

LANDS AT

Hollystown Kilmartin

FRAMEWORK PLAN

December 2021



PREFACE

This Framework Plan seeks to guide the holistic planning and development approach for lands at Hollystown Kilmartin, County Dublin.

The lands subject of this Framework Plan will provide for over 1,000 new homes, community facilities, and mix of uses. The Framework Plan establishes a landscape and local context-led structure for future development areas, access routes, landscape character, and public spaces. It seeks to illustrate a vision for the development as a whole, setting out key design principles to facilitate high standards of design. This Framework Plan is developed in line with current planning documents including the Fingal County Development Plan (2017-2023) and the Kilmartin Local Area Plan 2013 (as extended).

Reference/Office
6733/Dublin



STRATEGIC CONTEXT

The Lands at Hollystown Kilmartin are situated at the north-western development boundary of Blanchardstown and located approximately 4km north of Blanchardstown Major Town Centre.

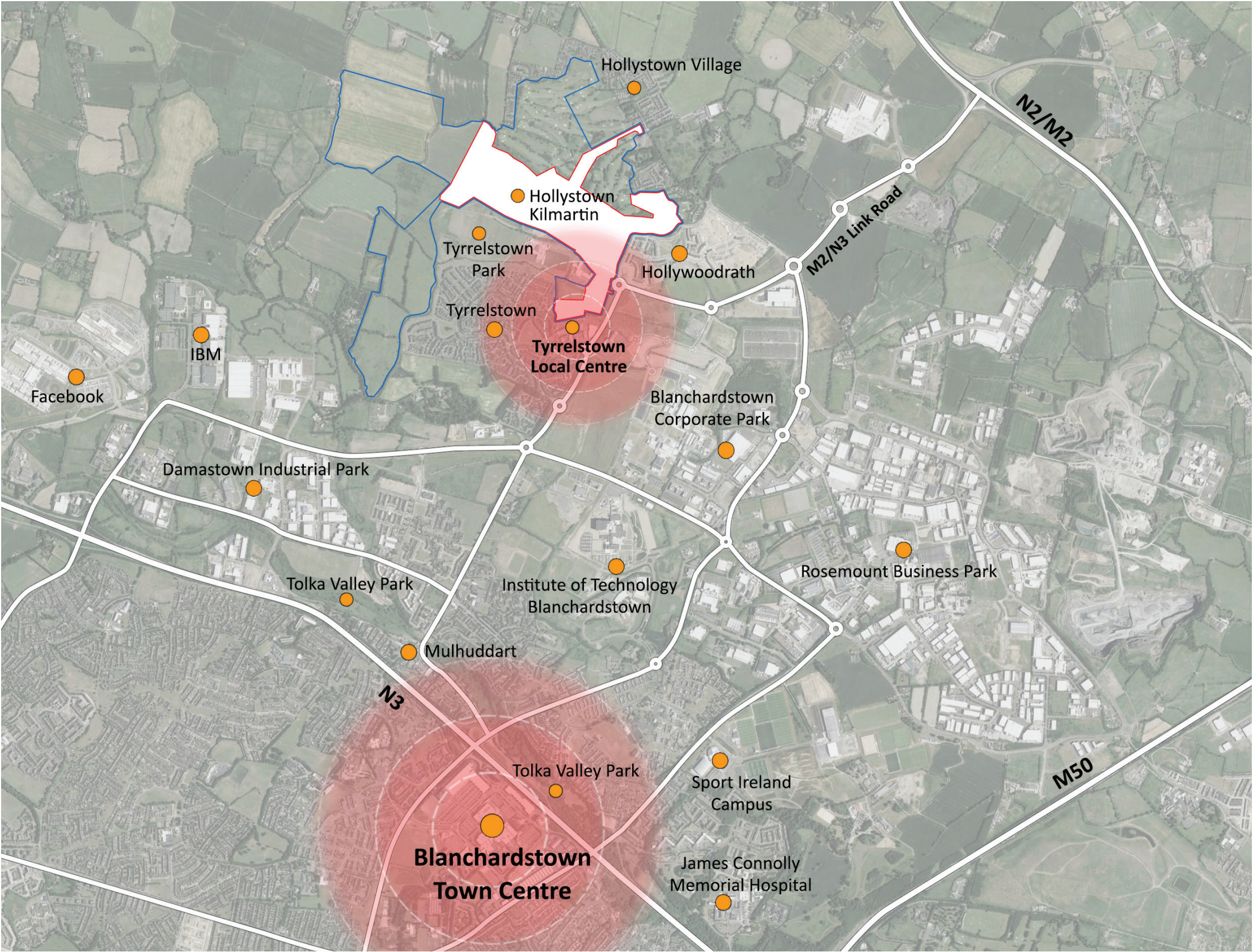
The lands are located in a transitional zonal area, situated between the existing built up areas of Tyrrelstown and Hollywoodrath and a wider rural hinterland.

Tyrrelstown Local Centre is located adjacent to the southern boundary of the site. Hollywoodrath, a new residential area of approximately 300 new homes with supporting community and recreational facilities, directly east of the site, is currently under construction.

The wider landscape setting of the site is primarily of agricultural lands to the west and south west. To the immediate north is the former Hollystown Golf Course. Tyrrelstown Park is located immediately south, through which a series of established pedestrian and cycle links connect with the wider landscape, with routes and links connecting with the Tolka Valley, a regional parkland amenity.

The Framework Plan lands measure approximately 55 hectares in area.

