

Ashfield Road
Ashfield Avenue
Mornington Road

REPORT

- Suggested Area Repairs
(Road surfaces, Path surfaces, Trees, Kerbs)
- Contravened By-Laws

November 2020

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Ashfield Avenue
Mornington Road

REPORT

OVERVIEW AND SCOPE OF REPORT

We are contacting you regarding a number of road issues in the 3 roads Ashfield Avenue, Mornington Road and Ashfield Road in Ranelagh, Dublin 6. The issues cover dangerous junctions, bad road repairs, hazardous path surfaces, daily illegal traffic and parking breaches and the violation of the City's waste bye-laws, to which Dublin City Council is the enforcing authority.

Currently waste is collected at the junction of Ashfield Avenue and Ashfield Road Ranelagh on non authorised days. Waste is collected everyday except Sunday. This is a breach of the legally binding Dublin City Development Plan and its adopted bye-laws. Ashfield Avenue/Road is a completely zoned residential area and no commercial activity should be taking place with such persistence.

The waste is also collected in an illegal and dangerous manner posing unacceptable risks to the employees and other road users. The drivers of the Key Waste lorry indicated that they were only parking there. They also said that management within the firm instructed them to collect waste from here. It has been pointed out to them that they were stopped within the junction of Ashfield Road and Ashfield Avenue, which is illegal and were causing an unacceptable risk to others. We residents would request that Dublin City Council informs the licensed waste collectors, (Key Waste and The City Bin company), that it is illegal to stop in a junction and that it is also illegal to reverse through a junction. These collections in residential areas are outside the designated day contravene the city bylaws.

On a regular basis, effluent can be seen leaking from the waste collection lorries. The waste bins collected are regularly overfilled resulting in waste falling out of the bins and the lorries. Despite the best efforts of residents to collect this waste it does yield an unsightly streetscape.

Dublin City Council ought to be aware that one company refused to collect waste from the rear of one of these premises on health and safety concerns. The non enforcement of the traffic laws, the waste bylaws, and health and safety legislation offer unfair competitive advantage to companies willing to bend health and safety regulations, traffic laws and city bylaws.

We would like the immediate enforcement of the parking laws. The waste from the commercial premises on Ranelagh Road should be presented to the front of their premises and collected from there, which can be done by order. This might cause the owners/operators of these premises a slight inconvenience once a week, but could prevent a serious accident and prevent illegal activity in our residential laneways and streets. Waste collection should only be collected on Ashfield Avenue on the designated waste collection day, currently Monday. This is the case for every other zoned residential area as stipulated by the Dublin City Council. We don't want to wait until an unfortunate accident occurs to remedy this unlawful activity. A recent accident in Ranelagh involving a lorry has already resulted in an untimely death.

At this junction of Ashfield Avenue and Ashfield Road we seek a resolution by means of a reconfigured junction and soft landscaping incorporated into the two corners of the pathways to prevent this occurrence in the future.

The road and path surfaces on Ashfield Avenue and Mornington Road are in very poor repair due to years of heavy goods delivery trucks and numerous builders vans from house renovations have been carving up the surfaces. This has been exasperated by the building of the Devlin Hotel. As supportive neighbours we have engaged in a positive manner with the Devlin managers and owners to remedy this issue as well as early morning bottle collections and bad staff parking habits. The Hotel have told us that they did pay their Building and Planning Levys to DCC but the roads were never fully repaired after the traffic damage.

The street trees are being maintained and crown pruned by DCC's contracted Arborists, however the trees are doing irreparable damage to the path surfaces. We also believe they are the wrong tree in the wrong place.

We have supplied images of the various issues to support our complaints.

