

Proposed SHD – Lands at Central Mental Hospital, Dundrum, Dublin 14

Client: Land Development Agency

Stage 1 Quality Audit





PROPOSED SHD – CMH DUNDRUM

Description:

Quality Audit

Author:

Mark Andrews

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Audit Brief Submitted By:

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Distribution:

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1 AUDIT INFORMATION

1.1	Title	CMH DUNDRUM QUALITY AUDIT
1.2	Audit Reference Number	CMH DUNDRUM QUALITY AUDIT MA 326
1.3	Project Code	CMHDUNDRUM
1.4	Date Audit Completed	21st January 2022
1.5	Audit Attended By	Ludmila Santos Mark Andrews
1.6	Audit Team	
	Team Leader	Mark Andrews, ILTP
	Team Member	Ludmila Santos, ILTP



1.7 Information Received

ITEM		Supplied	Comments
A	Plans	Yes	<ul style="list-style-type: none"> • DSRM-ACM-00-ST-DR-L-0900-C • DSRM-ACM-00-ST-DR-L-1000-D • DSRM-ACM-00-ST-DR-L-1001-C • DSRM-ACM-00-ST-DR-L-1002-C • DSRM-ACM-00-ST-DR-L-1003-C • DSRM-ACM-00-ST-DR-L-1004-C • DSRM-ACM-00-ST-DR-L-7000-A • DSRM-ACM-00-ST-DR-L-7001-A • DSRM-ACM-00-ST-DR-L-7002-A • DCD-BMD-00-00-DR-C-1000 Roads Layout & Levels • DCD-BMD-00-00-DR-C-1002 Dundrum Road Access Junction (South) • DCD-BMD-00-00-DR-C-1020 Buried Surface Water Drainage Layout • DCD-BMD-00-00-DR-C-1021 Buried Foul Water Drainage Layout • DCD-BMD-00-00-DR-C-1025 Surface Water Overland Flow Routes • DCD-BMD-00-00-DR-C-1030 SuDS Layout • DCD-BMD-00-00-DR-C-1039 Existing Buried Drainage Layout • DCD-BMD-00-00-DR-C-1040 Buried Watermain Layout • DCD-BMD-00-00-DR-C-1100 Roads Long Sections (Sheet 1 of 2) • DCD-BMD-00-00-DR-C-1101 Roads Long Sections (Sheet 2 of 2) • DCD-BMD-00-00-DR-C-1200 Road & Hardstanding Details (1 of 2) • DCD-BMD-00-00-DR-C-1201 Road & Hardstanding Details (2 of 2) • DCD-BMD-00-00-DR-C-1206 SuDS Details. Permeable Paving Details • DCD-BMD-00-00-DR-C-1225 Standard Surface Water Drainage Details
B	Traffic Count Data	No	
C	Speed Count Data	No	
D	Accident Data	No	
E	Design Standards	No	
F	Design Brief	No	
G	Other Data	Yes	<ul style="list-style-type: none"> • 211217 DMURS Compatability Statement - for Legal Review - Draft



2 INTRODUCTION

- 2.1.1 This is a Quality Audit which examines the accessibility of the proposed development of 977 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.
- 2.1.2 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).
- 2.1.3 The Feedback Form for this Quality Audit is included in **Appendix A** of this report.
- 2.1.4 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 under paragraph 1.7 above.
- 2.1.5 A site visit was carried out on 24th June 2021 in daylight conditions. The weather was fine and dry.
- 2.1.6 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.
- 2.1.7 A Stage 1 Road Safety Audit for the proposed development has also been conducted by the audit team and is included under separate cover.



3 ACCESS & WALKING AUDIT OBSERVATIONS

3.1 Walking & Cycling

- 3.1.1 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.
- 3.1.2 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.
- 3.1.3 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.
- 3.1.4 The drawings provided for audit indicate a shared pedestrian and cycle pathways through the site. The site also has home zone type shared areas for all road users with a vehicle only link from Leopardstown Road to the basement car park access ramp.
- 3.1.5 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.
- 3.1.6 The drawings provided for audit do not show any detail of cycle parking provision proposed for the development, however 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.

3.2 Other means of access

- 3.2.1 The information provided for audit shows the site will be provided with clearly designated disabled access car parking spaces. However, there is at this no apparent provision for Electric Vehicle Charging spaces
- 3.2.2 The site has been designed in a manner to allow servicing vehicles to access the development without compromising access for other road users.
- 3.2.3 No details of 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.
- 3.2.4 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 routes 44, 61, 11 and 142. The Go-Ahead company provide routes 17,161 and 175 to the area.
- 3.2.5 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.



