



TOURNORE PARK RESIDENTS GROUP

Mr. Ian Ludlow
Staff Officer
Active Travel Team
Waterford City & County Council
Menapia Building
The Mall
Waterford

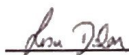
Re: Active Travel Scheme Junction & Road Realignment at Cluain Garbhán and Pedestrian Crossing at Tournore Park

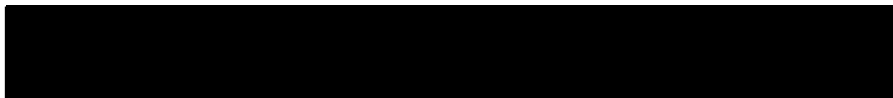
30th January 2022

Dear Mr. Ludlow,

We, the residents of Tournore Park, Abbeyside, Dungarvan, Co. Waterford wish to express our support in respect of the Active Travel Scheme proposals for both Tournore Park and Cluain Garbhán. Attached are details of a draft masterplan which we, the residents of Tournore Park, are currently developing for our estate. The masterplan identifies walking/cycling routes and link corridors which connect Tournore Park with other housing estates in our local community including Tournore Court, Tournore Gardens, Tournore Meadows, Bothairín na Mullinn, Cluain Garbhán and Whitestrand and outlines a series of objectives and proposals which aim to provide safe, accessible, user friendly and attractive routes for residents to our local schools namely Scoil Garbhán, Scoil Mhuire Abbeyside and St. Augustine's College, and amenities in the locality including the Waterford Greenway.

Yours sincerely,





Debra Love



On behalf of Tournore Park Residents Group

1.0 Tournore Park Masterplan

Tournore Park Residents Group have prepared a draft masterplan for Tournore Park housing estate. The aim of the masterplan is to:

- Provide greater integration or cohesion, within the overall layout of the estate, in terms of the walking and cycling routes and public realms/green open spaces for local residents
- Maximise use of the public realm/green open spaces resources for local residents
- Promote place making, a sense of community and passive surveillance of children's play areas
- Connect the local community
- Improve walking and cycling routes through the estate by making them more attractive, safe, user friendly and accessible to local residents
- Inform the design of future infrastructure within the estate *e.g.* street furniture, infrastructure, hard & soft landscaping
- Achieve consistency in terms of colour, form, texture and scale with respect to the design of street furniture, internal walls, entrances, roadside boundaries and landscaping
- Ensure that any future works complement the existing character of Tournore Park and adjacent estates
- Encourage stewardship of the soft landscaping areas by residents of the estate
- Ensure that any proposals for soft landscaping are low maintenance and address long term sustainability goals in terms of management and inputs
- Promote native biodiversity by providing habitat for native birds and pollinator species and an educational resource for children

The draft masterplan sets out the main walking/cycling routes through the estate and the associated public realms/green open spaces which could be improved to provide greater connectivity with schools and amenities in the local community.

The masterplan has identified a number of safety concerns regarding the existing entranceways, walking routes and link corridors within Tournore Park for pedestrians and cyclists, in particular, underlit areas within the estate and the requirement for new pedestrian crossings to ensure safe passage. This is further confounded by the fact that there is no overall consistency in the design in terms of colour, form, texture, scale and symmetry at the entranceways, link corridors and the roadside boundaries of the estate, which makes the routes largely unattractive to the various user groups. As such the main thoroughfares through the estate, in their current form, do not provide for safe and attractive infrastructure to encourage pedestrians and cyclists.

In this regard, the draft plan presents various design concepts to improve the main walking and cycling routes for local residents, which would make the main thoroughfares safer and more attractive for walking and cycling activities, ultimately encouraging greater use of such infrastructure (see Section 4.0 and 5.0).

More specifically, the draft plan sets out to identify locations in the estate where low level lighting, pedestrian crossings, repairs to footpaths and hard & soft landscaping could be utilised to provide safer and more attractive entranceways, crossing points and link corridors, which will improve connectivity and permeability.

The masterplan also identifies walking/cycling routes and link corridors which connect Tournore Park with other housing estates in our local community including Tournore Court, Tournore Gardens, Tournore Meadows, Bothairín na Muillinn, Cluain Garbhán and Whitestrand, thus providing a safe and attractive route for all age groups to our local schools, services and amenities including Scoil Garbhán, Scoil Mhuire Abbeyside, St. Augustine's College, the promenade at Abbeyside Church, the Waterford Greenway, amongst others.

Such safe, accessible and attractive infrastructure will ensure that our local community is better connected and that healthier forms of travel such as walking and cycling become a more viable option for all residents commuting to and from our local schools, services and amenities. Thus, walking and cycling will continue to become a more attractive choice on a day-to-day basis for all local residents.