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Overview of Problems

1. Map of Area
2. Junctions
3. Issues - Junction with Ashfield Road and Ranelagh Road
4. Road Surfaces
5. Path Surfaces
6. Trees
7. Junction with Ashfield Road and Ashfield Avenue
8. Laneway between Ashfield Avenue and Ranelagh Road
9. Road Markings from Ranelagh Road, on Ashfield Road
10. Path heights on Ashfield Road
11. Parking issues on the 3 roads
12. Weeds and Street Cleaning

Who to Contact:

Ashfield Road - James Coghlan (roads)
Andrew Bradley (paths)
Marion Keogh (trees)
Ashfield Avenue - Annemarie McRedmond
Tom Murphy
Mornington Road - Karl McCarthy

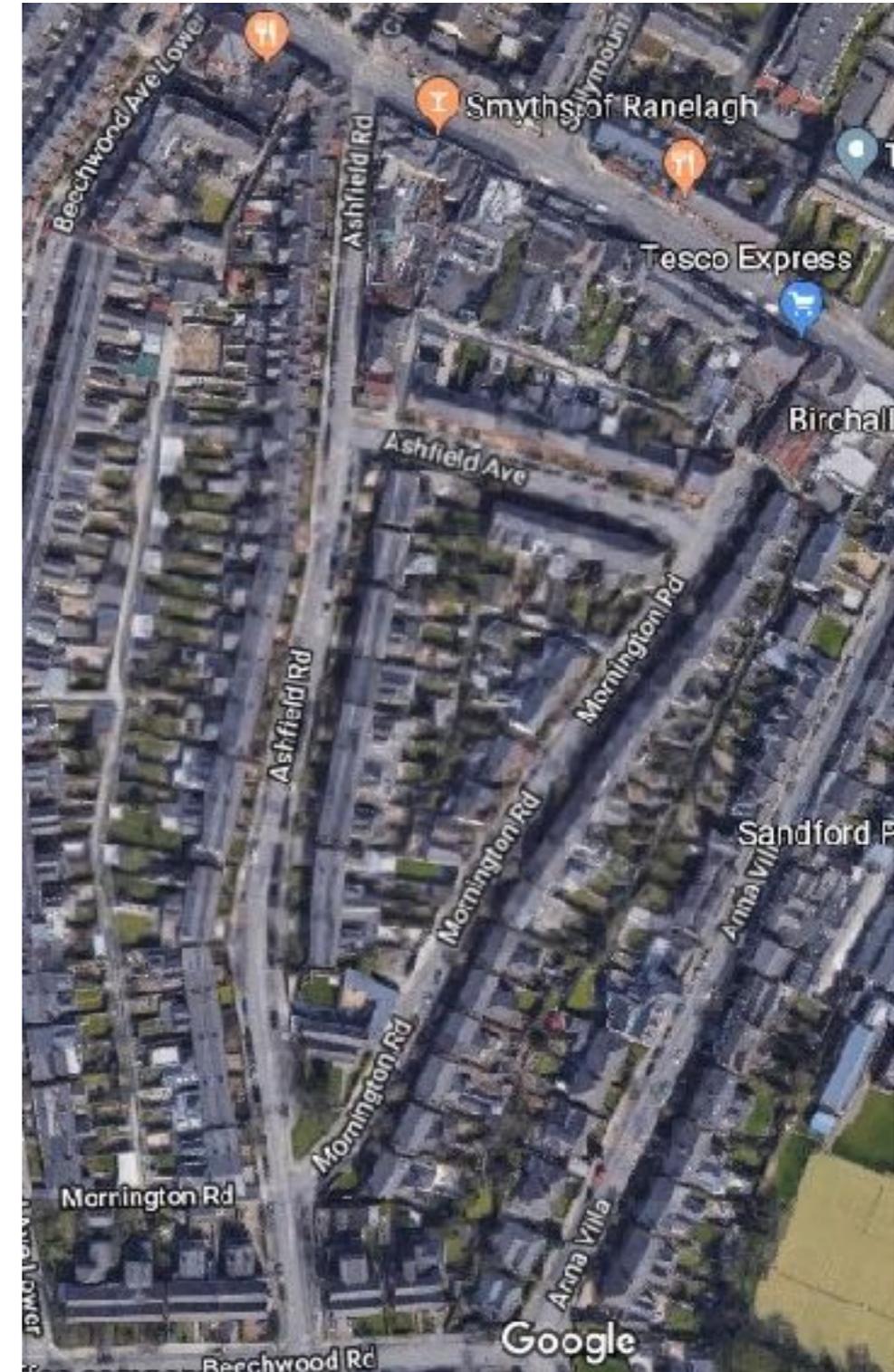
Financial Note:

Property Tax between €700 and 800 per
house resulting to approximately €100,000
Development levy
Parking permits

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Overall Map



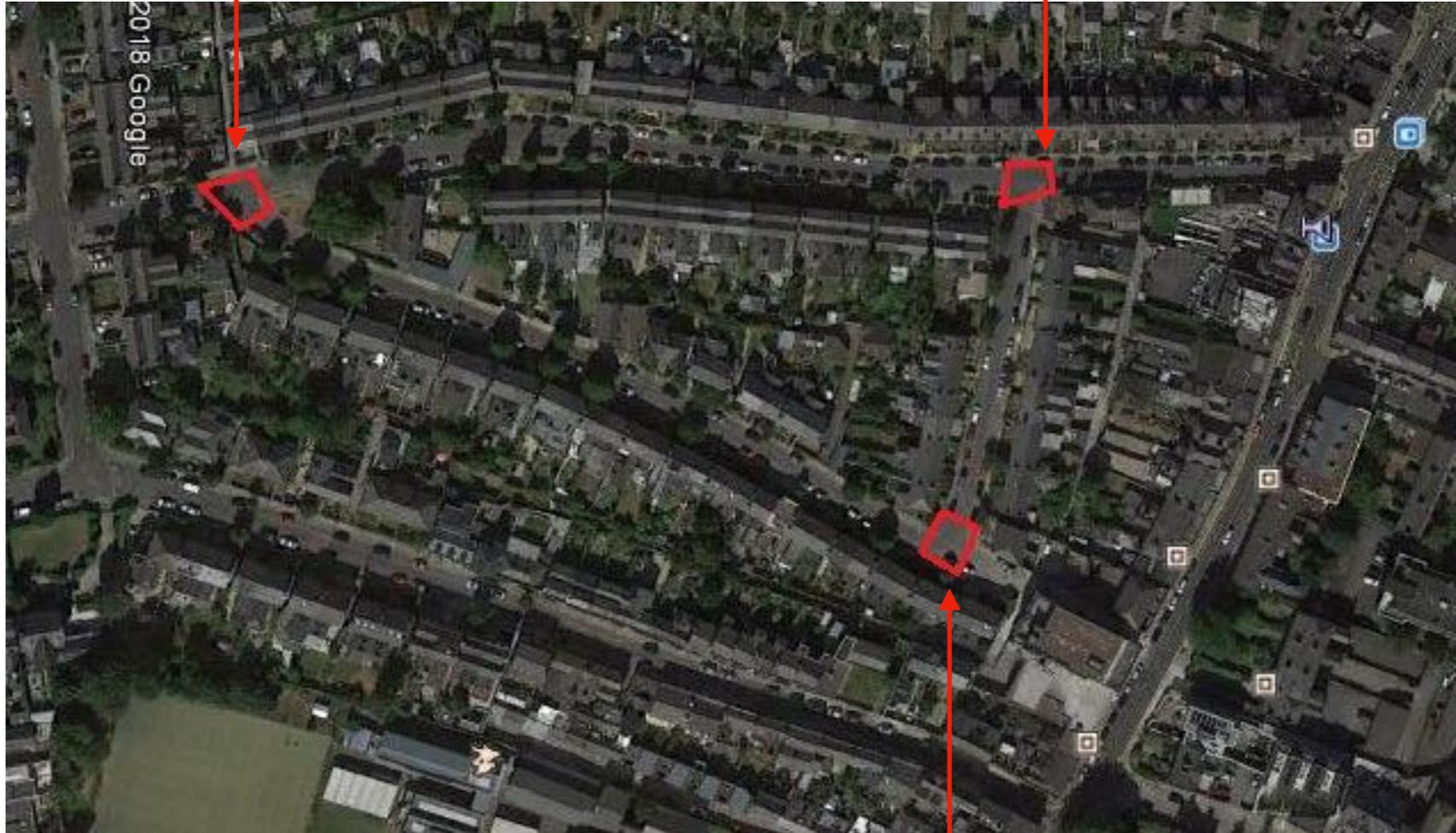
Ashfield Road
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Junctions