4 ITEMS RESULTING FROM PREVIOUS ACCESS & WALKING AUDIT

ILTP completed a Quality Audit of the site proposals dated 28th July 2021 reference QA CMH DUNDRUM MA 316.

4.1 Issues Raised

The following section sets out issues raised, and recommendations made from the revised Access & Walking Audit conducted for the proposed SHD – CMH Dundrum.

Issue 4.1.1

The drawings provided for audit do not show details of tactile paving provision throughout the whole site. It is unclear in places where pedestrians will be directed to and what will happen at the interface of pedestrian and cycle areas as well as traffic and cycle areas.

Recommendation 4.1.1

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.

Further Comments at this Stage

The information shows details of tactile paving throughout the site and at the external crossing points.

Issue 4.1.2

The drawings provided for audit do not include details of cycle parking areas or provisions.

Recommendation 4.1.2

The design team must ensure that appropriate facilities are provided and indicated on the drawings as to the type and location to be provided.

Further comments at this stage

The information shows cycle facilities throughout the site with crossing points. However, there are no details of cycle parking which is assumed to internal to the accommodation blocks. The design team should ensure that appropriate facilities are provided for both residents and visitors to store cycles in order to promote the use of sustainable transport modes.



Issue 4.1.3

The drawings submitted to the auditors do not show any potential provision for EV charging spaces.

Recommendation 4.1.3

The Design Team should ensure that there is appropriate provision for this type of vehicle to meet any anticipated demand in light of the burgeoning demand for EV's, government policy to promote the use of them and a growing impetuous within the motor vehicle industry to phase out internal combustion engines.

Further comments at this stage

The information does not show any details for the provision of EV charging points. Consideration should be given to the provision or preparation for the provision of such points to promote the use of sustainable transport modes.

Issue 4.1.4

No details of 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.

Recommendation 4.1.4

The design team should ensure that the levels of lighting are appropriate and consistent to facilitate the safe and secure movement of all users.

Further comments at this stage

The information does not show details of street lighting. The design team should complete an appropriate detailed street lighting design to facilitate the safe and secure movement of all users.



5 ITEMS RESULTING FROM THIS QUALITY AUDIT

No further issue raised at this stage.



6 CONCLUSIONS

It is considered that the site, as currently proposed, is generally conducive to safe access and egress by all forms of road user. It is recommended however that the specific issues raised in this report be taken into account and that appropriate measures be put in place where practicable to mitigate the concerns raised.

This Quality Audit Report recommends various actions, which should be considered for inclusion in the detailed design process. Where recommendations are not incorporated into the design this should be documented in an Exception Report and forwarded to the ILTP Road Safety Audit Team. The Design Team should document and provide the rationale for incidences where the audit recommendations have not been incorporated or where alternatives are put forward.

The Design Team should respond to all issues raised in this Stage Quality Audit Report through returning a signed copy of the Quality Audit Feedback Form.



7 QUALITY AUDIT TEAM STATEMENT

7.1 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.

7.2 Signatures

7.2.1 Audit Team Leader Signature

Name: Mark Andrews
Position: Transport Engineer
Date: 21 / 01 / 2022
Organisation: ILTP Consulting

Signed:

A handwritten signature in blue ink, appearing to read 'Mark Andrews', written over a faint circular stamp.

7.2.2 Audit Team Member Signature

Name: Ludmila Santos
Position: Transport Engineer
Date: 21 / 01 / 2022
Organisation: ILTP Consulting

Signed:

A handwritten signature in black ink, reading 'Ludmila Trindade dos Santos', written in a cursive style.

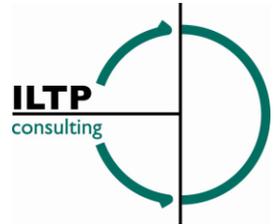


ACCESS & WALKING AUDIT FEEDBACK FORM

Audit Reference Number CMH QUALITY AUDIT MA 326

Date Audit Completed 21st January 2022

Para No. in Report	Recommendation Accepted (Y/N)	Comments / Alternative Measures (Describe)	Alternative Measures Accepted by Auditor? (Y/N)
4.1.2	Y	Appropriate cycle parking facilities will be provided for both residents and visitors throughout the development.	Y
4.1.3	Y	EV car charging spaces will be provided throughout the development at appropriate locations in accordance with DLRCC requirements.	Y
4.1.4	Y	Appropriate street lighting will be provided within the development.	Y



Signed:

Peter O'Dwyer

Peter O'Dwyer

Design Team Leader

Date 23 / 02 / 2022

Access & Walking Audit Signed Off;

Andrew

Quality Audit Team Leader

Date 03 / 03 / 2022