

# What Next for Emmet Road?

**Online  
Worksheet  
Insights.**

# Introduction

*Emmet Road, Inchicore, (formerly St. Michael's Estate)* is a site being redeveloped into a neighborhood of c.500 social and affordable homes, which will provide new community, retail, public open space and play facilities.

As part of the development of the Emmet Road site, *a four-phase community consultation process* is being carried out by Connect the Dots on behalf of Dublin City Council (DCC) and Architect-led integrated design team, Bucholz McEvoy.

This report is a summary of the findings from *a second survey* of the Inchicore/Kilmainham community. It was conducted in January 2021, as a final element of the first phase in the consultation process. The upcoming second, third and fourth phases will look at the preliminary design layouts and continue through to the detailed designs. Throughout this process, the insights gathered at each phase are shared with the Design Team who incorporate what they can and present their design progress at the next phase.

*Seventy-one local residents and stakeholders* of Inchicore/Kilmainham shared their insights and thoughts on the proposed new development by completing this survey. The responses to the questions give us an indication of what the people enjoy about this area, what they believe to be missing and what improvement can be made. The summary of the findings from the survey are presented using both bar charts and anonymised direct quotation for each of the questions asked.

# Question 1: What do you love most about the Kilmainham & Inchicore Area?



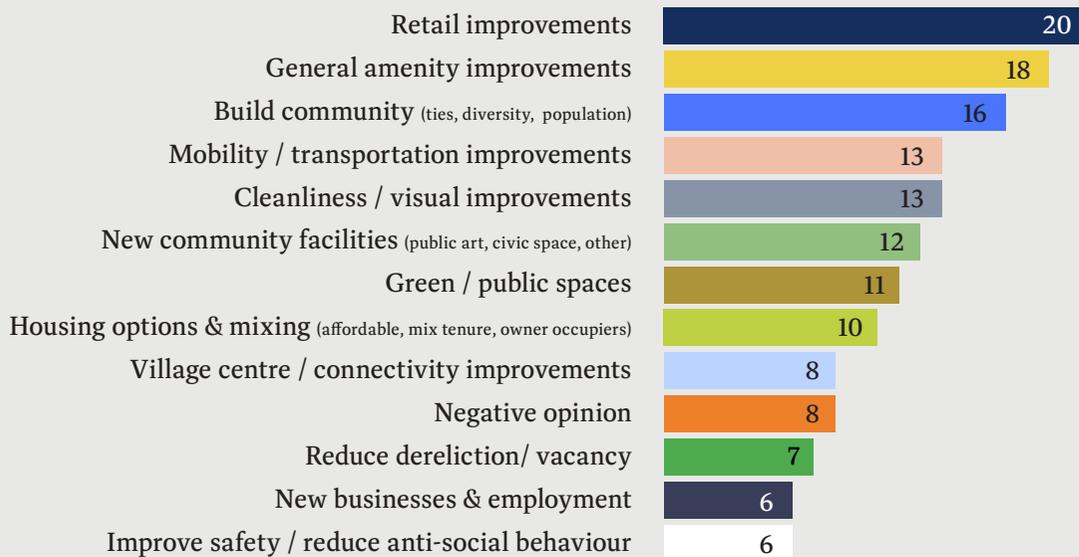
## Quotes from Participants

- 1 The continuity of local families. Their care for their area.*
- 2 It still feels like old Dublin.*
- 3 The friendly neighbours.*
- 4 Independent spirit and neighborhood feel in the city.*
- 5 Access to a number of parks and green routes.*
- 6 The history, the mature tree lined streets, the growing cafe & restaurant scene, proximity to greens such as the Memorial gardens and Phoenix park.*
- 7 It's an area of significant heritage with fabulous green spaces in the memorial park, royal hospital, phoenix park, oblate grounds and is easily accessible to the city centre by public transport or on bike / foot.*
- 8 The diverse range of people living in the area, the never-ending historical landmarks and the nearness to town.*



# Question 2: How might the Emmet Road development enhance the area?

The chart below indicates that retail and amenity improvements show the highest preference.