Mornington Road with Ashfield Road

Ashfield Road with Ashfield Avenue



Ashfield Avenue with Mornington Road

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REPORT

Junction with Ranelagh Road
Proposed extension of Yellow Box

Problem:

- As can be seen in the image when cars are parked outside the Butcher Grill and/or Hairdressers, any traffic coming out of Ashfield Road cannot complete a right hand turn onto the Ranelagh Road - Sundays are particularly bad for this as there are large numbers of cars parked in the Cycle Lanes on both sides of the Ranelagh Road

Proposal:

- * Extend the Yellow Box on the Ranelagh Road in order to stop traffic earlier
- * Either prohibit parking at this section of road or extend the yellow box



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Road Surfaces



Problems:

- Pot holes in road surfaces
- Erosion of Kerbing
- Missing tree - DCC cut down a Hawthorn tree on Ashfield Avenue leaving a 1m high stump and the tree was never replaced
- Heavy goods vehicles making deliveries to retail units on a daily basis
- Construction vehicles to various house renovation projects on an ongoing basis
- Extra construction traffic from Devlin Hotel development over the past 3 years which bore holes in the road surfaces and were never repaired
- General cars driving through the streets
- Poor parking ripping up pavement kerbing
- The laneway to the side of 1 Ashfield Avenue is being used as a dumping ground and is not being maintained or cleaned
- The wall in this laneway is in poor repair due to HGVs and other traffic hitting it on a constant basis and this is the boundary wall to Tom Murphy in number 1 Ashfield Avenue



Proposals:

- * planting on the various corner points on the roads to combat the deliveries/collections to The Devlin Hotel and the other commercial premises on Ranelagh road

The Images show the poor state of the road surfaces on all three roads. They are periodically patched by DCC but the tar used always comes away and breaks up again after a few months.



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Path Surfaces



Ashfield Road

Problem:

- The Path on the Left hand side (as you drive down the road) was never upgraded so tree roots are bursting the path's concrete surface



Proposed Repair Solution:

- * Porous membrane on surface to smoothen path surface
- * Or
- * Replace the trees

Personal Injury Claims are waiting to happen. Some elderly residents have tripped on the paths. Since January 2020 one elderly resident recently tripped on this burst section of concrete and fell and broke her wrist.



The bottom half of the road towards the village could do with some trees.

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Trees

All 3 roads

Problems:

- The trees were recently pruned (June 2020) but their crowns are still coming in contact with the overhead wires
- The Turkish Hazels on Ashfield Road and Mornington Road produce nuts in autumn / winter which fall on the ground. They are like marbles and residents have skidded on them and fallen on the ground. They are very dangerous.
- Some trees at the bottom of the road, going towards Ranelagh village, would look very attractive.



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Junction with Ashfield Road
and Ashfield Avenue

