

THE UPPER LEESON STREET AREA RESIDENTS' ASSOCIATION NEWSLETTER

WHAT'S INSIDE

AGM 11 MAY

Join us at 7pm on Thursday 11 May for our AGM and special guest speaker Arran Henderson.

The Highways and Byways of ULSARA

We want to hear your views on our roads and lanes.

Planning update

Applan Way Tower, St Mary's Home & more.

Who is on your committee?

Metrolink

Read ULSARA's submission to ABP on the plans for Charlemont.



Long awaited resurfacing of Burlington Rd commencing in March 2023

Our Highways and Byways? Are you happy with them?

ULSARA's AGM last year heard many concerns about our public realm – paths, roads, and laneways. We would be happy to hear more feedback about issues you feel ULSARA should raise with the City Council.

Effective regulation?

A report released by Dublin City Council in January revealed that three of Dublin's five most clamped streets are in our area (Mespil, Chelmsford and Waterloo Roads). So perhaps we are well protected from illegal parking – but what about speeding and other enforcement issues?

Roads maintenance

It was great to see the long overdue resurfacing of Burlington Rd commence at the end of March. However should other roads, lanes and paths be prioritised?

Safe and accessible infrastructure.

What should we be doing to future-proof our paths, parks and roads? Are they sufficiently accessible to older residents and those with disabilities?

Climate proofing our area?

Ought we be thinking more about electric vehicle charging infrastructure, school friendly cycle-ways, drainage adjustments to cope with changing rainfall patterns?

We would like to hear more of your thoughts on these topics so we can identify priorities for our work. See our report inside (pages 4 & 5) and tell us what you think. Send us an email to ulsaratransport@gmail.com

The ULSARA Area: an imaginary tour: with Arran Henderson.

Local historian Arran Henderson of Dublin Decoded Tours will present a 50-minute talk at our AGM on 11 May, which travels among and discusses some of the roads, lanes and squares of the ULSARA Area.

Making extensive use of old maps, engravings and newspaper sources and both contemporary and archival photographs, Arran will explore a number of features of the district, including several significant buildings, both residential, commercial and ecclesiastical.

In doing so, he will highlight some of the rich architectural and design legacy of the area, and some of the architects, builders and craftspeople behind it.

There will also be a number of side notes on interesting former residents, and on connected literary, social and political history in the area, in the 18th, 19th and 20th centuries.



Read more about the speaker on page 2



Message from the Chair

We look forward to seeing many of you at our AGM on 11 May in Litton Hall. Last year's meeting was very productive – throwing up a range of issues that we report on in this newsletter and will also discuss when we meet.

We await with interest decisions from An Bord Pleanála on two highly inappropriate developments where we lodged concerns in 2021 & 2022. We welcome the new Dublin City Development plan which backs up our opposition to inappropriately located build to rent developments. ULSARA is now in its 55th year and our mission to cherish heritage and preserve our community is as relevant as ever.

The condition of our public realm – roadways, paths and parks was a hot topic at our last meeting and we continue to welcome members' opinions. See the article on pages 4 & 5 and do please email us your thoughts. We will pursue the issues that arise with both our local public representatives and City Management.

We are very excited that Arran Henderson of Dublin Decoded is preparing a special talk for our AGM which will give all of us new historical insights into our Heritage Area. Arran is a very entertaining speaker and I expect everyone will enjoy his presentation.

As always, we welcome new members to ULSARA. Please come along to the AGM and find out more.

Fiona Slevin, Chair

The ULSARA Area: an imaginary tour: with Arran Henderson. (Contd.)

About the speaker

Arran Henderson graduated in Art History from Oxford Brooks and has studied fine art and art history subsequently in the University of Rhode Island, the National College of Art and Design, Central Saint Martin's London and Trinity College Dublin. He has written extensively on art and material and visual culture, for numerous publications, including the Irish Arts Review.

