

# **What Next for Emmet Road?**

**Public  
Consultation  
Survey.**

# 01. Introduction

This report shares the findings of a survey developed by *Connect the Dots* and aimed to give local residents, visitors and local stakeholders of Inchicore/Kilmainham an opportunity to share their insights and ideas with us on the proposed Dublin City Council Mixed Use Urban Quarter including Cost Rental and Social Accommodation on the site of the former St Michael's Estate at *Emmet Road, Inchicore, Dublin*.

The survey and report have been prepared by Connect the Dots on behalf of Dublin City Council (DCC) and Architect-led integrated design team, Bucholz McEvoy.

## **The objectives of the survey were:**

- For the community of Inchicore/Kilmainham to share their insights and ideas with the Integrated Design Team on the proposed development at Emmet Road.
- To support DCC and the design team address any gaps related to the studies (e.g. community resource mapping) that have been undertaken for the design process so far.

This survey forms the first of a four-part consultation process. It aims to capture and synthesise feedback from the public before Dublin City Council lodge a planning application to An Bord Pleanála.

It must be acknowledged from the outset that many of the activities envisaged as part of this consultation phase, such as in-person workshops and community exhibitions, have been complicated by the COVID-19 pandemic and changing public health guidelines happening in the background. These external factors meant that the survey became even more important as a starting point to gather information from the community.

## 02. Methodology

Connect the Dots worked with Dublin City Council and others to ensure that despite the current difficulties of in-person consultation (as a result of Covid-19), we can capture input from the widest range of the public possible to feed into this phase of the consultation. Alongside our online survey we developed additional survey options to ensure that those for example with limited online access, would not be excluded. Below we set out the different survey methods we employed, as well as the rationale for doing so.

Survey method	Description & Rationale
<b>Online survey</b>	A survey to capture the public's insights and potential areas of concern about the proposed DCC Development was available online. Connect the Dots expanded the number of questions and topics covered by the survey. This was to ensure we could capture a wide array of insights related to the Development, in the case that in-person events were entirely ruled out (based on public health guidelines at this time).
<b>Hard copy survey</b>	A hard copy version of the survey above was made available. There were a number of shops & businesses around the Kilmainham/Inchicore area for the collection and drop-off of completed surveys. Members of the Inchicore Regeneration Consultative Forum (IRCF) assisted in the distribution and collection of surveys. This was to ensure older members of the community (e.g. those who may be cocooning) are given the opportunity to feed in to the consultation.
<b>Telephone survey</b>	A DCC staff member was available by telephone to assist anyone looking to complete the survey over the phone. Questions were read out to the respondent. This is to ensure that those with accessibility issues (such as visual impairment) can feed into the consultation.

## 02. Methodology

### **Child-friendly survey (ages 7-12)**

### **Young person- friendly survey (ages 12 - 17)**

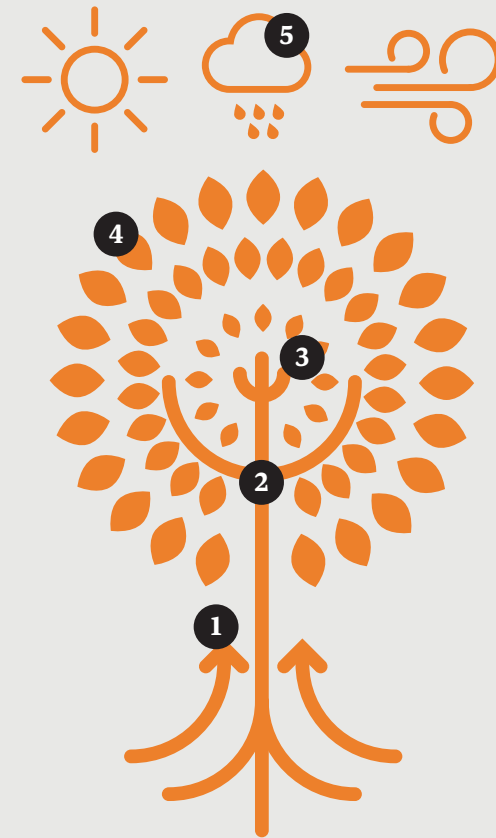
A simplified and shorter version of the survey was prepared for the local schools. Hard copies were circulated to the 3 primary schools and 1 secondary school in the Inchicore/Kilmainham area. This survey option included an additional provision for guardians to give their consent to have their child complete the survey. Ireland is a signatory to the United Nations Convention on the Rights of the Child (UNCRC). In practice, Article 12 of the UNCRC emphasises the importance of consulting with young people and encouraging their involvement in local democratic processes and decision-making. Connect the Dots, Bucholz McEvoy and Dublin City Council were all committed to ensure children and young people in the area were given an opportunity to feed into the consultation (via age-appropriate channels).

## 03. Structure and format of the survey

In order to provide a structure to the public consultation, the survey was created using the design team's five key 'Design Layers'. The layers correspond to various aspects the design of the project will need to address - see image below.

