



CLONGRIFFIN BLOCKS 5 & 6

Community Safety Strategy

Proposed Development on behalf of Land Development Agency.

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COMMUNITY SAFETY STRATEGY

The Dublin City Development Plan 2022-2028 (DCDP) outlines best practice for Safe and Secure Design in Section 15.4.5 under Development Standards.

Under Objective QHSNO15 the DCDP requires the preparation and submission of a Community Safety Strategy for all housing developments over 100 units “which would set out the design features incorporated to address the above measures to ensure a high level of safety and security is maintained including overlooking, passive surveillance, street lighting and clear accessible routes.”

From Section 15.4.5 of The Dublin City Development Plan 2022-2028:

Safe and Secure Design

New developments and refurbishments should be designed to promote safety and security and avoid anti-social behaviour by:

- Maximising passive surveillance of streets, open spaces, play areas and surface parking.
- Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas.
- Eliminating leftover pockets of land with no clear purpose.
- Providing adequate lighting.
- Providing a clear distinction between private and communal or public open space, including robust boundary treatment.
- Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.
- Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.
- Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.
- Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.
- Using materials in public areas which are sufficiently robust to discourage vandalism.
- Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.
- Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.

Key urban design principles which form the basis for Blocks 5 and 6 Clongriffin site and landscape design will be integral to encouraging neighbourliness, fostering a sense of community and discouraging anti-social behaviour, vandalism and crime.

The following pages will illustrate how the design strategy seeks to ensure a high level of safety and security is maintained in the new development.

- Maximising passive surveillance of streets, open spaces, play areas and surface parking.

Central to the design of Blocks 5 and 6 Clongriffin has been the urban design strategy of defined perimeter blocks with strong edges to the streetscape. Block 5 is designed with a central courtyard and the apartments are arranged around 4 cores in a continuous perimeter building to the urban block. Block 6 is designed with 5 apartment block buildings around the perimeter of the urban block, again forming strong edges and enclosure to the street with the added benefit of a central courtyard also, similar to Block 5. Both Blocks 5 and 6 have community, arts and cultural spaces located at ground floor fronting onto Market Street from Block 5 and onto Dargan Street at Block 6. The proposed mix of uses in these spaces include dance studios, recording studios, creative office professions, youth centre and media arts spaces ensuring both daytime and evening use of these rooms. The combination of the perimeter block design alongside the active community arts and cultural space, creche and own door apartment uses at ground level helps to maximise the passive surveillance of streets, open spaces and street parking.

Play areas are located at podium level of each block within the landscaped communal amenity space where the surrounding apartments will provide a high level of passive surveillance of the play space. The construction of Block 5 at the eastern end of the existing Belltree Park will further enhance the passive surveillance of this public open space also.

- Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas.

Care has been taken with the building elevation design to specifically ensure no blank facades exist in the scheme, particularly at end gables. A full lighting design has been prepared and submitted with the planning application to ensure no dark or secluded areas pose a safety risk to residents. The edges of Grant Park have low shrub planting and a 1.2m high estate railing to provide vehicular barriers while still allowing visibility through from the street.

- Eliminating leftover pockets of land with no clear purpose.

The landscape design for the site clearly defines public, semi-public and private space within the scheme ensuring that no leftover pockets of land will arise. The landscaped areas between the back of footpath and building edges around Blocks 5 and 6 have a clear landscaping rationale to enhance the privacy of ground floor residents and define them as semi-public areas which enhance the visual amenity of the development at street level. Low level shrub planting is provided similar to what is proposed at the edges of Grant Park to delineate semi-public space while maximising openness for security. It is acknowledged that this deviates from the Development Standards recommendation that “shrubs should be set back from the edge of paths” but aims to achieve the end goal of balancing security and privacy. Private terraces and balconies are clearly defined in the scheme design of both blocks. The communal amenity areas are secure and available for access by residents only at podium level.