Since 2009 Arran has run a walking tour business called Dublin Decoded that specialises in expert tours of history, fine art and architecture. Partners and clients have included the National Gallery of Ireland, the Royal Hibernian Academy, and the Irish Georgian Society.

Within the cultural sector, Arran is well-known for making interesting but potentially confusing themes and ideas enjoyable and accessible. Every year, in January to March, his firm dublindecoded.com also runs a series of online, fine art talks, on aspects of the art history in Italy.

ULSARA AGM

19:00 on Thursday 11 May 2023

at Litton Hall, Wesley House, Leeson Park.

Litton Hall is just south of the large church on the corner of Dartmouth Road and Upper Leeson street.

This will be a good chance to catch up on local developments and also to take an Imaginary Historical Tour of the ULSARA Area with our Guest Speaker Arran Henderson.

The AGM is a great opportunity to meet your neighbours and the committee, and to discuss local issues. Please do join us.



JOIN US AND GET INVOLVED

We want to reflect the Ulsara area's diversity of communities and residents in our work and campaigns.

If you live in our area, please join us as a member, and even better – get involved. Our committee and campaigns need skills, knowledge and helping hands, no matter how little time you can offer. Planning/urban development, social media, organisation skills are especially welcome.

Please get in touch via Twitter @UlsaraDublin or by emailing us at joinulsara@gmail.com and see more on www.Ulsara.ie.

This newsletter has been published annually for decades, usually in Spring. Through the year, keep in touch with our activities through Twitter, our website, and by signing up for our e-newsletter. We also welcome old-fashioned letters.



www.Ulsara.ie



@UlsaraDublin



PO Box 8411, Ballsbridge, Dublin 4

Membership Form & Annual subscription

Ulsara is your residents' association, with a committee and members drawn from the area. Please join us and support our efforts to maintain the residential zoning, character and amenities of the area. Ulsara's work is done on a voluntary basis and we rely on your generous support and committed membership for our continued effectiveness.

The easiest way to join is on www.Ulsara.ie
Click on the Membership tab, and pay by credit/debit card or PayPal.

Or complete this form and post with a cheque to: Ulsara, PO Box 8411, Ballsbridge, Dublin 4.

Subscription type

- ☐ Family €45 ☐ Single €30
☐ Other €..... *Tick as appropriate*

Payment

Please make cheques payable to 'Upper Leeson St Area Residents Association (Ulsara)'.

☐ I consent to my email address being used to send me occasional newsletters and other news relating to ULSARA activities and events. (Please tick.)

Unless you give us permission by ticking this box, we will only use your details to contact you about your membership. We will never pass your contact details to a third party. You may change your mind by unsubscribing from any email.

Name: _____

Address: _____

Telephone: _____

Email: _____

Signed: _____

Standing Order

You can set up an annual subscription payment by completing this section of the form and returning it directly to your bank.

If you do this, please let us know so that we can add you to our membership list.

To the Manager, (Bank and branch) _____

Date: _____

I/We hereby authorise and request you to debit my/our account:

Name: _____

A/c number: _____

Sort Code: _____

The sum of €45 / €30 / Other (write in words) _____

And pay annually on 31 March to:

Bank of Ireland, Ranelagh, Dublin 6

BIC: BOFIE2D; IBAN: IE68 BOFI 9001 7210 2607 54

Signed: _____

Send directly to your bank, and send a copy to Ulsara, PO Box 8411, Ballsbridge, Dublin 4 for our records.

ULSARA COMMITTEE MEMBERSHIP

Ulsara would love to hear from residents of the area who would like to become involved in our work.

The current committee membership is:

Fiona Slevin (Chair) Chelmsford Rd.

Simon Haigh (Secretary) Dartmouth Terrace.

Tony Fox (Treasurer) Waterloo Rd.

Michael Wall, Pembroke Lane.

Marie-Thérèse Rainey, Wellington Rd.

Ciaran Rooney, Leeson Park.

Kathy Rose O'Brien, Mespil Rd.

