



# KILTERNAN VILLAGE RESIDENTIAL DEVELOPMENT | *DESIGN STATEMENT*

An Bord Pleanála | STAGE 3 SUBMISSION

June 2022

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## EXECUTIVE SUMMARY

This **Architectural and Urban Design Statement** has been prepared in support of a full planning application by **Liscove Ltd** (the applicant) submitted to An Bord Pleanála (ABP) for a mixed use development at Kiltarnan, Co Dublin. The proposal is to provide **383 residential dwellings and a Neighbourhood Centre**.

The adjoining site context has been carefully considered in the design of this residential development. We have also reviewed the standards set out in the relevant statutory documents. The proposed scheme has been developed in a manner which employs best practice in terms of urban design and place making.

A wide range of dwelling typologies and a mix of housing sizes is envisaged. Apartments, Duplex Units and Houses combine to deliver a variety of built form and units sizes will range from 1 bedroom to 4 bedroom dwellings across the site.

This residential development will bring the following housing allocation and infrastructure:

- **383 residential units** (165no. houses, 100no. apartments, and 118 no. duplexes) ranging from 2 to 5 storeys
- **Appropriate car parking** throughout the site
- **ESB substations**
- **Site drainage works** and all related site development works above and below ground.

The **Neighbourhood Centre** located facing a newly proposed "Village Green" will provide **Retail, Medical, Office, Community and Crèche** uses to serve the new development in addition to the wider environs of Kiltarnan.

In conjunction with this Architectural and Urban Design Statement, Thornton O' Connor Planning Consultants have prepared a planning report and detailed response to An Bord Pleanála's Opinion.

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# 1 INTRODUCTION

## KILTERNAN VILLAGE RESIDENTIAL DEVELOPMENT: *consolidating Kiltiernan with the establishment of a new vibrant community*

The following summarises the strategic pillars that underpin the design rationale of this residential mixed-use development at Kiltiernan Village.

### CONTEXT APPRAISAL

The site for the proposed development is located at the centre of Kiltiernan Village between the landmarks of The Golden Ball pub and Our Lady of the Wayside Church ("The Blue Church"), on the eastern side of the Enniskerry Road (opposite landmarks). The existing development pattern in Kiltiernan is fragmented and characterised by an ad hoc mix of low rise houses and bungalows with the backdrop of the Dublin Mountains.

The proposed mixed use residential and commercial scheme is compliant with the zoning objectives for the land as outlined in the Kiltiernan Local Area Plan 2013 – 2019. We have had full regard to the provisions of the Neighbourhood Framework Plan for Kiltiernan in delivering a scheme design sympathetic to the special character of the village.

In addition, the following national and regional policy documents have been considered for this development:

- Eastern and Midlands Regional Assembly (EMRA) Regional, Spatial and Economic Growth Strategy (RSES)
- Dublin Metropolitan Area Strategic Plan (MASP)
- Dún Laoghaire-Rathdown County Development Plan (2022 - 2028)
- Dun Laoghaire Rathdown - 'Kiltiernan Glenamuck Local Area Plan 2013'.

### URBAN DESIGN RATIONALE

The 383-unit mixed-use residential development including Neighbourhood Centre with diverse facilities will have a pivotal role within Kiltiernan. The insertion of the proposed "Village Green" and Neighbourhood Centre buildings at this location will create the overall Kiltiernan "village core" and deliver a new hub of services for both the existing community and the new neighbourhood envisaged.

The scheme carefully considers the existing landscape features, which are well integrated within the overall open space network proposed, enabling high permeability to adjacent lands and throughout the scheme. This will allow safe cycling movement within an internal network of traffic-calmed streets and external links along the Dingle Way and current bounding routes, namely Glenamuck and Enniskerry roads, in addition to the new Glenamuck Link Distributor Road (GLDR), to be constructed.

The envisaged "Village Green" and multi-service Neighbourhood Centre, located in the entrance to the new development from Enniskerry Road, are the key features at the heart of the scheme. They will create a strong sense of place within the new village community hub, as envisaged by Dun Laoghaire Rathdown's Neighbourhood Framework plan.

The envisioned neighbourhood will deliver a diverse housing offering, including a mix of traditional house typologies (165 houses) and exploring higher density opportunities at prominent corners and main accesses to the scheme. Multi-unit buildings, both duplex and apartment blocks are proposed at these locations, in addition to the envisaged 2-4 story neighbourhood centre at the heart of the scheme. These elements include 118no. duplex units and 100no. apartments and legibly present the scheme along the entrance of the planned Glenamuck Link Distributor Road (GLDR), fronting the Glenamuck Road, in the northern lands of the subject site, and at the access points from Enniskerry Road, within the setting of the new Village Green.

