



CLONSKEAGH RESIDENTS ASSOCIATION

17th May, 2021

To whom it may concern,

In relation to the proposed development of the Central Mental Hospital (CMH) Dundrum site, the members of the Clonskeagh Residents Association (CRA) committee would like to make the following observations:

Transport

While the emphasis on sustainable cycle- and pedestrian-friendly travel is to be welcomed, we do not see any analysis or modelling of what the impact of the development will be on *current* Luas and Bus public transport services. Local residents experience (pre-Covid) of peak time travel on the Luas green line and bus services is that these routes are at capacity for long periods of the day centred around rush hour. It can only be envisaged, with additional housing coming on stream in Cherrywood, Sandyford and Dundrum, that these services will come under severe strain as the economy reopens post-Covid. Has the LDA had any direct engagement with transport authorities to scope out the potential for increased services? What data can the LDA provide to substantiate the proposed capacity increases cited in the Draft Masterplan? The range of 20-85% seems arbitrary and not based on specific commitments by the NTA. Are there any medium to long- term considerations to enhance the public transport infrastructure, for example, by substituting fuel with renewables, electric and solar energy to power buses? Can the proposed development with its flat roof areas integrate solar accumulators to provide for charging facility to public buses?

Utilities

We do not see any analysis, or consideration of the impact on the provision of services to the proposed site and the wider community. What assurances can the LDA give that the provision of water, gas, sewerage, electricity and broadband to the existing areas surrounding the site will not be adversely impacted by a development of this size and scale. What measures will be put in place to ensure quality and adequate water pressure, as well as integrity of the existing infrastructure in the locality?

Schools

Has any assessment or consideration been given to how local Primary and Secondary schools will accommodate the population increase that is proposed. Again, in the experience of the CRA, local schools are increasingly under pressure to provide reasonably sized classroom sizes and places for local children.

Traffic & Cycling

Notwithstanding the emphasis on sustainable travel, we note in the “Design Responses to Key Issues” there will be up to 540 car parking spaces being allowed for. This in addition to other vehicular access for services and deliveries will generate significant additional traffic onto Dundrum road. Has the LDA made provision for or initiated a traffic management plan? We would also like to point out that the existing entrance to the CMH is located at a particularly narrow point of the Dundrum Road and very close to the junction of St Columbanus Road which in our view would lead to significant congestion. We note that there are currently plans to develop over 120 apartments at Frankfort Castle which will also add further congestion to the area.

We welcome the inclusion of cycling lanes, bicycle parking and access *within* the site. In the “Design Responses to Key Issues” reference is made to “connecting with the wider cycling and walking network”. However, it is not clear from the plan how this is achieved as there are no cycle lanes currently on the Dundrum Road immediately outside the walls of the CMH. Additionally, as previously noted this a particularly narrow part of the road and its current configuration is not conducive to cycling. What measures will be provided to enhance the existing and proposed pedestrian walkways and equitable participation of all public roads users?

Age-Friendly Living

We encourage and welcome the concept of age friendly living as outlined in the Draft Masterplan. It seems incongruous

CRA-Clonskeagh Residents Association

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however to have 1 and 2 bedroom apartments located beside a proposed 11 storey apartment block. We would ask that further consideration and refinement be given to the location of age friendly accommodation which is more in sympathy with the needs of our senior citizens, and which allows for adequate diversity, inclusion and inter-generational social mix. We also note that in this area there is no direct public transport link to the nearest acute hospital, St Vincents.

Heritage, Conservation, Community Facilities

While the stated approach to historic structures on site favours sensitive adaptive reuse and repurposing, the illustration is quite sketchy regarding the spatial articulation of innovation hub, crafts and artisan space; and, it is unclear if there is a community centre envisaged which would allow for a cross-generational social and cultural activity other than only in the open space. The general look and feel of built-up areas at ground levels does not suggest possibility for such dynamism or an inviting connection with public space, which would otherwise be welcome. The positive experience of other European cities which facilitate the “Mediterranization” of public space and the integration of modern structures with heritage as drivers of social cohesion could be examined and adapted to this location, contributing to the continuity of its balanced urban transformation since the 18th century.

Sustainable Urban Development

Additionally, while acknowledging the critical shortage of housing at a national level, we would like to emphasise that this development coincides with several other developments in the area (The Goat Grill, Taney, Mount Anville, Marist Fathers Sports Grounds, Vector Motors Site), which while not of similar scale, but when taken collectively and cumulatively, could have a significant adverse impact on the community if they are not adequately supported in all the areas outlined above. As a state body we would expect that due consideration would be given to the impact assessment which factors in these critical elements which we believe are at the heart of the sustainable development of this community.

Yours sincerely,

The Committee of Clonskeagh Residents Association