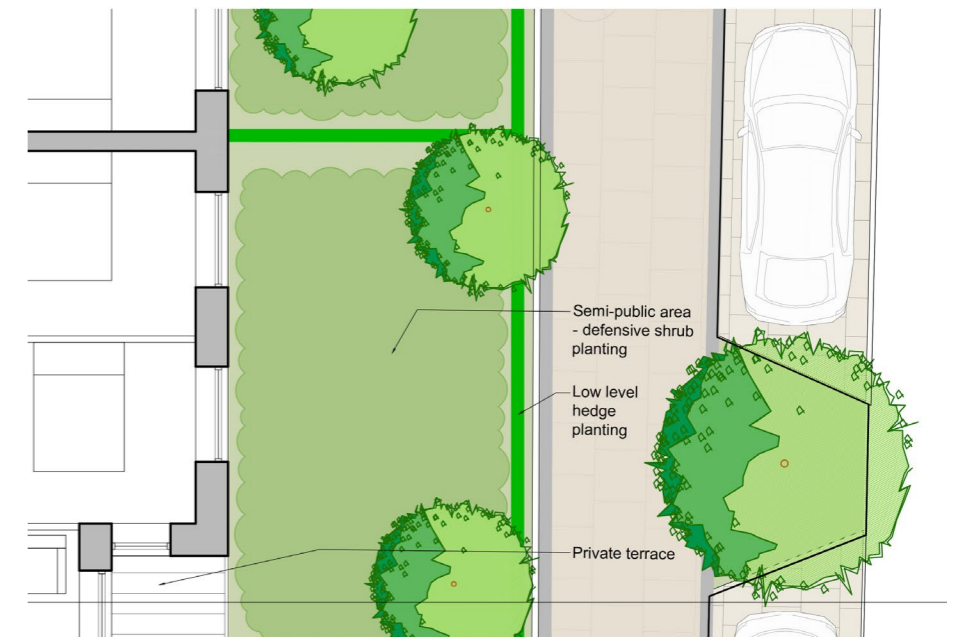
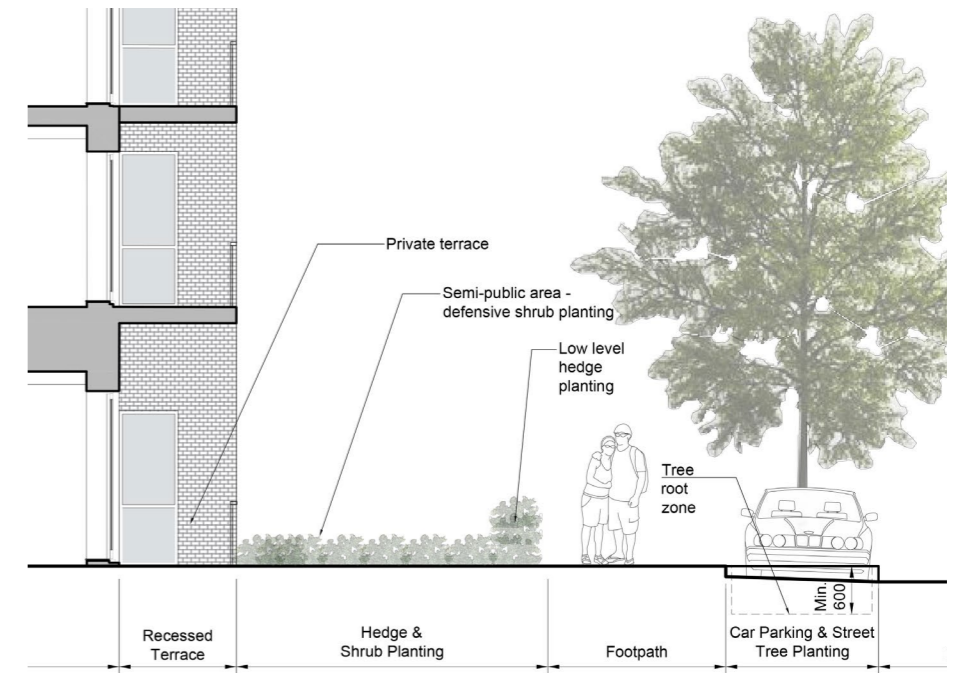


Figure 0.1 - Block 6 - Building section showing defensible space - balancing privacy sociability and passive surveillance through privacy planting strip

- Providing adequate lighting.

A lighting consultant has prepared a detailed lighting design for all public and semi-public areas of the site to ensure adequate lux levels are achieved for residents' safety and security.



Figure 0.2 - Site Plan of Blocks 5 and 6 illustrating perimeter block design with strong edges to surrounding streets. On-street parking spaces allow for additional passive surveillance.



Figure 0.3 - Birds eye view of Grant Park with passive surveillance from the new apartments in Blocks 5 and 6 and no blank walls or gables. Note - future blocks on adjacent sites shown in opaque block form for context only.



Figure 0.4 - Block 5 podium play space with passive surveillance from surrounding apartments

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- **Providing a clear distinction between private and communal or public open space, including robust boundary treatment.**

The boundaries of Grant Park are formed by a mix of low shrub planting, estate railing and trees to create a natural vehicular barrier. It is designed as a safe amenity space for local residents. This approach allows a visual connection at eye level and enhanced passive surveillance from both surrounding streets and apartments above.

Communal open space will be at podium level at Blocks 5 and 6 and will be accessed by the residential cores via secure key fob so will not be an issue in terms of accessibility by the general public.

- **Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.**

Care has been taken at own-door ground floor units to provide defensible space to the front of the unit. This setback allows residents to see visitors approaching. These units are on secondary roads within the development or adjacent to public space which will provide overlooking and passive surveillance.