Simon Nugent, Pembroke Lane.

Who we are

Since its foundation in 1968, Ulsara has fought to preserve the residential character and amenities of our neighbourhood, encourage community life in the area, maintain our green spaces, and preserve the distinctive architectural features of the area. We draw our members from the streets, lanes, and squares stretching from Ranelagh Road to Upper Baggot Street, and from the canal to Herbert Park.

Ulsara acknowledges with thanks the support of Dublin City Council (Community Grant Scheme) toward the publication of this and previous Newsletters.

Designed and printed by Simon Hederman at www.hederman.ie

Come and talk to us at the AGM or email info@ulsara.ie if you would like to become involved.

Improving our highways and byways

Are you satisfied with the paths and roadways in our neighbourhood? At ULSARA's 2022 AGM members flagged more concerns about the state of our roads than any other topic. Your committee has been assessing our public realm and plans for its improvement. Tell us what you think – send an email to ulsaratransport@gmail.com



The long overdue surface repairs at the Burlington "Bus Depot" began at end March.

Road repairs

DCC has an annual budget for road repairs which includes circa €11m for the entire city. We were glad to see the belated repairs to Burlington Rd addressed this spring but other more complex projects – notably Wellington Rd - are still in the queue. If your road or lane's surface is in a bad way we can try to add it to the Council's priority list.

Cycle infrastructure

It is good to see new dedicated cycle ways are emerging and planned on the perimeter of the ULSARA Area – Dodder Greenway, Ranelagh to the Canal, Pembroke Rd and Morehampton Rd as part of Bus Connects. Is there more that should be done to improve cycle facilities inside the area though – especially for children and older cyclists? Do we need more cycle parking stands? Route redesign in areas near schools and parks?



Speed limits and enforcement Is 30KPH enough?

All the lanes and some of the roads in the ULSARA area now have 30KPH limits but enforcement is a joke. Is Ireland the only country in Europe where camera based traffic enforcement is not facilitated by law? Many of our lanes are used as rat-runs at rush hour and on big match days. Bus Connects plans may make this problem considerably worse. Try sticking to the 30KPH limit on Waterloo Rd and note the reaction of the white van or Range Rover behind you. Should ULSARA take a position such as urging more ramps or the extension of the 30KPH limits on more roads? Are there other solutions that should be considered?

Anticipating Climate Change

Our area is near the coast, has a high water table and several underground rivers which makes us vulnerable to flooding through changing weather patterns and increasingly intense rainfall. While DCC drainage department does a good job in care and maintenance of their infrastructure there may be issues that ULSARA should be flagging?

We note more and more homes installing EV charging points in their gardens but is there a need for more public charging points within this area? At present we are only aware of on road charging on Chelmsford Rd. Perhaps mounting charging points is part of the solution'?



One solution to the EV charging dilemma?

Our Green Spaces

Herbert Park, Ranelagh Gardens and Dartmouth Square are wonderful amenities within our area. No doubt ULSARA members have views as to how the parks could be improved and respond better to the needs of visitors (and their pets). If there is a consensus on things that need to change ULSARA can raise them with the City Council's Parks Department.

Bus Connects and Bus lanes

In the next three of four years we should see significant changes to Morehampton Rd and Pembroke Rd thanks to the Bus Connects project. Better bus services and cycle infrastructure will be welcome but some displaced drivers will inevitably seek routes through residential lanes and roads. ULSARA will press our public representatives for effective traffic law enforcement. Pembroke Lane and Pembroke Park are just two of the roads where this will be very important.

The rerouting of the 39A away from Waterloo Rd raises an interesting question as to the future of the evening bus lane – currently one of the most lucrative hunting grounds for Dublin city clamping services.

Pavement clutter

Pedestrians are almost always the poor relation when we think of our public infrastructure. Redundant signage and other unnecessary street clutter, patched up surfaces after utility works, unmanaged root eruption from highly valued trees all seem to be invisible to city management. ULSARA is compiling a list of pavement clutter and other footpath issues to be forwarded to the Council. Please send items for inclusion to ulsaratransport@gmail.com



Is it time to remove this sign erected on Waterloo Rd in 2006?

