

NEXT FOR OSCAR TRAYNOR ROAD SITE

Workshop Report July 2019

Dublin City Council and the Oscar Traynor Consultative Forum hosted a workshop designed by Connect the Dots regarding the regeneration of the Oscar Traynor site.

The aim was to bring together local residents, interested parties, community groups & additional key stakeholders to explore hopes, concerns, opportunities, and ideas for the development. The discussions will inform a letter to the developers for the site.



Host



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Consultation



Connect
the Dots

Production



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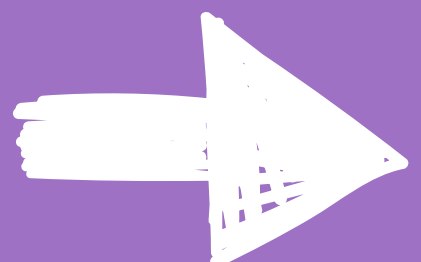
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I. Introduction

This report is a direct record of the activities and outcomes arising from the Next for Oscar Traynor Road Site discussion workshop which was held in Parnell's GAA Club in Coolock, Dublin on Wednesday, the 26th of June 2019, from 6 pm to 9:30 pm.

This report outlines the approach to the workshop, the format of the evening, the project and workshop information as it was presented to the participants, and compiles the contributions made by participants on the night. It also includes analysis of the major insights gathered.

This will be issued as part of the Tender process, acting as a reference point for the potential contractors as they develop designs for Oscar Traynor Road. Based on their tender responses, a developer will then be chosen to begin the works.



II. The Workshop Preparation

Overview

Background

The Council is the owner of the Oscar Traynor Road Site on the border of Coolock and Santry. The Council has set objectives for Development of the Oscar Traynor Road Site as a mixed tenure residential scheme to include social, affordable (cost rental or purchase) and open market units. The Council is seeking to conclude the Contract with the most economically advantageous Economic Operator that has all the right skills and is considered most capable of working in collaboration with the Council, to deliver the optimal solution for the Development Site in accordance with the Key Project Documents and the Council's requirements and to deliver it as efficiently and safely as possible.

About the Workshop

In light of this, Dublin City Council hosted the public discussion workshop that is the focus of this report. The workshop was organised by Dublin City Council, in conjunction with Connect the Dots (consultation process and workshop design) and Happenings (event production).

Approximately 50 people attended the workshop, representing a cross-section of local residents, political representatives, local business owners, community leaders, grassroots initiatives and more.

Workshop Objectives

The primary objectives of the workshop

Influence the brief for the developers by identifying the qualities, attributes and elements that will translate the aspirations for the site into reality. Understand further the hopes, fears, concerns, and ideas of stakeholders in relation to the Oscar Traynor Road Site development Dublin City Council worked in conjunction with Connect the Dots and Happenings to design, publicise, deliver the workshop event. Connect the Dots specialise in the design of civic engagement processes and associated events. Happenings oversaw the event logistics. The steps taken in designing the workshop are on the following pages.

Invitation

The invitation to the workshop was directly emailed to a cross-section of community stakeholders and diverse interest groups. The invitation was also printed and distributed to over 1500 houses in the area surrounding the Oscar Traynor Road Site. Posters and registration forms were also placed at community centres and the local library. The invitation was also shared via social media and on the Council's website reaching 900+ views.

The option was given to register online or via phone. See Appendix [pg.100] to see the workshop invitation.

Co-creation via survey

As part of RSVP-ing to the invitation, attendees were asked to fill out a brief survey. The survey questions asked about what they hoped to get out of the event and what topics they were most interested in discussing. The findings of the survey enabled Connect the Dots to design to design the workshop to be as relevant, productive and valuable as possible for all involved.

Workshop Design

The workshop activities, flow and accessibly designed worksheets were created and designed by Connect the Dots, based on insights from attendees and influenced by Design Thinking and Collaborative Planning methodologies.

Information

Dublin City Council and Connect the Dots prepared a presentation to open the night to provide an overview of the current state of the project, the process to come, and the workshop itself. There were also images out to provide inspiration to attendees of the workshop. Refer to Appendix [pg.112] for the Opening Presentation.

III. The Format

Venue

On arrival in the event space, attendees were requested to sign in. On signing in, participants were directed to a table number and at their table, they each had a nametag.

