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RE: Shared Living Development, Brady's Public House, Old Navan Road, Dublin 15

SHD Planning Application DMURS Statement of Consistency

Cronin & Sutton Consulting Engineers (CS Consulting), as part of a multi-disciplinary design team, have been commissioned by Bartra Property (Castleknock) Limited to develop a DMURS Statement of Consistency to accompany a planning application for a proposed Shared Living Development at Brady's Public House, Old Navan Road, Dublin 15.

Traffic & Transportation

The proposed scheme is designed in compliance with the following:

- Design Manual for Urban Roads and Streets (2013)
- Fingal County Council Development Plan 2017-2023
- National Cycle Manual (2011)
- Greater Dublin Area Cycle Network Plan
- National Development Plan 2018-2023
- Apartment Guidelines 2018

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Internal Layout

The internal layout of the proposed development is designed in accordance with the guidance provided in the *Design Manual for Urban Roads and Streets* (DMURS). As stated in the introduction to the DMURS:

> *"Better street design in urban areas will facilitate the implementation of policy on sustainable living by achieving a better balance between all modes of transport and road users. It will encourage more people to choose to walk, cycle or use public transport by making the experience safer and more pleasant."*

Given the location, shape and topography of the site, and the scale and type of the residential development proposed, we submit that the proposed site layout is well suited to this infill site.

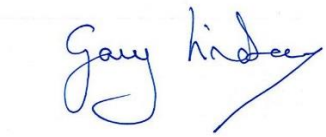
The development layout design put forward improves the existing roads environs with plantings and with enhanced pedestrian facilities. The development design ensures pedestrian permeability both to the south (along the Old Navan Road) and into the existing park to the north of the development.

The final development layout shall incorporate features that benefit vulnerable road users by encouraging low vehicle speeds (such as reduced road corner radii, kerb buildouts, plantings, etc. at the proposed development lay-by/drop off), following the principle that roads should serve a community and not dominate it. The provision of good permeability for pedestrians, cyclists & 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;
- 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).

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 2 number GoCar parking spaces proposed within the scheme will also improve safety.



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