

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

14th December 2020

Item No. 14

Report submitted in accordance with Part XI, Section 179(3) of the Planning and Development Acts, 2000 (as amended), Part 8 of the Planning and Development Regulations, 2001 (as amended), and Section 138 of the Local Government Act 2001 (as amended).

Proposed Development of Myrtle Square & Convent Lane, Dun Laoghaire, Co. Dublin

1. PC/PKS/01/20

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on 18th September 2020. Plans and particulars of the proposed development were made available for inspection from the 18th September 2020 to 16th October 2020 at the Municipal Services and Planning Departments, County Hall, Marine Road, Dún Laoghaire, and the Council Offices, Dundrum and on the DLR Consultation Hub, on the Council's website www.dlrcoco.ie

Submissions and observations with regards to the proposed development could be made up to and including the 30th October 2020.

<https://dlrcoco.citizenspace.com/parks/pc-pks-01-20-proposed-development-of-myrtle-square/>

2. SITE LOCATION AND DESCRIPTION:

The site is located in the heart of Dun Laoghaire Town between St. Michaels Hospital and Bloomfields Shopping Centre and the lane running parallel to Georges Street alongside the shopping centre. The site outlined in red on the site location map consists of Convent Lane and the space partially occupied by numbers 35-37 Georges Street, paved roads, car parking and loading bays.

The proposal is to demolish the three buildings (35-37 George's Street), reconfigure the space and introduce a new civic plaza named Myrtle Square in reference to a historic property called Myrtle Lodge, which was located where Bloomfields shopping centre is today. Through traffic and car parking will be removed and disabled car parking will be re-located in close proximity. The square will provide a much-needed landmark public plaza and destination for the town and its visitors. It will provide a welcome space to linger, congregate and hold community events, characterised by trees and planting, an abundant provision of public seating to allow people enjoy the sunny aspect, an opportunity for play and/or exercise, public drinking water and a piece of art or sculpture to define the place as Dún Laoghaire.

A new canopy will pick up on the building line along George's Street. The canopy will act as an anchor in the space, provide cover during poor weather and as a backdrop for future events. The structure will be lofty, transparent and double as a frame for ornamental climbing plants such as wisteria. The laneway will become a shared area, reading with a uniform surface from the Mews building to Bloomfields on the other side. Deliveries will be restricted to early morning and residential access will be from Convent Road only.

3. ZONING AND OTHER OBJECTIVES

3.1 Context:

The site is located in the centre of Dun Laoghaire Town with many retail units, office space and residents in close proximity. As part of the Dun Laoghaire Urban Framework Plan 2016,

a 'Civic Space' is proposed at Bloomfields. The Urban Framework Plan has set out a clear and coherent vision to assist and guide the ongoing development that will contribute to the physical regeneration of Dún Laoghaire Town.

3.2 Zoning:

The site zoning is Objective MTC – To protect, provide for and/or improve major town centre facilities. Under this zoning objective Open Space and Cultural Use is 'permitted in principal' and the development of a civic plaza would also be entirely consistent with this zoning. There are a number of policies within the County Development Plan (CDP) 2016-2022 which support this project, and these are outlined in section 3.3 below. The Specific Local Objectives (SLOs) near the site will be supported through development of this Part 8. This proposal is entirely consistent with the Dún Laoghaire Urban Framework Plan 2016 and the County Development Plans 2016-2022.

3.3 Policy:

The development of Myrtle Square and greening of Convent Lane will tie in with the relevant national and regional policy and the following specific policies as outlined in the Dun Laoghaire Rathdown County Council County Development Plan 2016-2022;

Policy ST4: Accessibility

It is Council policy to support suitable access for people with disabilities, including improvements to buildings, streets and public spaces

Policy ST5: Walking and Cycling

It is Council Policy to secure the development of a high quality walking and cycling network across the County in accordance with relevant Council and National policy and guidelines

Policy ST6: Footways and Pedestrian Routes

The Council will continue to maintain and expand the footway and pedestrian route network to provide for accessible pedestrian routes within the County in accordance with best accessibility practice.

Policy ST10: Street Lighting

It is Council policy to provide and maintain street lighting on the public road/footway/cycleways throughout the County in accordance with commonly accepted best practice.

Policy RET4: Major Town Centres

It is Council policy to maintain the two Major Town Centres - Dún Laoghaire and Dundrum as the primary retail centres in the County. This will be reflected in the nature and scale of retail and services permitted in these centres and by the range of complementary leisure, entertainment and cultural facilities located there.

Policy OSR7: Trees & Woodlands

"It is Council policy to implement the objectives and policies of the Tree Strategy for the County - "dlr Trees 2011 – 2015" - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'".

Policy OSR 14: Play Facilities

"It is Council policy to support the provision of structured and unstructured play areas with appropriate equipment and facilities throughout the county and to ensure the needs of all age groups and abilities – children, teenagers, adults and older people – are facilitated in the public parks of Dún Laoghaire Rathdown".

Policy E18: Sustainable Drainage Systems

It is Council policy to ensure that all development proposals incorporate Sustainable Drainage Systems (SUDS).

Policy EI20: Air and Noise Pollution

It is Council policy to implement the provisions of National and EU Directives on air and noise pollution and other relevant legislative requirements in conjunction with other agencies as appropriate

Policy EI 21: Light Pollution:

It is Council policy to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

Policy CC5: Limiting Emissions of Greenhouse Gases

It is Council policy to support National and International initiatives for limiting emissions of greenhouse gases.

Policy UD3: Public Realm Design

It is Council policy that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved.

Policy UD7: Urban Tree Planting:

It is Council policy to promote urban tree planting throughout the County in accordance with the provisions of 'dlr TREES: A Tree Strategy for Dún Laoghaire-Rathdown 2011 – 2015' and to preserve existing trees where possible and appropriate.

4. PROPOSED WORKS:

The proposed development is to provide a landmark public plaza and upgrade of Convent Lane as a pedestrianised zone with provision for events to include; the removal of through traffic, the loading bays and car parking, the re-location of the disabled parking spaces and taxi rank, minor re-configuration of Georges Street Lower at various locations, minor reconfiguration of the Convent Road/Convent lane junction, re-configured and controlled access for deliveries, the demolition of numbers 35-37 Georges Street to create Myrtle Square with a large feature canopy structure, planters incorporating trees, underplanting and integrated seating, a feature play unit, greening of Convent Lane through soft landscaping and tree planting, bin storage, relocation of services as required, callisthenics play zones, public lighting, sustainable urban drainage and all ancillary building and civil engineering works. The nature and extent of the proposed development is outlined below. This description of the proposed works should be read in conjunction with the supporting drawings and reports.

Demolitions:

- Demolition of existing buildings 35-37 Georges Street. A detailed report has been undertaken on these buildings concluding that they are not of great architectural merit, are in very poor condition and would require substantial investment should they be re-used as retail or commercial units – see appendix 4 for details.
- There is potential to carefully deconstruct the front facades of the buildings and find a reuse for the material. This will be reviewed at a later stage in the project design.
- These buildings occupy a large footprint within the overall space. It is acknowledged as the most strategic location to create a civic space within the town.

Site Clearance:

- Removal of existing block paving, bollards, trees, signage, hard surface space, etc.

Removal of Through Traffic & Car Parking:

- Relocation of taxi rank to Georges Street loading bay after 6pm and re-location of disabled parking spaces to Georges Street (adjacent to Loading Bay) and Convent Road.
- Removal of all car parking spaces and loading bays.
- Removal of all through traffic from Georges Street except for deliveries (between 22:00-10:00 only), two-way traffic from Convent Road for access to properties on Convent Lane and for home delivery service. This solution will be monitored following the completion of the project, in light of Covid-19 and any further changes required to traffic movements in Dun Laoghaire. This solution and the hours of operation of the loading and taxi rank may require changing/altering at some stage in the future and will not be bound by this part 8.

Note: A detailed parking and traffic survey took place from Friday the 3rd to Sunday the 5th July from 7am to 7pm. The scope of this survey included parking beat surveys, junction

turning counts and traffic counts within the vicinity of the project. As expected, the parking occupation rate was high, and this is the case because of the convenience parking adjacent to the Bloomfields Shopping Centre. However, this has resulted in a space that is inhospitable for pedestrians due to the prevalence of motor vehicles. A high rate of illegally parked vehicles was evident throughout the survey. The removal of these convenience on-street parking spaces and emphasising the priority of pedestrians and cyclists is an action of the DLR Climate Change Action Plan 2019-2024. Recent developments in Blackrock Village have identified improvements for many retail units as a result of prioritising pedestrians and cyclists. Furthermore, the Bloomfields centre has in excess of 500 car parking spaces located in a multi-storey carpark and across the three days surveyed, there were an average of 226 spaces available in this car park. A detailed parking survey report is included as an appendix to the main Part 8 Report (see appendix 8).