### DETAIL AND IMPLEMENTATION

This design statement will outline the detailing and implementation strategy, necessary to deliver a high quality scheme. The details and finishes of the built fabric and public realm, with four defined character areas according to distinct external finishes and both existing and proposed landscape features adequately integrated to subdivide the scheme in the mentioned distinct urban environments.

Phasing has been considered for the implementation of this 383-unit residential scheme, which will be delivered in 5 consecutive stages, commencing on the area adjacent to Enniskerry Road, including the Village Green, the central landscaped spine and the distributor road, followed by the Neighbourhood Centre and lands to the east. The northern lands which include the apartment blocks C & D will be in Phase 3, then concluding with the southern portion of the development in the 4th and 5th phases. Please refer to MCORM's phasing drawing for detailed phasing plan drawing- PL601.

All residential units have been conceived to allow for change and adapt to future household needs. All houses will enjoy private rear gardens that allow for adequate natural lighting and apartments and duplexes will be provided with private terraces and usable communal outdoor spaces. In addition, all units incorporate adequate storage spaces, according to their overall size and bedroom provision.

### DESIGN STANDARDS CONSIDERED

We have had regard to the following technical guidance documents in formulating the urban design principles of this scheme at Kiltiernan village:

- 'Best Practice Guidelines for Delivering Homes Sustaining Communities'
- 'Sustainable Residential Development in Urban Areas'
- 'Building for Everyone' manual.
- 'Quality Housing for Sustainable Communities' 2007
- 'Design Manual for Urban Roads and Streets'
- 'Urban Design Manual – A Best Practice Guide May 2009'
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities
- Childcare Facilities, Guidelines for Planning Authorities
- The Planning System and Flood Risk Management
- Architectural Heritage Protection. Guidelines For Planning Authorities

## 2 CONTEXT

### REGIONAL CONTEXT

The subject site is located in Kilternan Village, a semi-rural environment within the Dublin Metropolitan Area, in Dun Laoghaire - Rathdown. It is approximately 15km distance to Dublin City Centre and c.2.5km from the closest LUAS station.

The development will enjoy a rich surrounding landscape. Kilternan has the Dublin Mountains as its backdrop to the west and also has views of the sea in the east. Sandyford and Dundrum are urban centres in close proximity to Kilternan Village, particularly in terms of strategic zoned lands related to employment, services and retail, which will support the new development addressed in this Design Statement.

The existing road network links Kilternan Village to the main high-capacity transport infrastructures, the M-50 and the LUAS green line, which efficiently connect the location with metropolitan and national respective road and public transport networks. The provision of the planned Glenamuck Link Distributor Road (GLDR) will improve overall vehicular mobility in the area and provide for better access to existing proximate retail and office hubs in Sandyford, Dundrum and Dun Laoghaire. It will also significantly benefit the centre of the village by diverting traffic around it and allowing a downgrading of the Enniskerry road as it passes through its centre.

