Community Safety Strategy

Large Scale Residential Development at:

43-50 Dolphin's Barn Street,
Dublin 8

On behalf of

The Iveagh Trust

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1 INTRODUCTION

We, Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have prepared this Community Safety Strategy on behalf of our client, **The Iveagh Trust** for a Large-Scale Residential Development proposal on lands located at **43-50 Dolphin's Barn Street, Dublin 8.** This Community Safety Strategy is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application.

This report has been prepared to comply with the following policy as listed in the Dublin City Council Development Plan 2022-2028:

> ***QHSN015 – Community Safety Strategy – That all housing developments over 100 units shall include a community safety strategy for implementation.***

The aim of the Community Safety Strategy is to outline the measures incorporated into the proposed scheme design to promote a holistic, proactive and practical approach, through design, to enhance the safety and well-being of the existing community in the area surrounding the subject site, and the new community members that will be residents of the proposed development.

Through community consious design, the proposed development will foster relationships between residents, community organisations and social services through the inclusion of community and communal spaces designed to create interactions, as well as harbouring relationships between law enforcement agents and local government, as the proposed development replaces derelict buildings on the site, which historically would have needed extensive policing and safety maintenance by Dublin City Council.

The proposed development seeks to promote safety and security and avoid anti-social behaviour taking into consideration the following:

1	**Crime Prevention and Reduction**	Urban areas often face higher crime rates compared to rural areas. Community safety measures are essential to deter criminal activities, protect residents, and reduce crime rates through proactive measures and neighbourhood watch programs.
2	**Enhanced Public Health**	Promoting safety in urban living involves addressing public health concerns such as sanitation, waste management, disease prevention, and access to healthcare services. A safe community contributes to a healthier population and reduces the risk of health-related issues.
3	**Social Cohesion and Trust**	A safe environment fosters trust and cooperation among community members. When residents feel secure and protected, they are more likely to engage with one another, collaborate on community projects, and build a strong sense of social cohesion
4	**Quality of Life Improvement**	Community safety measures contribute to an improved quality of life by providing a sense of security and peace of mind. Residents can enjoy public spaces, recreational activities, and neighbourhood amenities without fear, leading to a better overall living experience
5	**Economic Development and Prosperity**	A safe community is conductive to economic growth and prosperity. Businesses thrive in safe neighbourhoods, attracting investment,

		tourism, and skilled professionals. This, in turn, creates employment opportunities and boosts the local economy.
6	**Sustainable Urban Development**	A safe environment promotes sustainability by encouraging people to use public spaces, walk, cycle, or use public transportation. It reduces reliance on personal vehicles, lowers carbon emissions, and contributes to a more environmentally sustainable urban development.
7	**Resilience to Disasters and Emergencies**	Urban areas are vulnerable to various hazards, including natural disasters and public health emergencies. Community safety initiatives enhance preparedness, response, and recovery during emergencies, ensuring residents are well-equipped to handle unforeseen events.
8	**Equity and Social Justice**	Implementing community safety measures equitably across all neighbourhoods helps ensure that safety benefits are distributed fairly, addressing social inequalities and promoting social justice.
9	**Family and Child Well-being**	A safe community is essential for families and children to thrive. Parents can feel secure allowing their children to play outside and explore the community, enhancing the overall well-being and development of the younger generation.
10	**Tourism and Cultural Growth**	Community safety is a cornerstone for creating vibrant, sustainable, and inclusive urban communities. It directly impacts the daily lives and experiences of residents, shaping the social fabric and contributing to the economic and environmental sustainability of urban areas and can offer opportunity for tourism.

Table 1 – Factors to consider when designing a development that promotes the creation of community safety.

2 SITE CONTEXT

2.1 Subject Site

The site subject of this Section 32B report extends to approximately 0.358ha (0.82 acre) and is located at 43 – 50 Dolphins Barn Street, including the existing vacant industrial unit to the rear of these units.