2.0 Existing Character

As the houses within Tournore Park are red brick, this finish has been selected as the most appropriate template to inform the design of future infrastructure to be constructed within the estate.

A palette of native and ornamental trees, hedging, shrubs and bedding plants have been selected to complement the red brick colour (see Section 12.0).

As stated above, the masterplan has identified a number of safety concerns regarding the use of entranceways, walking routes and link corridors within the estate for pedestrians and cyclists. Furthermore, there is no overall consistency in the design in terms of colour, form, texture, scale and symmetry at the entranceways, link corridors and the roadside boundary walls of the estate and for these reasons the use of the main thoroughfares is not attractive to pedestrians and cyclists.

In terms of ensuring greater integration or cohesion within the overall design of the main walking and cycling routes and public realms/green open spaces for local residents, the plan aims to address the inconsistencies in terms of finishes, kept appearance and symmetry exhibited by the current infrastructure within the estate. This will be achieved through the

use of the red brick finish and the palette of native and ornamental trees and shrubs in the hard & soft landscaping proposed for the link corridors, entranceways and roadside boundaries within the estate, which is in keeping with the existing character of both Tournore Park and Tournore Court and will provide consistency in terms of colour, form and texture.

It is envisaged that a number of amendments to the existing infrastructure, the strategic use of low-level lighting, hard and soft landscaping and new pedestrian crossings will increase the overall “attractiveness” of walking and cycling routes, and the public realms to local residents (see Sections 4.0-8.0).

3.0 Main Walking & Cycling Routes

There are two main walking routes through Tournore Park which run on a W-E and a N-S axis.

The N25 Walking/Cycling Route runs from west to east through the estate, commencing at the existing pedestrian crossing to Tournore Park on the N25 national primary route, and traverses the centre of the estate exiting at the internal access corridor with Tournore Court.

On a north to south axis, a second shorter thoroughfare, namely, the Duckspool Road Walking/Cycling Route runs from the main entrance on Duckspool (Friary College) Road (L-3168) into the centre of the estate where it links up with the W-E access route (see Figure 3.1).



Figure 3.1 Main Walking/Cycling Routes through Tournore Park

A third internal walking and cycling route is the internal access corridor located to the east of the estate which links Tournore Park with Tournore Court. This access route has been named the Tournore Park-Tournore Court Link Corridor.

Previously, an internal link corridor existed between Tournore Court and Whitestrand which was utilised by the residents of Tournore Park. The residents of Tournore Park would welcome the restoration of the former link between Tournore Court and Whitestrand as this access route would provide connectivity in terms of safe access onto the R675 and the Waterford Greenway, for children to walk or cycle to Scoil Mhuire in Abbeyside (see Figure 3.2).



Figure 3.2 Tournore Court-Whitestrand Link Corridor

Summary of Main Walking & Cyclist Routes:

- N25 Walking/Cycling Route (west to east) – Section 4.0
- Duckspool Road Walking/Cycling Route (north to south) – Section 5.0
- Tournore Park – Tournore Court Link Corridor (eastern boundary of the estate) – Section 6.0
- Tournore Court – Whitestrand Link Corridor

4.0 N25 Walking/Cycling Route

As mentioned, the main walking and cycling route runs from west to east through the centre of the estate, commencing at the existing pedestrian access on the N25 and exits at the Tournore Park- Tournore Court Link Corridor (see Section 6.0).

School children on foot, bicycles and scooters can utilise this route to gain access onto the footpath and bicycle lane on the N25 National Primary Route to commute to and from Scoil Mhuire, Abbeyside. Local residents also utilise this route and the pedestrian crossing on the N25 to access the grocery shop at Coolagh Service Station. Students attending St. Augustine’s Secondary School would benefit from this route through the estate, as it provides safe access

onto Duckspool Road from the N25, on their daily commute to and from school. The N25 entrance through Tournore Park provides a safer route, as it avoids the busy junction between Duckspool Road and the N25. Safe access will also be provided to secondary school students who wish to utilise this route and the pedestrian crossing on the N25 to visit the grocery shop at Coolagh Service Station at school lunchtime breaks.



Photograph 4.1 Existing pedestrian crossing and entrance into Tournore Park off the N25

In terms of the wider local community of Dungarvan town, the Fordes Daybreak Winter League which involves a weekly 5.2mile run for a four-month period, between November and February each year, also utilises the N25 entrance; with participants running along the west to east thoroughfare through the estate and turning north in the centre of the estate and existing onto Duckspool Road.