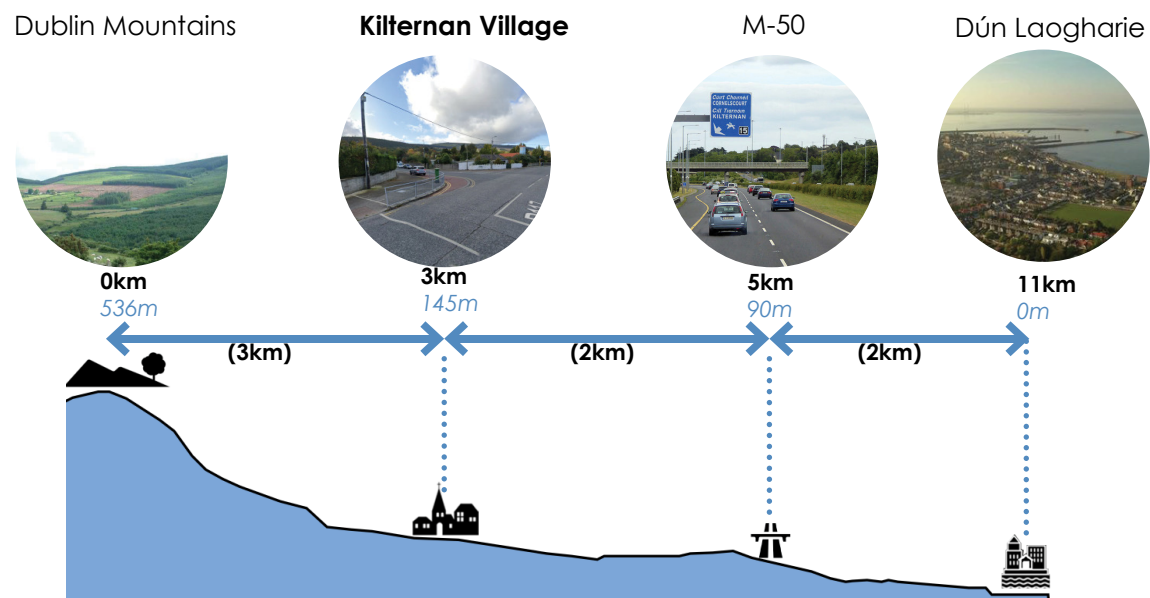


Figure 1. Indicative site section diagram



Figure 2. Spatial context, Dublin Metropolitan Area



1. Our Lady of the Wayside Church, in "Central Crossroads" node



2. Rural fabric environment



3. Recent neighbouring development



4. Pub/restaurant in "Golden Ball" node

**LOCAL CONTEXT AND FEATURES**

The subject site is located at the heart of Kiltiernan village, enjoying frontage onto both the Glenamuck and Enniskerry roads. It is irregularly shaped and is partially bound to the north-west by the Kiltiernan Farmer's Market and the Glenamuck Road, and to the north-east by the 'Rockville' residential development. Along its southern boundary, the site is bound by dwellings accessed from Ballycorus Road, and a 'Circle K' Station and Vehicle Repair Centre (7), accessed from Enniskerry Road, which runs to the south of the subject site. The lands are currently accessible via existing 3 No. entrances; 2 No. entrances are located along the R117 Enniskerry Road and a pedestrian entrance is provided along the Glenamuck Road. In addition, a neighbouring residential scheme has been developed at the north-east of the site (3).

The area is serviced by Dublin Bus routes No. 44 and No. 83. The site is also located c. 1.9km (c. 20 minutes walking distance) from Carrickmines Retail Park, 2.5 km (c. 29 minutes walking distance) from the Ballyogan Wood Luas Stop and c. 1.9km (c. 3 minutes driving distance) from Exit 15 on the M50 motorway. The LUAS and Carrickmines are easily reachable by short bike ride. The most notable features within the village are a pub/restaurant; a farmer's market; a petrol filling station and shop; a car garage and auto service, a crèche and schools such as Kiltiernan Church of Ireland National School, Our Lady of the Wayside National School and Kiltiernan Adult Education Centre. Religious services also present in the Village include as Kiltiernan Church of Ireland Church and Our Lady of the Wayside Church. Many of the existing buildings in the immediate area are generally one or two-storeys in height. These facilities and amenities are highlighted on the aerial view adjacent.

The application site lands are surrounded by a fragmented pattern of low density built fabric comprising low-rise housing and cottages against the backdrop of the Dublin mountains. MCORM Architects have had regard to the Kiltiernan Neighbourhood Framework Plan, which acknowledges this semi-rural landscape which includes "rural buildings, trees, and walls punctuated by the more dramatic ecclesiastic buildings that define the special character of Kiltiernan". The scheme will follow the principle of integrating the new proposal into this setting by means of its urban design rationale and landscaping works. Generally, the local amenities identified are located in the attraction nodes indicated in the figure below.



Figure 3. Kiltiernan Neighbourhood Framework Plan, dispersed pattern and clusters of development nodes.



7. Petrol station at "Central Crossroads" node

Figure 4. Aerial view and indicative boundary line overlay.

6. Wayside Celtic Football Club

# 3 PLANNING FRAMEWORK

## NATIONAL & REGIONAL FRAMEWORK

The subject site is located within Dublin Metropolitan Area, according to the Eastern and Midlands Regional Spatial and Economic Strategy (RSES). It is important to consider the location of this scheme within the Dublin Metropolitan Area Strategic Plan (MASP), within the radius of 15km to Dublin City Centre. The scheme has also had due regard to Project Ireland 2040 and the National Planning framework (NPF, 2018). According to the MASP, this development will contribute to the housing delivery objective established as it follows the compact growth strategy by increasing the density of an underutilised area zoned for residential development. Kilternan Village has access to the LUAS Green Line - Metrolink corridor. There have been several planning applications recently granted for residential developments in Kilternan.