- Key
- Hollystown Kilmartin Boundary
- GVH Land Holdings



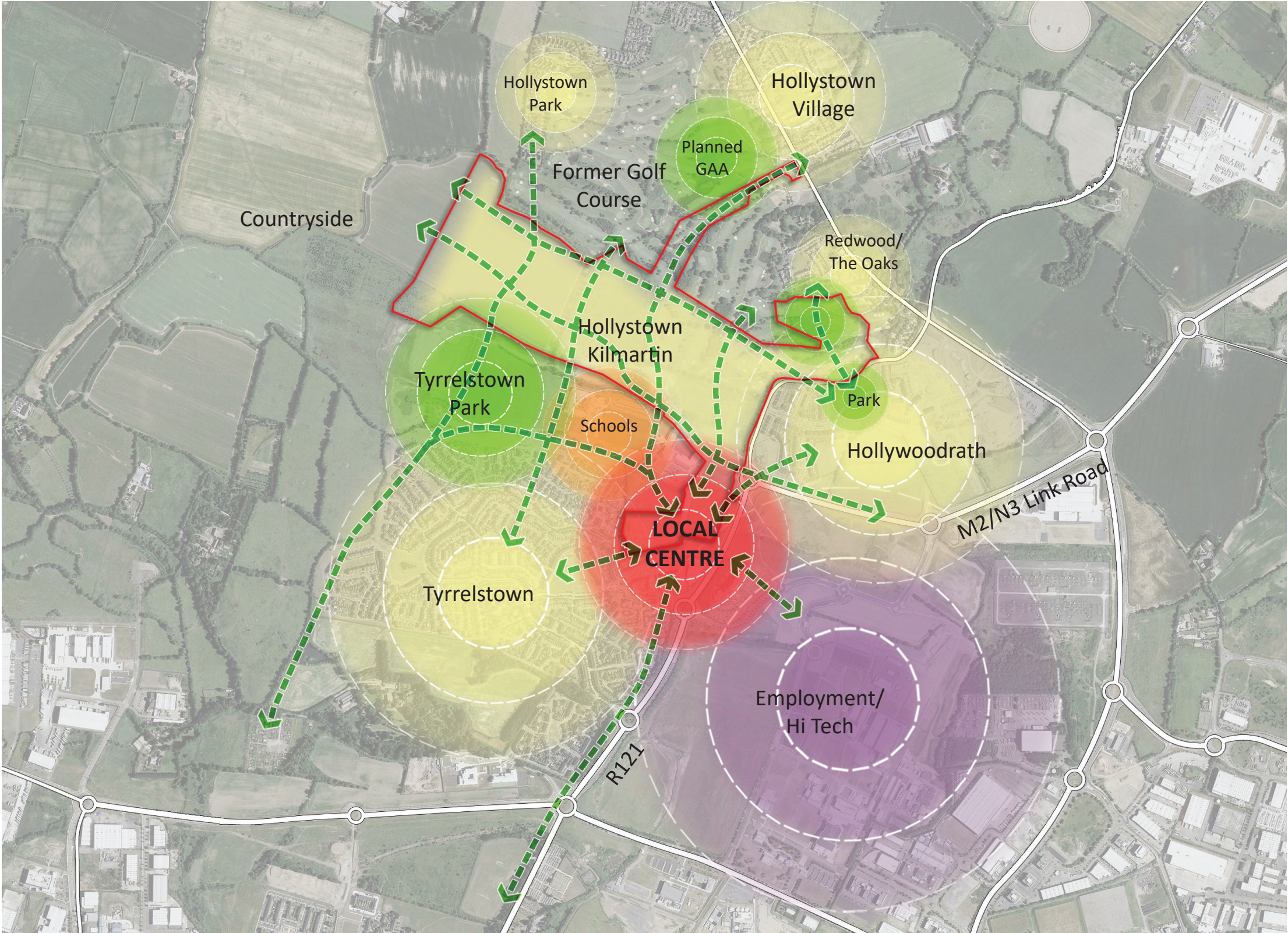
VISION

The Kilmartin Local Area Plan (LAP) establishes the vision for the wider Kilmartin area, into which the Framework Plan area falls:

- To create a sustainable place to live, work and play encompassing a cohesive and diverse community with a strong identity; and
- To contribute to the economic growth of the County through the development of a vibrant economic community centred on the local centre.

The overarching vision concept (see diagram opposite) for the Framework Plan area takes cognisance of the LAP vision.

Lands at Hollystown Kilmartin are envisaged as a new neighbourhood set sensitively within a carefully designed green infrastructure network. They will act as an interface between the existing settlement edges of Tyrrelstown and Hollywoodrath and adjacent rural and amenity lands. This interface will bring community, landscape, infrastructural, heritage and ecological benefits to the local and wider area. The Framework Plan is designed in a manner that considers and facilitates future development potential beyond its boundary, in a manner that is seamless, robust and plan led.



PLANNING CONTEXT AND OBJECTIVES

KILMARTIN LOCAL AREA PLAN

The Local Area Plan, 2013 (as extended) provides guidance on the development of the subject lands. The residentially zoned lands (RA) aim to facilitate approx. 1,390 residential units (c. 524 units east of R121 and c. 866 units west of the R121). Additional residential units will be located on the zoned ‘LC’ lands. The anticipated new population is c. 4,000 persons.

This aligns with the core strategy of the Fingal Development Plan.

The overall purpose of the LAP is as follows:

Creation of a single community in the northern part of Blanchardstown, integrating with the existing community at Tyrrelstown.

- Provision of residential development in a phased and integrated manner, with a supporting level of mixed uses to serve the needs of the community in an extended local centre.
- Creation of a permeable and legible movement network for all modes of transport linking the lands internally and externally with the Greater Blanchardstown Area.
- Provision of high quality recreational open space and amenity facilities to meet active and passive recreational needs of the expanding population.
- Provision of community and health care facilities, in particular, schools.
- Protection, integration and enhancement of existing environmental features within the lands and in the park located directly south.
- Delivery of a high quality urban design to ensure that the area has its own unique character and identity and is a desirable place to live, work and recreate.

Density

Higher densities are identified within the Local Centre and at appropriate adjacent locations. Medium densities are identified across the majority of the lands. Lower densities are identified at the eastern and western parts of the site.

The LAP advocates a mix of residential units, tenure mix, unit size and design to support the development of a balanced community.

Height

The LAP sets out height strategy for the local centre lands which is predominately 3/5 storeys in height, with potential for key punctuation buildings along the Main Street and at key junctions on adjoining streets. The height of dwellings across the residential lands will be mainly 2/3 storeys.

Objective BH01 states: Building height will primarily range between 3-5 storeys within the Local Centre and between 2-3 storeys elsewhere on the LAP Lands. Local landmark and feature

building elements over the stated building heights are acceptable at important locations, where they contribute to the visual amenity, civic importance and legibility of the area. These locations are to be agreed with the Planning Authority at application stage.

Local Centre Facilities

To ensure the Local Centre develops at a scale to serve its catchment population, retail applications shall, where deemed necessary by the Planning Authority, be accompanied by a Retail Impact Assessment (RIA) in order to ensure this Local centre complies with the Fingal Development Plan and does not negatively impact the viability and vitality on any existing centre or the Blanchardstown Town Centre.

The Local Centre will be designed within an urban village street pattern connecting in a fully permeable manner with the surrounding street network.

Parks, Open Space and Recreation

In association with the Fingal Development Plan the LAP sets out the Green Infrastructure Strategy for the lands.

Objective L01: Protect existing trees and hedgerows which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their management.