Space

The room was set up with 9 tables, for approximately 8-10 attendees and 1 facilitator at each. There was a stage at the front of the room for the speakers and presentations at the start and close of the event. Towards the rear of the room there was an area where attendees who did not wish to participate at tables could sit and observe. To ensure clarity and transparency throughout the evening, there was an Information Point where Dublin City Council members were on hand to answer queries as they arose; they also circulated to answer queries.

Timing

To help direct the workshop, Naomi Murphy from Connect the Dots presented each activity, providing attendees with an explanation of the parameters, context, and key questions to be answered on each worksheet. Peter O'Brien from Happenings announced the start of each activity, when there were 5-10 minutes left of each activity, and the end of each activity.

Facilitators

At each table there was a dedicated facilitator whose role was to guide the table members through the workshop process. The facilitators were brief prior to the workshop by Dublin City Council and Connect the Dots, and they were also provided with a facilitator guide by Connect the Dots to assist them during the workshop. The facilitators also took notes with and for the attendees. Each table had approximately 8-10 attendees.

Information Collection

To capture the ideas at each table, there were pens, markers, post-its, and worksheets designed by Connect the Dots to be accessible and engaging. The style of the worksheets for each activity varied with some to be filled out individually while others were group exercises to be filled out together by the group as a whole, with the facilitator helping to take the notes from the group discussions. Refer to Appendix [pg.102] to see the worksheets developed for the workshop.

Butterflies

There were 4 'Butterflies' – the role of each butterfly was to circulate around 3-4 tables each throughout the evening, picking up on key themes and ideas. At the end of the evening, each of the butterflies reviewed their notes, collated ideas, themes, elements and concerns brought up, and then presented a brief summary of their learnings and observations back to the room. The intention of this closing exercise was to give all participants an understanding of the general themes and ideas evolving across the tables.

IV. The Flow

- 6pm** Arrival & Registration (1 hour)
- Attendees signed in and sat at their tables
Refreshments were served.
- 7pm** Welcome
- Part 1 **Introduction**
Hugh McKenna (Dublin City Council)
- Part 2 **Overview of Context**
Overview of the background, process, plan and parameters so far
(Hugh McKenna, Dublin City Council)
- Part 3 **Overview of Event Flow**
Plan for the evening and briefing for individual
(Naomi Murphy, Connect the Dots)

Note: Individual worksheets were given to each attendee at the start of the event called Thoughts & Questions. The purpose of this was to allow them to capture additional thoughts or insights they have from each of the next activities if they feel they was not heard or covered enough in the group worksheets. If they had any questions that could be covered during the time of the workshop or by the Information Point, they could also place them there for the Council to respond to afterwards. [See Page 15]

Workshop

The group work then began, with Connect the Dots introducing each activity and the facilitators guiding their respective groups through the activities and associated worksheets.

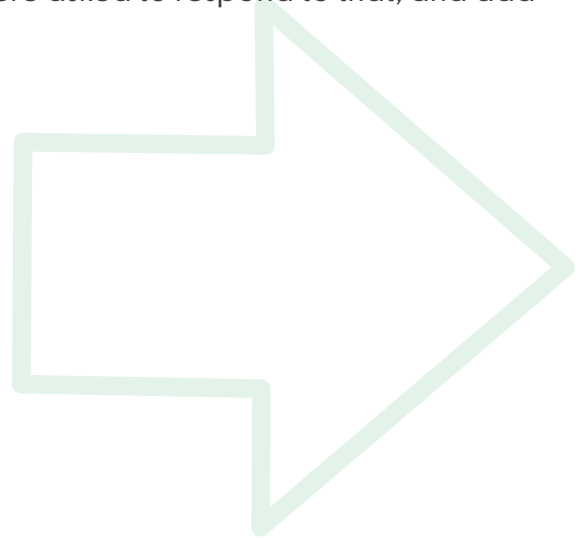
- 7.25pm** **Introductions in groups**
To begin the workshop, round-the-table introductions were facilitated.
- 7:30pm** **Post-It of Main Concerns**
Attendees were given the opportunity to put their top concerns that they would like covered at the workshop on a post-it in the center of their tables – to enable them to ensure they would be noted and responded to during the event.

7.30pm

Activity 1 Future Identity of The Site

This was the first group activity.

The idea of the worksheet was to further develop the vision for the site. Dublin City Council had just shared the current vision for it - so here attendees were asked to respond to that, and add to the vision.