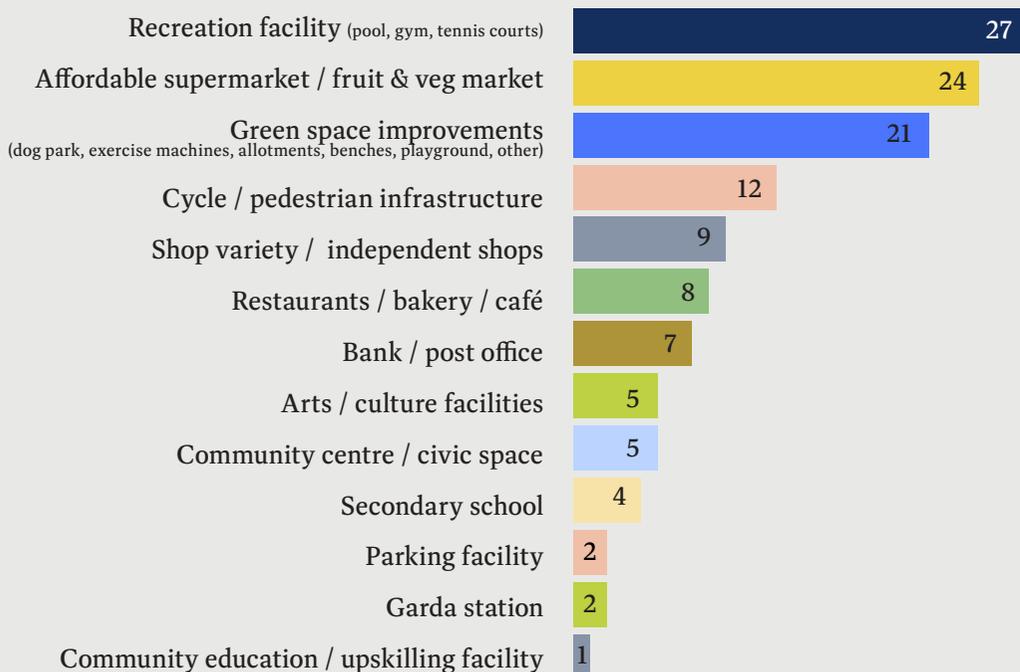


## Quotes from Participants

- 1 The development has the potential to act as a fulcrum for the community - provide a location where people could meet and enjoy amenities and build strong community ties.*
- 2 By providing affordable, sustainable homes to families who will become members of our community.*
- 3 Re-establish the village centre.*
- 4 Bring nature and connectivity.*
- 5 Supermarket. Might help encourage some regeneration of run down buildings on Emmet Road.*

# Question 3: Below is an amenities map for the area. Type in what amenities you think are missing from the area.

Recreation facilities, affordable supermarkets & green space improvements have been identified as the most predominant amenities missing in the area. Retail, restaurants, café along with cycle / pedestrian infrastructure have also been noted.

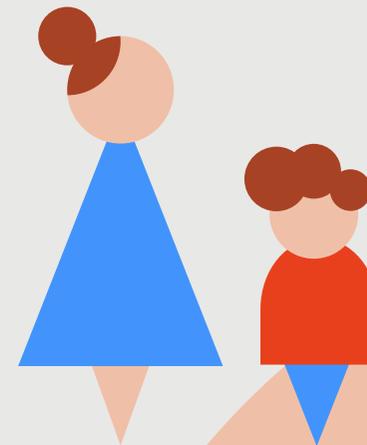
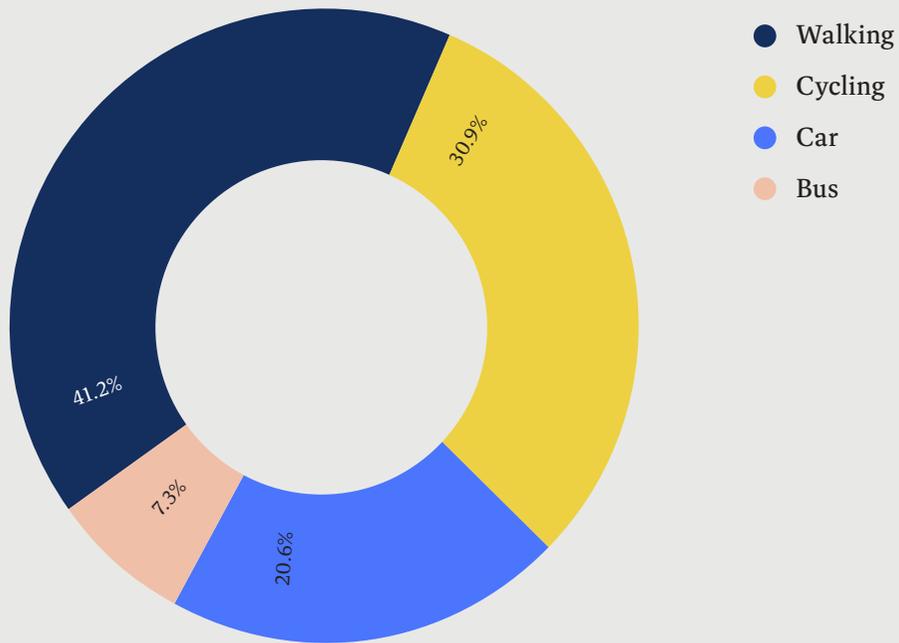