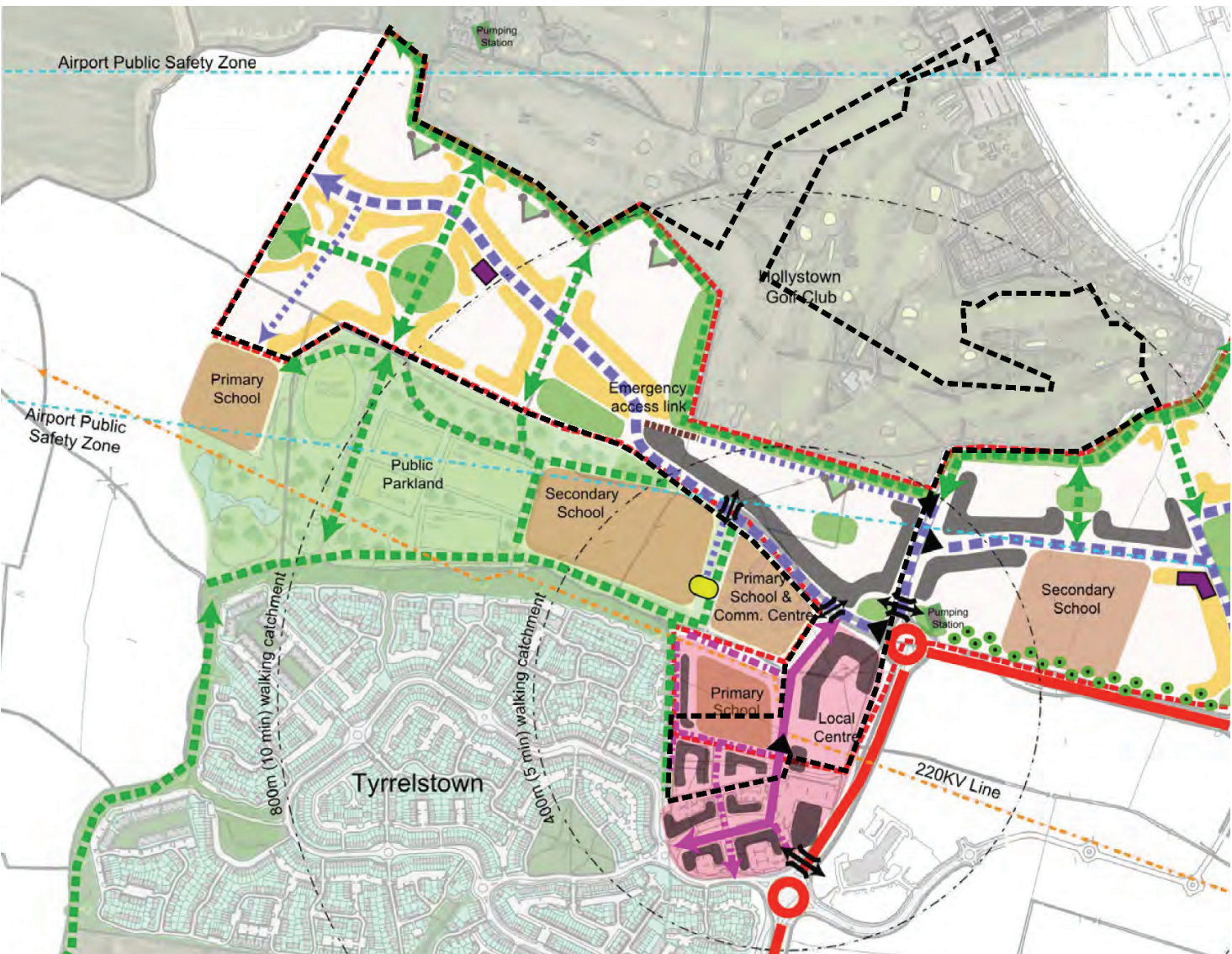
Movement Strategy and Transportation Infrastructure

The LAP sets out a tiered and phased approach to movement, focused on a hierarchy of street functions. The main urban street will link into the existing Tyrrelstown Local Centre. This will run in a north-south direction and will have wide footpaths, cycleways and planting.

Section 4.3.3 of the Plan provides specific detail in relation to access to the lands west of the R121. The following three links are of relevance in this context:

1. From the R121 (Church Road) just south of Hollystown Golf Club. This will also act as an emergency access link in the event of the closure of the ‘Park Avenue’ to the south.
2. From Tyrrelstown Local Centre. This will run to the east of Tyrrelstown Educate Together National School. A possible ‘bus gate only’ route may be incorporated into the transport network to the west of the Educate Together National School. This will be determined in discussions with the public transport service provider.
3. From the R121 (Church Road) via the roundabout linking the M2/N3 road with the R121.

The Local Area Plan incorporates a network of pedestrian and cycle routes connecting to the Local Centre, schools, community services and public open space.