- **Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.**

This is not relevant to Blocks 5 and 6.

- **Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds**

The original street network design within Clongriffin sought to ensure that traffic volumes and speeds were calmed by design. The road network around Grant Park has been designed so that Lake Street curves eastwards and then north again around it merging with Clongriffin Road to the east. Raised tables at all the key street junctions will help to slow traffic speeds and increase pedestrian safety. Market Street will have a shared surface treatment and flush kerbs to emphasise cycle and pedestrian priority here over that of the car. Hard and soft landscaping and street furniture contribute to making this street safe and attractive. Benches sited along Market Street allow for opportunities to pause and take a rest. Adjacent shrub and tree planting encourages biodiversity and creates an attractive streetscape. The hard landscape material choice is Guangze granite paving with flush kerbs in silver granite banding ensuring an attractive and durable shared surface.

Other design strategies employed to ensure traffic calming include: locating active building edges close to the carriageway, community uses along Dargan Street and Market Street and introducing parallel and perpendicular parking bays and large street trees.



Figure 0.5 - Grant Park boundaries designed to provide a safe amenity space for local residents. Low shrub planting and estate railing allow visual connection for enhanced passive surveillance of the park from the surrounding streets.



Figure 0.6 - Shared surface on Market Street with flush kerbs to signal pedestrian and cycle priority and slow traffic speeds

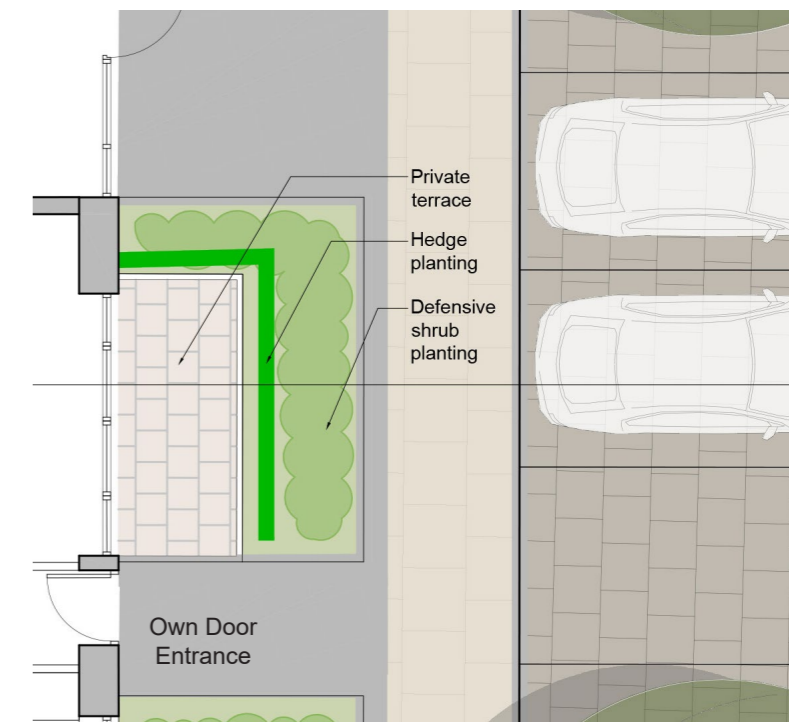


Figure 0.7 - Block 5 - Defensible space at own-door ground floor units allows residents to see visitors approaching. Passive surveillance from parallel parking adjacent.

- **Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.**

This is central to the design of Grant Park. Priority is given to pedestrians safety and planting choices at detail design stage will ensure clear sightlines are maintained. The edge treatment of the park consisting of low shrub planting and estate railing allows a visual connection and route visibility for safety of pedestrians and cyclists. Cyclists and pedestrians can see and be seen both inside and outside the park above the low level shrub planting. Within the park there is mainly grass and select tree planting to ensure clear visibility when walking within the park as a pedestrian. Low level feature mounding is kept to a maximum of 0.5m above kerb level.

At Market Street, cyclists are provided with a clear and direct route from Belltree Park to Lake Street. At Lake Street, cyclists can then progress north towards Grant Park and Marrisfield Avenue or south towards Main Street and on eastwards to Station Square. The shared surface at Market Street has flush kerbs as edge treatment of the road carriageway to enhance pedestrian and cyclist safety.

Footpaths around Blocks 5 and 6 are all a minimum of 2m in width with a wider scope at Market Street where there is the shared surface. Shrub and hedge planting adjacent to footpaths will be low level to ensure clear visibility at ground floor apartments. Clear signage will be used to the circulation core entrances to ensure visitors can find their way easily.