## “ Quotes from Participants

- 1 *A fruit and veg shop. Outdoor exercise stations (e.g. in the green area off Dolphin Road).*
- 2 *Green space, civic centre with theatre.*
- 3 *Continuous network of protected cycling lanes; a swimming pool; restaurants*
- 4 *More cafés, restaurants, more maintenance of green spaces and litter collection. Better lighting and CCTV for anti-social black spots. Better sporting facilities.*
- 5 *An affordable supermarket.*
- 6 *We need some more sit-in restaurants and coffee shops. There are too many take-aways. A bakery is badly needed.*

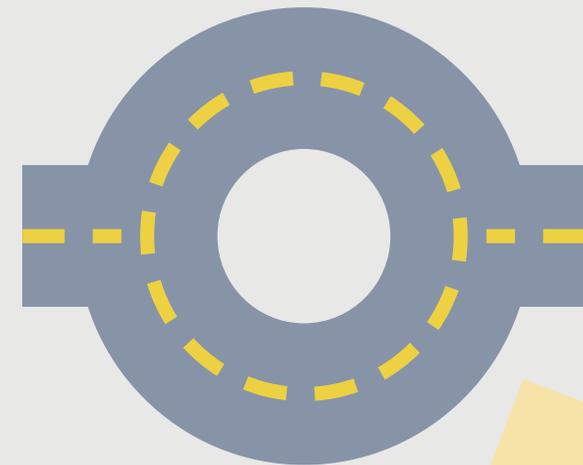
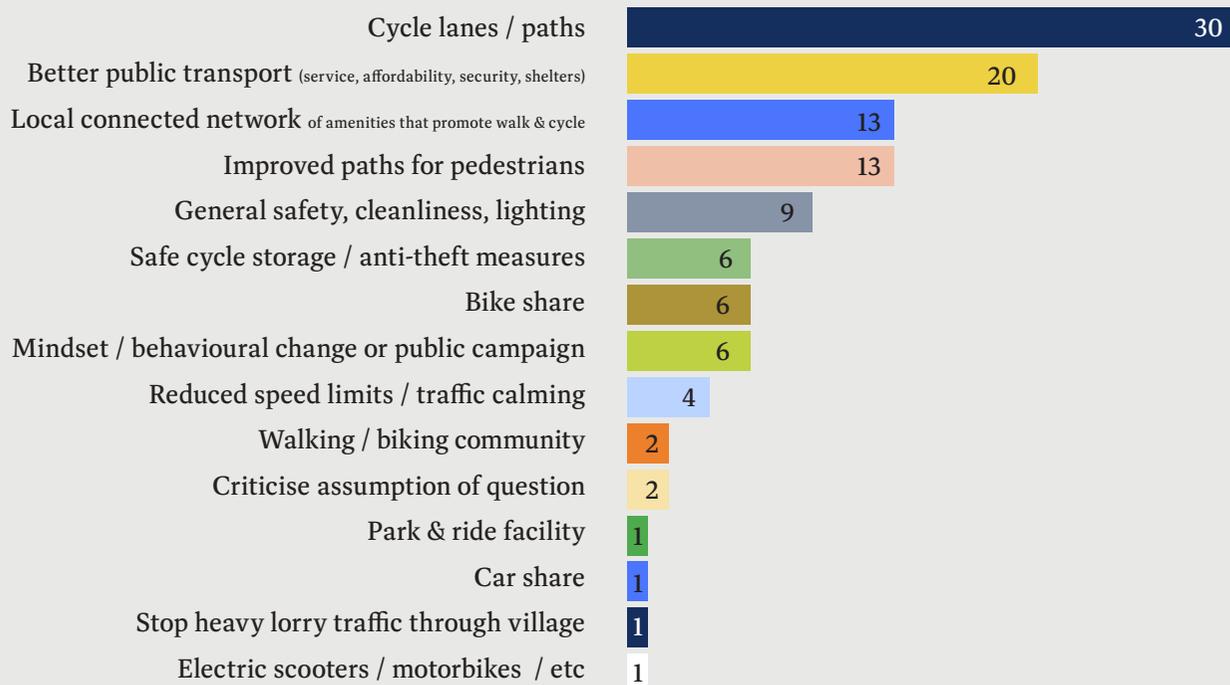
# Question 4: Please select which mode of transport you most frequently use.