### Multi Layered Design Approach

<b>1 Attractive Vibrant Neighbourhood</b>	<ul style="list-style-type: none"><li>— Strong Inviting Public Realm</li><li>— Distinct Sense of Place</li><li>— Accomodating Diverse Mix of Users</li><li>— Connected and Permeable</li><li>— Supporting Multi-Faceted Sustainable Mobility Strategy</li></ul>		
<b>2 Connected Living Community</b>	<ul style="list-style-type: none"><li>— Inclusive/Variety of Dwelling Typologies</li><li>— Regenerative Communal Open Spaces</li><li>— Shared Facilities</li><li>— Safe</li></ul>	<b>4 Affordability over time</b>	<ul style="list-style-type: none"><li>— Economically Effective</li><li>— Design Efficiencies</li><li>— Low Maintenance Costs</li><li>— Low Servicing Costs</li><li>— Supporting Local Economy</li></ul>
<b>3 Healthy Homes</b>	<ul style="list-style-type: none"><li>— Homes fit for living</li><li>— Natural Daylighting</li><li>— Good Air Quality</li><li>— Private Open Space Optimised</li></ul>	<b>5 Resilient</b>	<ul style="list-style-type: none"><li>— Climate Responsive Passive Design</li><li>— NZEB Plus</li><li>— Green/Blue Infrastructure</li><li>— Adaptive Structural Strategy</li><li>— Flexible Energy Infrastructure</li></ul>



### 03. Structure and format of the survey

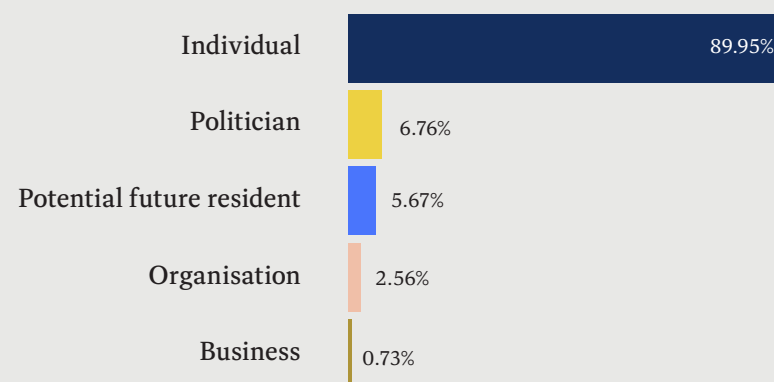
#### Robustness of the data

The public survey received a total of 870 responses (this includes 208 responses received of the young person-friendly survey). 380 surveys were also collected in hard copy format.

- 650 people answered 17+ questions
- 1,697 people opened the survey link
- 208 young people (under 18) filled out the hard copy surveys

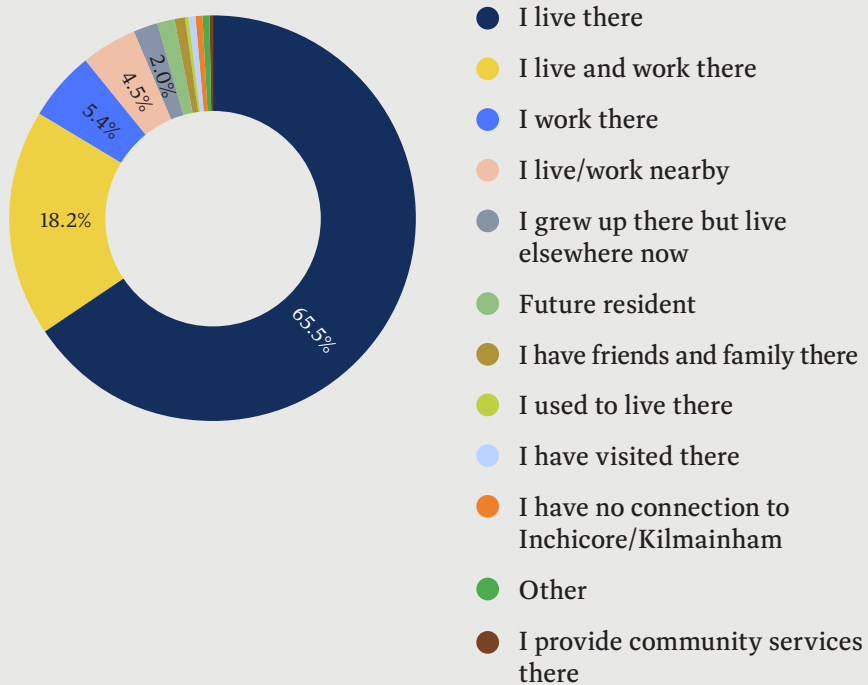
#### Section 1: About the respondents

A Who has replied - People were given an option to respond on behalf of an organisation or entity or as an individual.

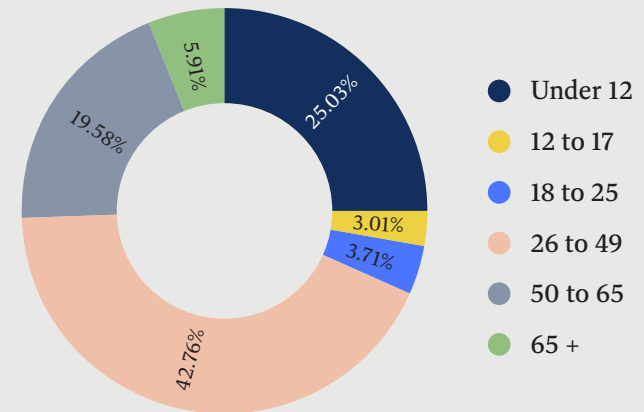


### 03. Structure and format of the survey

B Breakdown of respondents' relationship to area



C Age Profile of Online Survey Respondents



### 03. Structure and format of the survey

Specifically, in terms of the local organisations, groups and businesses that responded to the survey, we received responses from:

FIBI Friends of the International Brigades in Ireland	Core Youth Service
Bulfin estate	Inchicore National School
Dublin Food Coop	Canals Local Policing Forum
Dublin Roller Derby	Common Ground
Inchicore Environmental Group	Bulfin Ladies Club
Back of the Pipes Residents Association	Drimnagh Residents Community Group
Flanagan's Fields Community Garden	Frontline Make Change
D8 Development	Liffey Gaels GAA Club
Woodfield Terrace Residents Group	St. Michael's Regeneration Team
Kilmainham Inchicore Forum	St. Michael's Family Resource Centre
Fumbally Exchange	Inchicore Men's Shed
Dublin Food Co-op	Age Friendly Alliance DCC
Rascals Brewing Company	Stillgarden Distillery

