

Memo

To: An Bord Pleanála
From: Curtins Consulting Ltd
Subject: Glen Abbey – DMURS Statement
Reference: B072414.000
Date: 10-12-20

Design Manual for Urban Roads and Streets (DMURS) Statement

The Design Manual for Urban Roads and Streets (DMURS), published by Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government, 2019, provides guidance relating to the design of urban roads and streets.

It presents a series of principles, approaches and standards that are necessary to achieve balanced, best practice design outcomes regarding networks and individual streets.

DMURS aims to re-balance the transport modes and place the pedestrian and cyclist ahead of the vehicle when examining the street. The pedestrian perspective focuses on:

- **Connectivity and legibility:** where traffic movement is not given priority over pedestrians.
- **Comfort:** increased width and reduced clutter on footpaths. Promotion of passive surveillance and active street edges to help pedestrians feel less isolated and vulnerable.
- **Safety:** by designing a street with a perceived increase level of risk for drivers encourages reduced speed. Therefore, designing a street for pedestrian comfort will naturally be designed for reduced vehicle speed.

Integrated approaches incorporate elements of urban design and landscaping that instinctively alter behaviour, thus reducing the necessity for more conventional measures (such as physical barriers and the road geometry) alone to manage behaviour. Streets and junctions are more compact, providing better value for money. Consequently, there are four Key Design Principles which are presented in DMURS. These are:

- **Connected networks:** To support the creation of integrated street networks which promote higher levels of permeability and legibility for all users, and in particular more sustainable forms of transport.
- **Multi-functions streets:** The promotion of multi-functional, place-based streets that balance the needs of all users within a self-regulating environment.
- **Pedestrian focus:** The quality of the street is measured by the quality of the pedestrian environment.
- **Multidisciplinary approach:** Greater communication and co-operation between design professionals through the promotion of a plan-led, multidisciplinary approach to design.

Curtins has been commissioned by Square Foot Property Ltd, to consult on the development of 170 residential units in Cookstown Industrial Estate, Dublin 24, D24 W2XA.

The proposed scheme has been designed in compliance with the following:

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets (2019)
- National Cycle Manual (2011)
- Greater Dublin Area Cycle Network Plan (2013)
- South Dublin County Council Development Plan 2016-2022

The proposed development has considered the four Key Design Principles when undertaking this project. Namely:

- **Connected networks:** the design creates improved connections between Colbert's Fort and the development by opening up the southern side of the site to pedestrians and cyclists. This provides a higher level of permeability than currently in place on the surrounding network. The development provides connectivity through the courtyard to the north of the site as well as improving the access to along the western boundary.

The development is improving the local pedestrian infrastructure network with the introduction of new local pedestrian crossings alongside dropped kerbs and tactile paving to make it easier to connect to the local sustainable transport options in the vicinity of the site.

- **Multi-functional streets:** the main point of entry for pedestrians and cyclists is to the south of the site, via Colberts Fort. This route also caters for emergency and refuse vehicles when required. There is limited possibility of encouraging multi-functional streets in this application due to the singular nature of this development. However, this development encourages

increased multi-functional use of Colberts Fort for pedestrians and cyclists. The key pedestrian routes into/out of the site have been considered and designed for accordingly. In addition, the interaction between the nearby commercial units (Comans etc) is improved as part of the development by improving the main site access, improving site lines and keeping pedestrians safe through the design.

- **Pedestrian Focus:** pedestrians are considered throughout the development with improved connectivity throughout the site. Additionally, surfaces have been improved to cater for vulnerable road users by encouraging low vehicle speeds (surface treatment, restricted through access of vehicles, planting, etc) to ensure pedestrians have increased priority and not vehicles. Vehicles are restricted within the development and only have access to the north of the site to the basement car park. This provides for increased pedestrian focus within the development as vehicles are focused to the north of the site, which allows for a pedestrian focused design throughout the development.

The development is improving the local pedestrian infrastructure network with the introduction of new local pedestrian crossings alongside dropped kerbs and tactile paving to ensure safe use for all pedestrians.

- **Multi-disciplinary approach:** throughout the development of this site the design team have liaised and had bi-weekly meetings to ensure a multidisciplinary approach to the project has been maintained. This has ensured a holistic and considered approach to designing the development has been maintained.