Only 20.6% of respondents chose car travel while walking is the most popular choice of transportation.



# Question 5: What's needed in your area to encourage more people to be less reliant on cars?

It is clear from the chart below that the provision of cycle lanes and paths would encourage more people to be less reliant on car usage, although many respondents also highlighted the need for public transport improvements.



# Question 6: Have you any stories about the history of this site or the immediate local area that you can share with us?



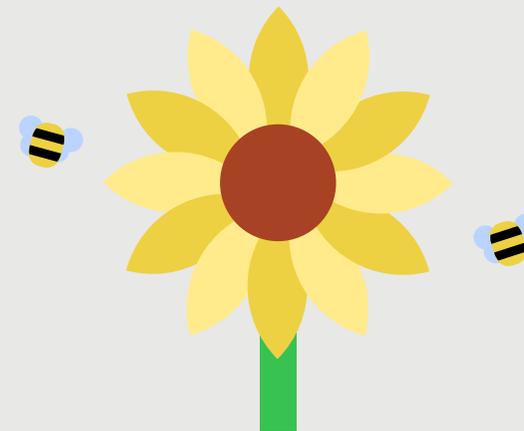
## Quotes from Participants

- 1 I grew up in this area when there was plenty of local work and many shops. It was a busy thriving community.*
- 2 Inchicore used to be an overnight stop for country farmers herding their flocks to the markets at the gate on Thomas Street during the Viking and Medieval era. There was a large grassy pond at the junction of Emmet Rd and Tyrconnell Rd.*
- 3 The roses I have in my front garden are the same roses my grandmother planted in the early 1930s and still blooming to this day.*
- 4 I went to college in Inchicore 20 years ago and am now living in a flat that looks directly onto this campus*
- 5 One of my ancestors left Kerry around 1790 and joined the army. He lived in a barracks near Inchicore.*
- 6 St. Jude's Church (Inchicore Road) was originally built for the CIE workers, and when the Belfry development was built part of the church was taken down and rebuilt in Clane, Co. Kildare. The church bell tower is still there, but access to residents is blocked by Dublin City council, and so it is derelict and overgrown, when it could be a beautiful community amenity.*
- 7 I have spent my whole life living in Inchicore and chose to buy my own home here where I raise my family with my husband. My abiding memory of the site from my own childhood (1980's and early 1990's) is not a good one. It was an area to be afraid of, there was much anti-social behaviour, drug-abuse was prevalent, it was not a well maintained area. This is something which I don't want my own children to have in their memories of the area.*



# Question 7: Here are some of our ideas for shared facilities or services. Please select the ones that appeal to you and let us know if you have anything additional to add.