The regional planning framework has a particular objective to integrate land use and transportation on a coherent and sustainable basis. In this regard, the scheme will contribute to fulfil the following RPOs:

- "RPO 5.2: Support the delivery of key sustainable transport projects including Metrolink, DART and LUAS expansion programmes, BusConnects and the Greater Dublin Metropolitan Cycle Network..."
- "RPO 5.3: Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists".

The scheme has also been designed in line with the objectives of the DLR County Development Plan (CDP) and Kilternan Local Area Plan. The housing allocation proposed, with a total of 383 units, will include a varied dwelling mix in terms of typology and size. A new neighbourhood centre facility will also be located at the heart of the scheme, facing the Village Green and Enniskerry road.

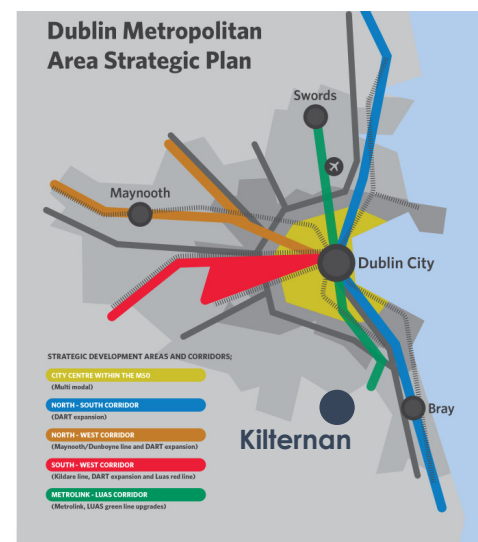
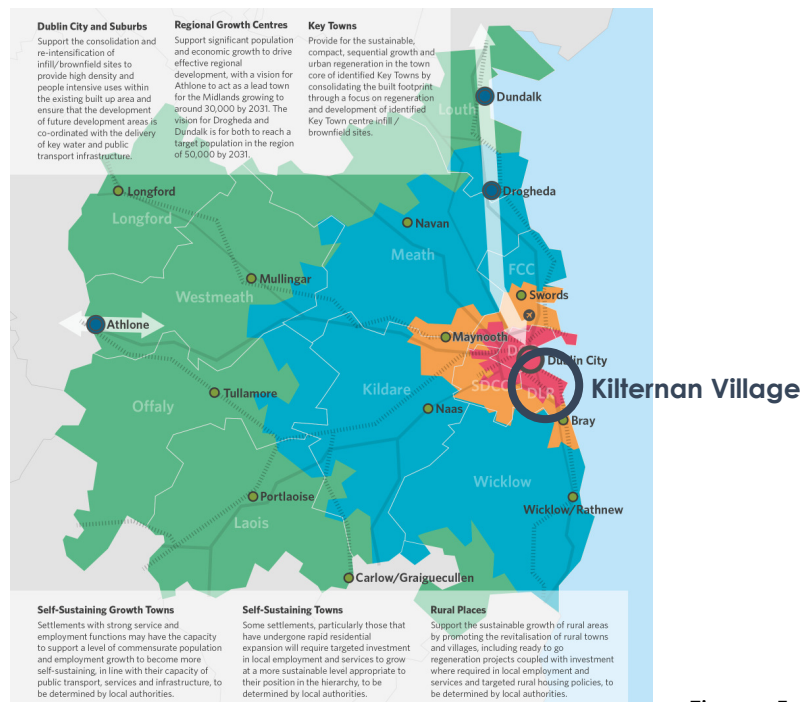


Figure 6. DMA Strategic Plan.

Figure 5. EM RSES, Growing hierarchy, annotated by MCORM.

