

Reddy Architecture + Urbanism

Lands at Former Central Mental Hospital Site, Dundrum, Dublin 14

Stage 1 Access and Walking Audit



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Document Control

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Distribution

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1. Introduction

This is a Quality Audit which examines the accessibility of the proposed development of 934 no. residential units and ancillary non-residential units with associated public open space, and its connection to the existing road network and wider environment. The site is located to the east of Dundrum Road in Dublin 14 within the grounds of the former Central Mental Hospital.

This Quality Audit includes an Access Audit & Walking Audit to assess if appropriate consideration has been given to all relevant aspects of the proposed development in accordance with the Design Manual for Urban Roads and Streets (DMURS).

The Feedback Form for this Quality Audit is included at Appendix B of this report.

This Quality Audit specifically examines the accessibility of the external environment of the development. The extent of the Quality Audit is along the internal roads and access paths within the site boundary of the proposed development, and the existing external roads and footpaths linking the site with the wider road network, as shown on the drawings listed at Appendix A.

This Quality Audit is not an appraisal of policy or strategic issues associated with the planning of the development and it does not examine or verify the compliance of the design to any other design criteria or guidelines. The designer and all concerned stakeholders must therefore defend all actions taken on the basis that such care was taken, as was in all circumstances reasonably required, to ensure that the roadway was not unsafe for road users. It is important, therefore that where possible the recommendations in this report are acted upon.

A Stage 1 Road Safety Audit for the proposed development has also been conducted by the audit team and is included under separate cover.

The Road Safety Audit Team membership was as follows:

Mark Andrews MCIHT, MIHE

Principal Consultant

HyTraS Ltd

Colin Blue

Associate Consultant

HyTraS Ltd

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2. Access and Walking Audit Observations

Walking & Cycling

The proposed pedestrian and cycle facilities within the development link to the existing facilities along Dundrum Road to the western perimeter of the proposals, with a further connection to Rosemount Green to the south of the site.

Dundrum Road is of sufficient nature to accommodate cyclists and is from observation used in this manner. It has footpaths to either side that allows connections to many local facilities, including shops, pharmacies, bars, cafes, and restaurant with the site being adjacent to the local centre of Dundrum.

Pedestrians and cyclists can access the site from two traffic connection points on Dundrum Road, as well as dedicated pedestrian and cycle facilities not least of which provides a direct connection to the controlled crossing on Dundrum Road at its junction with St. Columbanus Road. The drawings show a significant level of dedicated cycle and pedestrian connectivity throughout the site with a large proportion of that provision being away from carriageway. Further cycle access points are proposed off Annville Grove at its junction with Annville Park, to the corner of Mulvey Park and Dundrum Road at the existing landscaped area, and a connection to the Rosemount Green.

The drawings provided for audit suggest cycle parking within the site, the exact form of this parking will be agreed at detailed stage. The Traffic & Transport Assessment and Mobility Management Plan indicated that long stay cycle parking will be provided at a rate of 1 space per bedroom and short stay cycle parking will be provide at a rate of 1 space per 2 units. The provision for the non-residential elements will meet or exceed the DLR requirements.

Other means of access

The information provided for audit shows the site will be provided with clearly designated disabled access car parking spaces. There is provision for Electric Vehicle Charging spaces, with the exact arrangement of these spaces to be confirmed at detailed stage.

The site has been designed in a manner to allow servicing vehicles to access the development without compromising access for other road users.

Details of street lighting have been provided to the auditors to confirm that sufficient light levels will be present to allow pedestrians, cyclists, and other non-motorised users to progress through the site along the designated routes. This is essential in order to engender a safe and secure environment for all users of this area.

The site is well serviced by local bus facilities with stops in both directions immediately to the site access locations on Dundrum Road. This allows pedestrian access to the wider Dublin area. The area is serviced by Dublin Bus and GoAhead Ireland routes 44, 44D, 142 and S4. A Short walk from the site allows access to the route 11 service by Dublin Bus.

The site is only a short 450m walk from the northern access point to the Windy Arbour Luas tram stop on the Green Line via St. Columbanus Road. This allows pedestrian access to a wider area and promotes the use of cycle connections with cycle parking at the tram stop. However, it should be noted that it is not permitted to take cycles on the Luas unless they are covered folding cycles.