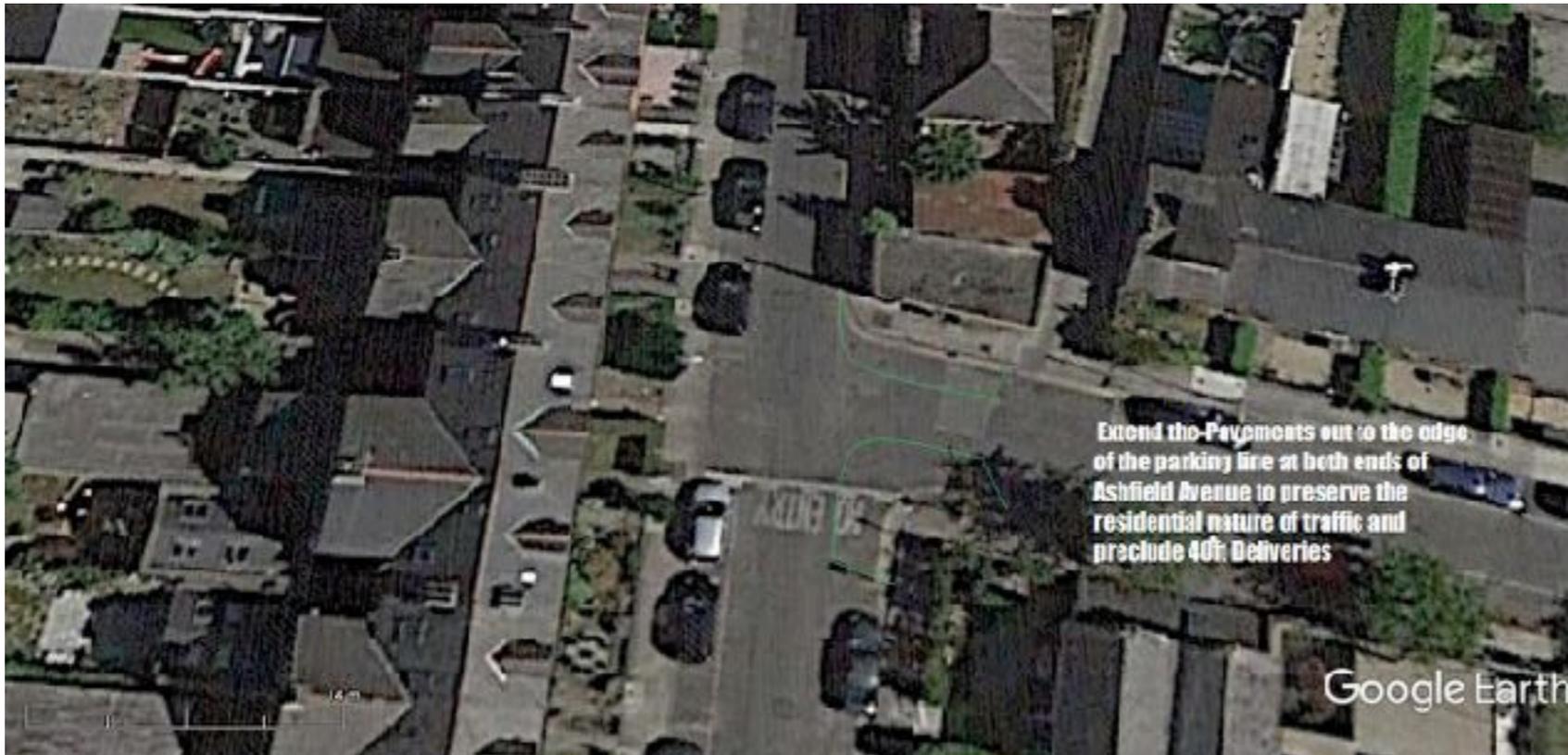


Problem:

- Delivery trucks park on the junction, blocking traffic and pedestrians on a daily basis
- Commercial bins 6 days out of 7
- Several trucks using different operators
- Laneways left in very bad order

Proposed Solutions:

- * Extend pavements out to the edge of the parking lines
- * Restrict delivery times
- * Stop collections/deliveries from residential roads and enforce them to the Ranelagh Road



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Laneway between Ashfield Avenue and Ranelagh Road

This laneway is unique as it is shared with the commercial properties on Ranelagh Road.