## DUN LAOGHAIRE - RATHDOWN (DLR) COUNTY COUNCIL

The Dún Laoghaire-Rathdown County Development Plan (2022-2028) sets a clear overall vision for the development of the county for the short and mid term, which states the following:

**Vision Statement:** *The Vision for Dún Laoghaire-Rathdown is to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations..*

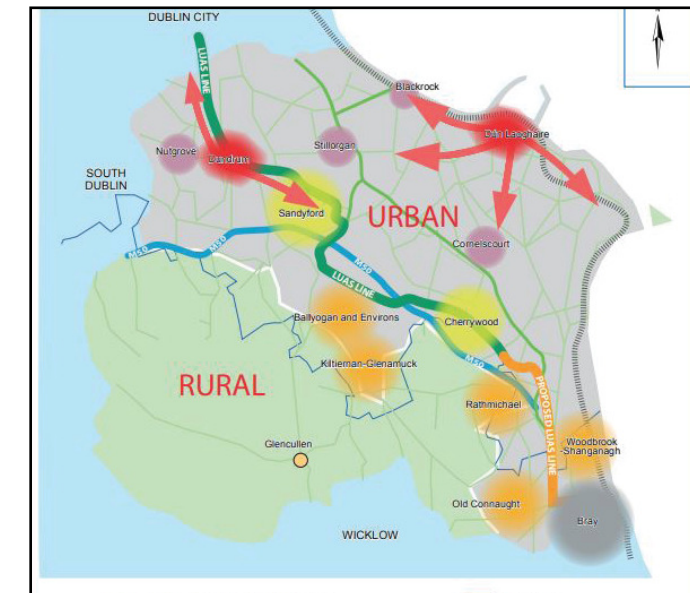


Figure 7. DLR CDP Core Strategy Map.

The scheme considers the surrounding physical fabric and it aims to integrate naturally into the existing ad-hoc rural pattern. The proposed development will establish a more compact built environment in the central area to generate a landscape of active open spaces, streets and permeable connections. Existing natural assets such as mature trees, hedgerows and green ways will be retained and enhanced. The scheme is consistent with the zoning objectives established in the Dún Laoghaire-Rathdown County Development Plan (2022-2028) for the subject lands:

- Objective A: 'To provide residential development and improve residential amenity while protecting the existing residential amenities.'
- Objective NC: 'To protect, provide for and/or improve mixed-use neighbourhood facilities.'

### USE ZONING OBJECTIVES

- Objective A To protect and/or improve residential amenity.
- Objective A1 To provide for new residential communities in accordance with approved local area plans.
- Objective A2 To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.
- Objective B To protect and improve rural amenity and to provide for the development of agriculture.
- Objective NC To protect, provide for and/or improve mixed-use neighbourhood centre facilities.