Activity 1 Group Worksheet

Facilitator _____ Group Number _____

The Vision **Future Identity of the Site**

Overview Imagine you are standing in the Oscar Traynor site after the regeneration is complete.
What will it feel like? What will its place be in the area?
What will it provide for the community and visitors alike?

Step 1 Individually, write your initial ideas on this on post-its and then place them below.
Step 2 Place the post-its below in the **Post-It Collection Point**, try to group similar ones together, and then discuss as a groups.
Step 3 Summarise the key points from your discussion in **Summary box** at the bottom.

Post-It Collection Point

Summary

Your contributions are valued.

7.50pm

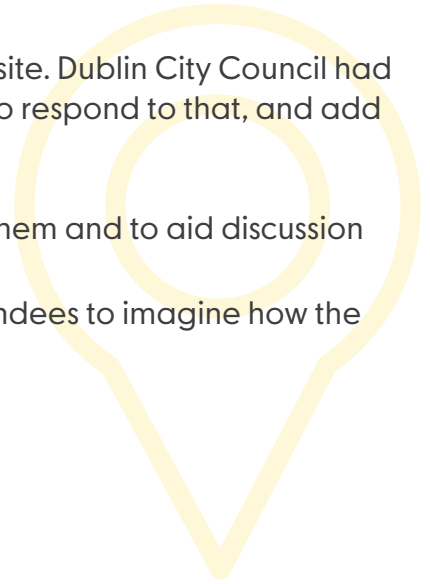
Activity 2 Accessibility, Permeability and Traffic

This worksheet began the series of key worksheets focused on adding to the design brief for the site. Further detail on the topic and prompts can be seen on the worksheets.

The idea of the worksheet was to further develop the vision for the site. Dublin City Council had just shared the current vision for it - so here attendees were asked to respond to that, and add to the vision.

The attendees were also provided with a few tools to help inspire them and to aid discussion

- A large map of the site and surrounding streets (to enable attendees to imagine how the various elements could all work together)
- A site map honing in on the Oscar Traynor Road Site



Activity 2 Group Worksheet

Facilitator _____ Group Number _____

Accessibility, Permeability, and Traffic

Overview Based on what we shared so far on the ideas and limitations for this, how do you think this can work best?
What have we not thought of?
What are your key concerns and how might we respond to them?

Step 1 Take a minute to write down your individual thoughts and place them in the **Post-It Collection Point** to aid in discussion.
Step 2 Now, it's time to develop Design Guidelines.
Together, as a group, discuss your overall vision and write down your key ideas in the **Vision** box.
Step 3 Next, explore how this vision might be achieved and record your thoughts below in the **How** box.

 You can use the map worksheet of the area to pinpoint particular areas of concern (where you think there might especially be traffic issues such as congestion) as that will help us in the planning process.

Post-It Collection Point

Our Design Guidelines

Vision

How might we achieve this?



Your contributions are valued.

8.10pm

Activity 3 Community Gain

This worksheet functioned in the same way as the previous worksheet and was focused on community gain related to site-based and nearby community-related benefits and programming.



Activity 3 Group Worksheet

Facilitator _____ Group Number _____

Community Gain

Overview What is your vision for site-based community gains and programming (creche, the expansion of the school, Multi Use Games Areas, park, playground, adult exercise equipment). How can existing nearby community facilities be improved?

Step 1 Take a few minutes to write your initial ideas on post its and place in the **Post-It Collection Point**.

Step 2 Discuss in your groups and, then put down the key points in the **Summary box**.

Post-It Collection Point

Vision

How might we achieve this?

Your contributions are valued.

8.30pm

Activity 4 The Buildings - Look and Feel

This worksheet was about contributing to the design brief and functioned the same way as the previous worksheet.



Activity 4 Group Worksheet

Facilitator _____ Group Number _____

The Design Brief **The Buildings - Look & Feel**

Overview What kind of building would you want to live in?
How do you want the buildings to look and feel?
What quality, design, materials, and build would you like to see?
What kind of common spaces and the like?

Step 1 Take a minute to write down your individual thoughts and place them in the **Post-It Collection Point** to aid in discussion.

Step 2 Now, it's time to develop Design Guidelines. Together, as a group, discuss your overall vision and write down your key ideas in the **Vision** box.