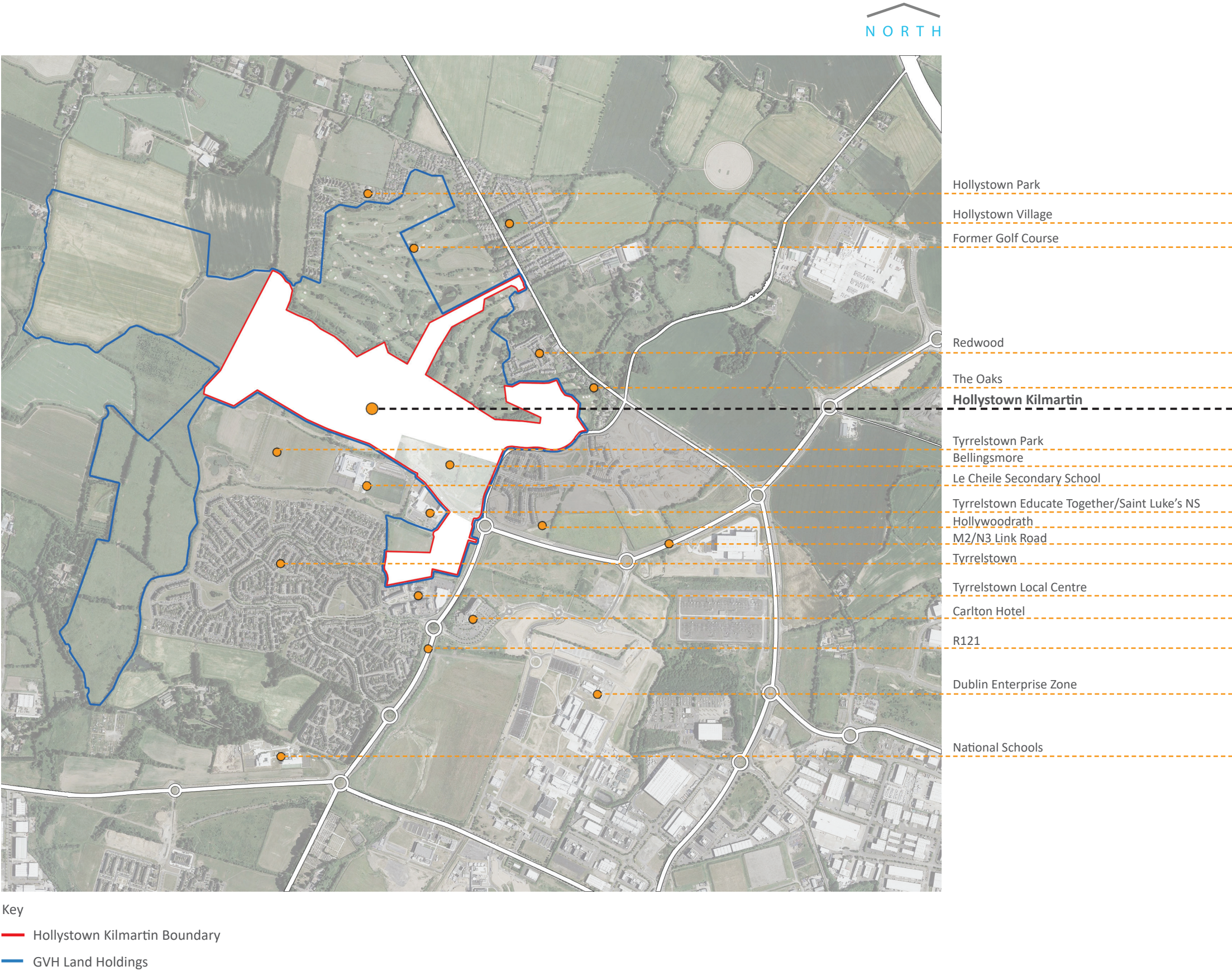
Source: Kilmartin LAP

Key	
	Hollystown Kilmartin Boundary
	LAP Boundary
	M2-M3 Link Road
	Avenue
	Urban Street
	Secondary Links
	Access Points
	Green Infrastructure/links
	Bus Gate
	Signalised pedestrian/cycle crossing
	Local Centre
	Education and Community Uses
	Parks
	Strong Building Frontage
	Strong Building Frontage - Higher Density
	Homes facing onto Golf Course
	Green Buffer/Screening
	Potential small scale mixed uses
	Outer Public Safety Zone

LOCAL CONTEXT

The existing residential area of Tyrrelstown, and the Tyrrelstown Park, lie immediately south of Hollystown Kilmartin. Existing local services are provided at Tyrrelstown Local Centre with adjacent educational facilities of Tyrrelstown Educate Together/Saint Luke’s National School and Le Chéile Secondary school located to the south. Employment generating lands and hi-tech zoned lands are located to the east/south east.

Approximately 172 units are currently under construction by Glenveagh Homes on part of the Framework Plan lands, referred to as Bellingsmore, and this development is incorporated into this Framework Plan.



LANDS AT HOLLYSTOWN KILMARTIN



Tyrrelstown Local Centre



Existing natural site features (Former Golf Course)



Existing physical site features (Former Golf Course)



Bellingsmore Development

LANDS AT HOLLYSTOWN KILMARTIN

LANDSCAPE AND NATURAL FEATURES

- Network of trees and hedgerows of varying quality
- Existing topography profile is primarily flat throughout the lands and at a Above Ordnance Datum (AOD) level of 70m
- Network of water courses, drains and ditches along the northern boundary and through the site (no recorded flooding on site)

PHYSICAL INFRASTRUCTURE

- Two no. high voltage overhead power lines; a 110kv line traversing the northern boundary and a 220kv line to the south, traversing the Local Centre
- Development is restricted within 20m on either side of 110kv lines, and 30m on either side of 220kv lines
- 2 no. vehicular access points currently serve the site. An additional 2 no. access points are currently under construction (as per permitted application FCC reg ref: FW13A/0088), and will serve the site via the R121

AIRPORT SAFETY AND NOISE ZONES

- The central portion of the subject land (including much of the “RA – Residential Area” zoning) is located within the Outer Public Safety Zone associated with Dublin Airport. This zone presents parameters for residential density, and other development (See Appendix)
- As per Variation no. 1 of the Fingal County Development Plan (2017-2023), the lands subject of future development predominantly fall within Noise Bands B and C (see Appendix)

PLANNING AND DEVELOPMENT

- A permitted residential scheme of 172 no. new units, referred to as Bellingsmore, is currently under construction (Fingal Council File Ref: FW13A/0088 (ABP ref: PL06F.243395) (see Appendix: Consented Development)
- A permitted residential scheme of 69 no. houses and c.3.5 ha of public park (Site 1), Fingal Council File Ref:FW21A/0042 (July 2021) (see Appendix: Site 1 Permitted Development)
- The lands subject of this Framework are largely zoned RA (Residential Area) and LC (Local Centre), with some OS (Open Space) zoning to the north.

CULTURAL HERITAGE

- 5 no. recorded monuments are noted on site. Further archaeological investigations will be required prior to development In accordance with Objective AAH01 of the Kilmartin LAP.

BIODIVERSITY

The lands at Hollystown Kilmartin include a wide range of habitats of ecological value. Full details of the habitats and species present, as well as potential impacts on these features that could arise as a result of development, are comprehensively addressed in the Biodiversity chapter (Chapter 8) of the Environmental Impact Assessment Report that accompanies the overall planing application.

Comprehensive mitigation measures, as well as measures intended to enhance the ecological value of the proposed development, are also included in the Biodiversity chapter. Separately, an Appropriate Assessment Screening Report has been included. In that report the potential for any impacts on sites designated as European (Natura 2000) sites, under the EU Habitats and Birds Directives is appraised.

SITE OPPORTUNITIES

Opportunities of the site include:

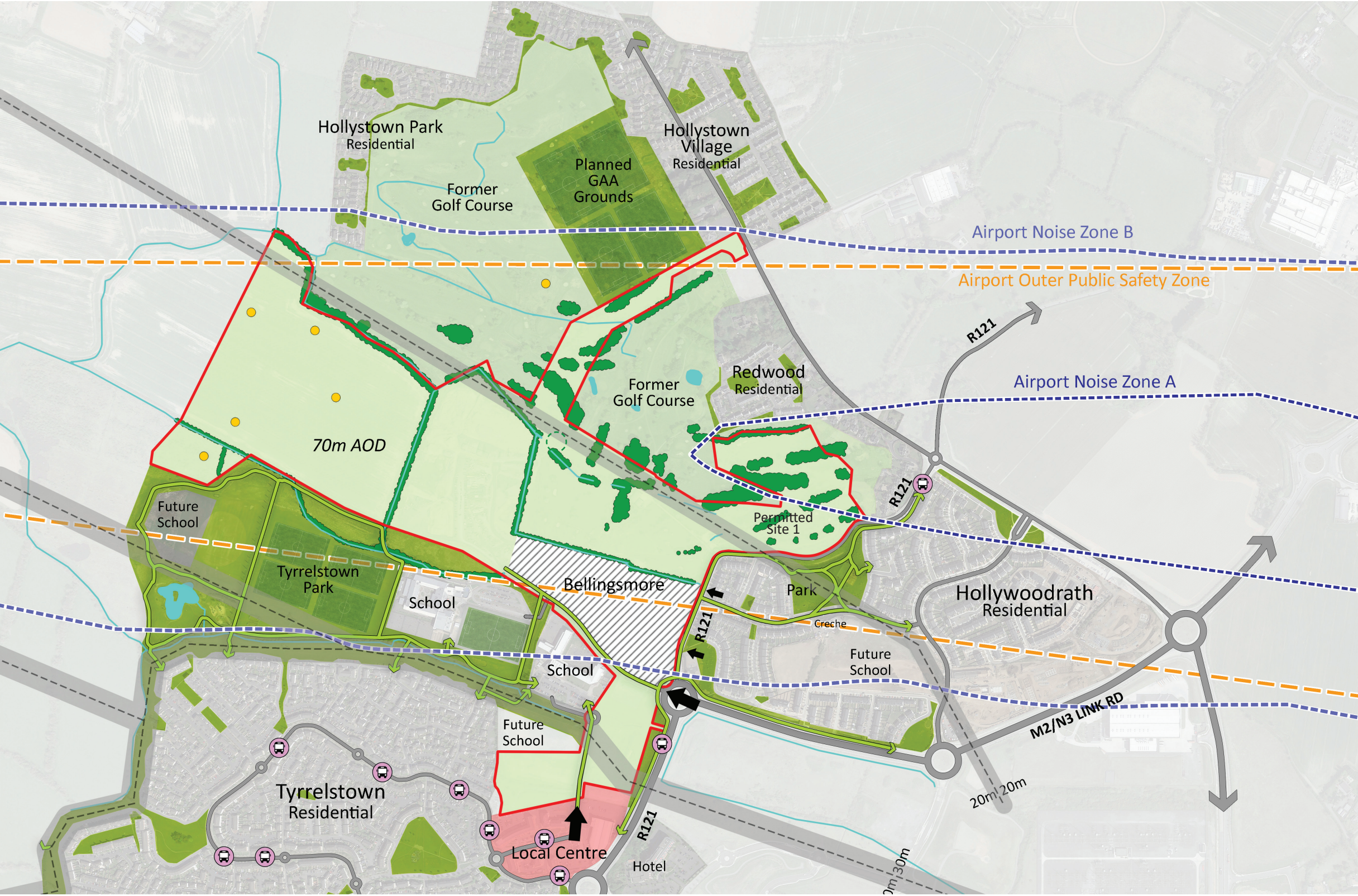
- Location - close to existing settlement, Tyrrelstown local centre, community, educational and recreational facilities;
- Connections - linking with and creating dedicated new pedestrian and cycle links and routes to existing and proposed local facilities and destinations;
- Interface - the northern, western and southwestern site edges benefit from views out to the countryside and parkland areas with the potential to create an attractive new interface to Tyrrelstown to the south and Hollystown to the north;
- Community building - provide a diverse residential tenure mix, creating a multi-generational future community
- Existing trees and hedgerows - provide a landscape structure which can influence and enhance proposed formal and informal green infrastructure approaches;
- Ecology - enhancing and better connecting ecological habitats;
- Access - with respect of vehicular access opportunities, the site is contiguous with the R121 to the east and the Tyrrelstown Local Centre Boulevard to the south.
-

SITE CHALLENGES

Site Challenges include:

- Infrastructure -a network of overground high voltage powerlines. A 110kv line runs along the northern edge and a 220kv line runs through the local centre area. Easement parameters pertaining to the powerlines prevent development within 20m (from centre line) of the 110kv line and 30m (from centre line) of the 220kv line;
- Safety and noise zones pertaining to Dublin Airport - bear influence on residential densities, building heights and land uses.
- Existing settlement edge - comprises residential properties, education, community and recreation facilities;
- Existing vegetation, field boundaries and planting - need to be assessed and, where appropriate, integrated into design;
- Existing ditches and water courses running through the site;
- Ecological habitats within the site - including potential badger setts, which require a potential 30 metre buffer zone if retained in situ;
- 5 no. recorded monuments on site.

LANDS AT HOLLYSTOWN KILMARTIN



- Key
- Hollystown Kilmartin Boundary
 - Existing trees/hedgerows
 - Riparian corridor/ditches/water features
 - Current/emerging vehicular access
 - High voltage powerlines
 - Powerlines easements
 - Existing pedestrian/cycle routes
 - Existing bus stops
 - Recorded monuments
 - Airport Outer Public Safety Zone
 - Airport Noise Zone A
 - Airport Noise Zone B
 - Existing topography
 - Bellingsmore Site/Area under construction
 - Location of existing badger setts

URBAN DESIGN PRINCIPLES

INTEGRATED GREEN NETWORK



- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play

DEFINED APPROPRIATE DEVELOPMENT AREAS



- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Residential
 - Educational
 - Local Centre
 - Existing Local Centre

URBAN DESIGN PRINCIPLES

CONNECTED AND WALKABLE NEIGHBOURHOOD



- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Pedestrian and cycle links/routes

CLEAR ACCESS & MOVEMENT HIERARCHY



- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Arterial Street
 - Primary Link Street
 - Main Urban Street
 - Secondary Link Street
 - Bus Gateway
 - Vehicular Access



The green infrastructure framework is comprised of landscaped spines, corridors and spaces which integrate existing trees and hedgerows, water features and ecological habitats to create recreational and enhanced wildlife corridors.

A variety of publicly accessible open spaces and leisure opportunities are created and integrated into existing surrounding public spaces network.

Defined new development areas are clearly informed by the landscape structure and well connected through pedestrian and cycle links/routes within the site and beyond.

Vehicular movement proposals indicate clear roads hierarchy with number of existing and proposed access points.

- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Residential
 - Educational
 - Local Centre
 - Existing Local Centre
 - Pedestrian and cycle links/routes
 - Arterial Street
 - Primary Link Street
 - Main Urban Street
 - Secondary Link Street
 - Bus Gateway
 - Vehicular Access

FRAMEWORK PLAN



FRAMEWORK PRINCIPLES



LAND USE

In accordance with the Kilmartin LAP, the land use strategy opposite indicates the location of various proposed land uses within the Framework Plan area.

The main land use is residential with over 1,000 new homes potentially being accommodated.

This is supported by a mixed use local centre including a creche, childcare, and community facilities.

These proposed land uses are set within a new multi-functional landscape providing informal and dedicated pedestrian and cycle links, green spines, ecological enhancement and recreation features, both on and off site.