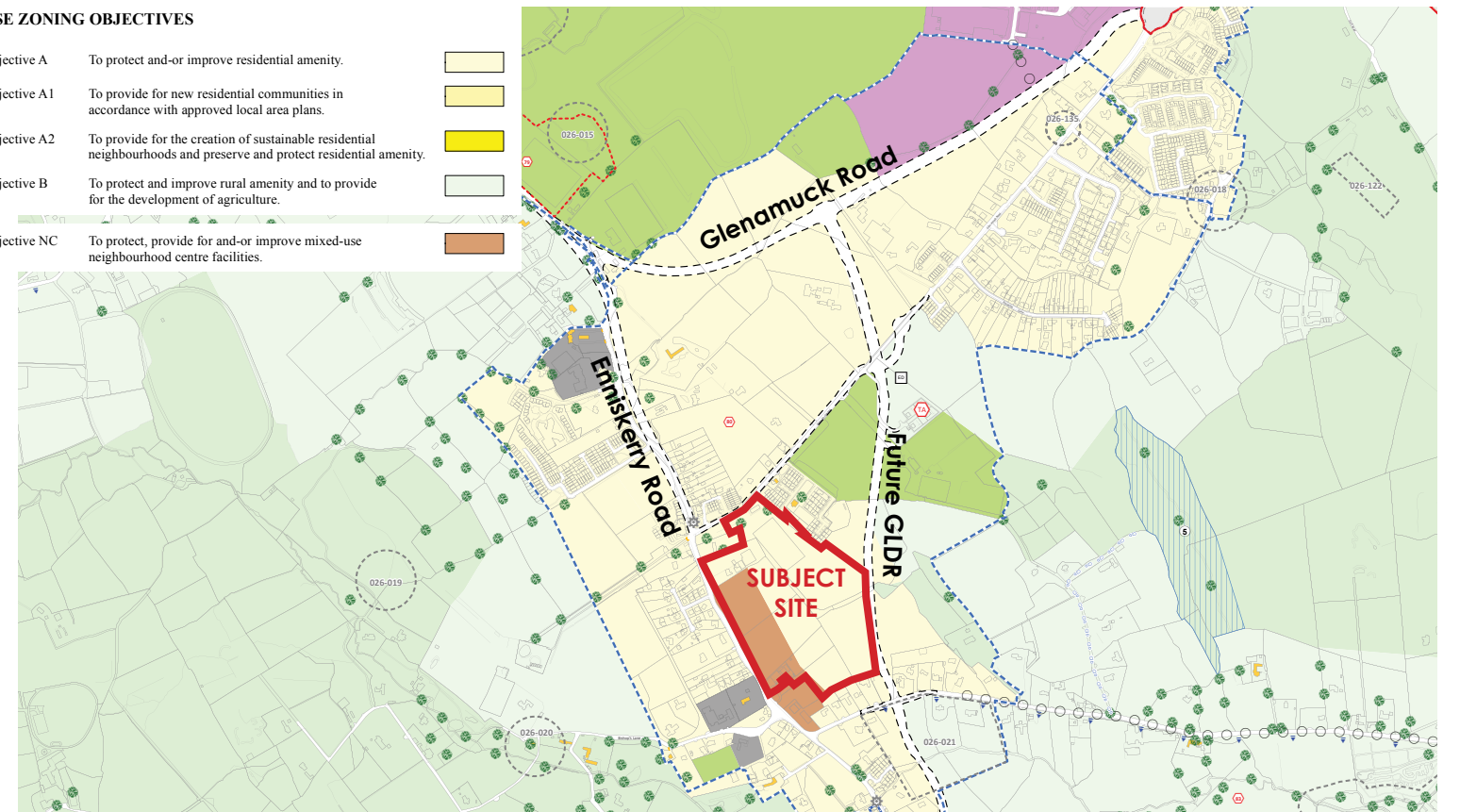


Figure 8. DLR County Development Plan, annotated by MCORM.



### KILTERNAN-GLENAMUCK LOCAL AREA PLAN (2013, extended to 2023)

The current Kilternan-Glenamuck Local Area Plan (DLR County Council) sets the objective of providing residential development within the overall subject site with a neighbourhood centre proposed along the frontage to Enniskerry Road.

As indicated on the LAP map below, the residential and neighbourhood centre zoned lands within the application site correspond to Development Parcels 20A and 22, indicated in the map below. The proposed development of 383 No. residential units and a Neighbourhood Centre reflects the aspirations set out in the Core Strategy, which aims for "2,500 – 3,000 No. residential units for the Kilternan/Glenamuck area..." In addition, a Neighbourhood Centre and ancillary parkland are also envisaged within the subject site.

The scheme provides a sustainable solution for the city's growing population, by providing a medium-density development (44.5 units/ha.) on a greenfield site within a growing and vibrant suburban village. It also provides a green-way link zone across the subject site lands, with additional open spaces integrating a well-connected and diverse local green infrastructure network. This will integrate existing mature trees and hedgerows into its open spaces and streets, complying with the tree preservation objective set out in the LAP.

The scheme complies with the density standards and height policy established in both the CDP and LAP, which outlines a density of 40-45 units per hectare and 2 – 4 No. storeys for this subject site, with the exception