Myrtle Square:

- A new canopy will pick up on the building line along George's Street. The canopy will act as an anchor in the space, provide cover during poor weather and as a backdrop for events. The structure will be lofty, transparent and double as a frame for ornamental climbing plants such as wisteria. The integration of habitat such as bird and bat boxes is also been explored. The silhouette of the structure echoes the gable fronted houses seen around the town.
- Raised planters at a height of 450mm with extensive civic scale seating integrated into the planter walls. Additional planted beds flush with the finished surface to encourage surface water run-off to be attenuated and for natural irrigation.
- Events space with integrated utilities in the canopy and planter walls.
- Surfacing to be a combination of granite paving, resin bound aggregate surfacing and exposed aggregate concrete. Hit & miss paving to be introduced to remove surface water and add to the greening.
- Play feature consisting of a climbing frame and slide to be located adjacent to the entrance to Bloomfields.

Convent Lane:

- Shared surface laneway with pedestrian/cyclist priority and space for cafes/retail & restaurants to open onto the street from the Georges Street side. Before it meets the main delivery area, the lane will form a mini plaza framed with planting to form the space.
- Greening of the laneway through flush planted beds, hit and miss paving and extensive tree planting
- Integrated bin storage units for the small and large wheelie bins constructed of sheet metal or timber
- Callisthenics exercise units to animate the space and make use of the wide lane.
- Surfacing to consist of a combination of granite, exposed aggregate concrete and resin bound aggregate.
- Granite bollards as required to protect buildings from vehicular movements.

Georges Street:

- Georges Street will be slightly re-aligned where it meets Myrtle Square to provide a chicane and ramp. Two trees will flank either end of the intervention and a civic scale bench will back onto the boundary wall of the hospital.
- The existing cluster of bike stands outside Dunphy's Pub will be relocated to facilitate two new disabled parking bays.
- A chicane and notification signage will be installed at the Corner of Wellington Street and Georges Street to signal the removal of the through road.

Planting:

- Tree planting, intermediate level planting as well as groundcover planting in the square, and throughout the project area will assist in the sequestering of carbon dioxide, filtering airborne particulate matter and attenuating run off during rainfall. The trees will sit as a grove creating a new foil to the space.

Services:

- Utilities and other services will be diverted and upgraded as required. Provision will be left for connections to services at the edge of the properties of Convent Lane to allow for development at this location. Power and water will be integrated into the planters, canopy or lighting poles for markets and events.

- A re-fillable drinking water fountain will be installed at an appropriate location.

Drainage:

- Much of the surface water that falls on the ground shall be directed to soft landscaping beds through channel drainage or the natural falls on the site. Many of these soft landscaping beds will be rain gardens or similar. An underground attenuation tank will also be constructed to comply with the requirements for full attenuation on site. There will be a high-level overflow to the surface water network on the site and a hydrobreak will be installed to limit the flow to 2 litres/second/hectare.
- The drainage has been designed in accordance with the Greater Dublin Strategic Drainage Strategy (GDSDS) with attenuation in soft areas where possible. Surface water design has been undertaken using best practice and integrated Sustainable Urban Drainage Systems in order to replicate the natural characteristics of rainfall run-off from the proposed development. As well as attenuating the water on site, the quality of the surface water will be improved while also providing an amenity through good quality integrated design. Surface water drainage will be designed so that attenuation will be provided for the 1.0% AEP (1:100 year) storm event.

Bike Stands:

- Extensive bike, cargo bike and e-bike stands to be integrated into the scheme as well as provision for the shared bike schemes. Covered bike parking will also be considered.

Public Lighting:

- Low energy LED lights will be integrated into the scheme using the uprights of the canopy and various poles for catenary lighting. All lighting will be designed to be bat sensitive. The lights will provide only the amount of light necessary for the task in hand and shield the light given out in order to avoid creating glare or omitting light above the horizontal plane. All lighting details will be agreed with Roads Maintenance Section prior to the commencement of any works.

Materials:

- Generally, materials used here will be high quality and similar to those used elsewhere in Dun Laoghaire including the Metals, the Seafront and the Peoples Park. This will ensure a common language and uniformity leading to a stronger sense of place for Dun Laoghaire.

Smart:

- Smart, interactive technology is to be integrated into the lighting and other elements of the scheme.

Construction Management:

- The hours of construction associated with this proposed development will be 07:00 – 19:00 Monday to Saturday. At all times during the works, the public roadway will be maintained in a neat, tidy, and safe condition. Any damage to the public road because of the proposed development will be made good. Any construction and demolition waste emanating from the building process on site shall be managed in accordance with best practice. All site construction activities and staff facilities (including car parking) will be accommodated within the proposed development site.
- No discharge during the construction period of cementous materials or residues thereof or of lime, sand, silt or other deleterious material shall be allowed to enter the watercourse. Stockpiles of construction materials such as sand, gravel or other erodible materials shall be covered with sheeting to prevent washout of fines during rainfall and that no storage of any construction materials will not take place within 15m of watercourse. All oils, lubricants and fuels used during the construction phase shall be securely stored in bunded areas. All earth moving activities shall be conducted carefully so as to avoid material entering surface water streams. Early seeding of areas of bare soil shall follow earth-moving works to prevent wind blow carrying sediment to waters

Other:

- Opportunities for permanent sculpture to be reviewed at detail design stage.

5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Housing, Planning Community and Local Government, February 2010), and the Planning and Development (Amendment) (No. 3) Regulations 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). CAAS Ltd has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that there is no likelihood of any significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

Therefore, it has been concluded that an Appropriate Assessment is not required for these proposed works.

6. ENVIRONMENTAL IMPACT ASSESSMENT REPORT

Section 93 of the Planning and Development Regulations 2001 (as amended) outlines the instances in which an Environmental Impact Assessment Report is required.

The proposed development is subject to an assessment in accordance with Section 93 and Schedule 5 of the Planning & Development Regulations, 2001 (as amended).

An Environmental Impact Assessment screening determination in relation to the proposed development has been made by Dún Laoghaire-Rathdown County Council in accordance with Section 120 (4) and Schedule 7 of the Planning & Development Regulations, 2001 (as amended).

The decision has been informed by information prepared by CAAS Ltd, on behalf of the Council – *Environmental Impact Assessment Screening Report* - having regard to the characteristics of the proposed development, in relation to size, the accumulation with other existing development, any associated demolition works, the use of natural resources in particular land, soil, water and biodiversity, the production of waste, pollution and nuisances, surface and foul water, air and noise pollution, risk of major accident and characteristics of potential impacts.

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council has determined that an EIAR is not required in this instance.

7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

It is considered that the proposed development will provide a significantly improved public realm with an events space in Dun Laoghaire Town.

An EIA screening has been carried out and it has been determined that an EIAR is not required, as there is no real likelihood of significant environmental effects.

AA screening has been carried out and has concluded that an AA is not required as the proposal will not have a significant effect on any European sites, individually or in combination with other plans or projects.

In conclusion, the use proposed is acceptable in principle and accord with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and the proper planning and sustainable development of the area.

8. INTERNAL REPORTS

Architects Department

In correspondence dated 31st August 2020, a number of issues were raised and discussed between Architects, Parks and the Directors of Municipal Services and Infrastructure and Climate Change. Following on from that in correspondence dated the 17th September 2020, confirmed no objection to the proposed development.

Community and Cultural Development

In correspondence dated 20th August 2020, confirmed no objection to the proposed development.

Forward Planning Infrastructure

In correspondence dated 6th September 2020, confirmed no objection to the proposed development.

Housing Department

In correspondence dated 25th August 2020, confirmed no objection to the proposed development.

Planning Department

In correspondence dated 7th September 2020, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Capital Projects & Transportation Planning

In correspondence dated 7th September 2020, confirmed no objection to the proposed development. A number of comments have been noted for further review at detail design stage;

- Taxi bay removal and disabled parking bays relocation
- Deliveries
- Bin Storage
- Vehicle Tracking/ Swept Path for emergency access route, delivery routes and local access
- George's Street shared surface zone
- Cycle Parking

Infrastructure and Climate Change – Estates Officer

In correspondence dated 10th September 2020, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Environment Enforcement

In correspondence dated 7th September 2020, confirmed no objection to the proposed development subject to compliance with the DLR Environment Guidelines.