#### 'Other' Respondent Nationalities

Polish	Swedish
No nationality	Slovenian
Italian	Slovakian
English	Romanian
Australian	Nigerian
Spanish	New Zealander
Scottish	Greek
British	German
Brazilian	French
Venezualan	Finnish
Austrian	Czech
Argentinian	Cypriot
American	Canadian

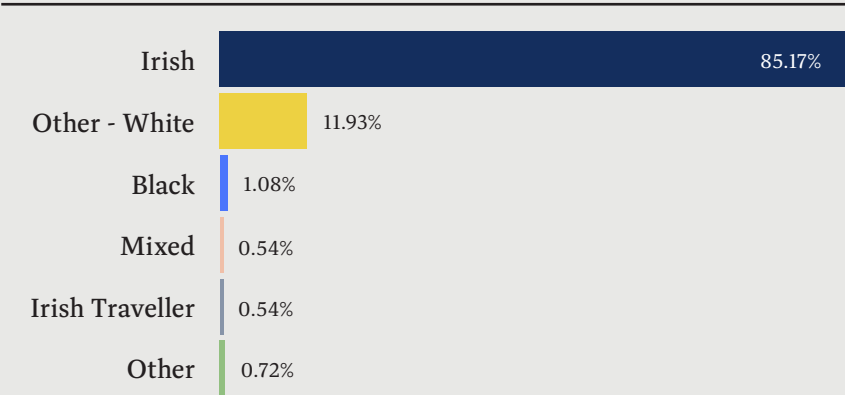


03. Structure and format of the survey

Ethnicity

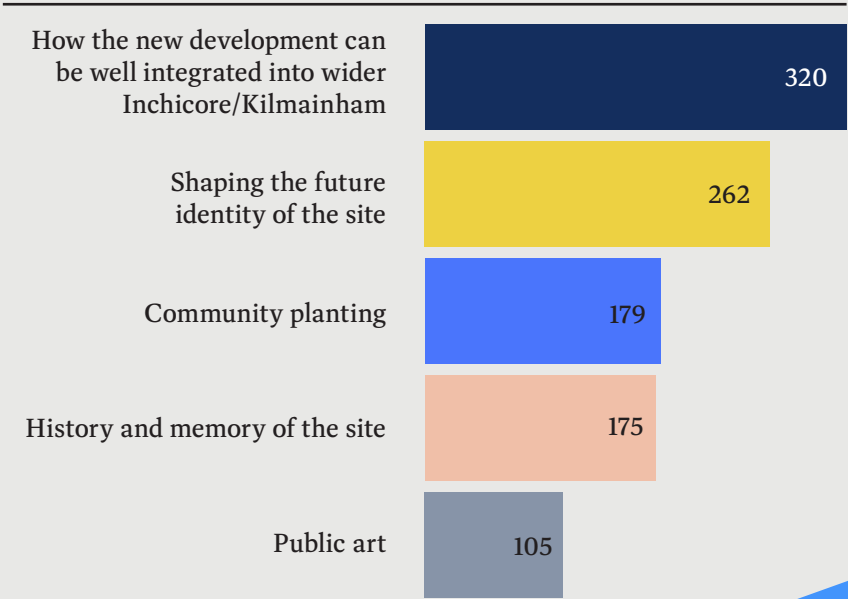
The chart below illustrates the breakdown of survey respondents by ethnicity.

Breakdown of survey respondents by ethnicity



Section 2: Understanding the public’s motivations for getting involved in the consultation

To gauge the public’s interest in getting involved in the consultation at this stage, and to ensure we could take the public’s preferences into account in future phases of the consultation, Connect the Dots included a question about the kinds of topics that were most pertinent to the Emmet Road Development.



## Layer 1: Attractive Vibrant Neighbourhood

To gain a better understanding of respondents' perceptions of Inchicore and Kilmainham today, and future aspirations for the area, we included two questions in the survey asking that respondents to share three words to the following questions:

- 1 “What 3 words best describe how you view Inchicore/Kilmainham today?”
- 2 “What 3 words describe your future vision for Inchicore/Kilmainham?”

Below we present the results of these questions in Word Cloud format.