Step 3 Next, explore how this vision might be achieved and record your thoughts below in the **How** box.



You can use the images around the Map for inspiration (and do feel free to put green dot stickers on the ideas you like best, and red dots on the ones you don't)

Post-It Collection Point

Our Design Guidelines

Vision

How might we achieve this?



Your contributions are valued.

8.45pm

Activity 5 The Outdoors Look & Feel

This worksheet was also about contributing to the design brief and worked the same way as the previous worksheet.



Activity 5 Group Worksheet

Facilitator _____ Group Number _____

The Design Brief **The Outdoors - Look & Feel**

Overview How do you want the outside spaces to look and feel? Would you like allotments, space for balcony gardens, other types of green space or public art? If so, how do you think they could be woven into the space? As there will be a park and access to the river, how do you envision those? Are there any types of park-related programming you'd like to have?

Step 1 Take a minute to write down your individual thoughts and place them in the **Post-It Collection Point** to aid in discussion.

Step 2 Now, it's time to develop Design Guidelines. Together, as a group, discuss your overall vision and write down your key ideas in the **Vision** box.

Step 3 Next, explore how this vision might be achieved and record your thoughts below in the **How** box.



You can use the images around the Map for inspiration (and do feel free to put green dot stickers on the Ideas you like best, and red dots on the ones you don't)

Post-It Collection Point

Our Design Guidelines

Vision

How might we achieve this?



Your contributions are valued

9.00pm

Hopes & Concerns (15mins)

This was an individual worksheet and the last activity.

This worksheet enabled each person to expand upon their concerns and what could be done to ameliorate these concerns. The topics listed were concerns gathered beforehand and not directly covered by the worksheet activities. There was space as well to give detail on additional concerns not covered.

Activity 6 Individual Worksheet

Facilitator _____ Group Number _____

Hopes & Concerns

Here are some additional topics highlighting potential concerns that you may have. Below is a space for you to individually share and further explain your concerns, and then tell us what you think we could do to respond to it. In the 'Other' column you can share further concerns you might have not already listed.

Concerns

Potential Approaches

Construction Activity & Phasing

Safety

Tenure Blindness

Planting & Landscaping

Programming of the Park

Affordability

Universal Design

Other

— Your contributions are valued.

9.15pm

Butterfly Summaries (10mins)

Each Butterfly shared the main themes and ideas they gathered from their tables.

Summary Sheet

Butterfly Name _____

Butterfly Summary Sheet

Table no.	Activity 1	Activity 2	Activity 3	Activity 4	Activity 5	Activity 6	Other

Final Summary

_____ Your contributions are valued.

9.25pm

Close

The Next Steps were reiterated

Supplemental Worksheet – Thoughts & Questions?

Attendees were encouraged throughout document feedback, and any thoughts and questions they had in regards to each activity.



Overview Individual Worksheet

Facilitator _____ Group Number _____

Thoughts & Questions

As we go through the presentation and the activities in your groups, please feel free to add any thoughts or insights that you feel weren't heard or covered enough. In the first column, you can also let us know any thoughts or ideas related to the FAQ sheet. We want to ensure everyone's voice is heard. If you have any questions that cannot be covered during the time of the workshop, you may also put them here and the Council will collate and respond to all.

FAQ	Activity 1
	Activity 2
	Activity 3
Presentation	Activity 4
	Activity 5
	Activity 6

Your contributions are valued.

V. The Analysis

Introduction

The main findings from the five group workshop activities and two individual worksheets are summarised in this section of the report. The purpose of this analysis is to identify the key trends and themes across the groups for the purpose of ease of sharing insights from the workshop. It is important to note that it may not include opinions that did not trend across the attendees; however, these opinions and voices are equally as important.

The first section reports on people's general feelings about the development and what their future vision of the site is. In the following four activities people were asked to outline their vision for particular elements of the development, and how that vision might be achieved. The outputs under each heading are summarised. Those elements chosen were informed by suggestions from the Consultative Forum and a general survey to the community.

They were:

- Accessibility, Permeability, and Traffic
- Community Gain
- The Buildings - Look and Feel
- The Outdoors- Look and Feel

Finally, key themes relating to individuals hopes and concerns on the construction and outcome of the development are summarised.