Infrastructure and Climate Change – Climate Action Officer

In correspondence dated 10th September 2020, confirmed no objection to the proposed development and note the development will contribute to achieving the objectives of the Council's Climate Change Action Plan 2019-2024

Municipal Services – Drainage Planning

In correspondence dated 7th September 2020, confirmed no objection to the proposed development. The following comments are noted;

- SUDS proposals in the form of permeable paving would be expected
- Use should be made of the landscaped areas to treat run-off before attenuating
- Exact location of attenuation system for further review at detail design stage

Municipal Services – Road Maintenance

In correspondence dated 3rd September 2020, confirmed no objection to the proposed development.

Municipal Services – Traffic and Road Safety

In correspondence dated 2nd September 2020, confirmed no objection to the proposed development. The following comments are noted;

- How to ensure access for deliveries to commercial premises will need to be resolved during the next stage of the design process.
- A DMURS quality audit may be required.

Municipal Services – Biodiversity Officer

In correspondence dated 17th September 2020, confirmed no objection to the proposed development. The following comments are noted;

- Opportunity to get swift bricks/nests incorporated into the buildings/canopy
- Potential for a living wall and planting from above
- Ensure there is planting for pollinators including bats

9. STATUTORY BODIES/ORGANISATIONS

Notice of the proposed development was circulated to the following Statutory Bodies;

- Development Applications Unit –LG
- Irish Water
- Fáilte Ireland
- An Taisce
- Arts Council
- Córas Iompair Éireann (CIE)

There were no submissions received from any of the statutory bodies.

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the Planning Regulations, 2001 (as amended) the Council gave notice of the proposed development in the Irish Times on 18-9-20 indicating that submissions would be accepted up to and including 30-10-20. A site notice, in the prescribed format, was also erected on the site and maintained in place for the prescribed period.

10.2 TABLE A: List of persons/bodies who made submissions

140 submissions were received within the stipulated time period, which are listed as follows:

1	ANON-8BRW-CP1W-X	Mark Langton
2	ANON-8BRW-CP1Q-R	Vikram maraj
3	ANON-8BRW-CP1S-T	Jonathan Westrup
4	ANON-8BRW-CP1Z-1	tim king
5	ANON-8BRW-CP1F-D	Peter Fry
6	ANON-8BRW-CP17-X	Stephen rekab
7	ANON-8BRW-CP1P-Q	Evan Hunt
8	ANON-8BRW-CP1G-E	Maurice Basquille
9	ANON-8BRW-CP1X-Y	David Armstrong
10	ANON-8BRW-CP1U-V	Adrienne Clarke
11	ANON-8BRW-CP1J-H	Richard Leahy
12	ANON-8BRW-CP1K-J	Cian McKenna
13	ANON-8BRW-CP19-Z	Martin Sinnott
14	ANON-8BRW-CP1Y-Z	Dearbháil Clarke
15	ANON-8BRW-CP1H-F	Sean Barry
16	ANON-8BRW-CP1B-9	jessica lynch
17	ANON-8BRW-CP1E-C	Ina

18	ANON-8BRW-CP1V-W	Jeff Goss
19	ANON-8BRW-CP1A-8	Eanna O'Connor
20	ANON-8BRW-CP14-U	Catherine Harris
21	ANON-8BRW-CP1R-S	Nicola Molloy
22	ANON-8BRW-CP1T-U	Shoshannah Rigney-Vance
23	ANON-8BRW-CP1D-B	Alan O'Tuathaigh
24	ANON-8BRW-CP16-W	Daniel Jordan
25	ANON-8BRW-CP15-V	Karl Jordan
26	ANON-8BRW-CP1M-M	Maeve O'Brien
27	ANON-8BRW-CP13-T	Colm Clarke
28	ANON-8BRW-CP12-S	Allison Phillips
29	ANON-8BRW-CP11-R	Mark Bownes
30	ANON-8BRW-CP7W-4	Michelle
31	ANON-8BRW-CP7Q-X	Chiara Napolitano
32	ANON-8BRW-CP7S-Z	Nicole Lanphier
33	ANON-8BRW-CP7Z-7	Eoin FitzGerald
34	ANON-8BRW-CP7F-K	Ann Kenny
35	ANON-8BRW-CP77-4	James Ryan
36	ANON-8BRW-CP7P-W	Anna Feeney
37	ANON-8BRW-CP7G-M	Julie
38	ANON-8BRW-CP7X-5	Susan Barr
39	ANON-8BRW-CP7U-2	Victor Boyhan
40	ANON-8BRW-CP7J-Q	Justin Fleming
41	ANON-8BRW-CP7K-R	Ian Simington
42	ANON-8BRW-CP79-6	Frances Kelly
43	ANON-8BRW-CP7N-U	Ursula Mattenberger
44	ANON-8BRW-CP7Y-6	Eoin Costello
45	ANON-8BRW-CP7H-N	Patrick Craddock
46	ANON-8BRW-CP7B-F	Siobhan Young
47	ANON-8BRW-CP7E-J	Jane Dane
48	ANON-8BRW-CP7V-3	Steve Brennan
49	ANON-8BRW-CP74-1	David Jameson
50	ANON-8BRW-CP7R-Y	Shane Fitzgibbon
51	ANON-8BRW-CP7T-1	Alison O'Reilly
52	ANON-8BRW-CP7D-H	Joelle Coghlan
53	ANON-8BRW-CP76-3	Andy smith
54	ANON-8BRW-CP75-2	Louise
55	ANON-8BRW-CP7M-T	Paul Davis
56	ANON-8BRW-CP78-5	Keith Kennedy
57	ANON-8BRW-CP73-Z	Bryony october
58	ANON-8BRW-CP72-Y	Luke Drury
59	ANON-8BRW-CP71-X	Ronan Gaughan
60	ANON-8BRW-CPJW-Q	Brian Power
61	ANON-8BRW-CPJQ-H	Katrijn Standaert
62	ANON-8BRW-CP7A-E	Tom Conlon
63	ANON-8BRW-CPJS-K	Louise Gallagher
64	ANON-8BRW-CPJZ-T	Jennifer McGuinness
65	ANON-8BRW-CPJF-6	Ciara Mulcahy
66	ANON-8BRW-CPJ7-Q	Patricia Kerr
67	ANON-8BRW-CPJP-G	Peter Browne
68	ANON-8BRW-CPJG-7	Marian Coyle
69	ANON-8BRW-CPJX-R	christine magee
70	ANON-8BRW-CPJU-N	Sinead Mowlds
71	ANON-8BRW-CPJJ-A	Roisin Ryan
72	ANON-8BRW-CPJ9-S	Róisín Jennings
73	ANON-8BRW-CPJN-E	W Chris Fries
74	ANON-8BRW-CPJY-S	Gerard Corcoran
75	ANON-8BRW-CPJH-8	Bryan Fagan
76	ANON-8BRW-CPJB-2	Donal O'Sullivan
77	ANON-8BRW-CPJE-5	Wendy Barrett B.Arch, ILI
78	ANON-8BRW-CPJV-P	Niall Kelleher

