



## Technical Note TED-DBFL-XX-XX-TN-C-0001: Mixed Use Development at Ted Castles, Monkstown, Co. Dublin

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<b>Title:</b>	DMURS Compliance Statement	<b>Date:</b>	17 November 2021
<b>Client:</b>	Ted Living Limited	<b>Job No:</b>	190057

### 1.0 INTRODUCTION

It is DBFL's opinion that the proposed mixed-used development is consistent with both the principles and guidance outlined within the Design Manual for Urban Roads and Streets (DMURS) 2019. The scheme proposals are the outcome of an integrated urban design and landscaping strategy to create lower traffic speeds around the development and thereby facilitating a safer environment for pedestrians and cyclists. DBFL along with the rest of the design team have interrogated the DMURS principles to ensure the final layout provides a high-quality urban development in Dun Laoghaire.

The following section outlines the specific design features that have been incorporated within and around the proposed mixed-use development with the objective of delivering a design that is in full compliance with DMURS.

### 2.0 DESIGN PARAMETERS

The adopted design approach successfully achieves the appropriate balance between the functional requirements of different network users whilst enhancing the sense of place. The implementation of self-regulating streets actively manages movement by offering real modal and route choices in a low speed high-quality mixed-use environment. Specific attributes of the schemes design which contribute to achieving this DMURS objective include:

- a) Re-aligning Cumberland Street to regulate carriageway widths between the two junctions and create a pedestrian focused area on the corner of the proposed development encouraging active street frontage with the commercial / retail / café units.

- b) Prioritising pedestrians and improving pedestrian facilities around and into the development by widening foot paths along Cumberland Street and at proposed pedestrian crossings.
- c) Provision of a raised and paved area on the southern end of Cumberland Street junction to slow turning vehicles and enhance the uncontrolled pedestrian crossing in this location.
- d) Provision of a dedicated signalised junction of Old Dunleary Road / Cumberland Street to control speed at which vehicles can travel through the junction and incorporates the following:
  - tight kerb radii to limit vehicles' speed but also allow occasional larger vehicles to manoeuvre safely through the junction, while also reducing pedestrian crossing distances.
  - The inclusion of crossing facilities on all arms of the junction, to accommodate all anticipated users, due proposed increased pedestrian/cyclist activity in the area, providing safe desire lines for pedestrians/cyclists to/from all directions.
- e) The provision of 8 no. on-street uniform parallel parking spaces on Cumberland Street which can also accommodate set down for the various delivery and service vehicles which will serve the development from the public street.