Traffic Management around the Charlemont Metro Station.

While Metro North is some distance in the future, ULSARA has flagged the need for close attention to traffic management around the proposed station at Charlemont Bridge. We have urged Bord Pleanála, if approving the scheme, to impose special traffic management requirements to ensure that the de facto terminus stop that is being proposed does not become a magnet for "kiss and ride" traffic and illegal parking.



We welcome your views on traffic, transport and our local infrastructure.

Drop us a line at ulsaratransport@gmail.com

Eirgrid consult on major cable renewal project.

Eirgrid have recently leafleted all homes in the area as part of an extensive consultation on a planned upgrade of the high voltage underground cable between Inchicore and Poolbeg. One of the potential routes identified runs through Ranelagh and via Chelmsford Rd, Appian Way, Morehampton Rd, Wellington Place, Pembroke Park and Herbert Park. Two other potential routes are also under consideration but we understand that two of the three routes will be selected and works will occur sometime later in the 2020s. The consultation period runs until 23 May. For further information see Eirgrid.ie/Dublin.



Bus Connects Dublin

You may recall extensive consultation by the National Transportation Authority on the Bus Connects Programme a couple of years ago. Two Core Bus Corridors are planned running along the ULSARA area. One along the N11 which is intended to provide increased bus priority and improved cycle facilities on Morehampton Rd and Leeson St. The other envisages a revised route for buses from Belfield to the city centre (using Nutley Lane & Ballsbridge instead of Donnybrook & Waterloo Rd) as the bus corridor.

The latter scheme, which involves prioritisation of buses on Pembroke Rd and risks channelling cars onto much smaller roads in our area is currently under consideration by An Bord Pleanála ABP. Assuming the proposal is approved ULSARA will be insisting on effective enforcement of all traffic limitation regulations involved in the redesign. As ABP seems somewhat overwhelmed at present, decisions on these plans are overdue.



Planning Update

The most important development in planning terms over the last 12 months was the adoption by the City Council of the City Development Plan 2022-2028 which became effective on 14 December last. In particular we were pleased to see that the new plan is more restrictive regarding the location of "build to rent" apartment developments. This is of particular relevance given ULSARA's focus during 2021 & 2022 opposing two proposals to build such developments – one at St Mary's Home on Pembroke Park and the other at the corner site on Upper Leeson St & Appian Way. Decisions on appeals with respect to both developments still remain to be decided by Bord Pleanála at the time of going to press.

ULSARA remains vigilant in relation to inappropriate development in our area.

Members' annual subscriptions are essential in enabling us to address the costs involved in challenging such developments.

In general we welcome the new City Development Plan which promotes a socially inclusive city of urban neighbourhoods based on the principles of the 15-minute city, and we note this involves sustainable 'compact growth'. Therefore, we will remain vigilant that such growth is respectful of context and does not detract from nor injure the residential or architectural amenities of our area.



Cherishing Heritage Preserving Community is back in print.

In 2018 Ulsara published a book to commemorate 50 years of the association.

Cherishing Heritage Preserving Community was produced by the Ulsara committee and edited by Fiona Slevin. It includes a foreword by Michael McDowell, SC and essays from recognised experts including Frank McDonald, Alistair Rowan and Ruth McManus. The book is beautifully illustrated with photographs by Andy Sheridan.

The original book is now sold out, but it is now available as a print-on-demand hardback and paperback from Amazon.



“Turning Corners” 150 Artworks executed during Lockdown

One day in July 2021, I rounded the corner from Leeson Street on to Sussex Street on my way home. There were patrons sitting outside O'Brien's and the sun was shining. Gerard Byrne was across the road, at his easel, totally immersed in capturing that corner of life and light. Like many over those two years, I was feeling displaced and sequestered. I was driving, but that fleeting glimpse stayed in my mind, and somehow, by the time I was home, it had settled me.