Figure 1 – Aerial Map with subject site outlined in Red

The existing buildings at 43-50 Dolphins Barn Street range in height from 2 – 4 storey and are currently vacant. The industrial unit to the rear of these buildings is also a vacant unit.

The vacant industrial unit on the site is served by an entrance at the southern end of the overall site from Dolphins Barn Street. The industrial unit can also be accessed via an entrance point through the building at no. 50 Dolphins Barn Street. The industrial unit on the site makes up the primary central area of the site and is bounded on all sides by the rear of the vacant buildings along Dolphins Barn Street, and the rear of residential gardens at Rueben Street and Emerald Square.

The Coombe Hospital is located to the east of the subject site, across Dolphins Barn Street. Emerald Square, a residential cul-de- sac road, is located to the immediate north of the site.

Reuben St, a residential road which connects Dolphins Barn Street to James's Walk and the LUAS stop at Fatima, is located to the south and west of the site.

Nos 51, 51a and 52 Dolphins Barn Street are to the north, before the junction to Emerald Square. Nos 1-7 Poole Terrace front Dolphins Barn Street to the south and the imposing block C of a development known as Earl's Court, max 12 stories, forms the junction between Dolphins Barn Street and Ruben St to the south.

The South Circular Road is a short distance further south, approximately 90 metres from the subject site.

3 DEVELOPMENT PROPOSAL

The proposed development will consist of the demolition of the existing buildings on site and the construction of a Large-Scale Residential Development Proposal for 119 no. new apartment units in a single 9 no. storey apartment block. The site layout plan is shown on figure 2 below for the benefit of the Planning Authority:



Figure 2 – Proposed Ground Floor Plan

The Iveagh Trust intend to apply to Dublin City Council for permission for a Large- Scale Residential Development on a site of c.0.358 ha at 43- 50 Dolphins Barn Street, Dublin 8.

The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively. The proposed development consists of the following:

- The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of c.3,243.5 sqm.

- The construction of a 4-9 storey Large Scale Residential Development (LRD) comprising 119 no. apartments (70 no. 1 bed units and 49 no. 2 bed units) and a community hub space at ground floor level totalling c.523.5 sqm.

- All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building.

- The proposal includes external communal open space areas (c.759 sqm) at ground floor level, and provision of PV panels at roof level.

- The proposal provides a total of 15 no. car parking spaces (9 no. for residents, 4 no. for the community hub, 1 no. car sharing space and 1 no. accessible car parking space). 172 no. cycle parking spaces are provided for residents, and 60 no. cycle parking spaces are provided for visitors to the residential element of the development. 2 no. long stay cycle parking spaces, and 6 no. short stay cycle parking spaces are provided associated with the community hub element of the development.

- The proposal includes for alterations and upgrade of the site boundary walls / treatment.

- The proposal includes 1 no. shared pedestrian/ vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of 2 no. ESB sub-station's, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works.

- The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground.

- The application may be inspected online on the following website set up by the applicant: www.dolphinsbarnstreetlrd.ie

4 PRINCIPLES OF COMMUNITY SAFETY

This section has been prepared to outline the principles that the design team have considered in relation to the promotion of community safety when designing the proposed scheme, to enhance the sense of community safety as per the measures outlined in the introduction of this report.

The scheme has been designed to consider the following principles:

Principle 1	Community Building and Engagement
Principle 2	Neighbourhood Watch and Resident Associations
Principle 3	Collaboration with Local Authorities
Principle 4	Access Control and Security Systems
Principle 5	Well-lit and Well-Maintained Spaces
Principle 6	Emergency Procedures and Safety Plans
Principle 7	Secure Building Design
Principle 8	Landscaping and Crime Prevention Through Environmental Design (CPTED)
Principle 9	Safety Awareness and Education
Principle 10	Reporting and Communication
Principle 11	Health and Hygiene Measures
Principle 12	Fire Safety and Preparedness
Principle 13	Compliance with Regulations

An overview of the detail of each of the above listed principles of community safety, and the provisions made within the proposed development to support these, are now outlined below for the benefit of the Planning Authority:

4.1 Principle 1: Community Building and Engagement

Community building and engagement can be outlined as follows:

- Promoting a sense of community among residents
- Organising community events and activities

Provisions

Provisions have been put in place for this development to ensure community building and engagement.