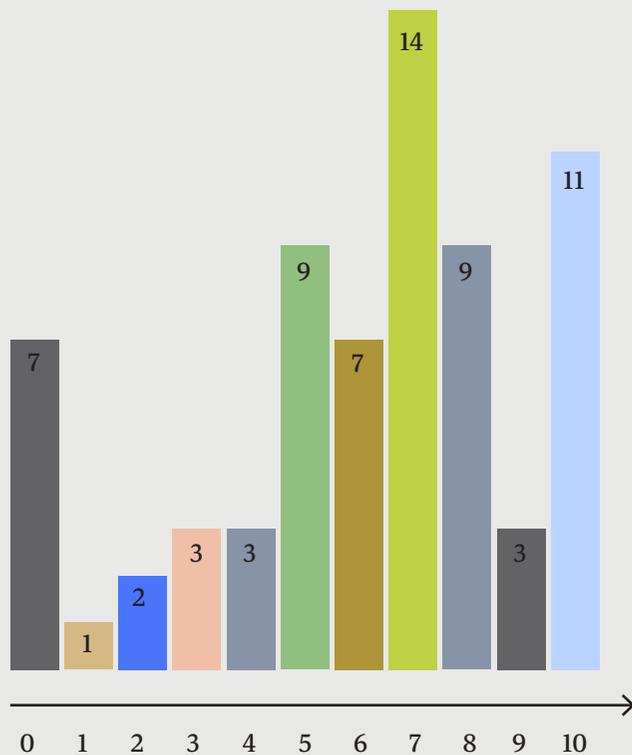
Survey respondents favoured community gardens; however the results show that any additional facilities would be welcomed by most.



# Question 8: How likely are you to volunteer or support a communal, sustainable garden if included as part of the final development?

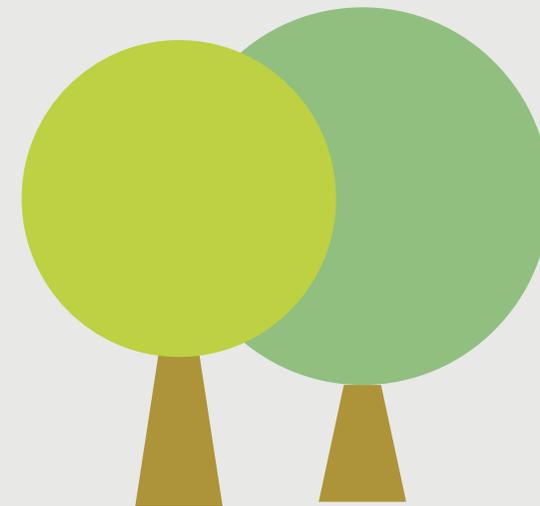
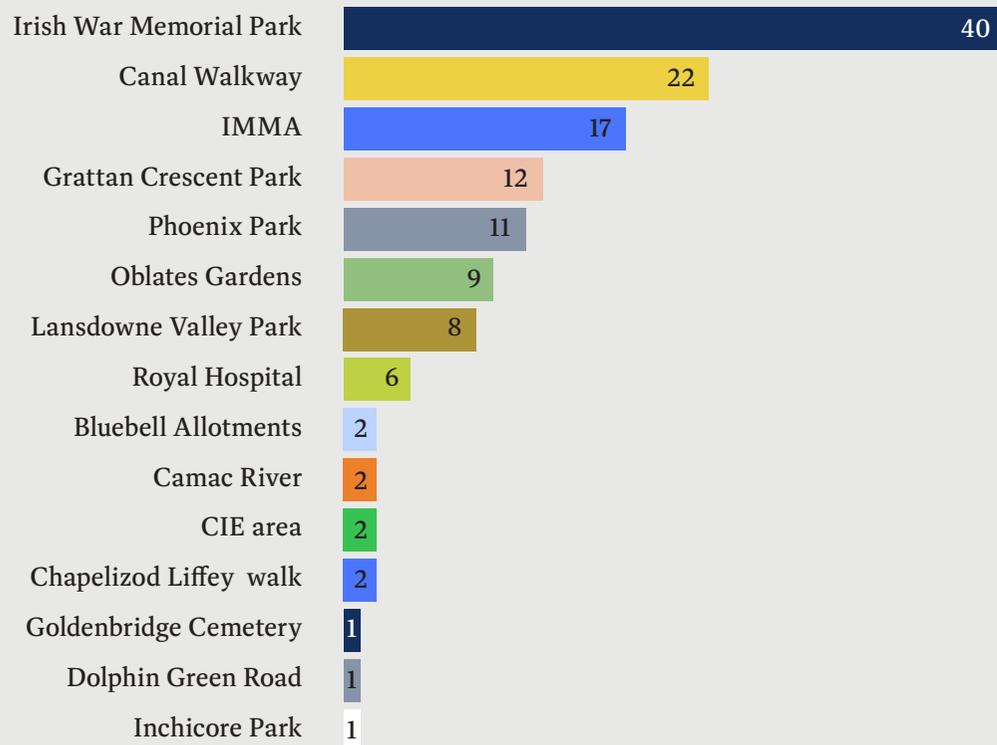
On a scale of 0-10 with 0 referring to not likely and 10 to highly likely, the chart shows the likelihood of people supporting communal sustainable gardens from which then the median was calculated.

