

Report

DMURS Statement

Sweco Ireland

Lapps Quay
Cork
021 206 3922

Jacobs Island – Strategic Housing Development



3rd May 2022

Project Reference: 66500147

Document Reference: 66500147-SWE-ZZ-XX-RP-TP-004

Revision: C01

Prepared For: Hibernia Star Limited

Status/Revisions

Rev.	Date	Reason for issue	Prepared	Reviewed	Approved
C01	03.05.2022	-	SA 03.05.22	TOL 03.05.22	TOL 03.05.22

© Sweco 2021. This document is a Sweco confidential document; it may not be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, photocopying, recording or otherwise disclosed in whole or in part to any third party without our express prior written consent. It should be used by you and the permitted discloses for the purpose for which it has been submitted and for no other.

Table of contents

1 Consistency with DMURS 4

Table of figures

Figure 1 Site Plan 4

1 Consistency with DMURS

As a peninsula which does not facilitate any through traffic, and is already subject to a number of traffic calming features (with an existing roundabout junction, a number of pedestrian priority crossings and the provision of entrance gates adjacent to the existing bus turnaround area), Jacob's Island already functions in a manner consistent with the ethos of DMURS.

The proposed development will see this ethos reinforced further through the design approach adopted. However, there is a need to recognise that there is an existing internal road network which in itself is not fully in accordance with the design guidance of DMURS (given that the historical development of Jacob's Island predates DMURS). Accordingly, there is a need to strike an appropriate balance between the existing layout and the proposed development.

There are a range of pedestrian and cycle links through the site that are segregated from the road traffic. There are also park and rest areas to create spaces for people with play areas and benches.



Figure 1 Site Plan

The site is already very well-served by a number of connections to pedestrian and cycle routes, with the Passage West Greenway Line accessible from the existing Jacob's Island lands, and the River Lee/Lough Mahon Waterfront Greenway being accessed via four existing connections for pedestrians and cyclists. As part of this scheme, connections will be improved by cutting back vegetation and improving the link on the west side of Jacobs Island on the private road through consultation with Cork City Council.

There is already a dedicated bus shelter and bus stop present in a bus turnaround area within the heart of Jacob's Island, which is served by the 215 city bus service.

These facilities are in a central location and are therefore very accessible to all residents. Mitigation measures proposed as part of a previous application (ABP 301991-18) include the creation of a number of additional links to the River Lee/Lough Mahon Waterfront Greenway (and by extension to the Passage West Greenway line) and the implementation of an inbound bus lane on the Mahon Link Road between the N40 interchange and Mahon Point Shopping Centre). These works will ensure that sustainable travel modes are both attractive and accessible to residents and employees.

The site's proximity to the Passage West Greenway line places it at an excellent advantage to avail of the recent improvement at the junction at St. Michael's Drive (where a new ramped connection has been created between the junction and the greenway line), and the proposed upgrade of the greenway line itself to widen the line and to provide public lighting, as well as the implementation of a number of new connections to the line from the road and street network along the line.

The site will see a parking provision significantly below the maximum levels suggested in the Draft Cork City Development Plan 2022, with a total of 327 parking spaces provided to serve the 489 residential units and 4,500m² of offices including a creche. There is also a large range of cycle parking set out around the site with many of it covered and linked to rest areas.

The proposed SHD application is considered to be in line with the recommendations and principles outlined in DMURS putting well designed streets at the heart of sustainable development. This development aims to provide a safe and attractive environment for pedestrians and cyclists of all ages.