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3. Items raised at previous Audit

HyTraS are aware of two previous audits having been completed for this site. However, this audit is being considered as a new site proposal.

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4. Items raised at this Audit

Issue 4.1

The drawings provided for audit shows details of tactile paving provision throughout the whole site. However it is not fully clear as to the form this paving will take.

Recommendation

The design team must ensure that appropriate pedestrian and tactile paving is in place throughout the site and that all road users are provided with sufficient information at modal interface points.

Issue 4.2

The proposals detail that the existing gated access point to the site is to be used as a pedestrian and cycle only access, with the exception of emergency vehicles. The information provided does not indicate how these restrictions are to be controlled to prevent unintentional misuse of the access.

Recommendation

The design team must ensure that appropriate control measures are in place to allow pedestrians and cyclists to use the access with confidence.

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5. Audit Team Statement

We certify that the drawings and documents provided with the Audit Brief have been examined. The examination has been carried out with the sole purpose of identifying any features of the scheme that could be improved or modified in order to improve the accessibility of the relevant aspects of the scheme. The problems that we have identified have been noted in the report, together with suggestions for improvement, which we recommend should be considered for implementation.

Audit Team Leader

Mark Andrews MCIHT MIHE

Signed:



Principal Consultant

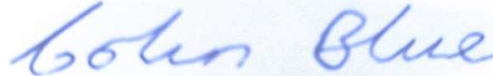
HyTraS Ltd.

Date: 17/09/2024

Audit Team Member

Colin Blue

Signed:



Associate Consultant

HyTraS Ltd.

Date: 17/09/2024

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Appendix A – List of audited documents

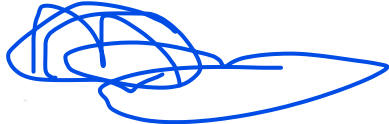
Documents provided for Audit:

- DCD-BMD-00-00-DR-C-10000 Civil General Notes
- DCD-BMD-00-00-DR-C-11000 Roads Layout and Levels
- DCD-BMD-00-00-DR-C-11001 Roads Finishes Markings and Signage
- DCD-BMD-00-00-DR-C-11002 Dundrum Road Access Junction (South)
- DCD-BMD-00-00-DR-C-11003 Dundrum Road Access Junction (North)
- DCD-BMD-00-00-DR-C-11004 Vehicle Tracking. Refuse Vehicle (Twin Rear Axle)
- DCD-BMD-00-00-DR-C-11005 Vehicle Tracking. Dublin Fire Brigade Tender Vehicle
- DCD-BMD-00-00-DR-C-11011 Typical Roads Cross Sections (Sheet 1 of 2)
- DCD-BMD-00-00-DR-C-11012 Typical Roads Cross Sections (Sheet 2 of 2)
- DCD-BMD-00-00-DR-C-11100 Roads Long sections (Sheet 1 of 2)
- DCD-BMD-00-00-DR-C-11101 Roads Long sections (Sheet 2 of 2)
- CMHD-EDC-00-00-DR-E-3000 Site Lighting Layout
- CMHD-EDC-00-XX-RP-PL-3000 Site Lighting Report
- DCD-02-SW-L00-DR-RAU-AR-1012 Site Wide, Ground Floor, Bicycle Parking Plan
- DCD-02-SW-ZZZ-DR-RAU-AR-1010 Site Wide, Parking Plan

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Appendix B – Audit Feedback Form

Audit Reference HTS20240823 AAWQA HOU 02.01
 Audit Stage Stage 1
 Date Audit Completed 17th September 2024

Problem	Problem Accepted (Y/N)	Recommendation Accepted (Y/N)	Comments / Alternative Measures (Describe)	Alternative Measures Accepted by Auditor? (Y/N)
4.1	Y	Y	Standard details of tactile paving are shown on Barrett Mahony (BM) drawing no.DCD-BMD-00-00-DR-C-11200. Additional details, complying with the necessary standards will be provided as necessary at detailed design stage.	Y
4.2	Y	Y	Removable bollards will be provided at the entrance to control access (emergency vehicles only). These are now shown on BM drawing no. DCD-BMD-00-00-DR-C-11003.	Y
Design Team Leader <u>John Considine</u> For BARRETT MAHONY Date <u>18/9/24</u> (Please Complete and return to the Auditor)				
Audit Signed Off; Audit Team Leader Date <u>19/09/24</u>				

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