The chart shows that 7 out of 10 people are likely to support a communal and sustainable garden.



# Question 9: Tell us about the green areas you use locally and that you feel work well.

The War Memorial Gardens is the most popular green space among the respondents. Common issues with the other green spaces include problems with safety and maintenance.



# Question 9: Tell us about the green areas you use locally and that you feel work well.

## Green Areas & Attributes

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|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Irish National War Memorial Park</b> | <ul style="list-style-type: none"><li>• Well maintained (9)</li><li>• Space for exercise (8)</li><li>• Safe (5)</li><li>• Beautiful (3)</li><li>• Good for families</li></ul> |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| <b>Canal Walkway</b> | <ul style="list-style-type: none"><li>• Unsafe / anti-social behaviour (6)</li><li>• Dirty / litter (4)</li><li>• An invaluable amenity (4)</li><li>• Wildlife - foxes, swans, etc (2)</li><li>• Needs seating improvements (2)</li></ul> |
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| <b>Lansdowne Valley Park</b> | <ul style="list-style-type: none"><li>• Needs more entrances / exits (2)</li><li>• Improved maintenance / bins</li></ul> |
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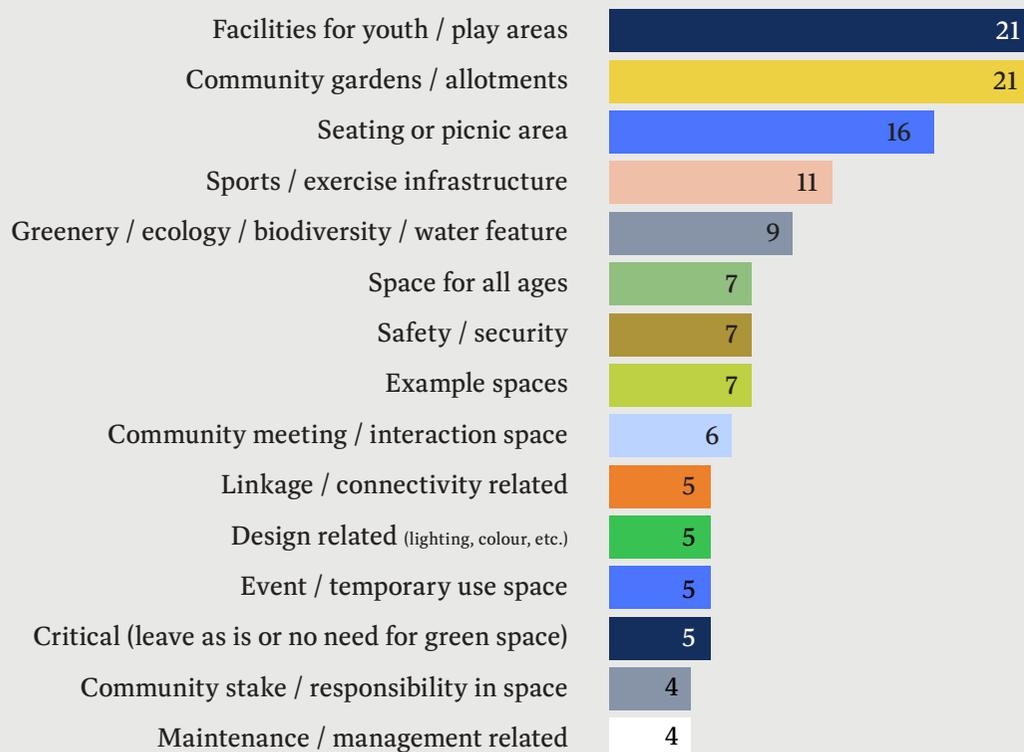
- |                       |                                                                   |
|-----------------------|-------------------------------------------------------------------|
| <b>Oblate Gardens</b> | <ul style="list-style-type: none"><li>• Well Maintained</li></ul> |
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- |                     |                                                                                                                              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Phoenix Park</b> | <ul style="list-style-type: none"><li>• Well maintained (2)</li><li>• Mix of wild and planted areas</li><li>• Safe</li></ul> |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|
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- |             |                                                                                                                                                                                                    |
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| <b>IMMA</b> | <ul style="list-style-type: none"><li>• Safe (3)</li><li>• Nice for walking (3)</li><li>• Well maintained</li><li>• Beautiful</li><li>• Good for kids</li><li>• Wilderness / meadow area</li></ul> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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- |                              |                                                                                                                                                                                                |
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| <b>Grattan Crescent Park</b> | <ul style="list-style-type: none"><li>• Nice spaces (2)</li><li>• Good for walking (2)</li><li>• Drug dealers (2)</li><li>• Tall trees</li><li>• Playground</li><li>• Safety hazards</li></ul> |
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# Question 10: Describe what kind of green space you think would create a connected community within the development.