The design of the communal open space areas provided promote resident interaction. A number of seating areas are provided within the landscape design, as well as play spaces to promote interactions between children.

The proposal features a large community hub area at ground floor level fronting Dolphins Barn Street, which will be utilised by local community groups. Representatives for the applicant have engaged with the Dublin City Council Arts Officer to determine potential end users of this space, focusing on local community groups. This correspondence is ongoing. Evidence of this engagement with the DCC Arts Officer is submitted as part of this Planning Application pack to Dublin City Council for review.

It is also submitted that the development type and location contribute towards the establishment of community along Dolphins Barn Street. The proposal will provide 119 no. new general needs social housing units, replacing a row of derelict buildings at 43-50 Dolphins Barn. The development will contribute towards the regeneration and revitalisation of Dolphins Barn Street, and foster the creation of community through this, and the additional population generated in Dolphins Barn as a result of the construction of the subject scheme.

4.2 Principle 2: Neighbourhood Watch and Residents Association

Neighbourhood watch and residents' association can be outlined as follows:

- Encouraging residents to be vigilant and report suspicious activities
- Supporting and facilitating the formation of resident associations

Provisions

The proposed development will be a general needs social housing development owned and operated by The Iveagh Trust. When tenants are selected to move into apartment units, they will receive a residents information pack, outlining key information about the apartment units, general scheme and surrounding area. Residents will have a contact point within the Iveagh Trust, or management company appointed by the Iveagh Trust, that will be available to provide information and answer queries from residents. Residents will be encouraged to report suspicious activity to the building management.

4.3 Principle 3: Collaboration with Local Authorities

Collaboration with Local Authorities can be outlined as follows:

- Establishing communication channels with local law enforcement and emergency services
- Collaborating with local authorities to address safety concerns

Provisions

Relevant contact details such as Local Authorities, local policing, fire and medical facilities, will be made easily available for all residents within the development.

4.4 Principle 4: Access Control and Security Systems

Access control and security systems can be outlined as follows:

- Implementing secure access control measures

- Utilising surveillance and security systems

Provisions

The proposed development consists of a gated scheme, ensuring access control and increased safety measures for the residents within the development. CCTV cameras will monitor the scheme communal spaces, monitored by building management. Access to the building and associated communal space will be for residents with fob access and visitors only.

4.5 Principle 5: Well-lit and Well-Maintained Spaces

Well-lit and well-maintained spaces can be outlined as follows:

- Ensuring adequate lighting in common areas and parking spaces
- Regular maintenance of communal spaces to enhance visibility and safety

Provisions

The scheme will provide lighting to all areas and will comply with all the minimum requirements of Part M access lighting. The lighting will be suitable for all landscaped areas and to all journeys to the building entrance whether pedestrian or to cycle parking spaces.

Internal lighting will be provided 24/7 to all internal common areas.

The open landscaped areas will have ample lighting with the residents having the ability to overlook all areas creating natural surveillance.

A Site Lighting Layout and Report has been prepared for the scheme by Environmental Design Partnership. We refer the Planning Authority to these documents now submitted as part of this Planning Application Pack for details.

Principle 6: Emergency Procedures and Safety Plans

Emergency Procedures and Safety Plans can be outlined as follows:

- Developing and communicating emergency response plans
- Conducting regular drills to prepare residents for emergencies

Provisions

Safety and emergency response plans for the proposed development will be created in collaboration with local departments and be communicated with residents within the development. Fire drills will be carried out within the development and communicated to residents.