### Word Cloud 1: Respondents' perceptions of Inchicore/ Kilmainham today



### Layer 1: Attractive Vibrant Neighbourhood

**Word Cloud 2: “What 3 words describe your future vision for Inchicore/Kilmainham?”**

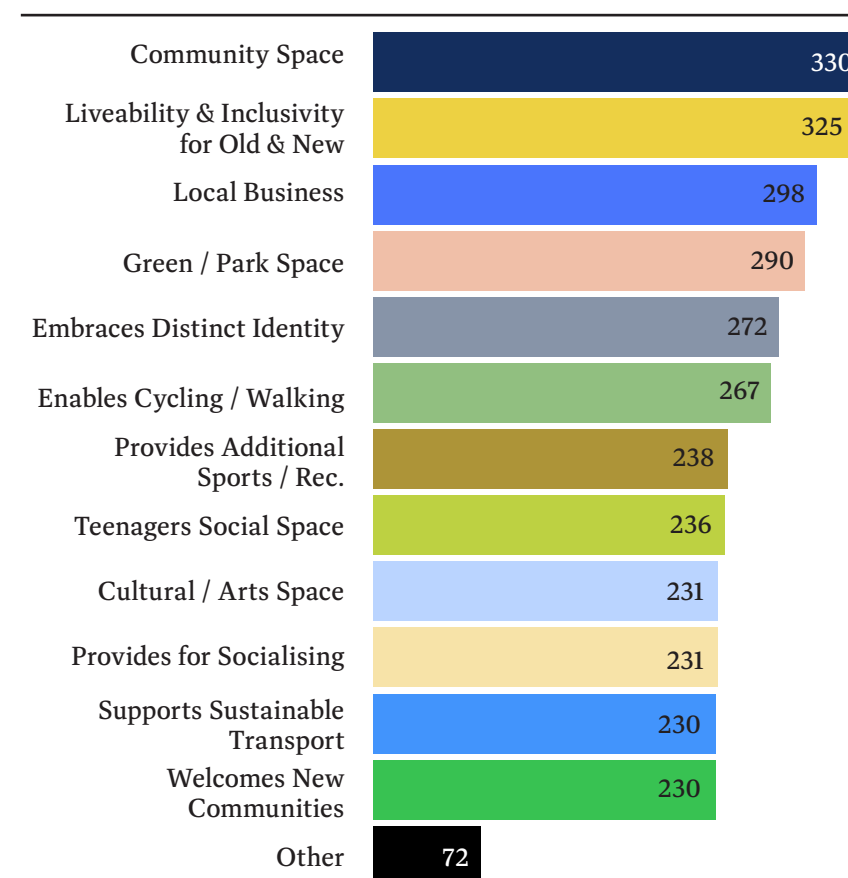


## Understanding respondents' long-term aspirations for the Emmet Road Development

To understand respondents priorities with respect to how the Emmet Road Development might enhance the wider Inchicore / Kilmainham area, the survey included a multiple choice question enabling respondents to choose as many

options as they like from a range of options, to complete the statement: “The Emmet Road Development should become something that....”

The top choices given by respondents are shown in the chart below:

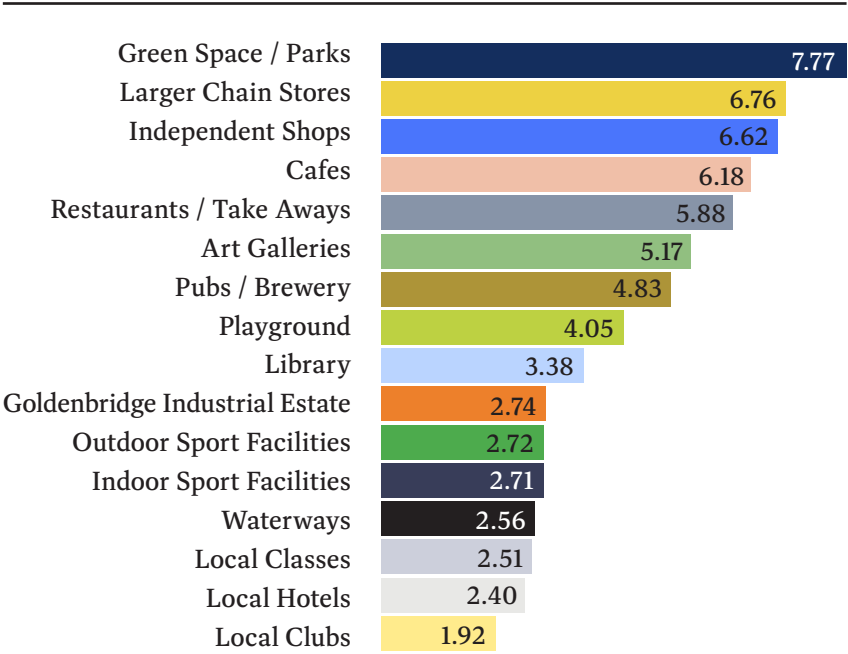


Services and amenities for the area

To build on the community audits maps undertaken by Bucholz McEvoy, a number of questions were included in the survey to identify i) local amenities most used by respondents and ii) amenities or services that respondents are required to travel beyond Inchicore and Kilmainham (using this to initially assess where there may be gaps in local services).

Chart 7: Local amenity usage

As the chart 7 below illustrates, green space (e.g. parks), larger chain stores (e.g. Tesco / Spar), independent shops (e.g. corner shops), cafes and restaurants / takeaways were cited as the most used local amenities, whilst local clubs, local hotels, classes and waterways were amongst the least used.



## Layer 1: Attractive Vibrant Neighbourhood

To gauge where respondents are currently required to travel outside of Kilmainham and Inchicore to access services or amenities, an additional question was posed: “Are there any amenities/services you currently have to travel outside of Kilmainham / Inchicore to access?”. The table below presents the results of these open text responses in order of frequency (from high to low).

### Amenity access

**Are there any amenities/services you currently have to travel outside of Kilmainham / Inchicore to access?**

Large supermarkets

Public swimming pool

Gym

Bank

Doctor/dentist/optician/other healthcare

Food market

General shopping in larger shops, for clothes etc

Work

Restaurants

Sports facilities/clubs/pitches/centres

Book shop

Child care

Boys secondary school

Cultural activities, cinema, theatre, classes

Green space/parks that feel safe

Community space/centre

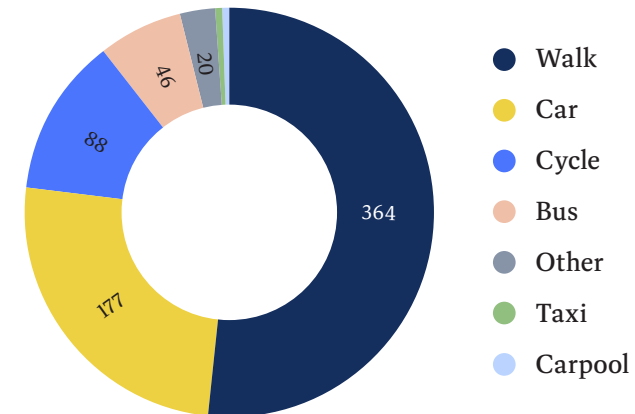
## Layer 2: Connected Living Community

To understand respondents' priorities about how the Emmet Road Development might achieve a connected living community, the survey included a number of questions aimed at:

- understanding respondents' current travel patterns and attitudes towards travel options
- the activities respondents imagine could take place in or around the communal gardens in the Emmet Road development
- understanding respondents' priorities and/concerns about how to enhance the safety of the neighbourhood

### Travel Patterns

To understand existing travel in the Inchicore / Kilmainham area, respondents were asked how they typically travel to the shop, as well as where and when they meet their neighbours.