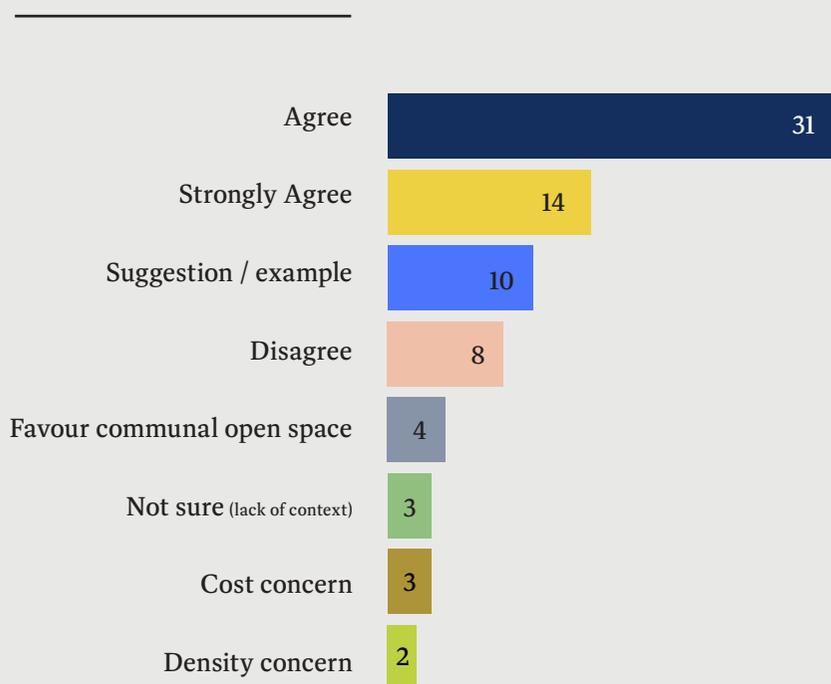


## Quotes from Participants

- It would be nice to have some portion of green space off the Emmet Road to have a take-away coffee/sandwich. This space should be close enough to the road, could be overlooked by Richmond Barracks but respectful of the privacy of residents living in the proposed new cost-rental housing development.*
- One that can be used by all ages. Should include a playground, bike park for teenagers, trees and gardens owned and maintained by the community. The more people from the community that are involved and feel they have a stake hold in the development the better.*
- Weaver Square Park on Cork Street comes to mind.*
- An open greenspace creating a natural flow and linkage to other surrounding areas, free of car traffic.*
- Must be safe and secure. Access 4 wheelchairs.*

# Question 11: Connection to nature & use of sustainable materials.

This can be achieved with the following: Private open space with sheltered balconies, good air quality with natural ventilation, use of natural materials. What do you think of this general approach?