Activity 1 – Future Identity of the Site

Summary

Following the DCC presentation on its expectations for the site this exercise was an opportunity for participants to express their feelings on how they envisioned the development proceeding. Two perspectives prevailed. The first was the development was an imposition, something that was being rushed through in response to the housing crisis without any acknowledgment of its likely impact on the existing community. From this perspective the development was seen as a problem something that would worsen local traffic conditions, put a strain on community services and possibly lead to an increase in anti-social behaviour. Underpinning this perspective was a belief that little account would be taken of these concerns in the design and planning processes, that political and commercial expediency to build the maximum number of housing units would prevail.

The second more optimistic perspective was the development represented an opportunity to create a more integrated and family friendly community in the area. If planned, developed and managed properly, the view was that long-standing issues such as traffic congestion, social amenities, area landscaping and connectivity with other neighbourhoods could be addressed in a creative and inclusive way. Many practical suggestions based on local knowledge are put forward in the following sections to improve these activities. There is a green sub-text to many of these suggestions with a focus on public transport, walkways, nature friendly landscaping and energy efficient buildings.

Key themes emerging from groups

Based on these perspectives three discussion themes emerged in relation to the future development of the site.

- **An opportunity to set a new standard** – an acknowledgment that the development was needed and presented an opportunity to create a new standard in housing provision.
- **A development that is integrated and family friendly** – that it should be planned and constructed in a way that it integrates with the community and is inclusive in terms of all family type and age.
- **The need to build trust** – that the output of this and other consultation processes would be fully considered in the design and planning process and assurances given that the development will be properly managed in the future.

An opportunity to set a new standard in housing development – ‘green, calm clean’

- There was a general awareness of the strategic importance of this development in addressing the housing crisis and an acceptance that it would be likely to proceed.
- However, there should be a more realistic assessment of the likely impact on areas such as safety and security, water supply and traffic congestion.
- Participants saw this as an opportunity to develop a model housing development one that is fully integrated into the existing community and serves the needs of all family types.
- It should be ‘green, calm, clean’ to quote one post-it – well landscaped, properly managed, pedestrian friendly and served with good public transport.

Integrated and Family Friendly

What is envisaged is a diverse but stable community one that blends with the existing area.

- Frequent references were made to the needs of older people, including those in the area who might want to step down to accommodation in this development.
- Housing units should cater for a wide for all family types, it should be a neighbourhood that works for everyone.
- It was felt that too high a density would counteract this.
- Apartment blocks should be designed to be family friendly and should not exceed 6 storeys.
- Neighbourhood integration is mentioned frequently as something that is desirable through transport, social amenities, pedestrian walkway and footbridge construction, and landscaping plans.
- Adherence to the specified tenure mix is important, all private dwellings should be owner occupied, no AirBnB.

Building Trust

- Whether the development is perceived as an imposition or welcome was dependent on people’s level of trust the planning process and the future commitment of DCC to overseeing the construction and future management of the site.
- Concerns were expressed that the development would be completed on time and not spread over the years as happened in the Ballymun regeneration scheme.
- Frequent comments were made that the views of the community would likely be ignored or overruled in the design and planning process.
- There was uncertainty expressed as to who would be responsible for the management of the completed development and social housing units
- References were made to negative experiences made with other developments in the area particularly the Ballymun regeneration project.
- On the other hand, DCC is looked to as the guarantor to ensure that the development is built to standard and on time and properly maintained in the future.
- Suggestions were made too that work of the Consultative Forum be added to this report.
- There was also some confusion on how this consultation would combine with the output of the consultative forum in developing a brief for the developer.

Activity 2 – Accessibility, Permeability, and Traffic

Summary

In this activity participants were asked to respond to the DCC's initial ideas for traffic management and accessibility for the proposed development. What were their key concerns and what measures might be taken to address those concerns? Each table was asked to give their vision of what might work best and how that might be achieved. The negative and dominant view was that the proposed development would exacerbate what was already a chronic traffic situation. The positive vision was that planning for the development would enable some of the existing traffic problems to be addressed. Attendees took the opportunity to elaborate on those existing problems and to suggest a wide range of measures that might alleviate them. Comments focused on both vehicle and pedestrian traffic.

The Vision

The vision is that issues related to both vehicle and pedestrian traffic in the whole area be addressed in advance of any development; to use the development as one optimistic participant remarked as a 'golden opportunity to sort it out once and for all'.

