



**Appendix D**  
MCA Table -  
Options at Santry Demesne

## Appendix D. MCA Table - Options at Santry Demesne

Assessment Criteria	EPR Layout	Draft PRO Layout	PRO Layout
<b>General Description</b>	Full 20m BusConnects cross section but avoided private properties where possible.	A northbound bus lane from Morton Stadium to Northwood Avenue and a southbound bus lane from Morton Stadium to Coolock Lane. The northbound cycle track runs behind the Santry Demesne wall, through Santry Park and Morton Stadium.	A northbound bus lane from Morton Stadium to Northwood Avenue and a southbound bus lane from Morton Stadium to Coolock Lane. The northbound and southbound cycle tracks are online but reduced to 1.5m minimum widths.
<b>Land Encroachment (Private)</b>	120m2 encroachment into 11 gardens along the east side of the scheme between Northwood and Coolock Junction.	No encroachment required.	No encroachment required.
<b>Rank</b>			
<b>Land Encroachment (Public)</b>	1800m2 encroachment into Santry Demesne pNHA, Santry Park and Morton Stadium required and the removal of the Santry Demesne wall.	Approximately 1,000 m2 encroachment into Santry Park and Morton Stadium required to facilitate the 2 way cycle track.	No encroachment required
<b>Rank</b>			
<b>Constructability</b>	Horizontal and vertical alignment changes along the R132. Encroachment into the gardens opposite the pNHA will present level difficulties to tie into existing driveways. Road level raised by 400mm. Removal and reconstruction of over 350m of the Santry Demesne wall required.	Horizontal and vertical alignment changes along the R132 at the northern entrance to Morton Stadium. Road levels raised by up to 400mm.	Horizontal and vertical alignment changes along the R132 at the northern entrance to Morton Stadium. Road levels raised by up to 400mm.
<b>Rank</b>			

Assessment Criteria	EPR Layout	Draft PRO Layout	PRO Layout
<b>Ecological Impact</b>	2-3m encroachment into south-eastern boundary of pNHA (Approx 50m stretch) - loss of edge and woodland habitat. Potential habitat associated with <i>Hypericum hirsutum</i> and tree preservation order. Impact considered at a national level. Encroachment into Santry Park and consequent loss of trees. Loss of trees through the Morton stadium field.	No impact on Santry Demesne pNHA. Introduction of a one way cycle track through Santry Park and Morton Stadium car park.	No ecological impact
<b>Rank</b>			
<b>Landscape and Streetscape</b>	Change to existing streetscape, removal of boundary walls for 11 properties, removal of street trees and grass verge. Removal of Santry Demesne wall over the full length. Road levels raised by 400mm.	No impacts on private boundary walls. Openings in the Santry Demesne wall might improve the streetscape appearance. Ornamental trees and grass verges to be removed.	Change to existing streetscape, removal of street trees and grass verge. No impact on boundary walls.
<b>Rank</b>			
<b>User Safety</b>	No safety issues.	Potential for loitering / anti social behaviour in the secluded environment between the existing and proposed walls. Potential security threat for Clonliffe Harriers and Morton Stadium.	No safety issues.
<b>Rank</b>			
<b>Architectural and Cultural Heritage</b>	Removal of approximately 350m of Santry Demesne wall.	Significant impact – significant demolition of the wall would be required to provide adequate visibility	No direct impact on the original Santry Demesne wall.
<b>Rank</b>			