79	ANON-8BRW-CPJ4-M	Oisín O'Connor
80	ANON-8BRW-CPJR-J	valerie coyle
81	ANON-8BRW-CPJT-M	Briain Moriarty
82	ANON-8BRW-CPJD-4	Colin Fuller
83	ANON-8BRW-CPJC-3	Sean McClory
84	ANON-8BRW-CPJ5-N	rachel ivers
85	ANON-8BRW-CPJM-D	Eimear Byrne
86	ANON-8BRW-CPJ8-R	Kevin Mangan
87	ANON-8BRW-CPJ3-K	Stephen McBride
88	ANON-8BRW-CPJ2-J	Sean parkes
89	ANON-8BRW-CPJ1-H	Nuala Waldron
90	ANON-8BRW-CPAW-E	Peter
91	ANON-8BRW-CPAQ-8	Simon L. B. Nielsen
92	ANON-8BRW-CPAS-A	denis Kelleher
93	ANON-8BRW-CPAZ-H	Patrick McBride
94	ANON-8BRW-CPAF-W	Clara Clark
95	ANON-8BRW-CPA7-E	Tony Randles
96	ANON-8BRW-CPAP-7	Sian O Sullivan
97	ANON-8BRW-CPAX-F	Ronan Johns
98	ANON-8BRW-CPAU-C	Aideen jennings
99	ANON-8BRW-CPAJ-1	Tara Skakie
100	ANON-8BRW-CPA9-G	Donal O'Carroll
101	ANON-8BRW-CPAY-G	Sam Boles
102	ANON-8BRW-CPAB-S	Anan Mac Mahon
103	ANON-8BRW-CPAE-V	norman noonan
104	ANON-8BRW-CPAV-D	Mark Riordan
105	ANON-8BRW-CPAA-R	Glenn Cran
106	ANON-8BRW-CPAR-9	Eoin Fahy
107	ANON-8BRW-CPAT-B	Pat and Colette Kelly
108	ANON-8BRW-CPAD-U	Martin O Byrne
109	ANON-8BRW-CPAC-T	Seamus Cannon (O Canainn)
110	ANON-8BRW-CPA6-D	Dealz
111	ANON-8BRW-CPA5-C	declan harrison
112	ANON-8BRW-CPAM-4	David Vavasour
113	ANON-8BRW-CPA8-F	Yvonne O'Neill
114	ANON-8BRW-CPA3-A	Anonymous
115	ANON-8BRW-CPA2-9	Kasia Gaughan
116	ANON-8BRW-CPA1-8	Jennifer Hart
117	ANON-8BRW-CPGW-M	John Sheridan
118	ANON-8BRW-CPGS-G	Peter Fry
119	ANON-8BRW-CPGZ-Q	Charles White
120	ANON-8BRW-CPGF-3	Joe Murphy
121	ANON-8BRW-CPGP-D	Deirdre Shannon
122	ANON-8BRW-CPGG-4	Robert Connor & Loretta Yurick
123	ANON-8BRW-CPGX-N	Lua McIlraith
124	ANON-8BRW-CPGU-J	Gareth Little
125	ANON-8BRW-CPGJ-7	Donald Mc Manus
126	ANON-8BRW-CPGK-8	valerie
127	ANON-8BRW-CPG9-P	Frances Fletcher
128	ANON-8BRW-CPG7-M	John Spain Associates on behalf of Chandos Investments plc
129	ANON-8BRW-CPGN-B	John Brady
130	ANON-8BRW-CPGY-P	John Brady (CAERA)
131	ANON-8BRW-CPGH-5	Niall Lawlor
132	ANON-8BRW-CPGB-Y	Annette McAllister
133	PCPKS-0120-133	Frances Langan
134	PCPKS-0120-134	Kathleen Larkin
135	PCPKS-0120-135	Yvonne O Neill
136	PCPKS-0120-136	Muriel Kelly
137	PCPKS-0120-137	Anne Mc Manus
138	PCPKS-0120-138	Gerard & Linda Lawlor

139	PCPKS-0120-139	Genevieve Frayne
140	PCPKS-0120-140	DLR Disability Consultation Group

10.3 Summary of the issues raised in the submissions/observations received

A total of 140 submissions were received, 132 via the consultation hub, 5 via e-mail parksconsultations@dlrcoco.ie and 3 hard copy. Of the 140 submission, 109 were in favour of the development, 22 were not and 9 did not convey a clear opinion either way. Of the 109 in favour, 60 people were strongly behind the proposal while 49 had specific requests and elements of the scheme they wanted clarified.

Inquiries about aspects of the submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed accordingly.

The pertinent issues raised, and the Chief Executive's responses are summarised as follows (proposed minor alterations outlined in bold)

Query/Concern/Observation	Chief Executives Response
<p>Enthusiastic Support for the Project:</p> <p>I believe it would be beneficial to add some kind of mural or outdoor feature to the blank wall of Argos, or to configure for outdoor cinema projection.</p> <p>Please get this done. Thank you for all that you are doing, as well.</p> <p>I think this is an imaginative development that can play a very significant part in restoring the centre of Dun Laoghaire to be a vibrant shopping and recreational space.</p> <p>Perhaps you could consider a 'sunken' or excavated Park -</p> <p>This proposal is an excellent idea and will bring vibrancy to the area through creating an important community space.</p> <p>Fantastic idea, just do it, any of the proposed designs is better than the current layout</p> <p>I am fully in support of this development and think it would be a wonderful asset to Dun Laoghaire.</p> <p>Looks great we need more of this.</p> <p>I think it's a fantastic proposal and could make Dún Laoghaire</p>	<p>Artwork is being explored in some aspect of the scheme. Trees will be used to soften the elevations of the enclosing blocks.</p> <p>A sunken garden would be deemed inappropriate in such a location. The concept to enclose the space with planting and remove through traffic will help to create a calm place to linger</p>

Query/Concern/Observation	Chief Executives Response
<p>an even more attractive space to enjoy than even Blackrock has, since it embraced a more cycle and pedestrian friendly approach. I especially like the inclusion of an attractive instillation that functions as shelter from rain. The proposed lantern lighting is also a very nice touch. Overall I think the sooner this will be set in motion the better.</p> <p>Provides a much needed town centre development A user friendly environment to attract people to use an area which, at present is a total waste of space. Ideally would have glass covering to create an arcade effect.</p> <p>Great idea. DL lacks a central square and green areas for shoppers and residents to congregate. The seafront has ample seating, but the town itself encourages shop and go behaviour. Many local cafes will benefit from increased takeaways and the outdoor social distancing this provides. Be careful not to move disabled parking or taxi access for those who require this and provide adequate bins. Would also welcome small area for little children if this could be incorporated. I would suggest small area with fountains that they could run through in the summer, but space may not permit this. Good thinking planners. Thank you.</p> <p>Lovely plan, just wish other peripheral towns and villages in the Dun Laoghaire Rathdown area could similar features installed to improve them as well.</p> <p>I fully support this plan.</p> <p>Great idea for improving Dun Laoghaire and increasing footfall in the town. Can we please include planting which will attract birds, butterflies and provide pollen for bees. Also, some bench seating please.</p> <p>This proposal looks fantastic. This would be a great</p>	<p>The canopy will contain a section of glass cover which will shelter the road side of the space.</p> <p>The proposal contains a vast provision of seating. A central concept of the design is to plant a grove of trees and incorporate bird and bat boxes into the canopy structure.</p>

Query/Concern/Observation	Chief Executives Response
<p>improvement for an underutilised part of the town. I fully support the proposed development.</p> <p>Am all in favor of this proposal, it will help to stretch the town centre and enhance the experience.</p> <p>I think it's a great idea. It would revitalise a neglected part of the town</p> <p>Welcome the concept of enhancing all public realm spaces and opportunities Dun Laoghaire. Consistency of materials and design with other projects in the town important. Greening and enhancing all Open Spaces has huge benefits for all. Given the proposal to call the area Myrtle Square,I would like to see Myrtles Trees planing to provide a boulevard. Planting trees in containers should be avoided - reasons would be obvious to your horticultural team in dlr Parks & Landscape Services.</p> <p>Would remind council of its obligations to maintain any new public realm projects. It would be a great pity to spend public funds on a scheme like Myrtle Square and then fail to put in place a high standard maintenance arrangement - Requirements / consent to demolish the two building needs to be considered and clarified and may require planning permission / consent.</p> <p>I like the initiative. Not sure about the canopy which looks vogueish. It does feel a bit reactionary...would like to see how this fits into master plan for the town. The proposal to create more civic space is very welcome.</p> <p>Having lived in Dun Laoghaire for most of my life, I have watched the neglect and lack of good, sensitive planning, I am delighted to see that plans are being put in place to create a better place for the citizens of the town and its environs.</p> <p>The Convent Lane area will</p>	<p>The demolition of the buildings forms part of this planning application. Chilean Myrtle trees are being considered as an appropriate tree within the scheme.</p> <p>This space was highlighted in the Dun Laoghaire Urban Framework plan as an appropriate site for a town square.</p>

Query/Concern/Observation	Chief Executives Response
<p>most certainly, in my opinion be vastly improved by the proposed changes. The majority of our committee are fully in favour of the plan.</p> <p>I think this is a brilliant move, and it creates a pedestrian-focused town centre again in Dun Laoghaire. This is a great first step in that direction, however, and I'm all for it.</p> <p>Delighted to see some development in Dun Laoghaire as the town badly needs a face lift.</p> <p>I think this would be a great addition to the streetscape in Dun Laoghaire.</p> <p>Prioritising pedestrians ahead of car traffic, creating an open space usable by all, with seating, green infrastructure and a usable public space would be a great addition to the current one way traffic system which now prioritises cars and detracts from the safe usability of the space by families and older people.</p> <p>I think it's a wonderful idea, giving this space back to the people. At the moment it's ugly, with cars parked there even though there are plenty of car parks around. It needs to have a lot of seating to allow people (of all ages, hopefully!...not just youths) to relax and enjoy the space. I can envisage it being used for community events. There should be a lot of bike parking too. The plan for "future possible spill out dining spaces" is welcome, but I think they should be done from the start, not just for the future. Even in winter, people enjoy sitting outdoors. This would be especially true for Dunphy's bar, though obviously care needs to be taken not to encourage antisocial behaviour. Speaking of which, it should also have extensive signposted CCTV (without the signage being too ugly) to discourage antisocial behaviour.</p> <p>I support your proposal and</p>	<p>The aim of this project is to encourage footfall into this area, bring vitality and to promote trade and commerce.</p>