Key Themes for Improvement

The consensus was that a revised traffic plan for the area must address long standing issues in the area including:

- **Traffic to and from Beaumont Hospital** including ambulance traffic
- **Overflow parking** in the neighbourhood by staff and visitors.
- **Congestion at the M1 roundabout** and **unsafe crossing conditions for pedestrians** on this roundabout.
Maintenance of existing pedestrian **rights of way** or walkways particularly those used by children attending local schools.
- Improved **connectivity with Santry Village** and Park.

There were mixed views on **site permeability** with some favouring pedestrian and bike access, others insisted that cul-de-sacs in neighbouring estates should be maintained.

How this might be achieved

A wide range of measures were suggested which are obviously interdependent incorporating public transport, road and bridge construction, traffic rerouting and parking arrangements.

These included:

- Park and Ride Facilities with shuttle bus service to hospital and local shopping centres.
- Restrictions on traffic through existing estates – including construction traffic.
- Widening of Oscar Traynor Road to include a cycle lane.
- Suspension of bus lanes as they are underutilised at present - perhaps an element of flexibility needed.
- Construction of a footbridge over M1.
- Providing good quality pedestrian routes to bus stops and other local amenities.
- Dividing the site into 4 development areas with access points leading out into 4 different areas which included opening up the cul-de-sacs.
- Keeping cars to periphery – use of multi-storey car parks.
- Allowing access to the estate from N32 / R139 and open Clonshaugh Industrial Estate out onto N32

Activity 3 – Community Gain

Summary

In this activity people were asked to set out their vision how the development might be used to enhance the quality of community life in the area and how that might be achieved. Attendees were most positive in relation to this aspect of the development with strong hopes that facilities for younger people can be upgraded in the area and the development could bring more social life into the area. Fears were expressed about failed retail units being boarded up and vandalised. They were also against the idea of having landlords and favoured owner-occupiers that had to own the property for 10 years before selling as they wanted new homeowners to get involved in the community. Some suggested having senior citizen housing in the development which would free up 3 bed council homes for families in the area.

The Vision

Key themes that emerged in this discussion were

- **Neighbourhood integration** and the need to make the area family and age friendly.
- The opportunity to improve **the quality and accessibility of existing community facilities**
- The need to **adhere to the proposed tenure mix** and tenancy status.

An integrated community

The vision outlined under this heading by attendees was an area that would be welcoming for all of the community, a new village centre that would draw people from neighbouring estates.

Comments on this theme suggested:

- Senior citizen supported housing – integrate this age profile into mainstream.
- Access for local children to local schools
- Integrated landscaping with neighbouring estates and similar tree planting in those areas.
- Provision of bus systems that would be integrated into the community as a whole
- Bringing a new community into the existing one.

Better Facilities and Services

There was a general wish that the opportunity would be taken to upgrade and improve access to all community facilities. Specifically, suggestions were made to:

- Expand Gaelscoil Colmchille to take a double stream of class intake.
- Provide a New Educate Together School.
- Construct a DCC run family resource centre or civic building where people can congregate.
- Expand existing youth facilities.
- Community facilities & shops.
- Provide better public transport links.
- Provide co-working units in which people can work locally and avoid commute.

Some favoured small-scale retail or other services units being included as a community asset, especially for older people. Others feared failure of these businesses with consequent unsightly boarded up units.

Adherence to Tenure mix

Comments in this area seem to reflect an anxiety that the tenure mix might shift heavily in either direction. The desire is for a strong stable community with minimum transient occupancy.

Typical commentary included:

- Private means private – owner occupied.
- Owner occupied also means no AirBnB.
- 30% social guaranteed, although not stipulated if this is maximum or minimum.

How that vision might be achieved

- Attendee Ideas for Community Gain.
- Improve connectivity to Santry and other areas.
- Give first preference to locals for social housing
- Respect motion passed giving land in front for Gaelscoil for community use
- Restrict sale of private dwellings to owner occupiers.
- Provide space for socialising, especially for older people – see also section on outdoors.
- Build accommodation for older people beside or over retail units as was done in Ballymun.
- Ensure community officers engage in the community again
- Involve community officers in Master Plan at start not after building
- Include co-working units in the development with good IT support.