As the entranceway on the N25 is underlit, unattractive and uninviting, in terms of encouraging regular use for walking and cycling, its full potential in terms of providing connectivity and permeability through the estate for residents is not being achieved, and it is currently underutilised. In order to provide safer and more attractive access through the estate, for local residents, a number of improvements are required at the entrance to and along the N25 Walking/Cycling Access Route as follows:

- Low level lighting
- Repair of footpaths and kerbs
- Installation of “drop kerbs”
- New pedestrian crossing
- New bollard and barrier
- Red brick pillars
- Red brick pergola
- Climbing plants *e.g.* Wisteria

Under the masterplan, it is proposed to change the finish on the existing walls either side of the entrance to red brick and to construct 2 no. red brick pillars, creating a formal access onto the walking route which is in keeping with the character of the housing estate (see Photograph 4.3).



4.2 Existing N25 Entrance to Tournore Park



Photograph 4.3 Proposed Conceptual Design for the N25 Entrance to Tournore Park

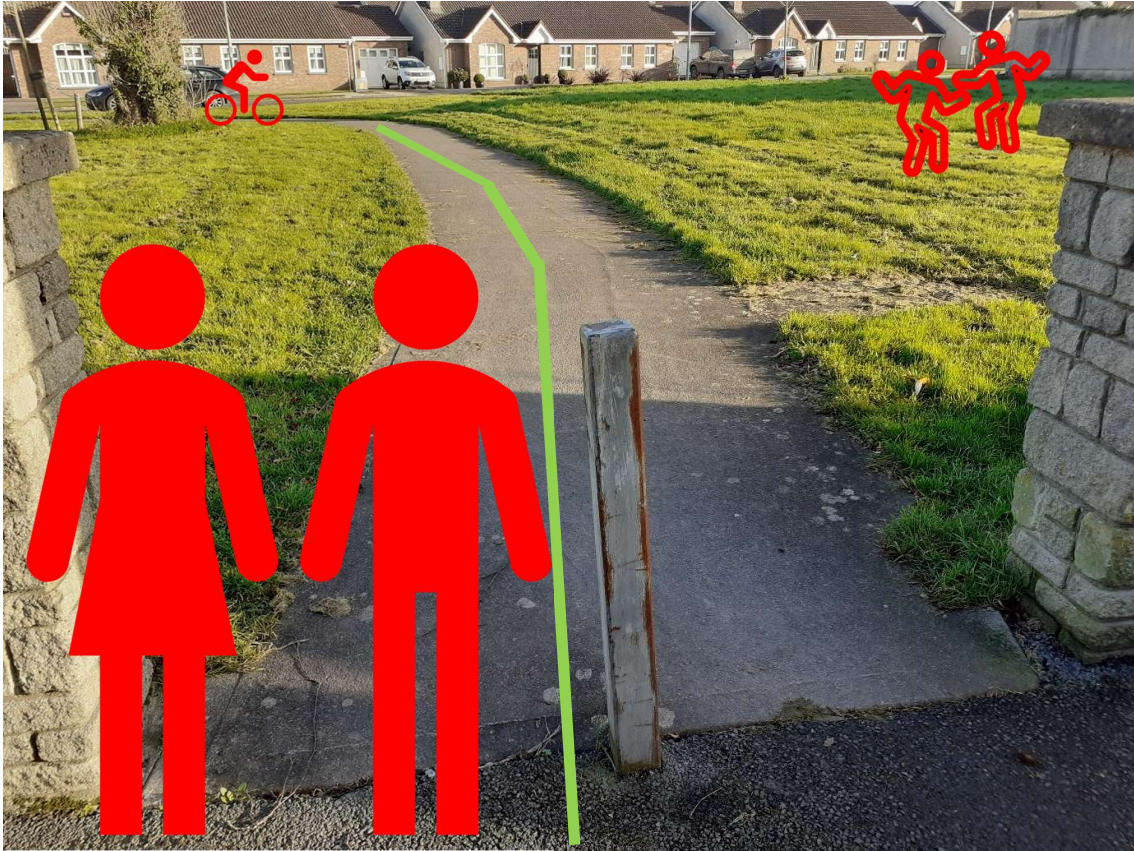
In addition the street furniture, requires upgrading; in particular, the existing bollard which is necessary to ensure that cyclists slow down or dismount at the entrance, has been damaged and is leaning (see Photograph 4.4).

Inside the entrance low-level lighting and hard & soft landscaping would facilitate and improve permeability, by providing a safer and more attractive access route. In keeping within the masterplan, the Residents Group would like to propose a number of red brick pillars forming a pergola along the pathway complementing the existing character of the housing estate. Colourful climbing species *e.g.* Wisteria are proposed for planting against the pillars which will be trained to cover the pergola (see Photographs 4.5 and 4.6).

In terms of the footpath through the estate, repairs are required at a number of locations within the estate, while drop kerbs are absent at a number of locations to facilitate access on and off footpaths (see Photograph 4.8).