- KEY**
- Hollystown Kilmartin Boundary
 - Existing Residential
 - Proposed Residential
 - Existing Local Centre
 - Local Centre
 - Existing and future schools
 - High technology zoned lands
 - Open space/amenity/play
 - High voltage power lines

FRAMEWORK PRINCIPLES

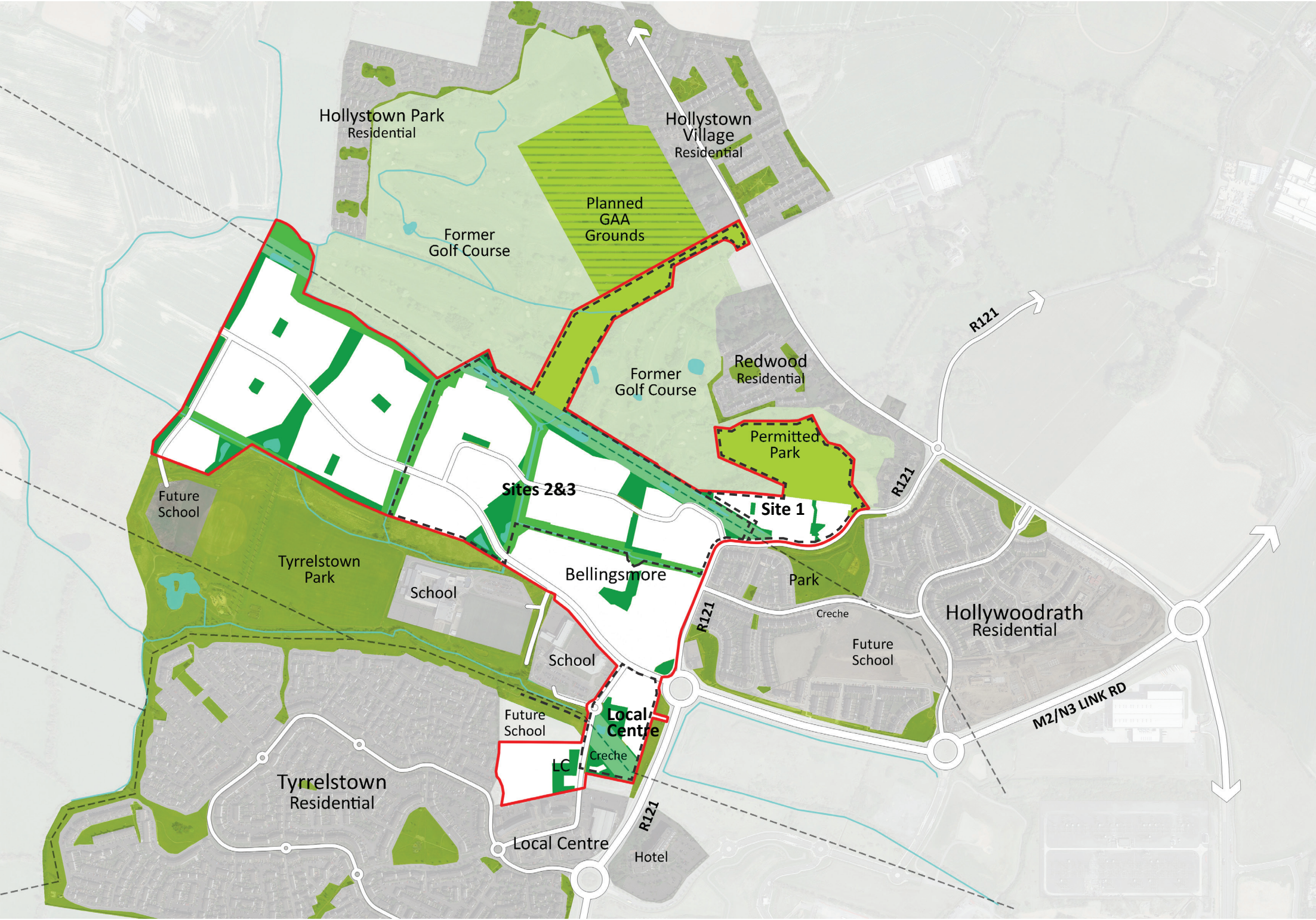


CONNECTIVITY & ACCESS

In accordance with the Kilmartin LAP, the Framework Plan provides for a network of new, well connected routes, links and access points, all set within a defined and activated landscape structure.

Linking with adjoining recreation, amenity, community and education facilities, Tyrrelstown Local Centre, public transport network and new settlement at Hollywoodrath, a series of dedicated access points link with existing pedestrian and cycling routes and paths outside the site, forming new links, routes and paths through the Framework Plan lands. These new access points and links ensure an integrated, permeable and well connected new settlement is provided for all.

FRAMEWORK PRINCIPLES



OPEN SPACE & AMENITY

In accordance with the Kilmartin LAP and Fingal Development Plan the Framework Plan provides a suite of public open spaces, categorised under class 1 and class 2.

Class 1 provisions include a permitted new park on Former Golf Course lands south of Redwood and new linear park connecting development lands to Hollystown Village & Planned GAA Grounds.

Planned new GAA Grounds delivered by Dublin GAA will also add to the range of amenity, recreation and leisure areas in the locality.

Class 2 provisions include linear parks, small parks and pocket parks. All Class 2 open space provisions are within 100m walking distance of new homes.

Additional open space is provided along the power line corridors, located to the north and south. These corridors will be enhanced to provide activated amenity, water attenuation features and a network of connected pedestrian and cycle links and routes.

Further residential development proposals will be complemented by additional public open space to meet open space objectives, on these important residentially zoned lands.

OPEN SPACE PROVISION AND CLASSIFICATION

Class 1 Open Space Provision (Sites 1, 2,3 & Local Centre)

Total	6.27 ha
Required	3.2 ha
which provides a surplus Class 1 Open Space Provision of 3.11 ha on GVH lands	

Class 2 Open Space Provision (Sites 1, 2,3 & Local Centre)

Total	1.89 ha
Required	1.05 ha
which provides a surplus Class 2 Open Space Provision of 0.84 ha	

Open Space Provision by Site

Site 1	
Class 1 Open Space	3.5 ha
Class 2 Open Space	0.2 ha
Sites 2&3	
Class 1 Open Space	2.77 ha
Class 2 Open Space	1.42 ha
Local Centre	
Class 1 Open Space	0 ha
Class 2 Open Space	0.27 ha

Lands transferred to Dublin GAA	9.7 ha
Additional Open Space provided	5.32 ha

- KEY**

 - Hollystown Kilmartin Boundary
 - Existing open space/amenity/play
 - Planned GAA Grounds (Class 1)
 - Proposed Parks/Linear Parks (Class 1)
 - Proposed Parks/Linear Parks (Class 2)
- Proposed Riparian Zones (additional Open Space)
 - Power Line Exclusion Zones (additional Open Space)
 - High voltage power lines
 - Water features/attenuation areas

FRAMEWORK PRINCIPLES

SUSTAINABLE URBAN DRAINAGE SYSTEM

It is proposed to use a SUDS approach to storm-water management throughout the masterplan lands in line with Kilamartin LAP. The proposed SUDS strategy aim to provide an effective system to mitigate the adverse effects of urban stormwater runoff on the environment by reducing runoff rates, volumes and frequency, reducing pollutant concentrations in stormwater, contributing to amenity, aesthetics and biodiversity enhancement and allowing for the maximum collection of rainwater for re-use where possible.

SUDS features will aim to replicate the natural characteristics of rainfall runoff by providing control of run-off at source. SUDS are a requirement of Fingal County City Council under their ‘Regional Code of Practice for Drainage Works’ and the GSDS.