The table below highlights the most common answers to the open-ended question: 'During the course of your day, where and when are you more likely to meet your neighbours?' (presented in order of frequency, highest at the top).

The most referenced times of the day	The most referenced locations
Evening	At the shop
Morning	While walking / On the street
Afternoon	At home / in the front garden / on the balcony
Weekend	In the park / playground
	Local Cafe
	School / 'School run'

Layer 2: Connected Living Community

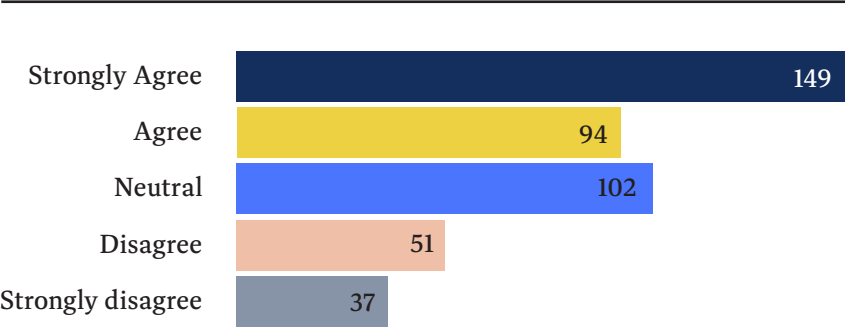
Specific locations repeatedly referenced include: the IMMA, Irish National War Memorial Gardens, Post Office, Grattan Crescent Park, the Royal Hospital Kilmainham, Phoenix Park and the St Michael’s Community Centre.

Mobility

To assess the community’s attitudes and receptiveness to sustainable mobility options for the area, survey respondents were asked to what extent they strongly agreed or disagreed with the statement:



*I would be open to having a range of travel options available to me on my doorstep (e.g. car share and bike share schemes) which would take away the need for me to own a car or bike.*



Communal activities

Connect the Dots’ open text analysis of responses identified the suggestions, as illustrated in the table below (presented in order of frequency, from high to low).

What activities do you imagine could take place in or around the communal gardens in the
Emmet Road development?
Allotments
Yoga
Community gardening & gardening classes
Creative activities: theatre, classes etc
Playground and space for young people
A space for biodiversity and beekeeping
Outdoor exercise
All weather pitches
Skate park
Dog park/dog walking
Food growing
Farmers markets & food trucks
Tree planting
Places to sit and recreate
Apprehension over anti-social behaviour

### Responses to “What do you think helps neighbourhood spaces feel safe?”

Connect the Dots carried out thematic analysis of the open text responses we received in response to the question “What do you think helps neighbourhood spaces feel safe?” From this, we identified a number of key themes. Below are listed the top five priorities, identified based on our analysis of the data.

#### Top 5 Priorities:

- 1 Garda presence (89 mentions)
- 2 Visibility/Adequate lighting (85 mentions)
- 3 Strong, connected & welcoming sense of community, built on respect & inclusion (44 mentions)
- 4 CCTV & Security (36 mentions)
- 5 Social/Community policing (30 mentions)

### 1 Greater, more responsive Garda presence

Over one third, the majority of respondents who answered this question, cited greater Garda presence as a key factor in enabling the neighbourhood feel safer..

Interestingly, as illustrated in the quotes below , a high proportion of respondents refer to community outreach, and building strong links within the community, as a key facet of this approach. Others made suggestions about how policing in the area could be enhanced e.g. increased walkabouts / patrols by bicycle; appointing a Garda liaison; visible Garda presence & approachable to all age groups; better law enforcement with illegal activity; relocating the Gardai closer to Emmet Road).

While this issue of Garda policing is naturally outside the scope of Connect The Dots current project with Bucholz McEvoy, nor is it our role to judge the merit of these recommendations, we will nonetheless work with Dublin City Council to ensure this finding is related to the appropriate authorities and decision-makers in the area.



**Examples of direct quotes from respondents**

*A stronger community presence of Gardaí (and less so, health services) are essential for this development to revitalise Inchicore and instil a sense of community.*

“ *A reduction in the amount of loitering of groups of youth, would help make these spaces feel more safe. This could be done by having a regular presence of Garda or creating a neighbourhood watch*

*Brightly lit areas, good relationships with Gardaí, services to keep criminal activity to a minimum*

**2 Visibility/Adequate lighting (including along streets & the canal area)**

It was noted that increased and enhanced lighting, was a key consideration in ensuring the improved safety of the area. While most respondents gave general remarks about locations for lighting, to address dark or hidden areas in and around the development, others referred to specific areas, in particular the steps behind James Hospital, where poor lighting is a concern. Others suggested that improved lighting on surrounding streets and public areas nearby, would enhance the safety of the neighbourhood.

**Examples of direct quotes from respondents**

*Good street lighting and positive social and community facilities that promote good social and healthy options. In Bluebell the introduction of a floodlit sports facility, means the area has much better lighting at night and there is positive activity for young people to be associated with, creating a much more positive environment.*

“ *Better lighting beside the steps beside James hospital. To know there is a police force in the area*

**3 Instil a strong, connected and welcoming sense of community built on respect and inclusion (neighbourhood where people know/support each other, all parts of the community involved, communicate with each other and are encouraged to look after and enjoy the area)**

Respondents highlighted the importance of creating opportunities for different parts of the community to get to know one another, get involved in looking out for one another and the wider area as being an integral part of improving the safety of the neighbourhood.