In addition to the entranceway itself, the roadside boundary walls along the N25 are constructed from variety of materials and finishes: including natural stone, blockwork with both smooth and rough plaster and brick and have differing heights and types of capping stones. The lack of consistency in the design of the wall means that the entrance and roadside boundary look unsightly and unattractive (see Photographs 4.9 and 4.10). Furthermore, the low average height of the roadside boundary wall means that the large public realm (or green open space) within the estate along the N25 road frontage is underutilised, as children tend to feel unsafe given the relative close proximity of N25 National Primary Route. It is proposed to address these issues, through the use of soft landscaping. The plans include the planting of Ivy (*Hedera helix*), a native climbing/trailing species and an early pollen source for pollinators, inside the roadside boundary wall. The ivy is to be trained to grow up the inside of the boundary wall and to wrap around the top of the wall to cover the various capping stones, and conceal the various heights, and down the front (facing the road) of the wall to achieve 100% cover of the finished wall surfaces; such that the different types of unsightly walls are screened. In order to address traffic concerns, a Red robin (*Photinia × fraseri*) hedge is proposed inside the wall and will be permitted to grow to a height of approximately 1.6m. The Residents Group will assist in the maintenance of the ivy and hedge along the roadside boundary. It is noted that Ivy is already growing over a section of the roadside boundary wall to the right-hand side of the entrance (see Photographs 4.13-4.15). In terms of biodiversity a 1.5-2m strip of semi-natural grassland will be established inside the hedgerow via an appropriate cutting regime; in line with guidance from the National Biodiversity Data Centre (see Photograph 4.15).

The non-native Red dogwood, and invasive Bamboo and Montbretia plants, inside the roadside boundary wall, will need to be removed to facilitate the soft landscaping works (see Photographs 4.11 and 4.12).



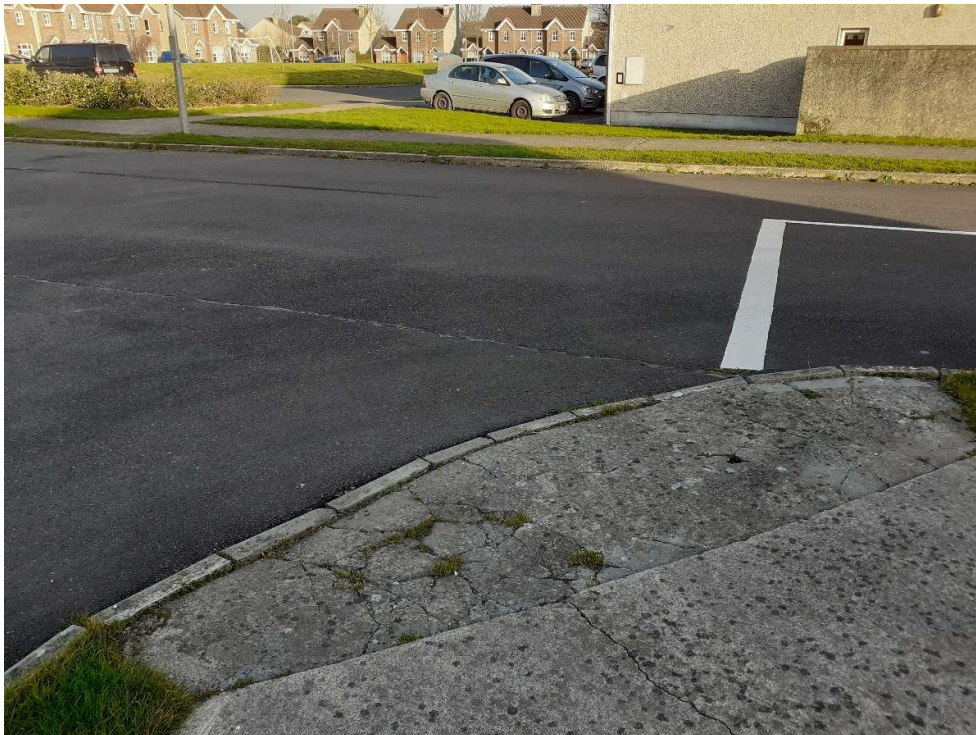
Photograph 4.4 New bollard is required at the pedestrian entrance



