

CS CONSULTING  
GROUP

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**Sent By:** Email

**Job Ref:** C191

A-NB

**Date:** 3-Dec-20

**RE: Proposed Residential Development at James Street, Dublin 8.**  
**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 Cherry Core Limited and Jasmine Perfection Ltd. to develop a DMURS Statement of Consistency to accompany a planning application for a proposed Strategic Housing Development comprising 189no. apartments at James Street, Dublin 8.

### 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 development layout design put forward is for an internal street with vehicular access to the development restricted to emergency vehicles, refuse collection, and occasional servicing, thus increasing pedestrian and cyclist safety. Pedestrian and cyclist access will be provided to the north and south of the site via James St. and Basin View respectively.

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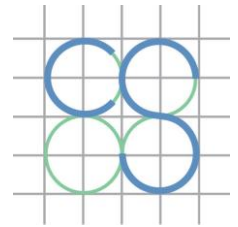
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The final development layout incorporates features that benefit vulnerable road users by restricting vehicular access. The provision of good permeability for pedestrians and cyclists, as well as efficient access to public transport, are all key objectives of the proposed site layout.

The objectives of the evolving site layout design are:

- to minimise the intrusion of vehicle traffic;
- to ensure ease of access for emergency services and for occasional 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.

A shared surface street shall be provided within the subject development, with priority given to pedestrian movements. The vehicle access to the development site will be via Basin View to the south of the site.

The proposed internal street shall have a minimum width of 5.1m, to permit safe access for emergency vehicles and refuse collection vehicles, with a vehicle turning area provided within the site development. Minimal car parking provision will be provided within the subject development.

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 proposed scheme is wholly consistent with the Design Manual for Urban Roads and Streets (DMURS) 2019.

**Niall Barrett**

Director

Chartered Civil & Traffic Engineer

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**for Cronin & Sutton Consulting**