Additionally SUDS are mandatory under the new guidelines, ‘The Planning System and Flood Risk Management’ 2009.

The photos opposite illustrate an indicative range of potential water attenuation and drainage features that could be accommodated on the site.



Green roof



Bio-retention swales



Bio-retention areas



Water detention pond



Permeable paving

FRAMEWORK PRINCIPLES



ROADS HIERARCHY

In accordance with the Kilmartin LAP, a clearly defined street hierarchy is created.

A central primary spines (Primary and Secondary Link Streets) connect the site with the R121 and existing Tyrrelstown Local Centre.

Local and residential streets feed into the main spines.

A series of access points provide access to the site, from the R121. The potential for new access points is being investigated as part of the framework development process.

A new urban gateway, at the R121/M2/N3 intersection provides the opportunity for a well defined entrance point to the site be created, acting as a welcoming gateway to Kilmartin.

- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Arterial Street
 - Primary Link Street
 - Main Urban Street
 - Secondary Link Street
 - Local/Residential Street
 - Bus Gateway
 - Vehicular Access
 - Urban Gateway

FRAMEWORK PRINCIPLES



CHARACTER AREAS

The Kilmartin LAP sets out 18 character areas across the entirety of the LAP lands, of which 13 are within the Hollystown Kilmartin Framework Plan lands.

Whilst in line with the LAP general urban design guidelines for character areas, the Framework Plan applies a refined approach and proposes 8 character areas across the framework area while including for lands at Site 2 which were zoned RA Residential after the LAP was adopted. The character area objectives are extended to this land bank in this Framework Plan in order to integrate the lands fully with the wider LAP lands and adjacent contexts.

This provides a more flexible approach towards the characterisation of place to create a legible and varied development that responds appropriately to its setting.

FRAMEWORK PRINCIPLES



BUILDING HEIGHTS

In accordance with the Kilmartin LAP, a range of building heights are proposed throughout the Framework Plan area.

At the Local Centre, building heights of three+ storeys are proposed, providing an appropriate scale in response to the existing built form in this location.

The remainder of the Framework Plan area proposes to deliver residential development of between 2 to 3 storeys. Along the primary street, in response to the proposed scale and proportions of this street type, higher buildings are more appropriate, with building heights reducing north and south of this artery.

It is proposed that appropriate, higher buildings are located along the R121, providing a robust interface to existing settlement east of the R121, and to respond to the northern, wider landscape edge condition of the site, particularly at the north east corner.

FRAMEWORK PRINCIPLES



PHASING

In accordance with the Kilmartin LAP, the masterplan framework proposes a phasing strategy across number of phases, as illustrated opposite.

Phase 0 (Bellingsmore) has commenced with construction of a permitted planning application nearing completion, directly north of the local centre.

Phase 1 (Site 1) was permitted in July 2021 (FW21A/0042).

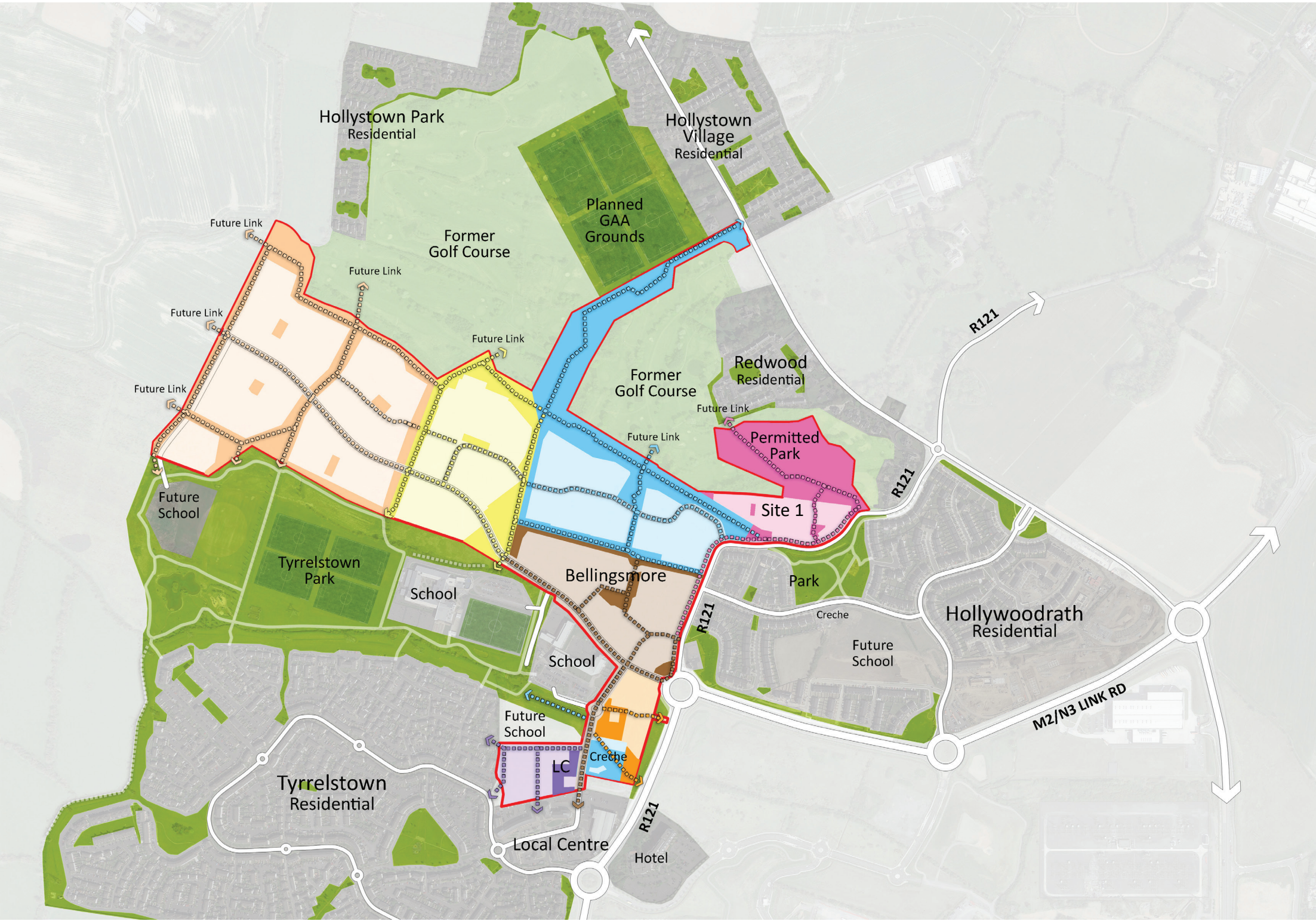
Phases 2a,2b and 3 are subject of this current planning application.