Photographs 4.5 & 4.6 Concept Designs for Red Brick Pergolas inside the entrance



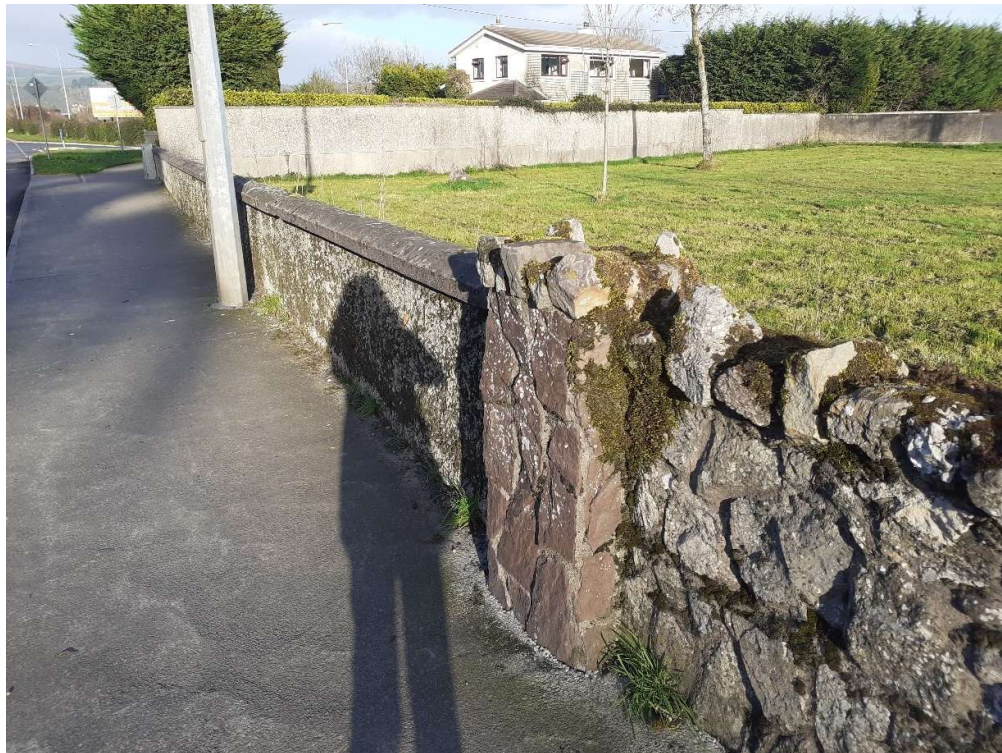
Photograph 4.7 Proposed Pedestrian Crossing within Centre of the Estate



Photograph 4.8 Example of a Damaged Footpath Causing a Trip Hazard



Photographs 4.9 & 4.10 Various Finishes on the N25 Roadside Boundary

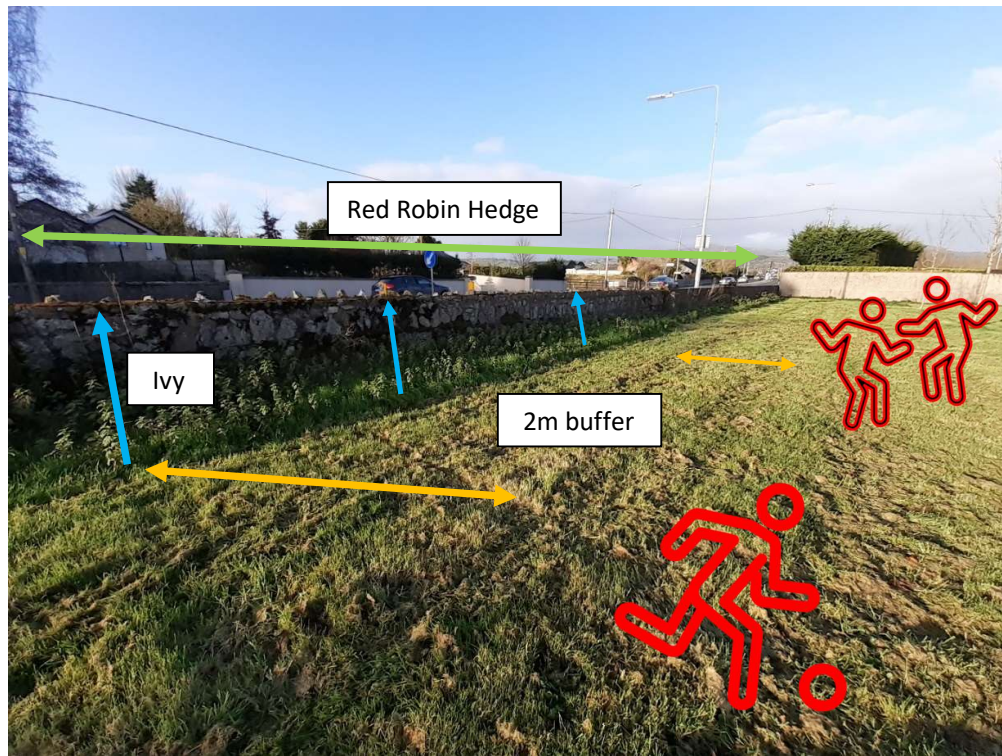




Photographs 4.11 & 4.12 Non-native and Invasive Species – Montbretia, Bamboo and Dogwood to be Removed from N25 Roadside Boundary