## Quotes from Participants

**1** *I live in an apartment block and while on one hand you have neighbours happy that kids get to play safely together outside in the communal area, you also have other neighbours giving out about the noise and arguing that they should not be out playing unsupervised.*

*Good connection to nature is important for both physical and mental wellbeing. I would favour a common maintained open area that the entire community could utilise.*

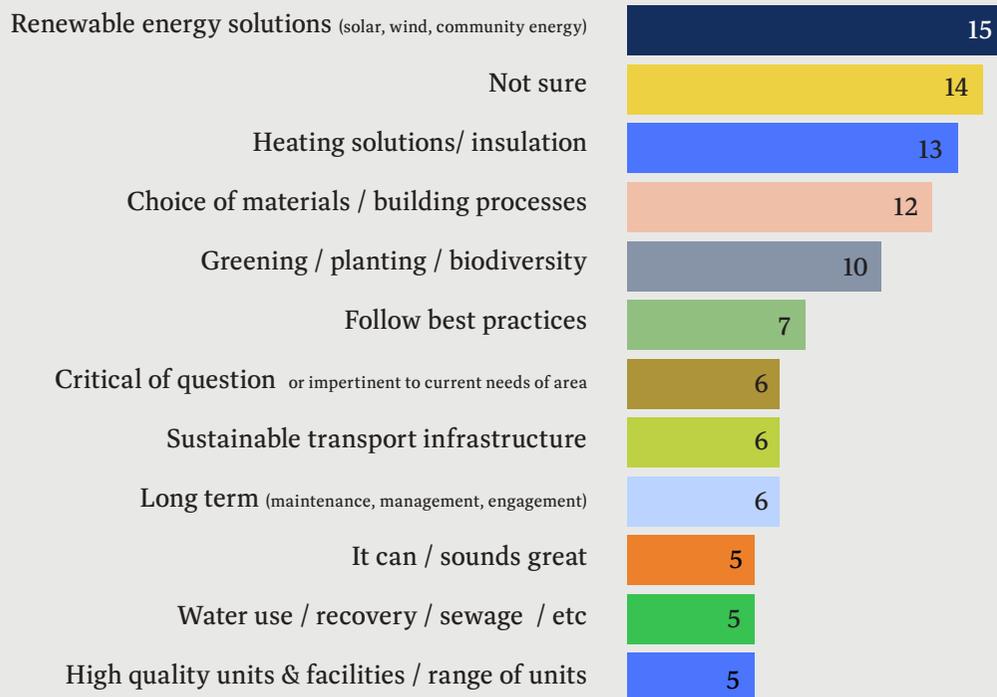
**2** *Sounds good, if it can be easily and cheaply maintained.*

**3** *Private open space looking straight onto your neighbour's window/balcony? Good air quality with Tyrconnell Road/Emmet Road still being used as a rat-run for through-traffic?*

**4** *I think it's exactly the way the city council should look to build new developments.*

# Question 12: This development aims to provide homes that are future proofed. How do you think Emmet Road can do that?

This could be achieved using: effective and clever design, eco-friendly measures & the ability to withstand the effects of climate change.



## Quotes from Participants

- I'm not a design expert but I would imagine that by being careful with what types of material are being used, ensuring proper insulation and sustainable systems in the buildings, this can be achieved.*
- With close engagement with the community and council to ensure that the development is protected and cared for into the future.*
- By using solar panels where possible & green roof spaces.*
- A community energy scheme will help to future-proof against rising fuel costs.*
- Take excess energy from Guinness.*
- By giving people a good quality, bright well insulated shell and letting them make it a home.*

# Question 13: What does a resilient community mean to you and what can the new development provide to ensure resilience for the new & existing community?



## Quotes from Participants

- 1 Getting a balance between privacy and security for residents who wish to live a quiet life and having spaces where children can play safely together and grow up happy and healthy.*
- 2 The new development should focus on creating opportunities to build relationships within the community, to give people a sense of place and pride so that they become part of a greater piece, rather than an individual person/family living in a housing development.*
- 3 Self sufficient, communal, positive, friendly, open.*
- 4 A cohesive and safe community where everyone is invested and cares for its upkeep and a zero tolerance for anti-social activity.*
- 5 A resilient community is one which offers high-quality housing where people wish to stay, bring up their children, and even grow old.*

# Conclusion

This report highlights many positive aspects of Inchicore and Kilmainham. The community have referenced the local history, and heritage along with community spirit and proximity to green space. However, the survey has identified the need for improved amenities, community and retail facilities along with upgrades to cycle and pedestrian infrastructure.

Responses to this survey, along with the previous one conducted in Autumn 2020, have provided insightful feedback which will directly contribute to the overall design process. The community consultation will continue as the design develops into phases two, three and four, with events like online sessions and outdoor exhibitions.

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)

**Emmet  
Road  
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**Thank You.**

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