Related to this, some participants spoke of community events and activities (e.g. Pop Up Markets)

**Examples of direct quotes from respondents**

*My main concern is how well it will integrate with the social housing flats and the locals. I go for a walk every morning around the site in question, I would like to still be able to explore the area with whatever goes there*

*Passive surveillance from people passing through or living in the area, and also a sense of neighbourhood where people know each other.*

**4 CCTV cameras / security**

Respondents referred to better use of CCTV cameras, and visible signage and security presence as being important factors in helping to enhance the safety and security of the neighbourhood.

*Well lit and open spaces with cctv and a responsive police presence.*

## **5 Social / community policing**

Respondents referred to social or community policing in their responses to this question. As the table below illustrates, answers referred to Neighbourhood Watch (putting up signs that Neighbourhood Watch groups are active in the area); setting up WhatsApp groups / text alerts; involving Residents Associations, and establishing strong community links with the Gardai.

### **Examples of direct quotes from respondents**

*I am concerned that the space will be over-developed for greater profit margins and lead to not only the development being unlivable, but also a rise in anti-social behaviour and congestion on the local streets.*

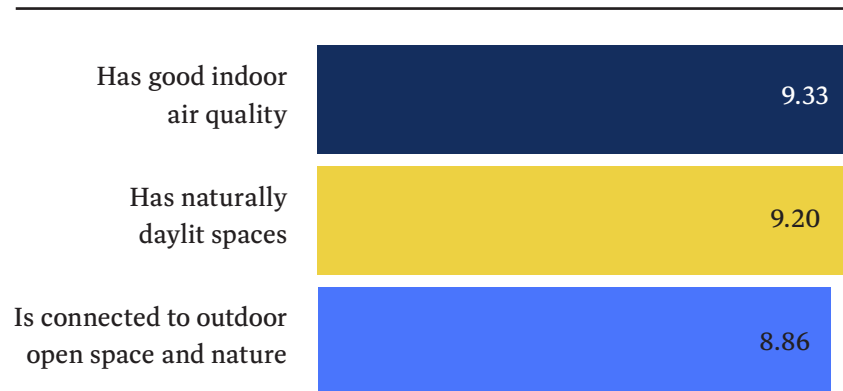
“*The concern of many residents is that this area becomes crime ridden and dangerous to the surrounding areas.*

*“A stronger community presence of gardai (and less so, health services) are essential for this development to revitalise inchicore and Instil a sense of community.”*

## Layer 3: Healthy Homes

Respondents were given an opportunity to express their preferences for how the development might best achieve healthy homes, through the design process . They were invited to respond to a multiple choice question in relation to priorities for them in their home. The majority of respondents selected all options.

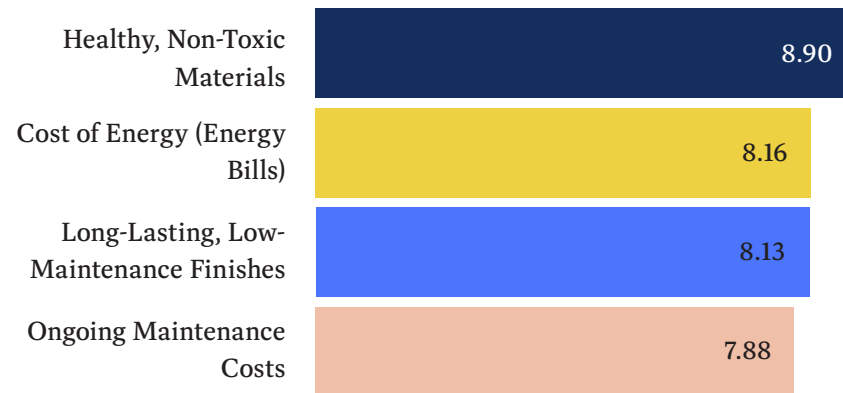
Results from “On a scale of 1 – 10, please rate the extent to which the following topics are a priority for you in your home:”



## Layer 4: Better quality and value over time

The survey included questions designed to demonstrate and capture respondents' priorities, in relation to how the development might enhance future residents' living options, e.g. Improved quality living environments.

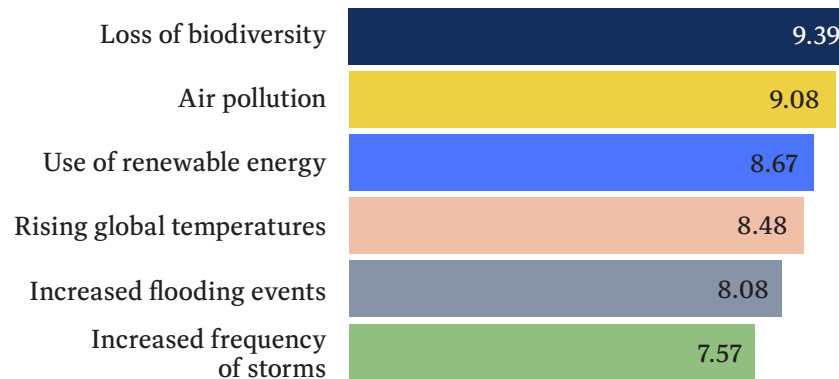
Results from "On a scale of 1 – 10, please rate the extent to which the following topics are a priority for you in your home:"



# Layer 5: Climate Change and Resilience

It is envisaged that the development will embrace sustainable design principles and standards (e.g. climate responsive passive design). Respondents were asked to rate the following topic in order of importance to them:

Results from “On a scale of 1 – 10, please rate the extent to which the following topics are a priority for you in your home:”



# Common Concerns

The following is a list of the most commonly expressed concerns from respondents:

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## Summary of concerns

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Increased antisocial behaviour and crime brought to the area - mostly linked to increased numbers of social housing.

