

Community Safety Strategy

Proposed largescale
Residential
Development

At No. 42A Parkgate
Street, Dublin 8.

For Ruirside
Developments Ltd

DECEMBER 2024

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, are instructed by our Client, Ruirside Developments Ltd, to prepare this Community Safety Strategy in response to the Dublin City Council LRD Opinion.

It is an Objective of the Dublin City Development Plan 2022-2028 (QHSNO15) that all housing developments over 100 units shall include a community safety strategy for implementation. The proposed development contains 316 no. apartment units.

Proposed Large-scale Residential Development comprising mixed use residential, community and commercial redevelopment, accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (176no. 1-bed units and 140no. 2-bed units) with private balconies/terraces; co-working/community/cultural space available for public hire; ground level retail. And all associated and ancillary demolition, conservation, landscaping and site development works including bicycle parking; car parking; public open space; communal open space; 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway; 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site. All at No. 42A Parkgate Street, Dublin 8 (Protected Structures on site).

1.1 PURPOSE AND SCOPE OF THE DOCUMENT

It is anticipated that the items outlined in this document will contribute to:

- Crime Prevention and Reduction
- Enhanced Public Health
- Social Cohesion and Trust
- Quality of Life Improvement
- Economic Development and Prosperity
- Sustainable Urban Development
- Resilience to Disasters and Emergencies
- Equity and Social Justice
- Family and Child Wellbeing
- Tourism and Cultural Growth

2 THE PROJECT - DESCRIPTION OF DEVELOPMENT

The proposed development adjoins consented development within the same application site boundary, including LRD6042/23 (Block B2 – 40no. apartments, café/restaurant unit (236 sq m) and cultural unit (c. 52 sq m)) and SHD-310567-21 (Block A – 198no. apartments and restaurant/café).

The proposed development comprises mixed use residential, community and commercial redevelopment (c. 26,027 sq m gross floor area), accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units), with associated private balconies on north, south, east and west building elevations and communal roof terraces at Levels 07, 08, 09 and 12; ancillary internal residents' amenity facilities (c.226 sq m); co-working/community/cultural space available for public hire (c.496 sq. m); ground level retail (c.147 sq. m).

And all associated and ancillary demolition, conservation, landscaping and site development works, including:

- Public open space (c.1,430 sq. m), including a plaza and riverside walkway.

- Residents' communal open space courtyard at ground level between Blocks B1 and C.
- Conservation, refurbishment, repair and adaption of existing protected structures, including:
 - Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities.
 - Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway.
 - Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway.
 - Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway.
- Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as gym for residents of the development, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway.
- Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric.
- Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House) at the north west corner of the site, and other miscellaneous structures.
- 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway.
- 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site.
- 24no. car parking spaces (total) at surface.
- 742no. bicycle parking spaces (total) at surface, undercroft and basement levels.
- Ancillary plant, bin storage and remote storage at ground and basement levels.
- Ancillary plant and telecommunications antennae at roof level.
- Solar panels on the roof of proposed Blocks B and C.
- Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.

At No. 42A Parkgate Street, Dublin 8 (Protected Structures on site).

3 COMMUNITY ENGAGEMENT AND COLLABORATION

3.1 Community Building and Engagement

The proposed development will be managed by a management company.

There are various cultural and community spaces permitted on site. The development will provide 496sqm of co-working/community/cultural space at ground floor level of Block B1. It is anticipated that

this space could be utilised by the residents and wider community to accommodate community meetings, exhibitions, swap shops etc., enhancing the level of community building and engagement within the local area. 147sq m of ground level retail and 226sqm of internal residents' amenity is also provided.

The outdoor communal amenity areas would allow outdoor events, such as barbecues, outdoor dining experiences, and other events. These would be organised by the on-site team to the benefit of residents. Attendance at all community events will be organised and controlled centrally through the onsite management team, with the assistance of the on-site security team.

3.2 Neighbourhood Watch and Well-Maintained Spaces

The communal areas will be of the forefront of management's maintenance priorities. There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features throughout the communal garden areas, terraces and open amenity spaces.

The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld. A policy document will be developed around this process and issued to all residents of the overall estate.

The proposed development provides active uses at ground floor level such as retail, co-working, community, and residential amenity spaces. Balconies and winter gardens overlooking private communal and public amenity area provide passive surveillance. We refer the Planning Authority to Sections 4.1, 5.2 and 6.2 for further detail.

3.3 Collaboration with Local Authorities

The proposed development provides a number of cultural and community spaces, this provides an opportunity for the Local Authorities and community to engage in these spaces. This may involve showcasing exhibitions within the proposed community/cultural space at ground floor of Block B1 & C and hosting Culture Night along the River Walk.

It is worth highlighting that the design of the proposed development has undergone extensive consultation at pre-planning stage with the Local Authority.