Query/Concern/Observation	Chief Executives Response
<p>believe that Myrtle Square will be a positive addition to Dun Laoghaire. Any new and innovative development is to be welcomed considering the generally dilapidated streetscape of the town.</p> <p>I support the proposed development as the town center would benefit from more footfall. There should be an emphasis on green rather than hard landscaping in the development.</p> <p>Brilliant idea all round!</p> <p>Excellent idea, attractive plan. Well done</p> <p>I think this is a wonderful plan. DL town centre has such potential for pedestrianisation and outdoor activities like dining and shopping. I have always found the entrance to Bloomfields to be busy, traffic choked and full of illegal parking. Convent lane has lovely character and can be fully utilised as a lovely part of the town. The main street of DL is falling behind the wonderful seafront. Combined with the fabulous CMR, this square and surroundings should bring people into the town to revitalise it. My dream is to retire to DL with a sea view, so I broadly welcome positive changes like this. Well done to the wonderful team at DLRCC who have been doing amazing work during the last six months, clearly on the back of many years of work and dreaming big!</p> <p>This is an excellent plan to rejuvenate a slightly rundown area of the town. I hope that when it is complete that the public space will be properly policed to avoid anti-social behaviour.</p> <p>I am in favor of this development. Great you're enhancing this area. I will enjoy walking to this area with my family, then spending time and money with the local businesses. Thanks</p>	<p>Bringing vitality and footfall to the space will help to encourage businesses to open out on to the space. A busy space with good sight lines and no hidden corners will help to prevent anti-social behaviour.</p>

Query/Concern/Observation	Chief Executives Response
<p>I think it's a good idea. Will add a nice look as that spot is run down and it be lovely addition.</p> <p>Great idea . Bring heart into the town Centre.</p> <p>Fully support the proposed development. Great to see this area opened up.</p> <p>Like the wooden seats and tables that have appeared recently, I believe anything that promotes community can be a tremendous boon, especially now. This plan seems well-suited to Dún Laoghaire especially, given the village-like feel of the town. Thank you.</p> <p>Outline design looks really good and a great new creation of public space. Would hope tables and chairs provided for both relaxation and consuming food & drink from nearby places such as Sunshine cafe.</p> <p>I fully support this development of Myrtle square. We as residents use Bloomfield several times a week and are always frustrated by the run down facade and street scapes on this side of town compared to the investment around the people's park and seafront.</p> <p>This is a wonderful idea and will balance the recreational spaces along the coast with the upper part of dun Laoghaire town which needs to be made more human centric</p> <p>Fully supportive - Dun Laoghaire needs more public spaces without intrusion from motor vehicles, and this is an ideal location. Best of luck with it.</p> <p>This is a wonderful proposal. The area at the moment feels cramped, dreary and unloved. It will be a boost to all the centre of Dun Laoghaire.</p> <p>Amazing idea, please act on this</p>	<p>The space has been designed to encourage lingering, socialising and relaxation. The edges of the spaces have been designed to accommodate future spill-out from the enclosing businesses.</p> <p>It is hoped that this scheme will be a catalyst for regeneration and new business in the immediate area.</p> <p>The elimination of through traffic will encourage more human activity in the space and town.</p>

Query/Concern/Observation	Chief Executives Response
<p>I welcome and support the public realm improvements. If an area is upgraded and is attractive it will be healthier, safer and cleaner and therefore more people will want go there. It also means that businesses will be more likely to invest money, to build or to trade there, which improves the economy and creates jobs.</p> <ol style="list-style-type: none"> 1. Public water fountain - water bottle refill station. 2. Provide public art which reflects the history and personality of the area. 3. Increase the planting of trees, shrubs and flowers. 4. Add street furniture such as seating, bins and hanging basket stands. 5. Additional Sheffield bicycle stands for secure bicycle parking. <p>As a resident I support the proposal and would really like to see it be implemented.</p> <p>I regularly walk on Convent lane from or to the shopping center, and it has felt like cramped and not a very pleasant area. You had to navigate in and out between cars, bins and a generally cramped area. Looking at the proposal it looks like it would make it a much nice area and not just somewhere you had to pass through as fast as possible while trying to avoid the cars.</p> <p>I think it would be a very positive development, which would greatly enhance Dun Laoghaire. I support this proposal</p> <p>I think this is a great idea. It will be a very nice people space. There are very nice public spaces on the seafront so this will be a nice public space in the town itself near the shops.</p> <p>This looks great. Dun Laoighaire would really benefit from this and could certainly do with the facelift !</p> <p>Support greening and</p>	<p>The provision of a public water fountain is being looked at as part of this project. The provision of trees and planting are being maximised as much as possible in this scheme.</p> <p>Convent Lane will benefit greatly from the removal of traffic. The extra space afforded will create a safe, comfortable pedestrian laneway. It will help encourage the development of new business along the mews side and the shopping centre side of the route.</p>

Query/Concern/Observation	Chief Executives Response
<p>pedestrianisation of the area.</p> <p>This looks like a great proposal. The current space is not a nice place to spend time in and there is always a constant flow of cars through it which discourages pedestrians from lingering. This proposal would turn it into a much more usable space. More of this please!</p> <p>This would be a great improvement to change the current lane layout in favour of pedestrians and would support better use of the Bloomfield units which face the lane but are currently empty. The plaza would also support users of the space such as patients from the hospital who could meet visitors in an open-air/safe location and it would also support the Dunphy's clientele as a social space.</p> <p>Looks really good, completely in favour!</p> <p>his looks like a great addition to Dun Laoghaire and will help balance the popularity of the seaward side of the town with the Georges St area in my opinion.</p> <p>Great idea for an area with lots of opportunity. A few points of feedback. Can underground services be attended to so that utility companies don't rip up new surfaces and leave them in patches. Avoid the beige grit surface if services are underground and use a brick that can be easily replaced and blended in. The large Tesco trucks use this route for deliveries. Could they be restricted to certain times of the day? Best of luck with it - would be great to see more of this vision for other parts of the county!</p> <p>Excellent idea</p> <p>Q-Park support the proposed development of the Myrtle Sq and Convent Lane. We feel this section of town would greatly</p>	<p>The entire area will require a new surface which implies that it will all be excavated. New services and service ducts will be ran through the scheme to help eliminate any disturbance in the future.</p>

Query/Concern/Observation	Chief Executives Response
<p>benefit from the development by introducing a vibrant streetscape which will completely enhance the area. The area at present is not very attractive and does not encourage people to gather and socially interact. The greenery will add colour and a sense of urban greening.</p> <p>Looks great. The area outside Bloomfields has been an eyesore for years. It is very unpleasant for pedestrians. You will have to adequately accommodate delivery vehicles for Tesco though.</p> <p>I am in support of the proposed development. The square will be a great addition to the area. Many thanks.</p> <p>I support this proposed development.</p> <p>Generally, the project is a welcome development for the area with the potential to kick start a revival of the main street and surrounding streets</p> <p>Concerns are:</p> <ul style="list-style-type: none"> - Potential to create undesirable 'dwell time' in the new square area creating anti social issues Proximity of a Public house increases this concern. - Activity in the Tesco yard has noticeably increased. DLR should investigate if the yard is now serving areas outside of Bloomfield centre? Greater thru traffic to the Tesco yard would severely degrade the finished project. Objections from the Bloomfield centre to restricted delivery hours should be challenged with this in mind. - Signage of traffic changes is critical to avoiding traffic disruption - Residential/commercial waste disposal containers would need careful placement to avoid Convent lane plan becoming unworkable in practical terms due to waste odors <p>This development promises to greatly enhance this part of DL. The purpose of the canopy is not clear, maybe ornamental?</p>	<p>Tesco deliveries will be strictly limited to between 10 at night and 10 in the morning.</p> <p>The council will work closely with Dunphy's pub to manage any spill out from their premises. It is hoped that there establishment can greatly benefit the space.</p> <p>Signage will be included on a proposed build out at the corner of Wellington Street and Lower George's Street pre-warning motorist of no through access. DLR will work closely with Q-Park, who manage the Bloomfields carpark, to provide appropriate real time info. for their carpark at the same location. Waste management has been considered as part of this design and will be developed during detailed design. It is proposed to create individual bin storage units for every premises along the lane. The units will be metal and designed to complement the overall laneway aesthetic. The canopy will offer shelter, an event backdrop, a new image for the town, an anchor in the space, habitat for wildlife, a structure for growing plants and to retain the strong building line along the street.</p>