Gerard had been visible, in person and on social media, in our area over the previous year. His postings of finished and in-progress work engaged the community, not just in the paintings, but in choices about how we see our neighbourhood, and what we choose to observe in the world around us. He captures

His paintings are primarily rich in colour and light, but never shy from the showing shadows and shade. They compel us to take the time to stop and stare, to absorb the colour of the lilac and the drifting cherry blossoms, to allow ourselves to be charmed by the clump of bluebells peeping through a railing, and to breathe in the scent of a climbing rose; to be quieted by the doors and windows



waiting for the sun, and to let the little garden's tranquillity settle on us.

For over five decades, the Upper Leeson Street Area Residents Association (Ulsara), has worked to cherish the architectural heritage and preserve community in our neighbourhood. Gerard's work honours the harmony and beauty of our streetscapes and is a significant contribution to the architectural archive in itself. As importantly, Gerard's paintings shine a light on these terraces and houses as homes, as places of solace and shelter and strength.

Published as 'Note from Fiona Slevin, Chair Ulsara' in Gerard Byrne , Turning Corners, 2022. gerardbyrneartist.com

MetroLink – Our submission to ABP

The long-awaited Dublin MetroLink - the metro linking the city by rail to the airport was included in the 2018-2027 National Development Plan and is now estimated to be completed from 2035.

As ULSARA referenced in our 2022 newsletter, the original scope of the project was modified, to a new proposed “Charlemont Southern Terminus” with further extensions to be determined at a later date. This has triggered particular concerns in the Grand Parade, Dartmouth Road and Dartmouth Square area focused around a) Stephen's Green being a preferred terminus location; and b) impacts on local congestion in the Charlemont area.

The project is treated as Strategic Infrastructure and planning is currently being considered by An Bord Pleanála. ULSARA's made the following observation to ABP on the project:

ULSARA (The Upper Leeson Street Area Residents' Association) supports the development of public infrastructure mass transport initiatives that improve the amenity of our area and the wider Dublin city while protecting the built environment and communities of the city.

We note the plans for a Metrolink station at Charlemont. While recognising the convenience of this proposed station for residents throughout the area, we are also acutely alert to the concerns of many residents in the immediate vicinity of the station and share their concerns that unregulated or poorly regulated surface transport delivering intending travellers to; and awaiting/collecting passengers from; the metro station could impact negatively on the quality of life for those in the immediate neighbourhood.

Given the fact that Charlemont may be for many years the most southerly end station on the route, the local area faces unique problems not confronting other stations. It will represent a potentially attractive “kiss and ride” location for family members to drop intending passengers from a wide area of South Dublin. It will also be identified as an attractive rendezvous location for those arranging taxi or private car collection to complete their Metro journeys from, for example, Dublin Airport.

As a result, impeded access to the various lane ways in the neighbourhood, abuse of parking spaces allocated to drivers with disabilities, illegal parking on double yellow lines (including at junctions), obstruction of cycle lanes and blocking of access to private dwellings can all be predicted. This must not be a result of the opening of the station.

To avoid these outcomes we strongly recommend that An Bord Pleanála should require the project promoter and Dublin City Council to agree, implement and enforce a rigorous surface transportation management plan specific to the Charlemont area which anticipates and effectively enforces prohibition of illegal parking and other rule breaking by motorists (including PSV license holders). This will undoubtedly require an agile approach - probably including sustained on-foot patrolling by authorised enforcement personnel. We believe it is essential that an adequate budget for this sustained enforcement programme is part of the area surface transport management plan.

We further recommend that it be a requirement that representatives of the local community are consulted in an ongoing and structured way on the development and implementation of the plan.

Assuming permission is given, it will be followed by a procurement process of up to two and a half years and then then eventual construction. ULSARA waits with interest to see what transpires.