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Emphasis placed on learning from the past mistakes of St Michael's Estate and not repeating history

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Enhancing access to surrounding areas -- increased connectivity between the development and wider areas

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Affordability - what it means and will it be affordable

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Environmental concerns: Air quality and pollution are a problem and green spaces need to be preserved

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Amenities won't match influx of residents as there's already a strain e.g. no large supermarket, no public swimming pool, secondary school

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Balance of social and private housing - some say there is too much social housing or not enough. Others saying a mix is required

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That cheap materials will be used

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Density, heights and sizes were particular concerns and that it will generally be over developed

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Diverse mix of people needed

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History of the site should be respected and highlighted

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Lack of trust in the council to deliver on the development and on the consultation

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That it will be over-developed for greater profit margins, which will lead to the development being unlivable

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That cost rental will lead to social housing, transient communities, poor materials and that it won't work based on the unit size being too small

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That community concerns and voices are legitimately heard and included in the development process

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That the development once done will not be well managed or maintained

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Timescale for consultation and timescale overall, that the project will take too long to happen or not happen at all

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Traffic will be an issue and more transport options will need to be included

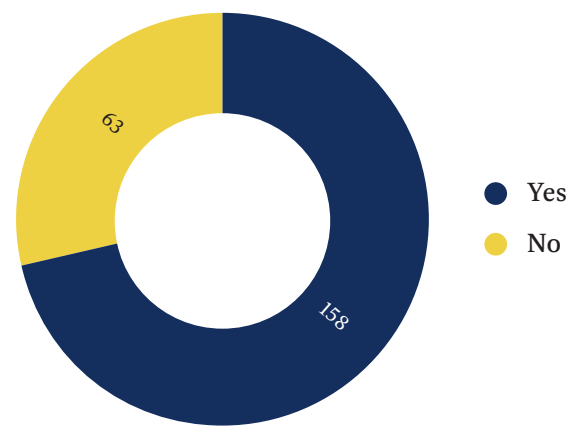
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# Youth Survey Results

As part of this phase of the consultation process, modified versions of the survey were circulated to students in 3 local primary schools and the local secondary schools. With their legal guardian’s permission, 208 young people completed the survey in hard copy while 13 young people completed the survey online

## Do you live in the area near your school (in Inchicore/Kilmainham)?

The majority of student respondents live in the Inchicore/ Kilmainham area. Of those who selected ‘No’, the most common neighbourhoods listed were Ballyfermot, Drimnagh and Chapelizod.

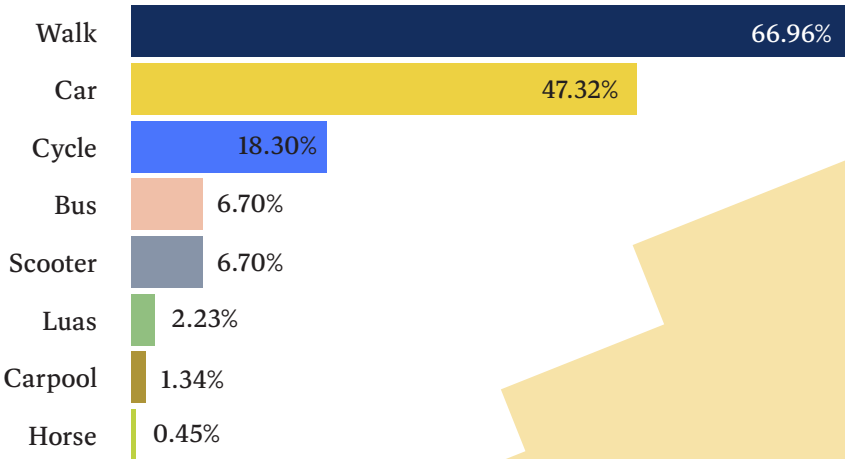


## Other responses:

Ballyfermot	23	Drumcondra	1
Drimnagh	9	Islandbridge	1
Chapelizod	5	Rialto	1
Lucan	3	Rathfarnham	1
Villa Park Gardens	2	Rathcoole	1
Clondalkin	1		

## How do you travel to and from school?

Walking is the most popular mode of travel for students, followed by car, cycle, bus and scooter. Many students listed more than one form of travel.



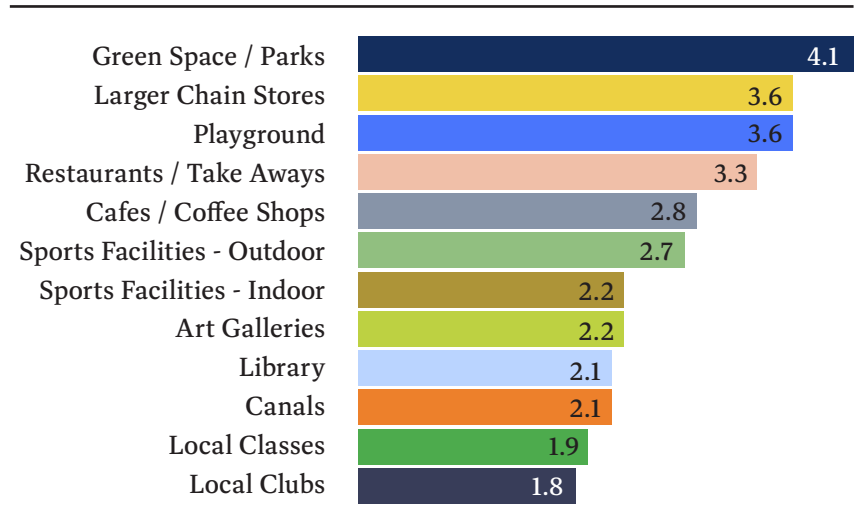


# Youth Survey Results

What 3 words would you use to describe the area of Inchicore & Kilmainham?



How often do you visit the following list of places in Inchicore / Kilmainham on a scale of 1-5?



Is there anything not listed in the area that you use a lot?

