

**Renovation and extension of No. 9 George's Place and of the
former Wash House, Kelly's Avenue, Dún Laoghaire**

TRANSPORT STATEMENT

February 2025





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1. INTRODUCTION

1.1. General

STEM Consulting Engineers have been appointed to prepare the following Transport Statement for the proposed works renovation and extension works at No. 9 George's Place and the former Wash House, Kelly's Avenue, Dún Laoghaire.

The proposed project involves the renovation and extension of two vacant protected structures on a corner site at George's Place and Kelly's Avenue, Dún Laoghaire to provide a creative hub. The renovation will consist of upgrading and extending the buildings to improve energy efficiency, provide universal access and to bring the buildings back into use. No. 9 George's Place is a two-storey over basement, four-bay building built in 1831 as a hotel building (484 sqm). There is a two-storey lean-to extension to the north-west of no. 9 George's Place which is in very poor condition. The detached, two-storey, red-brick washhouse was built in 1915 on a tripartite plan with central staircase (161 sqm). The existing two-storey lean-to extension to the north-west of no. 9 George's Place will be demolished and replaced with a new four-storey extension to accommodate the new use and to provide universal access. Upgrading will be required to the former Wash House building to accommodate the new use and provide universal access. A small two-storey extension to facilitate a new lift will be required to rear of the Wash House building. The external courtyard between the two buildings will be retained as a courtyard space to facilitate access and circulation between the two buildings. The future use of the building is currently to be determined through public consultation. It will be non-residential educational /creative use with community benefit.

The proposals do not include to provide for any car parking due to the close proximity of existing sustainable transport modes and its potential local community use. 10 No. cycle parking spaces will be provided as part of the proposals. The proposals will not impact the existing Disabled parking bay on the corner of Kelly's Avenue and George's Place.

2. EXISTING AND PROPOSED SITUATION

2.1. Site Location

The exact location of the buildings and site can be seen in Figure 1 below. The lowest proposed floor level of the buildings is at 10.5m OD, with the Irish Sea at a straight-line distance of approximately 175m.



Figure 1: Site Location [Ref: OSI maps]

2.2. Pedestrian Accessibility

The site is readily accessible from the main transport hub of the Dún Laoghaire Dart Station. External footpaths are present on both sides of Kellys Avenue and along Crofton Avenue to and from the Dart Station. George's street lower is also readily assessable with pedestrian footpaths along Georges Place and Wellington Street.

2.3. Cycling Facilities

On-street cycling facilities are provided along Crofton Avenue, with parts designated with cycle lanes. On-street cycling facilities are not currently provided along the road network surrounding No.9 George Place/The Wash House, however these streets are primarily residential within the adjacencies of the site.

The proposal includes for 10 No. secure cycle racks located at the south gable of No.9 Georges Place, and will be access via the side gate on Kellys Avenue.

2.4. Public Transport:

There are bus stops provided on Crofton Road at the junction with Crofton Avenue and at the Dún Laoghaire Dart Station and The bus stop provides access to 6 no. services (7n, 111, E2, L25, L27 and the S8) and serve both the residential areas as well as strategic locations such as Dublin City Centre, Dundrum, Harristown, Citywest and Dalkey.

The Dún Laoghaire Dart Station is within 10 minutes walking distance from the site and is served by Dart and Irish Rail services to the Maynooth and Rosslare Europort.

2.5. Car Parking

Figure 2.1 below indicates the locations of on street paid car parking on George's Place and Kelly's Avenue. As no parking spaces are provided as part of the proposed refurbishment and development works there will be no additional demand on the surrounding road network.

The on-street parking on Kellys Avenue also include an accessible space directly adjacent to No. 9 Georges Place, this existing space will not be impacted by the proposed development and will be retained. Some pedestrian path improvement will be required to provide tactile paving and improve the crossing points at the junction of George's place and Kellys Avenue.



Figure 2-1: Location of on-street parking & accessible space on Kellys Avenue



Figure 2-2: Location of on-street parking & accessible space on Kelly's Avenue

2.6. Active Travel

The proposed renovation and extension of these buildings aims to bring more vitality to the surrounding area and aims to increase footfall making the area a more attractive for pedestrian and cyclists. Bicycle parking and bike e-charging are proposed to the side of No. 9 George's Place in a prominent, secure and convenient location at the junction of George's Place and Kelly's Avenue to provide visual encouragement to cycle to the new Centre for Creative Lifelong Learning.

There is no additional parking proposed as part of this development. Existing on street parking provision will not be impacted and the on-street disabled car parking bay will not be affected. The reuse of these buildings at an important junction in Dún Laoghaire will tie in with existing cycle and pedestrian routes and in the future will connect to proposed active travel routes, particularly along George's Street to the south.

3. CONCLUSION

The proposed renovation and extension of No. 9 George's Place and the former Wash House at Kelly's Avenue, Dún Laoghaire, will enhance the site's accessibility, sustainability, and functionality while respecting its historical significance. The development benefits from a well-connected location with strong pedestrian links, proximity to public transport options—including Dún Laoghaire Dart Station and multiple bus routes—and the availability of cycling infrastructure.

Given the availability of sustainable transport options and the community-focused nature of the development, no additional car parking is proposed, minimising potential traffic impacts on the surrounding area. The inclusion of secure cycle parking encourages active travel, while planned pedestrian improvements, such as tactile paving and enhanced crossing points, will further support accessibility and safety for all users.

Overall, the proposed development aligns with sustainable transport policies and best practices, ensuring minimal impact on the existing road network while promoting environmentally friendly and accessible modes of transport. The project will contribute positively to the local urban environment of Dún Laoghaire and support the creation of a vibrant creative hub for community use.