- KEY**
- Hollystown Kilmartin Boundary
 - Phase 0 Nearing completion
 - Phase 1 Permitted
 - Phase 2a
 - Phase 2b
 - Phase 3
 - Phase 4
 - Future Phases

FRAMEWORK PRINCIPLES



CONNECTIVITY / OPEN SPACE PHASED DELIVERY



- KEY**
- Hollystown Kilmartin Boundary
 - Phase 0 Public Open Space Nearing completion
 - Phase 0 Key Pedestrian/Cycle Links Nearing completion
 - Phase 1 Public Open Space Permitted
 - Phase 1 Key Pedestrian/Cycle Links Permitted
 - Phase 2a Public Open Space
 - Phase 2a Key Pedestrian/Cycle Links
 - Phase 2b Public Open Space
 - Phase 2b Key Pedestrian/Cycle Links
 - Phase 3 Public Open Space Permitted
 - Phase 3 Key Pedestrian/Cycle Links Permitted
 - Phase 4 Public Open Space Permitted
 - Phase 4 Key Pedestrian/Cycle Links Permitted
 - Future Phases Public Open Space
 - Future Phases Key Pedestrian/Cycle Links

APPENDIX

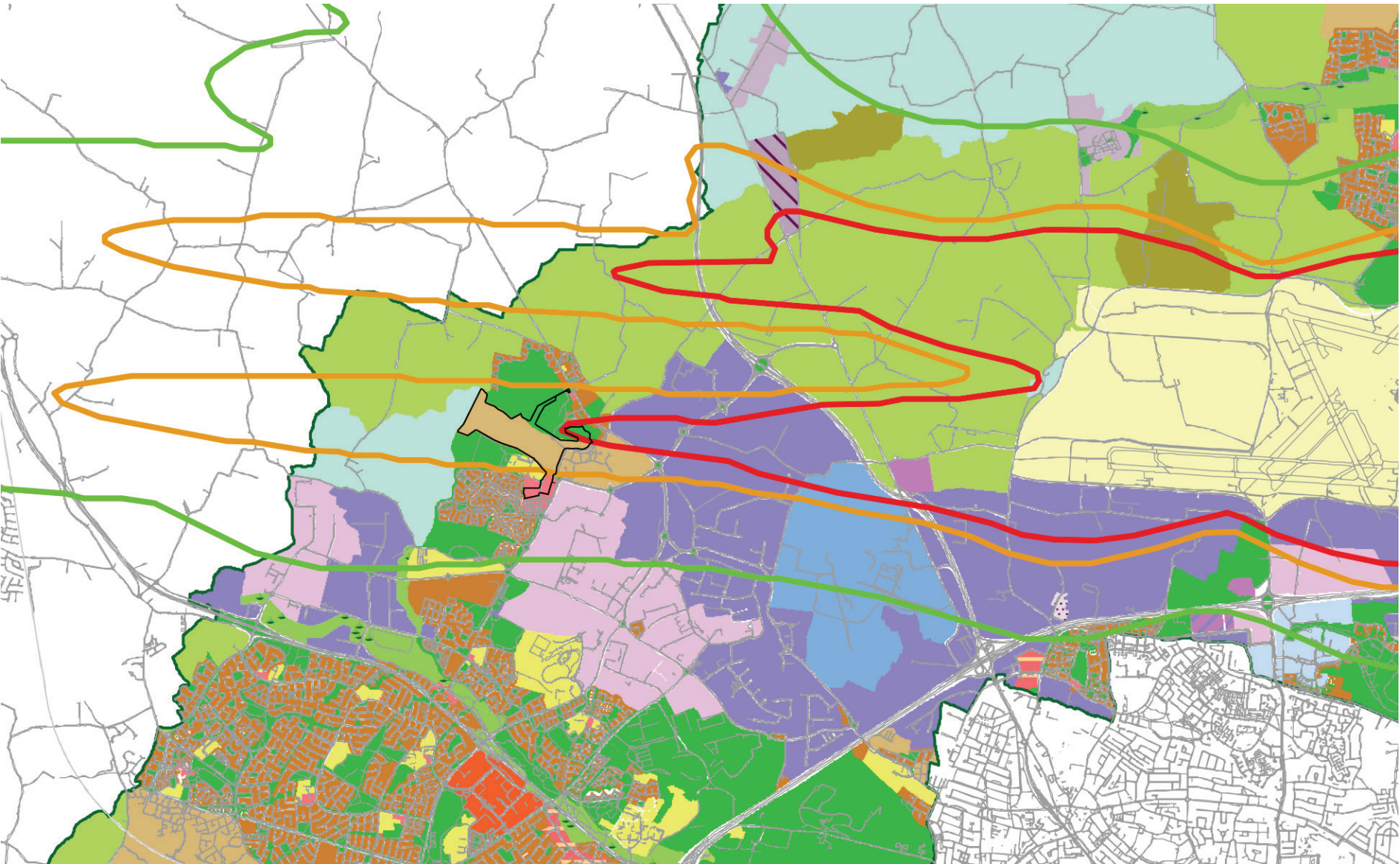
Public Safety Zone

Permitted Developments (applicable to new applications for development)

Permitted Developments	Public Safety Zone (PSZ)	
	Inner PSZ	Outer PSZ
All developments	No further development (existing developments remain)	see below (existing developments remain)
		Outer PSZ
1. Housing		≤ 60 persons/half hectare
2. Holiday Accommodation		≤ 100 beds per development
3. Retail/Leisure Facilities		≤ 85 persons/half hectare
4. Working Premises		≤ 110 persons/half hectare
5. Institutional Accommodation		No further development
6. Sports Stadia		No further development
7. Limited Use		≤ 220 persons/half hectare
No restrictions on development beyond Outer PSZ		
Notes		
1. Housing – i.e. residential accommodation, persons at home.		
2. Holiday Accommodation – i.e. hotels, caravan parks.		
3. Retail/Leisure Facilities – i.e. shopping centres, sports halls, sports grounds, swimming pools, bowling alleys, golf clubs.		
4. Working Premises – i.e. factories, offices and facilities where persons are expected to congregate, such as railway stations.		
5. Institutional Accommodation – i.e. hospitals, schools, nurseries, care homes, prisons.		
6. Sports Stadia – i.e. football/rugby stadia.		
7. Limited Use – use not exceeding (approximately) a maximum of 12 hours in one week. i.e. Sunday markets, car boot sales, day fairs.		

Source: Fingal County Development Plan

Dublin Airport Noise Zones



Source: Fingal County Development Plan, Proposed Variation No. 1 Map

- KEY
- Kilmartin Masterplan Boundary
 - Airport Noise Zone A
 - Airport Noise Zone B
 - Airport Noise Zone C

See AWN Aircraft & Road Noise Impact Assessment Report submitted with this application documentation, for further details.

Bellingsmore Consented Development



APPENDIX

Site 1 Permitted Development (FW21A/0042)