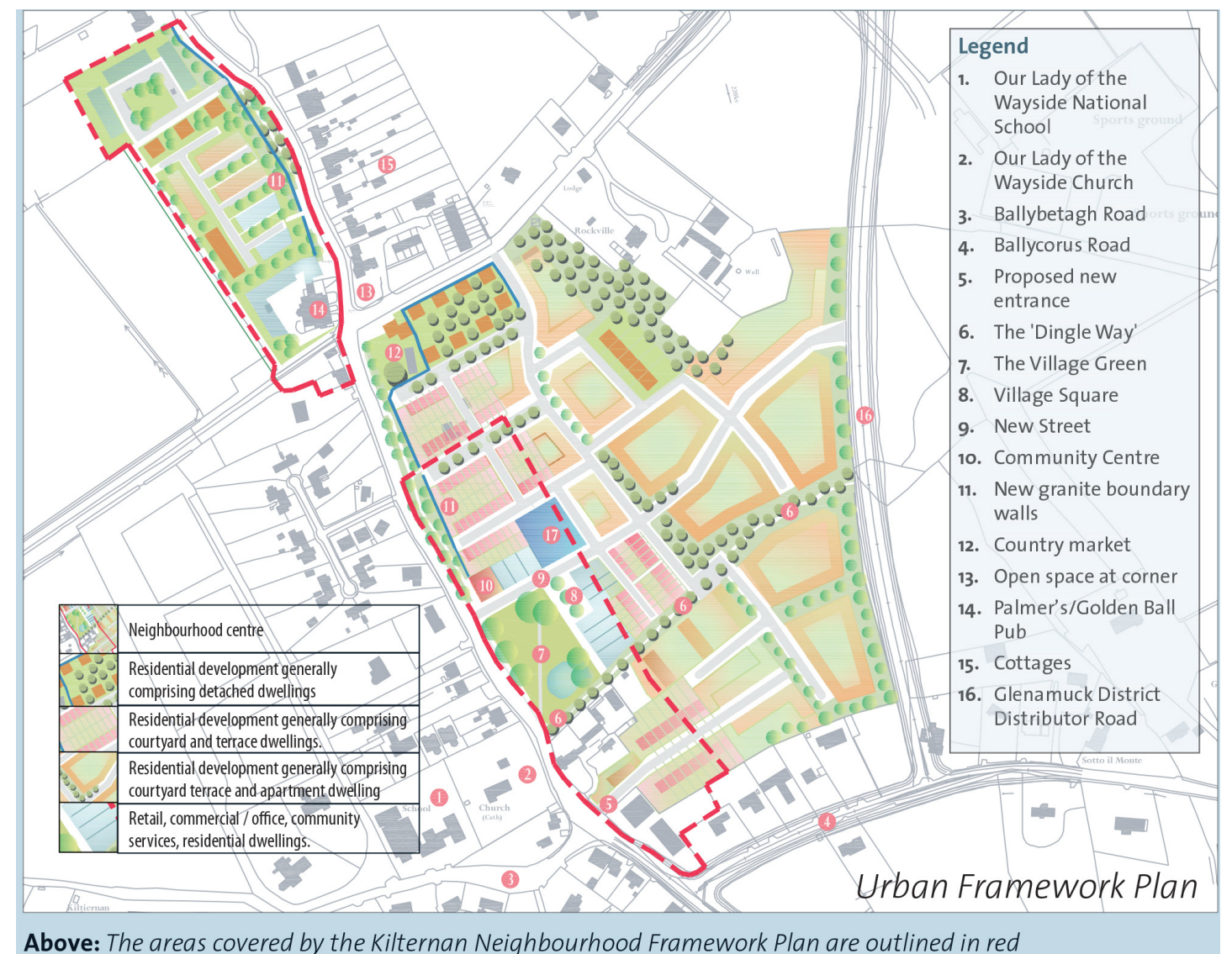


Figure 9. Kilternan - Glenamuck Local Area Plan, annotated by MCORM.

of a 5-storey apartment block proposed adjoining Glenamuck Road on the basis of the national 2018 Building Height guidelines, which particularly outline "4 story upwards" for apartments located in "suburban/edge locations", such as the subject site within the Dublin Metropolitan Area as previously identified in the regional framework.

The scheme also has due regard on the Kilternan Neighbourhood Framework Plan, which is provided as an appendix to the LAP. The map below shows the urban strategy envisioned the local planning authority.

**Please refer to planning report for further information and statement about the applicable local planning framework for this development.**



Above: The areas covered by the Kilternan Neighbourhood Framework Plan are outlined in red

Figure 10. Kilternan Neighbourhood Framework Plan, areas covered and urban fabric.

# 4 URBAN DESIGN RATIONALE

## 4.1 CONTEXT

Kiltiernan Village currently presents a semi-rural character and context that does not respond to any formal development pattern. This scheme has had due regard to its surroundings to ensure an adequate integration within the existing context. Notwithstanding its semi-rural character, the village does not offer many usable green spaces currently for community use, as most of the existing rural lands are private. However, there are potential nature-based solutions that, if well integrated into both the context and scheme, can be enjoyed by the existing residents and new alike.

This residential development at Kiltiernan Village has been conceived with full regard to its surroundings, in terms of the existing village natural assets and built fabric, as follows:

- A detailed analysis of the existing trees on the site has been carried out. Where possible existing trees of suitable quality have been maintained. In particular, the strong north-south hedge line and tree cluster, the trees along the "Dingle Way", the existing trees at the Glenamuck Road and the eastern boundary have been retained. The retention of these trees provides a mature sylvan setting for this new scheme.
- The existing topography of the site has been fully considered in the overall public realm and built fabric arrangements, particularly in the eastern portion of the lands where the streets and houses have been configured parallel to the prevailing contours. This enables Part M access to the achieved and easy gradients along streets and footpaths to be maintained.
- Adjacent developments in the north-east have influenced the urban design at that location, providing for a continued network of landscaped open spaces, such as boundary green buffers and pocket parks with public and communal space. In this regard, a good relationship in terms of both scale and pedestrian/cycling permeability with adjacent developments is achieved.
- Incorporation of acceptable SUDS measures, including underground attenuation tanks below selected open spaces and maximising permeable surfaces throughout the public realm (soft landscaping and permeable pavings) to enable an overall efficient and resilient drainage strategy.