Photograph 4.13 Existing Ivy Covering the Front Boundary Wall



Photograph 4.14 Ivy, Red Robin Hedge and 2m Buffer for Wildflower Meadow



Photograph 4.15 Proposed Red Robin Hedge along the N25 Roadside Boundary

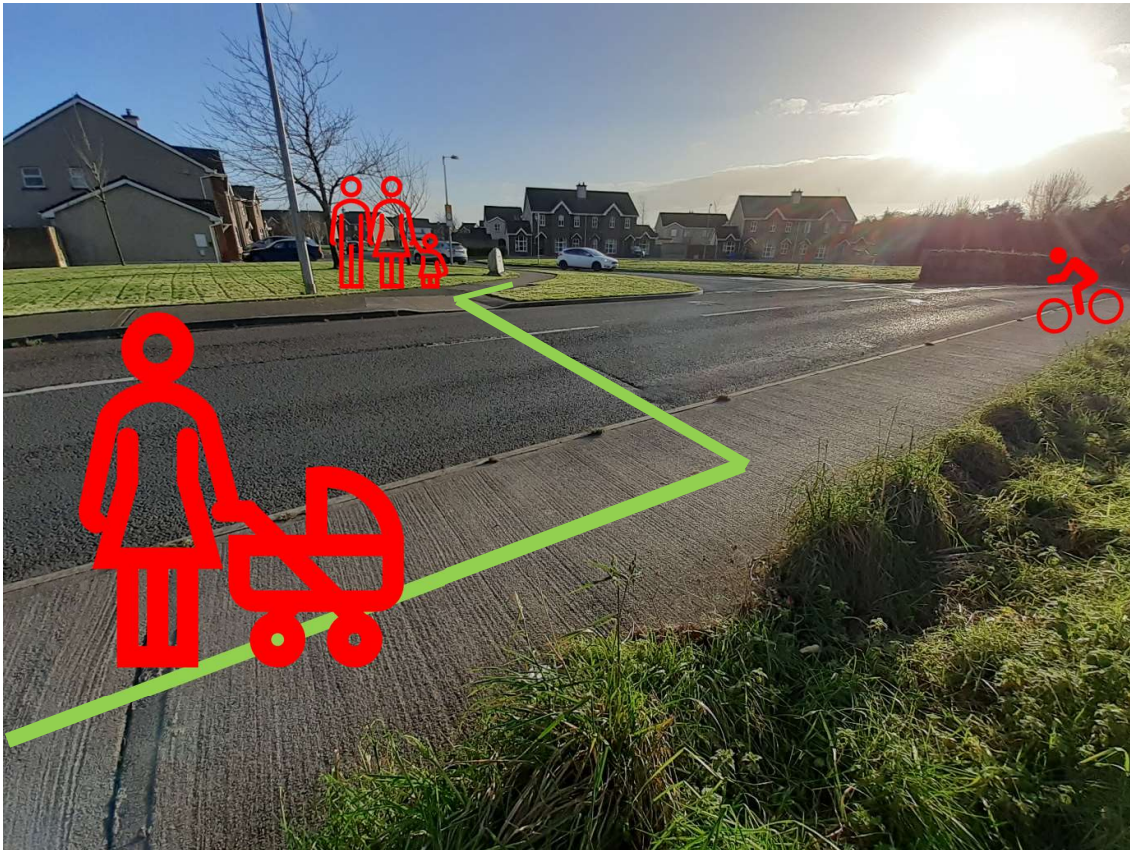
5.0 Duckspool Road Walking & Cycling Access Route

A pedestrian crossing is required at the Duckspool Road entrance to Tournore Park to provide safe access and connectivity for local residents to cycle and walk between Tournore Gardens, Tournore Meadows, Bothairín na Mullinn and Cluain Garbhán via the existing footpaths along Duckspool Road (Friary College Road) L-3168.

The current Active Travel consultation drawings indicate a proposed pedestrian crossing on Duckspool Road near the main entrance to Tournore Park Housing Estate (see Drawing No. AT_WDCC_21_0022_PS014).

The Residents Group have noted that there is an existing drop kerb closer to the entrance of the estate. The Residents Group would request that WCCC examine the possibility of moving the proposed pedestrian crossing to this location (see Photograph 5.1) and that sightlines for cars, driving west along Duckspool Road approaching the entrance are improved in order to facilitate a safer crossing point. This could involve the removal of a short section (1.5m in

length) of stone wall and vegetation (young ash tree and overgrowth) which is impeding sight lines (see Photographs 5.2 and 5.3).



**Photograph 5.1 Location of Existing Drop Kerb on Duckspool Road –
Revised Location for Pedestrian Crossing**

Similar, to the entranceway on the N25, there is inconsistency in the design of the entranceway and roadside boundary walls along Duckspool Road given the lack of symmetry; due to the absence of a boundary wall to lefthand side of the entrance (see Photograph 5.5). Aside from the lack of symmetry, the entrance in its current state is very unsafe for the local residents. In terms of the section of wall on the righthand side of the entrance, which remains standing, extreme difficulty is experienced by drivers turning west out of the estate towards the N25. The wall forces drivers to take a very sharp left turn swinging out over the white line, without any clear sightlines of oncoming traffic, pedestrians or cyclists, in order to gain access onto the inside lane.

