

Cosgrave Developments



# Whitehaven Strategic Housing Development, Northwood, Santry Demesne, Dublin 9

## Planning Application to An Bord Pleanála

### Statement of Consistency with Ministerial Guidance

Design Manual for Urban Roads and Streets (2019)



# Document Control Sheet

<b>Client:</b>	Cosgrave Developments
<b>Project Title:</b>	Whitehaven Strategic Housing Development, Northwood, Santry Demense, Dublin 9
<b>Document Title:</b>	Statement of Consistency with Ministerial Guidance Design Manual for Urban Roads and Streets (2019)
<b>File Name:</b>	21202-JBB-00-ZZ -RP-C-00005_Statement_of_Consistency_DMURS_P01

<b>Table of Contents</b> <i>(incl. Y/N)</i>	<b>List of Tables</b> <i>(incl. Y/N)</i>	<b>List of Figures</b> <i>(incl. Y/N)</i>	<b>Pages of Text</b> <i>(No.)</i>	<b>Appendices</b> <i>(No.)</i>
Y	N	N	3	N

<b>Document Revision</b>				<b>Document Verification</b>			
<b>Issue Date</b> <i>(DD/MM/YY)</i>	<b>Revision Code</b>	<b>Suitability Code</b>	<b>Author</b> <i>(Initials)</i>	<b>Checker</b> <i>(Initials)</i>	<b>Reviewer</b> <i>As Per PMP (Initials)</i>	<b>Approver</b> <i>As Per PMP (Initials)</i>	<b>Peer Review</b> <i>(Initials or N/A)</i>
Add hyperlink to Verification Email on PIM Register for each issue							
01-02-2022	P01	S03	GC	GC	GF	GF	
08-02-2022	P02	S03	GC	GC	GF	GF	

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## SECTION 1: STATEMENT

### **This statement of consistency confirms the following:**

The roads and streets within the existing Northwood Park Development, Santry, D.9 and within the proposed Whitehaven Strategic Housing Development, have been designed in accordance with the principles set out in the Design Manual for Urban Roads and Streets (DMURS).

The roads and streets have also been designed in accordance with the key principles of the Fingal Development Plan (2017 – 2023) to promote sustainable modes of transport and a reduction in car dependency.

## SECTION 2: SPECIFIC CONSIDERATIONS

DMURS encourages safer and more sustainable forms of travel and prioritises pedestrians, cyclists and public transport (in that order) over private motor vehicles.

The design has followed the 4 core principles contained in DMURS namely;

### Design Principle 1:

***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.***

The street network has been designed to maximise connections to amenities and services. High levels of permeability and legibility has been included in the design to enable residents to move in a sustainable manner without the use of the private car as the predominant choice of travel. Pedestrian and cycle networks have been provided throughout the main corridor of Northwood Avenue. The pedestrian and cycle networks connect with the Dublin Bus stops on Ballymun Rd (R108) and Swords Rd (R132), the existing retail areas, parks, office areas and other amenities. The development is also located next to the Santry River Greenway connecting Northwood Avenue to Raheny Village and Dublin Bay.

### Design Principle 2:

***The promotion of multifunctional streets that balance the needs of all users within a self-regulating environment.***

The aim is to enhance the value of place while at the same time calming traffic and improving pedestrian and cyclist comfort. This has been achieved by the design of safe streets that encourage low speeds by the use of raised tables, zebra crossings, curved roads and horizontal deflections while at the same time providing segregated off-road cycle and pedestrian routes which enable free movement of vulnerable users.

### Design Principle 3:

***The quality of the street is measured by the quality of the pedestrian environment.***

Street design in Northwood has focused on the provision of a high-quality public space with priority for the pedestrian/cyclist. The public footpath/cycleway immediately east of the Whitehaven SHD has been designed with pedestrians and cyclists in mind with a shared surface. The materials, finishes, and street furniture will be rationally and strategically applied. This Whitehaven SHD design will create a greater sense of place, where the streets, pedestrian areas and greenery contribute to the creation of attractive and lively mixed-use place.

### Design Principle 4:

***Greater communication and cooperation between design professionals through the promotion of a plan led, multidisciplinary approach to design.***

The design of Whitehaven SHD is being carried out by a full team of consultants comprising Town Planning, Architecture, Landscape Architecture, Engineering, Environmental, Arborist, Conservation and Heritage Specialists.

The design team has a clear understanding of the process required to produce a collaborative and coordinated design taking into account plans and policies, spatial requirements and movement patterns.

## SECTION 3: Summary

This design of the proposed Whitehaven SHD recognises the importance of assigning higher priority to pedestrians and cyclists, without unduly compromising vehicle movement, in order to create secure, connected places that work for all members of the community. Walking and cycling will improve health and well-being and will provide greater opportunities for interaction which promote neighbourliness and community growth.

The Santry Demesne, Northwood development as a whole focuses on streets as attractive places. Utilising DMURS, it has encouraged the project team to design appropriate to context, character and location that can be used safely and enjoyably by the public.