or Luas stops or within 5 minutes walking distance of high frequency (min. 10 minute peak hour frequency) bus services."

As previously described, the development site is located within 5 minutes' walk of the Tallaght (The Square) stop on the Luas Red Line, which is served by frequent trams to and from Dublin city centre, as well as being in the vicinity of a high-quality bus route, the no.27 bus.

Also, the subject development site is located within a 5-minute walk of the Tallaght (The Square) Stop on the Luas Red Line. Light rail services operating to and from this stop connect it directly to the Point, in the northeast (via Dublin city centre), and to Saggart in the west via an interchange at Kingswood in the north; interchange with the Luas Green Line is possible at



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Abbey Street. Trams serve the Suir Road stop at intervals of approximately 3-4 minutes at peak times.