

CS CONSULTING  
GROUP

## CS CONSULTING GROUP

HEAD OFFICE: 19-22 Dame Street, Dublin 2, D02 E267, Ireland

T | +353 1 5480863 | E | info@cscsconsulting.ie | www.cscsconsulting.ie

Strategic Housing Unit

An Bord Pleanála

64 Marlborough St

Rotunda

Dublin 1

**Sent By:** Email

**Job Ref:** B089

A-NB

**Date:** 11-May-21

**RE: Strategic Housing Development (SHD) at Former O'Devaney Gardens Site, Dublin 7**  
**DMURS Statement of Consistency to An Bord Pleanála.**

Cronin & Sutton Consulting Engineers (CS Consulting), as part of a multi-disciplinary design team, have been commissioned by Bartra ODG Limited to develop a DMURS Statement of Consistency to accompany a planning application for a proposed Strategic Housing Development comprising 1,047no. residential units including a mix of one, two and three bed apartments, three bed duplex and three bed dwellings and all associated ancillary accommodation at O'Devaney Gardens, Stoneybatter, Dublin 7.

### Traffic & Transportation

The proposed scheme is designed in compliance with the following:

- Design Manual for Urban Roads and Streets (2019)
- Dublin City Development Plan 2016–2022
- National Cycle Manual (2011)
- Greater Dublin Area Cycle Network Plan

### Internal Street Layout

The internal road network of the development comprises a primary 'Boulevard' link road between the North Circular Road and Montpelier Gardens. Internal local access roads connect to this primary link road, as well as to the surrounding road network at Thor Park.

KP & Associates Consulting Engineers Ltd. T/A Cronin & Sutton Consulting  
Company No. 505303 | Registered Office: 19-22 Dame Street, Dublin 2, Ireland  
Directors: N. Barrett, K. Cronin, R. Fitzmaurice, M. McEntee, L. McNamee,  
D. Rehill, O. Sullivan, C. Sutton-Smith, E. Sutton, P. Sutton  
Associate Directors: C. Barry, C. Twomey | Associates: D. Byrne, G. Lindsay

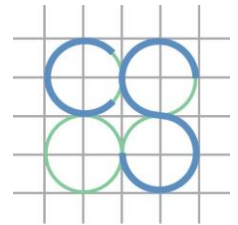
#### LONDON OFFICE:

Centralpoint, 45 Beech St,  
London, EC2Y 8AD,  
UK  
T | +44 207 070 3660  
E | info@cscsconsultinguk.com

#### LIMERICK OFFICE:

45 O'Connell Street,  
Limerick, V94 XE18,  
Ireland  
T | +353 61 594 988  
E | info@cscsconsulting.ie





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 proposed development layout allows for easy pedestrian and cyclist access at multiple points;

- to/from the North Circular Road, at the site's north-western boundary;
- to/from Montpelier Gardens, at the site's southern boundary;
- to/from Thor Park, at the site's eastern boundary;
- to/from Ross Street, at the site's northern boundary; and
- to/from Ashford Cottages, at the site's northern boundary.

The objectives of the evolving site layout design are:

- to ensure ease of access for emergency services and for 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.

The proposed boulevard link shall have a minimum width of 6.0m. The proposed local access streets shall have a minimum width of 5.2m, to permit safe access for vehicles including emergency vehicles and refuse collection vehicles. All road widths, corner radii, pedestrian and cyclist facilities, kerbs, boundary treatments, and landscaping shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS).

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.

**Niall Barrett**

Director

Chartered Civil & Traffic Engineer

B.Eng (Hons), CEng, M.I.E.I, Cert Health & Safety, Cert RSA

**for Cronin & Sutton Consulting**