Query/Concern/Observation	Chief Executives Response
<p>During the recent Covid crisis it is so obvious that we are ill equipped with suitable street furniture, awnings in particular, for outdoor living. I refer in particular to the type of awning outside the restaurants on the seafront in DL. We need more of those situations where residents can sit, relax and have a coffee and are protected (kind of) from the elements.</p> <p>This proposal would be an exceptional upgrade to this end of Dun Laoghaire</p> <p>Brilliant idea all round!</p> <p>Excellent plan, I strongly support it.</p>	
<p>Improved Cycle & Pedestrian Facilities:</p> <p>Please also provide space for cyclists. The one way streets around the shopping centre already force me to make detours from the shopping centre to get home. It would be nice if this doesn't make it even harder to shop when you don't own a car.</p> <p>Could you make sure the surface is safe and pleasant for walking/cycling. I know you are making great progress on cycling infrastructure so maybe you could look at putting a smooth run of tarmac or similar through these cobbled areas for bikes</p> <p>But cyclists are to be encouraged to the area too. The removal of the cobble stones on the Main Street between the new development will help.</p> <p>Great idea, I would like you to consider parking for bike/cargo bike in the area</p> <p>I suggest a physical barrier be used at the entrance to the shared roadway to support the pedestrian zone to the greatest extent.</p> <p>Plenty of bike parking + water refill station would be very welcome additions.</p>	<p>The proposal will include generous provision for cycle parking.</p> <p>All surfaces throughout the scheme will be smooth and seamless to support universal access and a comfortable environment.</p> <p>All surfaces throughout the scheme will be smooth and seamless to support universal access and a comfortable environment.</p> <p>The proposal will include generous provision for cycle parking. The opportunity to include larger spaces for cargo bikes will be included.</p> <p>A pneumatic/ removable bollard will be used to control early morning delivery access vehicles only and retain 24 hour access for pedestrians and cyclists.</p>

Query/Concern/Observation	Chief Executives Response
<p>Please ensure it is friendly for all ages and include bike parking that includes suitable bike stands for adult trikes, disability bikes and cargo bikes.</p> <p>I'm completely supportive. However, I feel the plan need more bicycle parking (possibly outside the hospital).</p> <p>Please make sure that ample high quality Sheffield stand bike parking, both in outdoor public settings and in secure sheltered areas (eg as part of a multi storey car park, as in Drury Street) are provided as part of the scheme.</p> <p>Please consider the control of cycling and scooters through the public space to avoid negatively impacting the amenity for pedestrians.</p> <p>I support this proposal wholeheartedly. I hope that this might kick off further measures to improve the pedestrian environment of Dun Laohgaire such as making all of Georges Street one-way and perhaps fully pedestrianising some parts.</p>	<p>The proposal will include generous provision for cycle parking. The opportunity to include larger spaces for cargo bikes, trikes and disability bikes will be included.</p> <p>The proposal will include generous provision for cycle parking.</p> <p>Sheffield type bike stands will be specced for the bike parking. The preferred location for the bike stands is beneath the canopy at the front of Bloomfields which will afford shelter and comfort when locking/unlocking bikes.</p> <p>The square will be a pedestrian priority zone and designed to reflect this as much as is possible. The placement of raised planters and other elements will deter cyclist from moving across the main space within the scheme.</p>
<p>Demolition of Existing Buildings: A lot of issues with demolishing two structures.</p> <p>Id be concerned about demolishing 2 buildings on Georges Street.</p> <p>The buildings create a defined street frontage which will be lost in the development. The addition of public space is to be commended however was there any investigation into renovating the existing buildings and forming a public space around these?</p>	<p>A building condition survey conducted by an architect and a bat survey conducted by an ecologist were commissioned at the start of this project.</p> <p>The building condition survey concluded that the buildings were of low architectural merit. It was also confirmed that the buildings would require substantial renovation work to bring them back to a habitable standard. There was no evidence of bats uncovered during the bat survey.</p> <p>The proposed canopy structure will be substantial in scale and occupy a frontage onto George's Street approximately double that of the existing block. The roof line of this structure will pick up on the existing parapet line along the street. The proposed structure will help to resolve the large void that was created in the past when blocks were demolished to</p>

Query/Concern/Observation	Chief Executives Response
<p>Why demolish habitable buildings when there is such a housing crisis. I just passed the buildings in question and while they need repair, they seem to be very viable and could provide quality homes for some families.</p> <p>I object to knocking down any properties in Georges St, as any new builds that have replaced historic building has been horrendous.</p> <p>The idea to demolish those abandoned properties in front of the entrance is just amazing so we finally have a real square for meeting up</p>	<p>construct the Convent Lane carriageway. A study of the old maps illustrates a consistent building line along Georges Street but one that has been punched through in different locations over the course of time.</p>
<p>Community Participation:</p> <p>I would be interested to see planting and greening efforts make use of groups like Pocket Forests,</p> <p>As a member of the Dun Laoghaire Central Residents Association and Tidy Towns volunteer, I welcome this proposal and give it my full support. I would encourage the participation of locals in the project as my observation is that if the community is involved in the upkeep and development of the town, a sense of ownership and pride develops and with that respect and responsibility.</p>	<p>There will be a generous use of soft landscaping and trees throughout the scheme. They will help to filter the local air, sequester carbon and support wildlife.</p> <p>The Parks Section, who are leading this project, already engage with the Dun Laoghaire Tidy Towns group. It will be possible to hold a workshop with them to explain the greening proposal and to design the planting scheme in collaboration. It may also be possible to arrange for their group to plant some elements of the project.</p>
<p>Greening & Planting:</p> <p>Dun Laoghaire is in dire need of more planting. Trees are not being planted nor maintained. Please ensure a robust plan is in place to plant and maintain new trees.</p> <p>Increase the planting of trees, shrubs and flowers.</p>	<p>A central element of the scheme is the greening of this space and to create a precedent for place making through greening within the town. The local climate is very favourable for a vast range of plant growing and there is no reason why Dun Laoghaire shouldn't become a town known for its greening and foliage.</p>

Query/Concern/Observation	Chief Executives Response
<p>Deliveries & Delivery Bay Facilities:</p> <p>We run a carpet and flooring business from 95 Georges street lower, our only way of loading and accepting heavy carpet rolls (300-600 kg) and wood flooring deliveries is via the single loading bay opposite our store (95 Georges street lower) . We object to the plan of altering the loading bay to a taxi rank and controlled delivery times due to pedestrianization of Georges street lower you would be in effect closing down our business by stopping us carrying out our deliveries to our customers and accepting deliveries into our store . We often have to load/unload deliveries at various times of the day/evening. We must have an accessible loading bay available all day to carry out our business effectively.</p> <p>One item I would query is the effects on loading and unloading for Tesco and through traffic in DL town centre. At present convent lane is the main option W_E traffic moving thorough Dún Laoghaire town, and there is a risk that diversion of this traffic from convent lane will adversely impact on neighbouring residential streets.</p> <p>The only issue we have is our current loading bay, we cannot lose that. It is the only access we have to the store. All our deliveries are dropped there, everyday of the week, so that is a big concern. That cannot be gotten rid of and needs to be thoroughly looked into as our deliveries do happen throughout the day also.</p> <p>It's not only our store that will be effected by this in the shopping centre.</p> <p>The one observation I would make is the access of Tesco trucks to Bloomfields yard, are the articulated trucks still able to make their deliveries? Perhaps the home deliveriey vans could be distributed through Ballybrack outlet.</p>	<p>The proposal to share the loading bay with the taxi rank was strongly considered prior to advertising the Part 8. Given the potential impact on the businesses in Dun Laoghaire, a proposed amendment is outlined below.</p> <p><u>Proposed Amendment:</u></p> <p>It is proposed to re-locate the taxi rank to the loading bay on Georges Street between the hours of 6pm and 7am. The loading bay at the bottom of Convent Road will be retained with the existing loading/parking arrangement.</p> <p>The proposal includes for a physical barrier in the form of a removable bollard to manage through traffic onto Convent Lane. This will strictly police access and make sure that deliveries only occur between 10.00pm and 10.00am. At present, deliveries are haphazardly occurring throughout the course of the day.</p> <p>Loading and deliveries to businesses along Convent Lane will be retained but managed to strict hours. This will help to avoid the overlap that is occurring at the moment where vulnerable pedestrians and large trucks are using the tight space at the busiest times of the day.</p> <p>Tesco use their Bloomfields shop as a distribution centre for home deliveries. Their very large articulated lorries are viewed inappropriate for accessing such a small laneway but access will be retained for the articulated lorries but strictly controlled to night and early morning delivery.</p>