- **Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities**

The design team has incorporated principles from An Garda Síochána Crime Prevention Through Environmental Design Information Sheet in the site layout and design approach to Blocks 5 and 6.

- **Using materials in public areas which are sufficiently robust to discourage vandalism.**

Material and public lighting choices within the public and semi public realm have been carefully considered for their robust qualities.

A comprehensive public lighting design has been carried out to ensure security and discourage opportunities for dark spots where vandalism can be carried out. Public benches and lamp standards are specified for their durability. Visitor bike parking will be stainless steel Sheffield Stands bolted to the ground to discourage vandalism. Public benches will also be securely bolted in place.

Robust materials secured in place ensure vandalism is discouraged. Market Street will have durable stone paving with flush stone kerbs. On-street parking bays will have pre-cast concrete permeable paving. The park paths will be beige tarmacadam and natural grey pre-cast concrete setts.

- **Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.**

The landscape design intent is to provide a visually permeable scheme, using a diversity of native and pollinator-friendly planting and management techniques to improve biodiversity, while being conscious of maintenance requirements.



Figure 0.8 - CGI of Grant Park with Block 6 in the background.

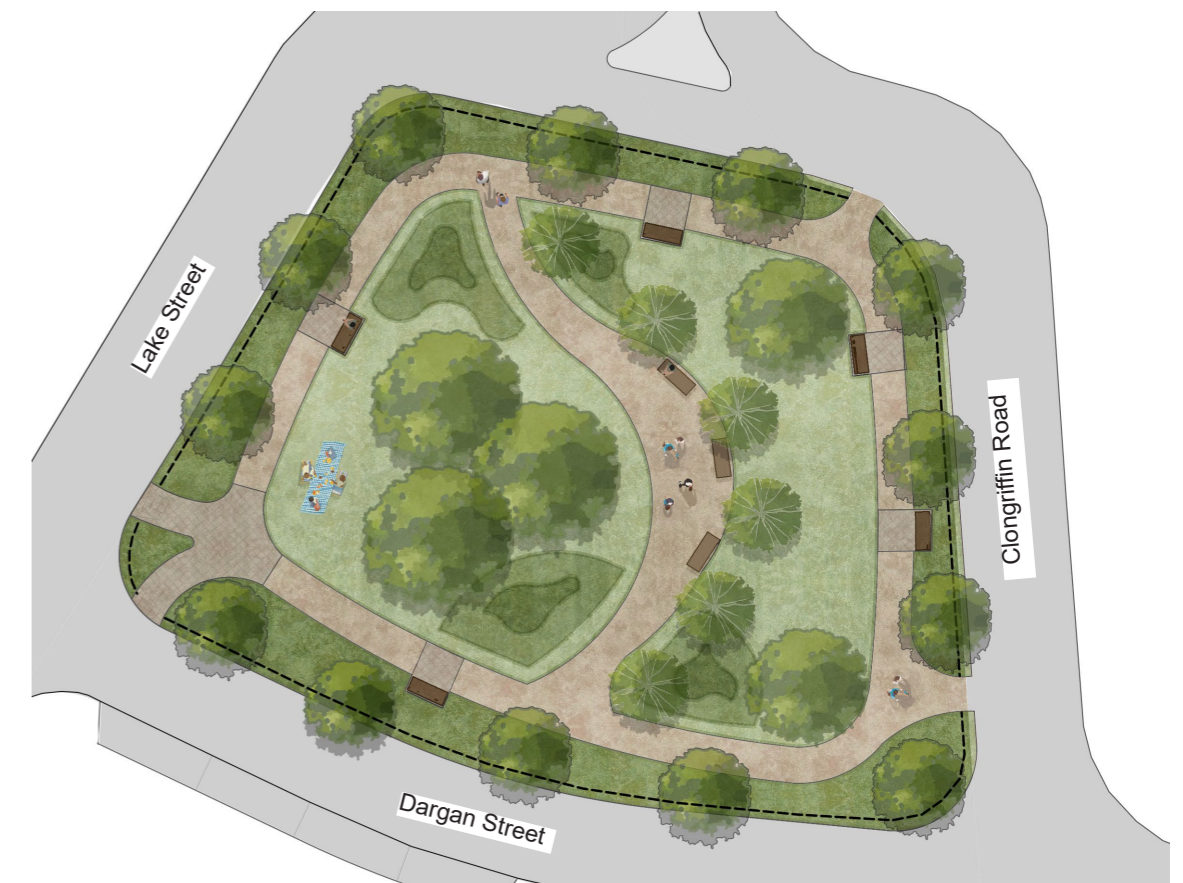


Figure 0.9 - Plan view of Grant Park. Hard surfaces are chosen for their durability with beige tarmacadam footpaths within the park and natural grey concrete setts delineating entrances and seating areas.