Activity 4 – The Buildings: Look and Feel

Summary

In this activity people were asked to give their views on building design, the look and feel, the materials used and the kind of common spaces within. Green not grey was the common theme. The appearance of the buildings would be softened by good quality landscaping. Buildings themselves would have materials which would be low maintenance and blend in with local housing, brick being favoured.

The Vision

Comments centred on three themes the external appearance of the buildings, including building type, the quality of construction and future maintenance.

External Appearance

- No concrete jungle was a common expression used.
- Balconies on apartment blocks that are that are good to view. They should be wide and seen as an attractive living space to both residents and passers-by.
- More like Northwood, less like den style accommodation in Geraldstown.
- There was a strong worry that the apartment blocks might go above 6 storeys.
- An attractive entrance area to the site that would be welcoming for all.
- Cars out of sight as far as is possible.
- Softened by trees and/or living walls.

Quality of Construction

- Traditional, more brick less steel, glass, concrete.
- Built with quality materials that weather well and are low maintenance.
- No timber cladding because of need for regular maintenance.
- Common suggestion that buildings be energy A -rated with solar panels where appropriate.

Future Maintenance

A common concern expressed about the standard and responsibility for maintenance of buildings particularly those not owner occupied.

How it might be achieved

Keeping buildings green and clean:

- Eco friendly, low maintenance materials.
- Windows that open inside so they can be cleaned by inhabitants themselves especially in apartment blocks.
- Sufficient laundry and storage facilities in each apartment block- nice plants no underwear on balconies.
- Use latest concepts in sustainability accountability for social housing.
- Planting to improve sound proofing of boundary from traffic noise on M1.
- Good width between blocks to allow in lots of light and support privacy.
- DCC to put a clause into the conditions that they would have to adhere to the height restriction.

Activity 5 – The Outdoors: Look and Feel

Summary

In this activity people were asked to envision how the outdoor space in the development might look like and how it would be used. Would they like allotments, space for balcony gardens, other types of green space, public art, and if so, how they could be woven into the space? What were their views on access to the park and the river that will go through it? Again, this was an aspect where there were generally positive views with people seeing the park area as an asset to the wider community provided it was properly maintained and managed. There were some concerns about the maintenance of rights of way and doubts about the safety of river and whether it would attract vermin.

The Vision

The general theme of discussion was that the outdoor area would be a safe and enjoyable space to be in. As with buildings, there was a focus on future proofing and ensuring that outdoor areas will be properly maintained with clear responsibility for such maintenance.

An enjoyable space to be in – green, calm, clean.

Here is a cross section of commentary from participants describing what the area might look and feel like.

A fun, dynamic environment

- Street furniture that adds something – as in IFSC.
- Painting on walls, designs on the paths
- Pieces of positive art that would create positive happy connections
- Sand pits and BBQ equipment for open use.

An active area

- Walking / running track around the perimeter of the site to keep joggers / pedestrians away from road users
- Multi Use Games Area, park, playground, adult exercise equipment.
- Place to keep bikes.
- Allotments especially ones geared towards getting youth involved in them to emphasise respect for the community

A peaceful and safe place

- Wildlife around area – foxes, birds etc there now and that which will come in like swans.
- Creative water feature drawn from river.
- Leisurely, calm atmosphere and safe pedestrian walks within estate and to Santry Park.
- Lighting to make you feel safe
- Dedicated dog area in park
- Railings for visibility in both directions

How it might be achieved

There were many practical suggestions based on local knowledge as to how this area might be developed.

The River

This included several comments relating to the river feature with conflicting views as to whether it should be surfaced or not.

- Possible river flooding – has this been looked at?
- Water pumped from Port Tunnel into Naniken river should be filtered.
- Use Castlefort River as an example of river containment or look at Santry Park for examples of attractive water features.
- Leave the river under the ground – do not want it open
- Take measures to control rodent infestation which is a problem at the moment.

Landscaping

- Halloween bonfire concern – landscaping should be designed to avoid building one
- Lorcan previous dumping soil for Port Tunnel – land to be levelled out to prevent flooding which presently occurs.
- Maintain the existing tree line as far as is possible.
- Allow some greenspace at edge of new build for existing estates who have enjoyed such space for decades.
- Design for a culture of pedestrian activity which leads to community and integration

Area Maintenance

- DCC managed park with sports facilities, exercise areas, opening & closing teams and staffed.
- Public footpaths & roads to be in DCC control from the outset.
- Consultative forum must be in talks with builder for masterplan.