Query/Concern/Observation	Chief Executives Response
<p>Also we are concerned with deliveries to Tesco being diverted along Convent Road which would also increase the emissions.</p> <p>While, I am cautiously in favour of this development I have several concerns chiefly concerning the provision of adequate disability access and delivery access.</p> <p>The limiting of HGV access to the shops and shopping centre along Convent Lane to between 10pm - 10am will increase congestion at the junction of Convent Lane and Convent Road.</p> <p>Through traffic and large delivery trucks have ruined what should be a lovely central place to live. The maintenance of the lane way was also never fully established at the time and Bloomfield did the minimum cleaning and upkeep in my opinion.</p> <p>TESCO deliveries are precarious and unorganised. On a daily basis, we have seen potential accidents heated confrontations between drivers, pedestrians and the unfortunate truck drivers. While reversing their vehicles, all traffic comes to a halt. The trajectory of the "angle" is so difficult, that many a time they have to leave the scene, to come back and try again.... while reversing, drivers become impatient, horns sound, pedestrians take risks, and general chaos ensues... Equally, the truck driver sometimes has to manoeuvre and consequently hit off the new "bollards" outside the former - Sue Ryder Foundation charity shop.</p>	<p>Access along Convent Lane will be retained for late night/ early morning articulated deliveries. Convent Road will be used to facilitate the smaller home delivery trucks.</p> <p>It is proposed to re-locate the taxi rank to the loading bay on Georges Street between the hours of 6pm and 7am</p> <p>Limiting deliveries to night time and early morning will avoid overlapping these very large vehicles with other daytime traffic, pedestrians and cyclists as well as other vulnerable road users.</p>
<p>Traffic & Parking:</p> <p>While the proposed plans are welcome and will be good to have an amenity like this, I don't see any overall plan regarding driving to and through Dun Laoghaire.</p>	<p>This project will not affect traffic arriving to Dun Laoghaire. Traffic entering the town from the west will no longer be able to access Convent Lane. Through traffic will remain unaffected coming from the east. This project seeks to create a destination in the town of Dun</p>

Query/Concern/Observation	Chief Executives Response
<p>Where is the car parking going?</p>	<p>Laoghaire and reduce the use of the town as a rat run to other locations.</p>
<p>Will all current traffic be redirected?</p>	<p>Not all traffic will be redirected. Access to and from the hospital will remain the same. Deliveries will be able to access Convent Lane between 10pm and 10am</p>
<p>Driving proposals on George St. Lower (as spelt on Figure 2.1) seem to indicate 2 way travel.</p>	<p>George's Street Lower from Wellington Street as far as the hospital will remain the same and from hospital to the Patrick Street will remain one-way.</p>
<p>Argos needs to have a small set down and pick up area for the public to collect and return items....the cinema needs to have a set down and collection area for mum's to collect kids from the cinema.4. I presume you have included a set down area for shopkeepers of the shopping center....</p>	<p>Deliveries to businesses in the Bloomfields precinct will be strictly controlled to eliminate random deliveries during the day particularly at peak footfall times.</p>
<p>Nowhere does it say where the through traffic will be redirected. With the seafront one way and Georges street one way how can one coming from Cumberland Street get through Dun Laoghaire without forcing traffic on to local side roads not designed for through traffic.</p>	<p>Coming from Cumberland Street there is the option to turn right up York Road or turn left and onto Crofton Road. This will avoid having to access any local side roads closer to the town centre.</p>
<p>The proposed Traffic Management Plan is unworkable and should be totally revised to ensure that NO FURTHER volumes of traffic will be diverted to the Library Road, Cross Avenue and Covent Road residential areas.</p>	<p>This plan removes access along Convent Lane. At present, the route along Convent Lane requires vehicles to exit left onto Convent Road, an immediate left through a signalised junction at George's Street Lower, an immediate right onto Sussex Street, a right turn onto Eblana Avenue and then right or left onto Marine Road. It is an inefficient, convoluted route with several acute turns which overlaps with high footfall pedestrian crossings.</p>
<p>Concerned about traffic being redirected onto Library Road, Cross Avenue and other residential streets</p>	<p>Once access through Convent Lane has been removed, traffic arriving from Cumberland Street will have the option of turning left and right along York Road which will help to reduce through traffic in the town. The proposal will not affect access to Dun Laoghaire.</p>
<p>Very many people rely on the ACCESS to both the Shopping Centre and Dance Theatre of Ireland by car: elderly people, people with mobility needs can currently be dropped off or</p>	<p>Pedestrianising the entire space will be of benefit to reduced mobility users as there will be a new smooth, flush surface with no kerbs or changes in level. The elimination of large trucks negotiating the space will also benefit</p>

Query/Concern/Observation	Chief Executives Response
<p>collected in FRONT of these buildings. The development would cut off this important access that serves elderly and people with mobility needs.</p> <p>If you can convince the public there is sufficient, affordable parking within 5 minutes of the town centre everything else will fall into place. Best of luck I really hope the project goes ahead, all Dún Laoghaire stakeholders will benefit greatly.</p> <p>Tesco's, Argos , Deals delivery trucks will cause a backlog and more traffic chaos if you do not figure this out properly.</p> <p>All space reclaimed from cars, parked or moving, is to be welcomed, as people need safe, clean, sociable areas to walk and sit. These lanes were designed for people, to live, socialise, walk and sit.</p>	<p>elderly and vulnerable members of the public. A generous provision of seating throughout the space will also benefit members of the public who need to take intermittent breaks.</p> <p><u>Proposed Amendment:</u> Disabled parking bays are to be relocated onto Lower George's Street adjacent to the loading bay with minor re-alignment to the road at this location</p> <p>Parking within a few minutes' walk will be maintained as part of the proposal.</p>
<p>Taxi Rank Relocation:</p> <p>The removal of the taxi rank from its current location and provision of new taxi rank on George's St will result in shoppers having to push their shopping trolley through the plaza area out onto George's Street Lower and then bring the shopping trolley back to Tesco in Bloomfields shopping centre. AECOMS survey does not take into account that the current taxi rank is utilised by people doing their weekly shop in Tesco in Bloomfields who do not drive currently when there are no taxis at the rank that people ring a taxi to pick them up from outside the main shopping entrance to Bloomfields, which they will also no longer be able to do. I work in Dun Laoghaire so do my weekly shop after work in Bloomfields and do not drive and use this taxi rank every week. Can the new taxi rank not</p>	<p>Cars and other vehicles occupy a relatively large amount of space and a conflict is created bringing pedestrians and vehicles into close proximity. Removing vehicles from the space creates the potential for greater and safer pedestrian use. The scheme includes a play unit for kids which would not be possible if the taxi rank and the parking spaces were retained where they are.</p> <p><u>Proposed Amendment:</u> It is proposed to re-locate the taxi rank to the loading bay on Georges Street between the hours of 6pm and 7am. The loading bay at the bottom of Convent Road will be retained with the existing loading/parking arrangement.</p>

Query/Concern/Observation	Chief Executives Response
<p>be located within Bloomfields itself within the car park area of Bloomfields .</p> <p>I note the removal of the taxi rank on Convent Lane and its proposed relocation within a 5 minute walk. Tesco is a large trip attractor. There is still a proportion of society who still do not own a car and therefore return from their grocery shop via Taxi. Without the taxi rank outside this large shopping centre have you considered how you will cater for these trips?</p> <p>I would support the plan for the square I believe it will enhance the town am a bit concerned where the Taxi tank will go as it is used by a lot of elderly people</p> <p>Taxis by their very nature should be on the move and not parked up. At the moment they can be picked up directly outside the shopping centre. With your proposals they would have to carry their shopping out to the main street, holding up traffic while it is loaded up.</p> <p>The relocation of the taxi rank from the area outside Bloomfields Shopping Centre to a new location in the loading bay outside Burnett's Chemists on Lower George's Street and restricting the times of its use to between the hours of 12.00hrs to 19.00hrs will seriously erode the viability of the business for the taxi drivers.</p> <p>I would support the plan for the square I believe it will enhance the town am a bit concerned where the Taxi tank will go as it is used by a lot of elderly people my other issue in Dun Laoghaire is the parking situation residents are finding it extremely hard to park near their home time for some residents only spaces as in most towns in Europe</p>	<p>It is proposed to relocate the taxi rank less than 100m from where it is presently located.</p> <p>The proposed taxi rank will be within a new bay which will not affect passing traffic.</p>