4 CRIME PREVENTION AND SECURITY MEASURES

4.1 Access Control and Security Systems

Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and entrance doors will be made.

Residents will also be provided with their access fob for their apartments; the on-site Management Team will retain one set of keys for inspection and access purposes. Visitors to the building will be encouraged to dial directly to the apartments via the door entry system and will not be permitted access into the residential areas without this access being permitted.

Access to communal terrace areas would ideally have the capability of being time restricted e.g. 9.00am to 11.00pm daily and with CCTV coverage fed back to the management offices. This would allow the managing agent to control who has access to each communal terrace and to restrict access to certain times if needed.

CCTV will be in operation in key circulation areas as part of the overall security strategy. All CCTV systems shall be configured such that they form one site wide system that can be remotely monitored from the management office. Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines. GDPR compliance will be paramount.

4.2 Well-lit and Well-maintained Spaces

Public and communal open spaces are provided with sufficient lighting to enhance the sense of safety in these areas. We refer the Planning Authority to the enclosed lighting plans and particulars prepared by IN2.

The communal areas will be of the forefront of management's maintenance priorities. There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features throughout the communal garden areas, terraces and open amenity spaces.

The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld.

A policy document will be developed around this process and issued to all residents of the overall estate.

4.3 Emergency Procedures and Safety Plans

A step-by-step guide of what to do in the event of an emergency will be provided to the Residents by the Management Company.

It is anticipated that this safety plan will include instructions of what to do in the event of a fire, missing person, etc., it will also provide details of the relevant resources should such event occur.

5 ENVIRONMENTAL DESIGN AND INFRASTRUCTURE

5.1 Secure Building Design

The block form of the proposed development has been designed to optimize passive surveillance of open spaces. By creating a strong relationship between the private and public space, residents will be encouraged to feel a strong sense of place over the public realm. This will serve to reinforce the safety and security of the public realm by ensuring that anti-social behaviour will not go unchallenged.

5.2 Landscaping and Crime Prevention Through Environmental Design

The proposed development utilizes passive surveillance to ensure that there is a sense of safety at public and communal open spaces.

The communal courtyard, located between Blocks B1 and C, benefit from passive surveillance from the residents' private balconies overlooking the space.

The proposed development includes the provision of balconies on Blocks B1 & C, providing onlooking to public open spaces at Parkgate Street and the consented River Walk.

6 RESIDENT EDUCATION AND TRAINING

6.1 Safety Awareness and Education

It is acknowledged that safety awareness and education may prevent some issues from arising. The proposed community/cultural facility will be available to hold conferences and interactive exhibitions to educate the residents and local community of any safety risks.

6.2 Reporting and Communication

The development at Parkgate Street will be managed by an operational team, led by a property / building manager who is on-site during typical working hours. There will however be additional staff on site, whose hours will rotate to allow for a presence during non-working hours.

Contact details of the key on-site management team will be shared on move-in, which include a centralised mobile phone number. It is intended that residents will also be able to communicate with the management team via a dedicated building website/portal, such as building link, which will be mobile device friendly. This will encourage communication on events, maintenance alerts and other notifications.

It is anticipated that the residents will report any issues to the Management Company. The Management company may then take the next appropriate steps to handle the case. This may involve communications with the gardai, social services, HSE, etc. depending on the situation.

It is acknowledged that the development is located outside of the Local Community Safety Partnership for Dublin North Inner City, however, the Management Company may wish to seek advice or refer a resident to their services.

7 HEALTH AND PUBLIC SAFETY

7.1 Health and Hygiene Measures

The Management Team, post-handover, will design a health and safety strategy and Occupiers' Handbook that will ensure the development has the utmost health and safety standards which ensure the wellbeing of the residents and the staff/contractors that will be managing the development.

The Handbook will contain protocols for the times of operation, weather events, planned shutdowns of the water etc.

The amenity areas will be the focal point of the development and will have a specific health and safety focus. The Management Team will work with the insurance surveyors to ensure that this policy is suitable for an area with use of this nature. There will be an individual set of risk assessments and method statements relating to any outdoor areas.

This document will also govern the protocols for contractors visiting site to carry out works.

A comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.

7.2 Fire Safety and Preparedness

A step-by-step guide of what to do in the event of a fire will be provided to the Residents within the Residents Guide. Appropriate exit signage will be in place throughout the property. Notices will be display in high traffic areas advising of the fire action policy.

The Management Team will ensure FPE is provided following the recommendation from an independent survey. Risk Assessment will be instructed to be carried out by an independent and comprehensive Fire Risk Assessment to be complete prior to occupation of the building. The fire alarm panel will be maintained and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system.

Dry and wet risers will be maintained in accordance with manufacturer guidelines. The sprinklers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the risers.

STEPHEN LITTLE & ASSOCIATES

DECEMBER 2024

Stephen Little & Associates are committed to progressing and achieving sustainable development goals.