4.6 Principle 7: Secure Building Design

Secure building design can be outlined as follows:

- Incorporating security features in building design
- Enhancing physical security through architectural elements

Provisions

The proposed development consists of a gated scheme, increasing security in the scheme.

- Window and Doors – will be under PAS 24 compliance, the windows and door sets will meet the minimum legal requirements for security and are suitable for domestic dwellings and commercial

buildings exposed to comparable risk. Every window and door installed will meet the requirements of PAS 24 (or an equivalent standard).

4.7 Principle 8: Landscaping and Crime Prevention Through Environmental Design (CPTED)

Landscaping and crime prevention through environmental design can be outlined as follows:

- Designing landscaping to enhance safety and visibility
- Incorporating CPTED principles for crime prevention in outdoor spaces

Provisions

The proposed scheme is well-lit with indoor and outdoor lighting throughout common areas and communal open spaces within the development. The scheme provides a variety functions and uses within public and communal open spaces such as the secret garden, play area and sensory surface, ensuring areas are attractive and accessible for a range of users.

The scheme communal areas will be accessible for residents only through gated access to the scheme from Dolphins Barn Street. All landscaped areas will undergo regular maintenance to promote continued use by residents and a sense of pride of place.

All landscaped communal open spaces and the ground floor car parking area has been designed to be passively overlooked by the provided apartments, promoting safety within the scheme.

4.8 Principle 9: Safety Awareness and Education

Safety awareness and education can be outlined as follows:

- Providing educational materials on safety and crime prevention
- Conducting workshops and training sessions for residents

Provisions

The proposed development will be a general needs social housing development owned and operated by The Iveagh Trust. When tenants are selected to move into apartment units, they will receive a residents information pack, outlining key information about the apartment units, general scheme and surrounding area. Residents will have a contact point within the Iveagh Trust, or management company appointed by the Iveagh Trust, that will be available to provide information and answer queries from residents. Residents will be encouraged to report suspicious activity to the building management.

4.9 Principle 10: Reporting and Communication

- Reporting and Communication can be outlined as follows:
- Educating residents on reporting incidents and suspicious activities
- Encouraging open communication channels between residents and management

Provisions

Residents will have a contact point within the Iveagh Trust, or management company appointed by the Iveagh Trust, that will be available to provide information and answer queries from residents. Residents will be encouraged to report suspicious activity to the building management. Open communication between residents of the scheme will be supported by the building management company.

4.10 Principle 11: Health and Hygiene Measures

Health and hygiene measures can be outlined as follows:

- Providing guidelines for cleanliness and hygiene within the community
- Collaborating with health authorities for regular health checks and awareness programs

Provisions

The proposed development includes a dedicated enclosed bin store area at ground floor level, separate to the residential area of the development. The provision of the proposed bin store at the chosen location promotes cleanliness and hygiene from a waste perspective within the scheme.

4.11 Principle 12: Fire Safety and Preparedness

- Fire safety and preparedness can be outlined as follows:
- Educating residents on fire safety protocols
- Conducting fire drills and ensuring proper fire safety measures are in place

Provisions

Fire drills will be carried out within the development and communicated to residents in advance. The proposed development will be subject to issue of a Fire Safety certificate before occupation. All fire exit routes within the scheme will be clearly marked and communicated to residents of the development.

4.12 Principle 13: Compliance with Regulations

- Understanding and adhering to local safety and building regulations
- Regular audits to ensure compliance with relevant laws

Provisions

The proposed development will maintain the standards in terms of regulation, safety and compliance with relevant laws throughout the lifetime of the building's lifecycle.

5 CONCLUSION

In conclusion, it is submitted to Dublin City Council that this Community Safety Strategy provides a high-level overview of the measures incorporated into the scheme design to ensure that the scheme harbours, enhances and promotes a safer community in Dolphins Barn for the future residents of the proposal, and the existing residents of Dolphins Barn Street and the surrounding area. We trust that this is sufficient for Dublin City Council.