Local Directory

Some of the great teams that operate in our area.

Bookshops

First Editions

On Pembroke Lane (off Waterloo Road), First Editions offers an eclectic range of antiquarian books, and specialises in modern signed first editions.

www.firsteditions.ie

Hamptons Books

A true local and community bookshop, Hampton's stocks a broad range and will find books for customers.

Predictably, they have some very loyal regulars.

93a Morehampton Road; (01) 667 3072

Papermint Store

Irish-owned retailer on Morehampton Road with greeting cards, gifts and notebooks.

www.papermintstore.com

The Company of Books



A great local Ranelagh bookshop, Gwen did sterling work through the pandemic as she cycled the area

delivering books. Also has notebooks, diaries and cards.

www.thecompanyofbooks.ie

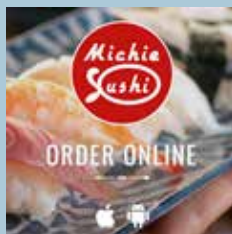
Food & Drink

Canal Bank Café

A long-time excellent neighbourhood, all-day restaurant on Sussex Terrace, starting with breakfast, then a comprehensive main menu from noon.

www.canalbankcafe.ie

Michie Sushi



Awarded best Sushi in Ireland 11 years running, Michie Sushi on Chelmsford Lane offers excellent food by a great team.

Delivery, collection, catering and dine-in. From lunchtime.

www.michiesushi.com

Nick's coffee

Across from Ranelagh Luas, Nick's is a local institution. Small kiosk, giant quality. People queue for the coffee and stay for a chat on the benches outside.

www.facebook.com/NicksCoffeeCompanyLtd

One Kinda Folk

A new local favourite with quality coffee, drinks and outdoor seating. They also have sandwiches at lunch time.

www.onekindafolk.ie

Tap House

The outstanding staff at the Tap House offer craft beers and bar food (try the tacos) in a most convivial setting with outdoor terrace in the centre of Ranelagh.

www.taphouse.ie

The Sussex

Above O'Brien's pub on Sussex Terrace, a well-known, smart bistro style restaurant offering great food in a relaxed and welcoming setting.

www.thesussex.ie

The Village Butcher

Michael, Sarah and the team offer outstanding quality meats with direct provenance, as well as gourmet food, bbq sauces & rubs. And great advice.

www.thevillagebutcher.ie

Redmonds of Ranelagh

Award-winning and knowledgeable off-licence in the centre of Ranelagh with a huge, personally selected range of wines, beers and spirits.

Also barware/gifts.

www.redmonds.ie

Terroirs

Seán and Françoise Gilley's shop in Donnybrook reflects their exuberant love affair with wine and an individual approach to sourcing and selling them.

www.terroirs.ie

Other Services

Gerard Byrne, Artist & Gallery

During the pandemic, you may have seen Gerard painting buildings, houses and gardens in the area in his distinctive vibrant, expressive style. Gallery on Chelmsford Rd.

www.gerardbyrneartist.com

HEDERMAN

Hassle-free Print & Design

Hederman

Hassle-free Print & Design

Local resident Simon Hederman and his team offer full suite of design, branding, printing and digital marketing services to businesses all over Ireland

www.hederman.ie

MHF Architects

Local resident Michelle Farrell runs an independent, experienced, RIAI-registered architectural practice, with a personal approach to all projects.

www.mhfarchitects.ie

Archview Physiotherapy

Voted one of the top 5 physiotherapists in Ireland, the Archview team offer a range of treatments at their Pain & Sports Injury Clinic on Ranelagh Road.

www.archviewclinic.ie

Smallman's Plumbers

On Sallymount Avenue, a go-to source for heating and plumbing needs. The team is great at helping find solutions for professionals or DIYers alike.

www.smallman.ie

i-Service

On the corner of Sallymount Avenue, i-Service sells mobile accessories and phones as well as providing reliable and quick, professional repair services.

www.i-service.ie