The construction of new boundary walls to the left and righthand side of the entrance would facilitate safer use of the main entrance, into the estate by all road users, including pedestrians, cyclists and motorists (see Photograph 5.6).



Photograph 5.2 Sight Line Issue (due to bend on Duckspool Road) for Cars Approaching the Proposed Pedestrian Crossing



Photograph 5.3 Section of Wall, Young Ash Tree and Ivy Cover Contributing to the Sight Line Issue on Duckspool Road



Photograph 5.4 Difficult Left Turn onto Duckspool Road Caused by Existing Stone Wall

The Resident Groups intends to seek funding for the construction of new boundary walls at the main entrance to the estate to address the safety concerns and to retain a degree of separation between the estate and road traffic for local residents.

In summary, the following infrastructure and associated ancillary works are proposed at the Duckspool Road entrance:

- New pedestrian crossing at the location of the existing drop kerb
- Repair of footpaths along the access route
- Removal of 1.5m of stone wall and vegetation which is impeding sight lines
- Construction of new red brick finish roadside boundary walls and piers



Photographs 5.5 & 5.6 Existing & Conceptual Design for the Entrance to Tournore Park on Duckspool Road

6.0 Tournore Park - Tournore Court Link Corridor

The existing link corridor between Tournore Court and Tournore Park is also underlit and very unattractive and uninviting for residents, in terms of encouraging permeability and connectivity between the estates.

The installation of low-level lighting and hard & soft landscaping would facilitate and improve permeability between Tournore Park and Tournore Court by providing a safer and more attractive access route. In keeping within the landscape masterplan, the Residents Group would like to propose a number of red brick pillars along the path forming an archway linking the two housing estates and complementing the existing character of both estates.

Colourful climbing species e.g. Wisteria are proposed for planting against the pillars which will be trained to cover the archway.

- Low level lighting
- Red brick pillars
- Climbing plants e.g. Wisteria



Photograph 6.1 Existing View of Tournore Court-Tournore Park Link Corridor



Photographs 6.2 & 6.3 Conceptual Designs for Red Brick Pergolas on the Link Corridor

7.0 Tournore Court- Whitestrand Link Corridor

The residents of Tournore Park would also welcome the restoration of the former link corridor between Tournore Court and Whitestrand as the access route will provide permeability between the estates for children and safe access onto the greenway and to Abbesside School via a shared access footbridge over Duckspool Stream.

8.0 Public Realm or Green Open Spaces

There are 6 no. green open spaces within Tournore Park housing estate.

The landscape masterplan intends to provide greater integration or cohesion in the overall design of the existing green open spaces to promote place making, a sense of community, team sports and passive surveillance of children’s play. Of these green open spaces ‘The Secret Garden’ near the entrance to the site on Duckspool Road is the main focus of current proposals (see Section 9.0).

9.0 The Secret Garden

The walled garden near the entrance to Tournore Park known locally as the “The Secret Garden” is an under-utilised public realm or green open space resource within the estate, which offers an opportunity to provide an attractive, safe and accessible walking route (see Figure 9.1).