Additional Hopes and Concerns

The workshop section gave attendees the opportunity to highlight their individual hopes and concerns in relation to the development of the site how they might be addressed. Another sheet allowed participants to note their own thoughts on the information and presentations given to them and the content of each of the activities. People used these sheets to express individual concerns or impact on particular neighbourhood. A cross section of the remarks and issues raised is tabulated below. In general, they echo many of the thoughts expressed in the group work but allowed people to express individual opinions or fears in relation to the tenure mix and future management of tenancy in the development. Hopes and concerns relating to the construction period and general safety are also featured. Proper control of construction traffic, the safety of children and minimisation of site dust, mud and noise contamination were common themes. Most of the suggested remedies focus on maintenance of the integrity and standard of the development – how to keep it ‘green, clean and calm’.

Issue	Hopes or Concern	Suggested Remedies
Construction Activity and Phasing	How will residents be affected when building happens on the site?	Lorries or good vehicles exit to Lorcan Park or Crescent during construction
	Where will construction traffic enter onto the site?	Needs to be done quickly & with a lower density of houses albeit on a phased basis.
	What controls on HGVs and other traffic?	Special traffic plan needed for the construction period Proper management and supervision.
	Parking for construction workers?	Suspension of construction traffic during busy periods such as pre-Christmas period.
	What controls on site mud and dust?	Ban on construction traffic through neighbouring estates.
	Be aware that the site has been used as a dump.	Allow entrances from a new part of the Oscar development to Lorcan
	What happens if developer pulls out during construction phase?	DCC prepared to step in to complete development Proper site management, parking compound for construction workers big and located to minimise disruption.
Safety	Vermin infestation during construction period.	Security 24/7
	Pedestrian hazards especially to school going children.	Lighting throughout Ensure concealed spots on site are avoided to minimise anti-social behaviour
	Fear of anti-social behaviour and strain on current policing capacity.	Liaison with Garda to minimise anti-social behaviour
	Flight plan for traffic over development to Dublin Airport.	Site boundary must be kept secure Passive surveillance

Issue	Hopes or Concern	Suggested Remedies
Tenure Blindness	Resentment between different types of residents.	Ensure affordable and social accommodation is distributed across development
	Proper vetting of social housing tenants. Affordable & private housing losing out to public provision.	That there should be step down facility for empty nesters in the future.
	50% should be affordable No vulture funds or pension funds ownership.	Should have every type of unit in the affordable section 1-4 beds etc & for disabled / elderly
Planting & Landscaping	Who will maintain?	Proper year-round maintenance Safe containment of river.
	Safety of the open river?	
	Attention to effect on wildlife.	Make it appropriate – include sensory ideas for people with disabilities.
Programming of the Park	Responsibility for organising?	
	Art sales	Set up community hub to organise
	Public art and music performance? Food stalls?	
Affordability	Equitable system and pricing.	Do not allow market resale of affordable housing.
	Allocation to local applicants.	Prevent access process from being politicised.
	Affordable for family buyers.	Make process transparent
Other	Housing that would be suitable for aged and disabled.	
	Address of area, Dublin 5 or 9?	
	Fear that development will worsen existing water pressure problem.	That DCC should be more assertive in its representations for the project.
	That current government guidelines mean that DCC stipulations can be effectively ignored – ‘An Bord Pleanála will decide so what’s the point’?	Universal design of buildings and open areas. Improvement in water supply.
	Agreement with phased project so that infrastructure can be developed	

Final Thoughts and Questions

In both group and individual contributions, the tension between regarding the development as an imposition or as a community asset is evident. One individual reaction to the DCC presentation highlights this when s/he suggest that this is a positive development overall and that perhaps that DCC is being too defensive about it. Perhaps the suggestion is that the DCC should be more assertive with potential developers and Bord Pleanála on the standards it wants to see and in advancing the greater needs of the community.

Some questions that featured on the worksheets may have to be returned to in future consultations and during the planning process including:

- Does higher density necessarily mean higher buildings?
- An Bord Pleanála will decide so what's the point of these consultations?
- What happens next?
- Who will be responsible for the development on completion?
- What happens if there is another downturn?

Thanks to all who took part in this consultation process.



NEXT FOR **OSCAR TRAYNOR** ROAD SITE

Host



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Consultation



Connect
the Dots

Production