Problems for residents include:

1. It is used persistently, day and night, for parking, presumably by employees/owners of the various commercial premises on Ranelagh Road. This is unacceptable for several reasons:
 - (a) They often block the back gates of residents houses
 - (b) They are a security risk to houses as bonnets and car roofs can be used to access back gardens
 - (c) Noise - coming and going at all hours
 - (d) The lane is NOT a free car park and the residents who are affected by this activity have to pay to park outside their own homes
 - (e) This traffic facilitates regular dumping in the laneway
2. The bins etc. from the commercial premises are often overflowing. Our understanding is that they should be within the boundaries of the individual premises, we recognise this is not always possible but if they were at least kept neat, it would be a great benefit.

Proposed Solutions:

- * To see double yellow lines along both sides of the lane so that vehicles who do park there can be clamped/ removed
- * Clarification on the status of the laneway, i.e. who has responsibility for cleaning, security etc



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Road Markings from Ranelagh Road, on Ashfield Road

Problem:

Traffic driving the wrong way up Ashfield Road from Ranelagh Road on a weekly basis

At the top junction of Ashfield Road and Mornington Road, the general morning traffic regularly ignores the right hand turn restriction until 10am - Rat run develop this point further - "Access only"

Proposed Solution:

- * Better road signage and road markings on the roads themselves
- * Better road signage on the Ranelagh Road
- * Visible Garda enforcement



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Path Heights on Ashfield Road

Problem:

As you drive down Ashfield Road, the paths on right hand side of road were replaced years ago.

Promises were made to upgrade Paths on left hand side but work was never carried out. In heavy rain the water floods large sections of the pavement.

Proposed Solution:

- * Replace the paths on the Left Hand Side to combat flooding outside residents' homes



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Parking Issues for Residents
on Ashfield Road, Ashfield
Avenue and Mornington Road

Problem:

Ashfield Road - extremely hard to get parking in the evenings, particularly at the bottom of Ashfield Road

Ashfield Ave - often some spare parking capacity in the evenings

Proposed Solution:

- * Replace the paths on the Left Hand Side to combat flooding outside residents' homes
- * Some residents of Ranelagh Road & elsewhere have been granted resident parking permits for Ashfield Road, when Ashfield Road residents don't have enough capacity, and the legitimacy of these permits may need to be reviewed
- * If it's acceptable for non-residents to have disks, then on the same procedural basis, some residents near the junction of Ashfield Road & Ashfield Avenue would benefit from having disk coverage to include Ashfield Road & Ashfield Avenue
- * Clearly, patrons of the restaurants & bars of Ranelagh also use the bottom of Ashfield Road, and patrons of the Luas also tend to use the top of Ashfield Road (visitor parking), being another reason for the parking capacity problems on Ashfield Road

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Street Cleaning and community activation
Ashfield Road, Mornington Road and
Ashfield Avenue

Problem:

The Residents of the 3 streets have organised, with the help of Dublin City Council's Local Area Office, a clean-up each of the last 2 years (2018 and 2019)

- This involved the residents organising for all cars to be moved on the chosen Saturday morning
 - Then the residents organised a street and kerb clean-up
 - Then the DCC organised a street cleaning machine plus crew to finish off the job, which was great
 - DCC helped organise for the clampers to keep away the day/night before, to avoid visitor cars blocking our clean-up work
- Very successful collaboration between residents and DCC
99% compliance from neighbours and visitors
Small group of residents stood on the streets all morning to ensure visitors didn't park blocking the street cleaning machines

Proposed Solution:

- * The bottom of Ashfield Rd seems to act as a wind tunnel and the litter from Ranelagh Road often ends up on the section of Ashfield Road between Ranelagh Road to Ashfield Avenue - how can this be resolved?
- * Do the DCC By-Laws allow for DCC to issue a notice asking for all cars parked on the Left Hand side to vacate the 3 streets for a specific half-day period maybe 2 times annually, followed by the Right Hand side, to facilitate the street cleaning machine doing the kerbs? Is it possible to discuss this matter with DCC? This type of By-Law is enforced in other capital cities across the world
- * Very good Community spirit on all 3 roads - Street Parties, Street Clean Ups, etc