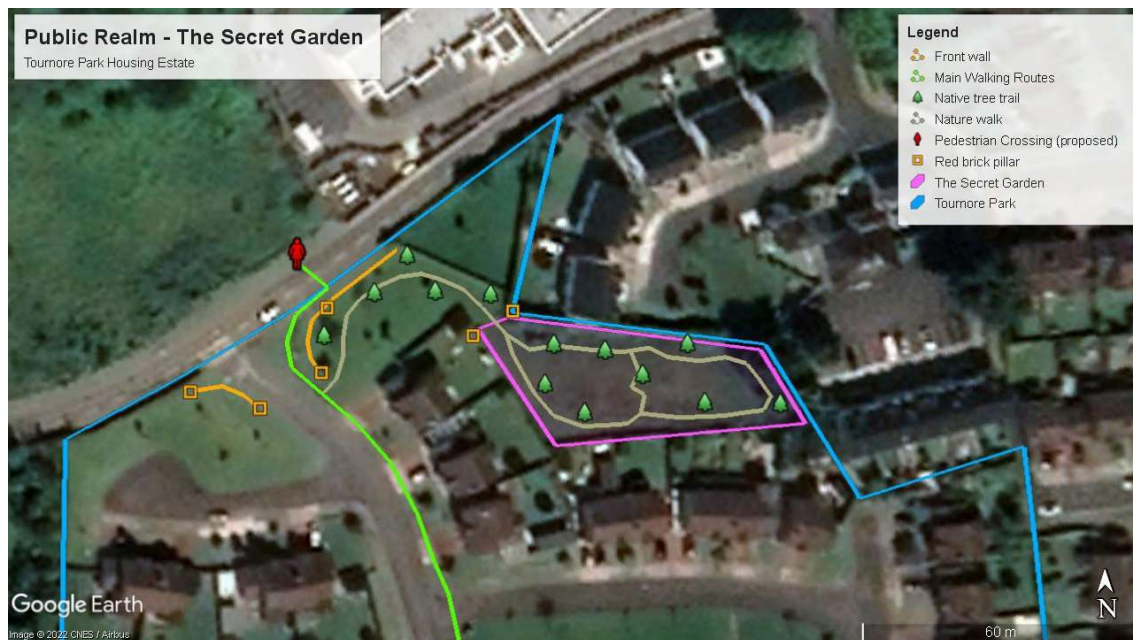


Figure 9.1 Location of The Secret Garden in Tournore Park Housing Estate

A gated entrance to the walking route, defined by two red brick pillars is proposed along with a native tree trail with finger post signs identifying the various tree species and an understory dominated by a semi-natural grassland *i.e.* wildflower meadow. The walking route would provide an educational resource and facilitate the concept of ‘place making’ in the overall design. The grassland will be managed in such a way as to provide a species rich wildflower meadow for pollinators (see Photographs 9.1 and 9.2).

The native tree trail will contain the following native tree and shrub species:

High-Canopy:

Hazel (<i>Corylus avellana</i>)
Ash (<i>Fraxinus excelsior</i>)
Pedunculate Oak (<i>Quercus robur</i>)
Sessile Oak (<i>Quercus petraea</i>)
Scots Pine (<i>Pinus sylvestris</i>)
Holly (<i>Ilex aquifolium</i>)
Rowan (<i>Sorbus aucuparia</i>)
Goat Willow (<i>Salix caprea</i>)
Rusty Willow (<i>Salix cinerea ssp. oleifolia</i>)
Purple Willow (<i>Salix purpurea</i>)

Low-Canopy:

Alder (<i>Alnus glutinosa</i>)
Downy Birch (<i>Betula pubescens</i>)
Silver Birch (<i>Betula pendula</i>)
Wild Cherry (<i>Prunus avium</i>)

Understorey & Fringe:

Bird Cherry (<i>Prunus padus</i>)
Crab Apple (<i>Malus sylvestris</i>)
Elder (<i>Sambucus nigra</i>)
Hawthorn (<i>Crataegus monogyna</i>)

Understorey & Edge:

Blackthorn (<i>Prunus spinosa</i>)
Broom (<i>Cytisus scoparius</i>)
Dog-rose (<i>Rosa canina</i>)
Eared Willow (<i>Salix aurita</i>)
Guelder Rose (<i>Viburnum opulus</i>)
Spindle (<i>Euonymus europaeus</i>)
Ivy (<i>Hedera helix</i>)
Honeysuckle (<i>Lonicera periclymenum</i>)



Photograph 9.1 Native Tree Trail & Existing Entrance to The Secret Garden



Photograph 9.2 The Secret Garden – a walled green open space 0.13ha in area

10.0 Internal Walls

The 'dashed' internal walls within the estate have become unsightly overtime and the finish needs to be addressed in terms of long-term maintenance. As it is impractical and unsustainable to power wash the walls on a regular basis, it is proposed to use climbing species such as ivy to provide 100% cover, which will complement the finish on the roadside boundary walls and meet with biodiversity objectives, under the masterplan, in terms of the provision of an early pollen source for pollinators.

11.0 Vacant Site

The Residents Group have concerns regarding the vacant site, opposite the main entrance to the estate on Duckspool Road, which supports Japanese knotweed (*Fallopia japonica*) and is a refuge for vermin. The large advertising hoarding which was erected on the site, several years ago, has fallen into disrepair and is very unsightly. The absence of a defined roadside boundary along the vacant site, together with presence of dense undergrowth, immediately adjacent to the footpath on Duckspool Road means that walking route in its current context, does not lend itself towards providing what would be considered a "safe feeling" for pedestrians or cyclists especially in the evening times.

The Residents Group intend to consult the landowners with regards to the long-term plans for the site. The Residents Group would be grateful if WCCC would also consult the landowners with regards to invasive species, vermin, lack of a defined roadside boundary and dense overgrowth which is contributing towards safety concerns. The Residents Group would request that the landowners, at a minimum in the short-term, maintain a buffer in the form of a 2m wide grass verge along the edge of the footpath to address the concerns raised and consider the installation of a defined roadside boundary in the longer-term.

12.0 Palette of Ornamental Species Proposed Under the Masterplan





