

BUILDING HEIGHT STRATEGY

One of the challenges of growth in housing demand is not to build in the Dublin mountains, force people into long commutes or build high rise in inappropriate locations. To help address these contradictions the Council conducted a Building Height Survey to establish an appropriate policy.

Some of the main points from the 70 page document are the need to:

- i) Protect the residential amenities of the County
- ii) Protect areas of exceptional beauty
- iii) Allow for landmark buildings in local and district centres
- iv) Promote higher density around public transport corridors.

The consultants recommend a benchmark height in most locations, while allowing for individual landmark buildings at some locations. Among their recommendations are:

- a limit of 4 storeys at Dun Laoghaire to protect the skyline
- a limit of 2-3 storeys for the coastal and historic towns and villages of Blackrock, Booterstown and Monkstown
- allowing a cluster of high rise at Sandyford
- benchmark heights of 4-6 storeys at Cherrywood and Dundrum but allowing for occasional landmark buildings of 10 storeys
- benchmark height of 5 storeys at Cornelscourt and Stillorgan, but allowing landmark buildings of 9 storeys

In all cases the consultants stress the importance of the quality of the proposed buildings and their relationship to existing buildings and streetscapes.

HISTORIC OBELISKS

Conservation work costing euro 141,000 has now been completed on the Killiney obelisk.

The obelisk was originally built in 1742 by John Malpas and restored in 1840. While built as a "folly" to highlight the splendid view it would have generated significant work for local people in hard times.

Included in the restoration work was reinstalling a flight of steps to a viewing balcony, re-instating blocked openings, doors and windows in this 2 storey building. Further information can be seen at www.dlrcco.ie/pressreleases/obelisk.htm

Our local obelisk in Carysfort, Blackrock was built in 1727 in dedication to Lady Allen. It is 50 feet high and was designed by Edward Lovett Pearce. Following enquiries I am informed that an outline conservation proposal has been prepared for consideration in 2008, if finances permit.



Instead of sending Christmas cards to my constituents this year I have decided to make a charitable donation to the Blackrock Hospice.

Therefore I would like to take this opportunity to wish you and your family...

*a Merry Christmas &
A Happy New Year!*

Cllr Marie

Baker

Newsletter 2007



Cllr. Marie Baker
Working hard - Keeping in touch

Key Contents

Rock Road QBC, Stillorgan Local Area Plan
Planning - Building Height Strategy
Mount Merrion Avenue QBC
Obelisks at Killiney and Carysfort

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LOCAL ISSUES

QBC ON THE ROCK ROAD

A survey, commissioned by me, has shown that the new Quality Bus Corridor (QBC) on the Rock Road does not have the promised number of buses. The route should have, on average, a bus every 3 minutes to qualify as a QBC route and this is what was promised when the route was opened.

However over a two hour period in evening rush hour my survey found only 28 buses, rather than the minimum of 40 buses to qualify as a QBC.

The introduction of the QBC had already been delayed at the request of the Councillors until assurances were received from Dublin Bus and the Quality Bus Network Office to provide sufficient buses.



These promises haven't been delivered upon. Therefore what we see now are empty bus lanes with the motorists squeezed into one lane. Among the 28 buses counted were 8 of the new no. 4 route, which only goes as far as Blackrock. What this does is artificially inflate the number of buses using the QBC but it does nothing for commuters beyond Blackrock.

I have written to Dublin Bus with this data requesting they provide sufficient buses to justify the QBC, if it is to continue.

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QBC ON MOUNT MERRION AVENUE

I would like to compliment the Mount Merrion Avenue Residents Association for the way in which they have engaged with the Quality Bus Network Office and officials from the Council to achieve significant changes in the design of the proposed QBC. While many of us have doubts as to the logic for a QBC in the first place, the Association has nonetheless achieved significant concessions. These include

- preservation of nearly all the trees and a commitment to plant more, giving a net gain of over 30 trees. This is important to help preserve the character of the Avenue
- change in design to preserve footpaths widths and provide indented parking bays where possible
- the moving of ESB cables underground on the north side of the Avenue
- the addition of new pedestrian crossings

These concessions were achieved by the Association through significant hard work over the last 3 years. The engagement and flexibility of the QBN and Council officials should also be recognised.

BOOTERSTOWN AVENUE – LEFT TURN FILTER

I am continuing my efforts at Council level to have the left turn filter at the bottom of Booterstown Avenue reinstated. By doing a count one morning during rush hour I have confirmed that approx. 86% of traffic turns left, which is my view justifies the left turn filter.

STILLORGAN LOCAL AREA PLAN

The Stillorgan Local Area Plan has recently been adopted. The final plan included various alterations following public consultation. The Plan is designed to give planners a framework within which to judge individual planning applications.

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However there is already a conflict in that while a building height restriction of 4-5 storeys applies (with two slim landmark towers of 9 storeys) approval has already been given by An Bord Pleanala for a building of 12 storeys.

While I warmly welcome the abolition of the proposed flyover, which would have negatively impacted residents in Patrician Villas and Stillorgan Park Avenue, I believe the traffic issue has not been solved by this plan.

CARYSFORT PARK POND

I ensured that provision was made in this year's budget for the dredging of Carysfort Park pond. To date this hasn't happen, but I am informed that it will go out to tender in the coming months.



SKATEBOARD PARK AT MONKSTOWN POOL

A new skateboard park and climbing walls have now opened at Monkstown Pool. Details can be obtained at www.monkstownpool.com

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