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<p>Play Opportunity:</p> <p>Consider also not just the adult users of the space but accessible seating areas, and for children too. I grew up in DL on George's place. I remember how few playgrounds there were. Or places to kick a ball.</p>	<p>A key part of this project is to create a democratic space for all. This includes all ages from the very young to the elderly. A space exclusively for pedestrians creates a safe relaxed environment where members of the public have the potential to linger and enjoy. The play unit proposed for the project is a unique, multi-storey unit that will set a playful tone within the square. The edge of the raised beds and the generous tree planting will further imbue an engaging, playful streetscape. Calisthenics equipment will be an additional gesture of play within the scheme.</p>
<p>Canopy Design:</p> <p>The canopy is not in keeping with Dutch/redbrick buildings we have in Dun Laoghaire. And is not aesthetically pleasing. A green roof would be much more interesting and environmentally friendly, inkeeping with todays thinking in 2020, save the already deteriorating bee population.</p> <p>I very much like the general idea and am supportive of the new civic space, but am dubious about the proposed wavy canopy which looks (to my mind) out of character and which will inevitably in a few years look dated and rather sad.</p> <p>like the initiative. Not sure about the canopy which looks voguish.</p> <p>The proposal to create more civic space is very welcome. The roofing design should be much more minimalist and</p>	<p>The concept for the canopy profile developed to reference the many gable fronted terraces within the town as well as the consistent but undulating parapet line along George's Street. The extant Victorian canopies in the town (East Pier)as well as ones which have been lost also provided inspiration. The use of engineered timber is a sustainable, 21st century material that lends itself to such a structure. It is also more durable than standard timber when used in such structures. The proposal is to use the structure to grow climbing plants and to incorporate bird and bat boxes to encourage wildlife.</p> <p>The design for the canopy is still conceptual and will undergo a rigorous refinement during detail design stage. Working with a structural engineer, the structure will be refined into a much more light weight, sleek profile while still being faithful to the original concept.</p> <p>The pub building contains an architecturally interesting facade along George's Street Lower with ornamentation in the quoins, around the</p>

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<p>elegant which the proposed design is definitely not. It is heavy and clumsy and totally out of character with the pub facade. More modern and low key would be appropriate.</p> <p>This development promises to greatly enhance this part of DL. The purpose of the canopy is not clear, maybe ornamental?</p> <p>The canopy design is extremely crude, and its materiality utterly unsuited to Dun Laoghaire's urban context. A much more refined and appropriate solution is urgently required for this important location.</p>	<p>windows and in the balustrade. The contemporary canopy will offer a modern juxtaposition with the Victorian facade as it will be lightweight, modern and avoid any pastiche.</p> <p>The canopy will have many benefits. It will be used to create habitat, grow climbing plants, provide shelter, create a new image for the main street and to provide a backdrop for events.</p> <p>The canopy profile will be much refined during the detailed design process. Engineered timber has the potential to bring an element of natural material and tactility to the scheme. It will also compliment the generous use of planting in the scheme.</p>
<p>Disabled Parking Bays:</p> <p>The plan itself will remove prime disabled parking spaces right outside the door of a major grocery retailer. It is unacceptable to increase the hardship of people already suffering from a disability.</p> <p>Replace the wheelchair parking spaces</p> <p>There are 4-5 blue disabled parking spaces at the moment where can you fit these in the future.</p> <p>While the proposed new layout will remove traffic during the main part of the day and this is very welcome, the relocation of both the disabled bays and taxi rank would be of great concern to both those within the disability sector and older people and others.</p> <p>Relies on the convenient location of the disabled parking bays for day to day shopping</p> <p>I'm all for the area but you need to think of disabled, elderly who use the Taxi ranks and disabled parking bays to help them.</p> <p>Yet again how does my 80 year old mother Get to Tesco on her little car to load up her messages</p>	<p>It is hard to argue that the new location will be as convenient for access to Bloomfields, but it will be more convenient to access along the main street. George's Street is in much need of footfall and potential consumers. It is hoped that this project can breathe new life into the main street and encourage an array of shops to establish. The broader proposal, through the removal of vehicle and large trucks will create a better street environment that is more suited for use by members of the public with reduced mobility.</p> <p><u>Proposed Amendment:</u> Disabled parking bays are to be relocated onto Lower George's Street adjacent to the loading bay with minor re-alignment to the road at this location</p>

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<p>Technology:</p> <p>Provide free broadband in the square based on the latest WiFi6 standards. Work with the leading operators to provide a 5G Point of Presence in the square.</p> <p>In conclusion we at DigitalHQ fully support this proposal as reinvigorating an urban area in such a way makes it an appealing place for creatives and digital talent to work and spend time and money.</p>	<p>The intention is to incorporate as much technology as possible into this project. Careful consideration will be given to choosing technology that will provide long term benefits to the public and users of the square.</p>
<p>Waste Management:</p> <p>Residential/commercial waste disposal containers would need careful placement to avoid Convent lane plan becoming unworkable in practical terms due to waste odors</p>	<p>The proposal includes the provision of metal waste management units for every premises along the Laneway. The units will be designed to accommodate commercial wheelie bins. The design and scale of the units will provide a visual rhythm along the laneway and help to demarcate individual premises. It will also create greater accountability for individual businesses and waste disposal.</p>
<p>Anti-Social Behaviour:</p> <p>This is an excellent plan to rejuvenate a slightly rundown area of the town. I hope that when it is complete that the public space will be properly policed to avoid anti-social behaviour.</p> <p>Speaking of which, it should also have extensive signposted CCTV (without the signage being too ugly) to discourage antisocial behaviour.</p> <p>Money would be better spent cleaning up the current town, reducing antisocial and drug use behaviour and encouraging people to use the main streets not the side streets in an effort to rejuvenate the town.</p>	<p>The primary goal of the project is to attract footfall into the area and onto the main street in Dun Laoghaire. A bustling streetscape will deter loitering and potential anti-social behaviour. Every effort has been to keep sight lines across the entire square and to avoid creating any hiding corners. There is a generous provision of seating but is all within an open space which should deter anti-social behaviour. The provision of security cameras will be looked at.</p>
<p>Name of Square:</p> <p>I wish to suggest that the name Toutcher Square would be more</p>	<p>The name Myrtle Square was chosen as a reference to the large estate house</p>

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<p>appropriate. Richard Toutcher (1758-1841) initiated and led the campaign for the harbour to be built, produced the first engineering drawings for the proposed harbour walls, and personally purchased and provided free the Dalkey granite extensively used in the construction of the harbour walls. Despite many requests over the years for an appropriate memorial, he remains as a forgotten hero of local and national.</p> <p>One thing- rather than choosing a weak name like "Myrtle" which would belong equally in Milton Keynes, why not choose a name like Ronnie Drew Sq. and so naming it after one of Dún Laoghaire's famous sons. And there would be many other suitable choices that would imaginatively reflect local identity.</p> <p>Thanks and keep up the good work.</p> <p>I'm supporting Tom Conlon's proposal to name the square after Richard Toutcher.</p> <p>why Myrtle Square - can it have a more modern name, even something secular to honour/thanks for the Health care workers across the road from the square?</p> <p>Who decided on the name Myrtle Sq.?</p> <p>Name: Myrtle Square means nothing. Charles Haliday lived in Monkstown and contributed enormously to the welfare of the poor of Dún Laoghaire during the 19th century. He campaigned against poor housing and appalling sanitation contributing to the regular cholera outbreaks of the time. He was also a remarkable scholar of Irish history. There is no monument to him in the area though we celebrate King George IV and his brothers (York, Cumberland, Sussex streets) and his sister-in-law (Adelaide). Richard Toucher is another person who is not celebrated, yet there would have</p>	<p>that once existed on the site where Bloomfields now stands. An official name was required for the scheme to act as a project title. There is scope to establish a new name for the square which is more appropriate, imaginative, and deserved.</p> <p>A public competition may be held to determine an alternative name at a later date.</p>

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<p>been no harbour without him and there would have been no town without the harbour. If you want women, celebrate the Pim sisters who saved the lives of millions through the establishment of the Leprosy Mission. The three ladies lived in Alma Rd. in Monkstown</p>	

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2016- 2022 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above, members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development subject to the following conditions/minor alterations:

1. It is proposed to re-locate the taxi rank to the loading bay on Georges Street between the hours of 6pm and 7am. The loading bay at the bottom of Convent Road will be retained with the existing loading/parking arrangement.
2. Disabled parking bays are to be relocated onto Lower George's Street adjacent to the loading bay with minor re-alignment to the road at this location.

and to any such minor or immaterial alterations to the plans and particulars of the development.

Therese Langan, Director of Community & Cultural Development Department

Appendix A – Proposed Minor Alterations