“ Family resource centre after school  
 Memorial gardens  
 Walking Tracks  
 Playground

**What do you think is missing from the area around your school?**



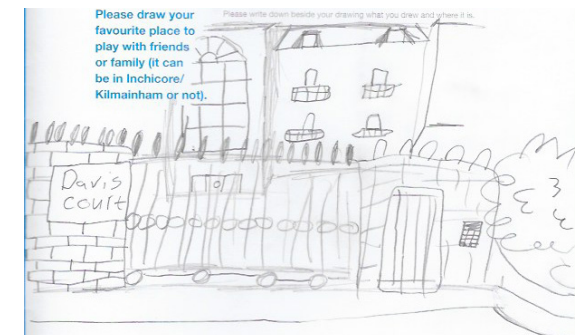
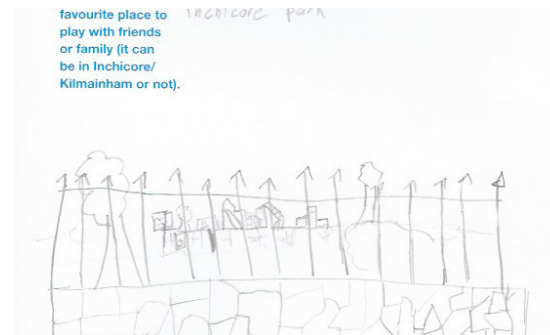
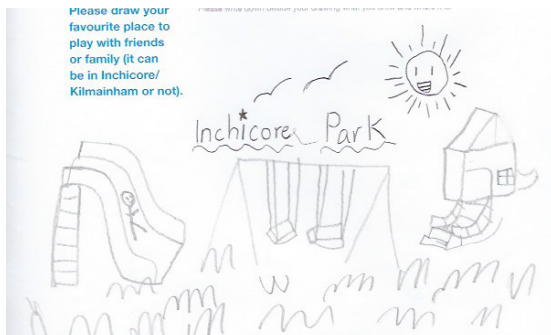
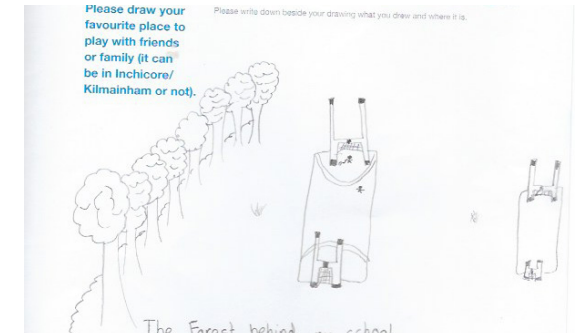
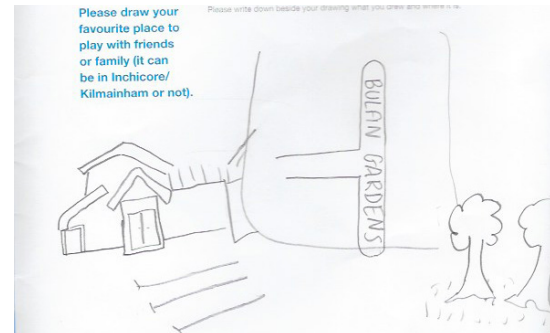
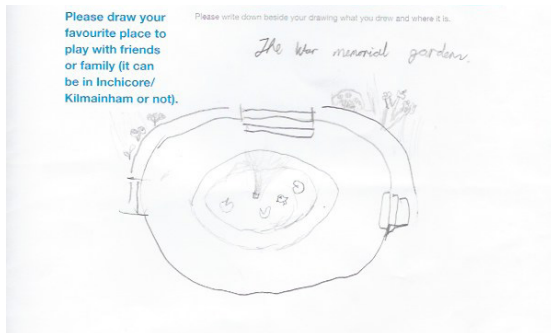
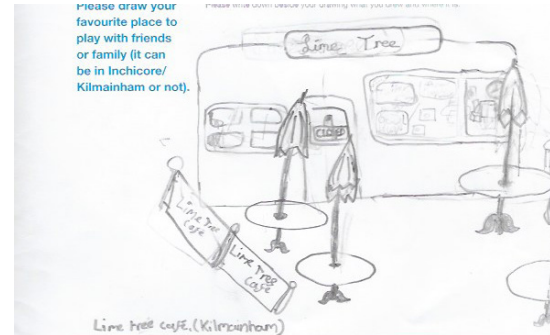
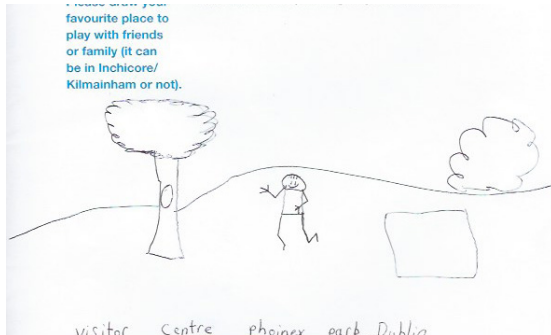
**Do you have anything else that you would like to add?**

*More bins*

*Emmet road could be more clean, more safe pedestrian sidewalks*

*Kids will be happy with a new big playground*

# Responses: A Collection of Some Examples We Received



# Conclusion & Next Steps:

- It is apparent that more insights are needed from the community especially those in new communities or from different nationalities and ethnicities, as well as local teenagers, and older people.
- A full report from Phase 1's consultation activities will include deeper analysis of all findings gathered to date.
- The community survey has given a good indication of what people would like to see happen as a result of the new development, both locally and in the wider community
- The information from the survey is feeding into the ongoing design development process between now and the planning stage.
- In the meantime, we encourage those of you that live (or wish to live), work or travel through the area to contribute and help shape the design by sharing your thoughts and ideas
- All the information you require can be found on the window front at our project office located 6 Tyrconnell Road, Inchicore (beside the old Bank of Ireland) - or on the website [www.emmetroad.ie](http://www.emmetroad.ie)