

Community Safety Strategy

Largescale Residential
Development
comprising
amendments to
previous SHD consent
(ABP Ref. ABP-306569-
20, as amended by
ABP Refs. 310567-21,
311499-21 & 311507-
21).

At No. 42A Parkgate
Street, Dublin 8.

For Ruirside
Developments Ltd

October 2023

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	PURPOSE AND SCOPE OF THE DOCUMENT	1
2	THE PROJECT - DESCRIPTION OF DEVELOPMENT	1
3	COMMUNITY ENGAGEMENT AND COLLABORATION.....	2
3.1	COMMUNITY BUILDING AND ENGAGEMENT	2
3.2	NEIGHBOURHOOD WATCH AND WELL-MAINTAINED SPACES	2
3.3	COLLABORATION WITH LOCAL AUTHORITIES.....	3
4	CRIME PREVENTION AND SECURITY MEASURES	3
4.1	ACCESS CONTROL AND SECURITY SYSTEMS.....	3
4.2	WELL-LIT AND WELL-MAINTAINED SPACES.....	3
4.3	EMERGENCY PROCEDURES AND SAFETY PLANS	3
5	ENVIRONMENTAL DESIGN AND INFRASTRUCTURE	4
5.1	SECURE BUILDING DESIGN	4
5.2	LANDSCAPING AND CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	4
6	RESIDENT EDUCATION AND TRAINING.....	4
6.1	SAFETY AWARENESS AND EDUCATION	4
6.2	REPORTING AND COMMUNICATION	4
7	HEALTH AND PUBLIC SAFETY	5
7.1	HEALTH AND HYGIENE MEASURES.....	5
7.2	FIRE SAFETY AND PREPAREDNESS	5

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. We would highlight that the proposed amendments comprise 40no. additional units in place of the consented office development. The proposed development therefore falls below this requirement.

The proposed development broadly seeks to amend the use of Block B2 of the consented SHD scheme, to include a change of use and reconfiguration of Block B2 from office use to residential use (40no. 2-bed apartments and ancillary facilities in 8 floors from (1st to 8th floor levels). It also includes a proposed change of use of ground floor restaurant unit (c.223sqm GFA) to residential amenity use (210sqm) and Community/Cultural Use (52sqm) in Block B1. Other sundry ancillary and associated site, structural and landscape works are proposed to accommodate this change and tie it into the consented scheme.

The content of this report already forms part of the plans and particulars of the consented scheme. The proposed revisions do not in themselves give rise to any new community safety requirements.

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 development proposed initially in this case has been designed by Reddy Architecture + Urbanism, together with Michell + Associates Landscape Architects and ARUP Consulting Engineers.

The proposed development seeks amendments to consented Strategic Housing Development ABP-306569-20 (SHD 1), as amended by ABP-310567-21 (SHD 2) and Section 146B amendments ABP-311499-21 & ABP-311507-21 (i.e. 'the consented scheme'). The proposed amendments to the consented scheme include:

- 40 no. residential apartments over 8 floors (30no. 2-bed/4 person & 10no. 2-bed/3 person units, each with a private 'winter garden' and/or balcony on the south and/or north elevation, at 1st to 8th floors inclusive), replacing consented office floor area (c.4,113sqm total, over 6 floors) within the Block B2 building.
- Co-working (c.229 sqm) and community/cultural space (c.52 sqm) at ground floor level, replacing consented café/restaurant (c.236sqm) at Block B1.

- Reconfiguration of ancillary internal residential communal amenity area at mezzanine level, to include residents' lobby, lounge and fitness area (c.256sqm), replacing the consented residential amenity co-working space (300sqm) at Block B.
- And all ancillary and associated site, structural and landscape works proposed to tie amended Block B2 in with the consented scheme, including:
 - Design adjustments at the interface of proposed Block B2 with the consented adjoining Block A building to the east and Block B1 to the west, including tie-in of residential floor levels and increase in roof parapet height (by 1.0m) of Block B2.
 - Amendments to permitted landscaping at roof level of Block B2 and part of Block B1 to accommodate proposed change to Block B2 roof level.
 - Alteration of the northern Parkgate Street façade of Block B2 to suit residential use and to accommodate external, recessed private amenity (wintergardens & balconies).
 - Alteration of the southern façade of Block B2 to suit residential use and to accommodate external, recessed private amenity (balconies).
 - 20no. additional visitor bicycle spaces and 2no. cargo bike spaces within the consented public realm at surface level.
 - Minor footprint extension and reconfiguration of internal floor plan at permitted basement / undercroft, resulting in an increased floor area from c.144sqm to c.164sqm, to accommodate additional ancillary residential bicycle storage (80no. spaces).
 - Reconfiguration of ground and mezzanine floors of consented Block B1, to accommodate the proposed co-working and reconfigured residential amenity areas and additional ancillary refuse, circulation, plant and non-residential back of house areas.
 - Removal of combined heat pump/chiller unit with associated screening on the roof of Block C.

3 COMMUNITY ENGAGEMENT AND COLLABORATION

3.1 Community Building and Engagement

The consented development, together with the proposed amendments, will be managed by a management company.

There are various cultural and community spaces permitted on site. The proposed amendments will provide an additional 52sqm of community/cultural space at ground floor level of Block B1. It is anticipated that this space could be utilized 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.

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 consented development, together with the proposed amendments, provide active uses at ground floor and mezzanine levels such as café, 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 consented development, along with the proposed amendments, provide 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 B2 and hosting Culture Night along the consented River Walk.

It is worth highlighting that the design of the consented scheme and the design of the proposed amendments have 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

The public lighting is as permitted under ABP Ref. 306569-20 and ABP Ref. 310567-21.

Public and communal open spaces are provided with sufficient lighting to enhance the sense of safety in these areas.

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 consented development, together with the proposed amendment, 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 consented development, together with the proposed amendments 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 amendments include the provision of balconies on the north and south elevations of Block B2, 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

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

**Chartered Town
Planners and
Development
Consultants**

Address:
26/27
Upper Pembroke Street
Dublin 2, D02 X361

Contact:
t: 353-1 676 6507
info@sla-pdc.com
sla-pdc.com