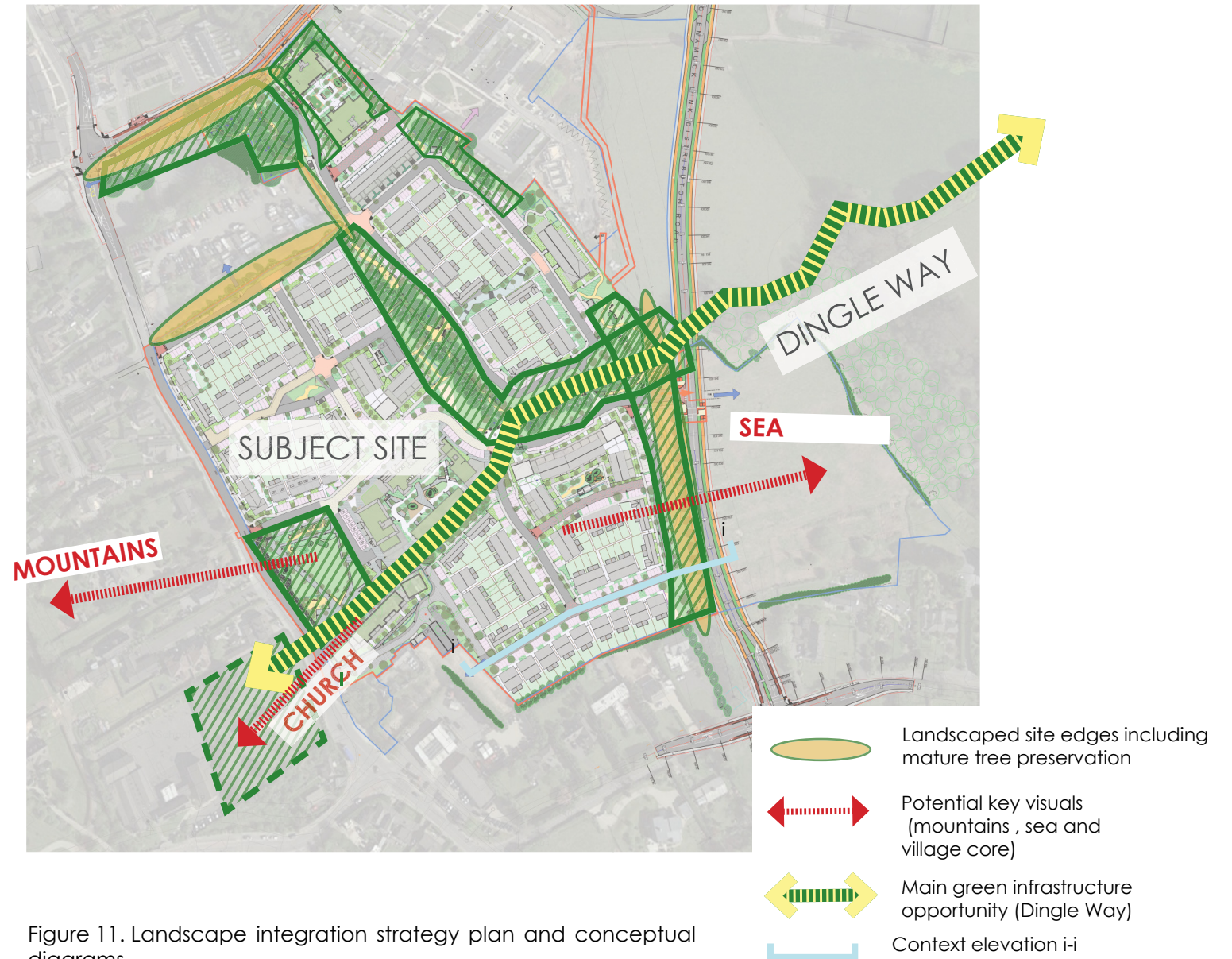


Figure 11. Landscape integration strategy plan and conceptual diagrams.



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