

***Response to An Bord Pleanála and
Dun Laoghaire-Rathdown County Council Opinion***

(Landscape Items)



Kilternan Village SHD

Liscove Ltd.

RE:

An Bord Pleanála & Dun Laoghaire Rathdown County Council Planning Authority

Written opinion on a proposed strategic housing development on lands

at

Kiltarnan

Ref: Case Reference: ABP-312007-21

DLR : PAC/SHD/166/21

Proposed Development: Demolition of existing structures, construction of 383 no. residential units (165 no. houses, 118 Duplexes, 100 no. apartments), creche and associated site works. Lands at Wayside, Enniskerry Road, Kiltarnan, Dublin 18.

Our Ref 2021 - 1609

Dear Sir /Madam,

Please find response to An Bord Pleanála and Dun Laoghaire Rathdown Planning Authority, written opinion on a proposed strategic housing development on lands at Kiltarnan, Wayside, Enniskerry Road, Kiltarnan, Dublin 18. Ref: ABP-312007-21, DLR : PAC/SHD/166/21

Please find our response to these items thus:

Opinion : An Bord Pleanala.

5. Justification of tree loss, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards.

Response to An Bord Pleanala Opinion:

The location of the main woodland is a major design consideration for the proposed development. This area is being retained and contains the main body of the trees on site. This contrasts with the submission D09A/0471 which removed these trees.

The retention of the trees provides a sense of place for Kiltiernan village as it is one of the main features of the area. It provides a back drop for the development, tying it into the existing landscape.

The major walkways, Dingle way all pass through this body of trees, therefore is an important element providing a sense of place and provides a high level of amenity, not only for the proposed development but also the wider Kiltiernan area.

The removal of a hedge and line and trees along the proposed community and retail building is justified by the development of a civic space by the Village green. The Dingle way passes along this way and the reordering of trees and development of the hard surfaces, activates the space making it welcome for use by the residents and the general public. The planting of new mature columnar trees (combined with paving, seating and planting) along the start of the Dingle way is in keeping with the Neighbourhood centre and with the activation and passive

	<p>supervision of this space. The new civic space provides a destination node, attracting residents and the public to the Dingle Way which is being renewed and made attractive for use.</p> <p>Please refer to RMDA Landscape Design Rationale and Open Spaces drawing for details of the existing and proposed public and communal open space quantum and classification at Kiltarnan. We have included reference to the Public Open space and to the Communal Open Spaces. We note the 15% Public Open Space requirement and have referred to the guidance document (Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities) - for the communal open space.</p> <p>It is proposed to have 17.5% of the developable area as public open space with 18,879 sq.m. provided (with a requirement of 16,144 (15%))</p> <p>With the addition of the Dingle way of 1,572 sq.m. the Public open space shall be 20,451 sq.m which results in 19% Public Open Space.</p> <p>The communal open space has a requirement for 1,589 sq.m. A total of 2,934 sq.m. is proposed.</p>
<p>Opinion : An Bord Pleanala</p> <p>7. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.</p>	<p>Response to the An Bord Pleanala Opinion:</p> <p>Landscape masterplan and plans for each character area has been produced to illustrate the hard and soft landscaping, useable open space, meaningful public open space and way finding. The rationale includes reference to all open space and character areas in terms of quality audit. An inventory of all open spaces has been</p>

	<p>included, with existing landscape elements and proposed landscape details.</p> <p>All Open spaces shall be useable, with a range of activities for all age groups.</p> <p>Details of play equipment, with a total of including Callisthenic gym equipment is included in the rationale document and on the plan drawings.</p> <p>Structure Play 765.4 m² Natural Play 600m² Callisthenic 178m² A total of 1543.4m² of amenity play space</p> <p>381.4m² of structured play space is located in communal space with the balance of 1162m² of play spaces located in Public Open Spaces.</p> <p>The public lighting has been completed by Sabre lighting consultants and included on the landscape drawings. Trees locations have been modified so that light columns will not be obstructed. In this, a minimum of 5 – 7m distance has been allowed from tree to column.</p> <p>A separate boundary treatment drawing is also included with images in the rationale document. It must be noted that screen walls and the front boundary wall shall be constructed/faced with local granite stone.</p>
<p>Opinion: Dun Laoghaire Rathdown</p> <p>2.2 . . . Furthermore, as per LAP policy, the planning Authority would be anxious to see is the applicant has considered the need for a cultural facility, or space for a commensurate non residential use; which would create a sense of place, create</p>	<p>Response to Dun Laoghaire Rathdown Opinion</p> <p>In creating the heart of Kiltiernan, the village green has been designed to create a destination place for residents and visitors alike. In this a range of functions and elements has been included</p>

<p>'Kiltiernan Village' centre; as well as identifying an area which due course could include accommodation for Kiltiernan Country Market.</p>	<p>in the design of the space. Seating, planting, play areas, paving and lighting all combine to provide an activated space that is casually supervised by the proposed units. Care has been taken not to make the space too hard in terms of paving etc but rather find a balance which reflects the character of Kiltiernan village. The Dingle way is part of the essential characteristics of the village and has been developed with use to the forefront. In this the space has been made inviting and shall be activated with tree planting, paving and lighting. This shall increase the use of the greenway providing activity and purpose, making it an attractive and desirable destination node.</p>
<p>Opinion: Dun Laoghaire Rathdown</p> <p>2.2.2(iii)Having regard to the objectives of the LAP for the Neighbourhood centre to function as the 'heart' of Kiltiernan....</p>	<p>Response to Dun Laoghaire Rathdown Opinion</p> <p>The neighbourhood centre along with the village green and Dingle way shall combine to provide a focus for the community. The elements have designed to work together and create a dynamic space that shall function as a heart of Kiltiernan.</p> <p>The Neighbourhood Centre has been developed in conjunction with the Dingle way and Village green creating a destination node and new Civic space. This has been activated as part of the village green by the reordering and the introduction of new elements such as seating, play spaces, new tree planting and new surfaces.</p> <p>The intersection of the Village Green adjacent to the Neighbourhood Centre, by the Dingle Way and with the introduction of additional retail spaces and community hub provides for a destination node which contributes to the creation of a heart of Kiltiernan.</p>

<p>Opinion: Dun Laoghaire Rathdown</p> <p>2.2.2 (ix)</p> <p>ix. Impact on existing vegetation As shown in the Landscape Design Rationale, a total of 218 No. trees have been identified on site. The proposal comprises the removal of 65 No. trees and the retention of 146 No. trees (it is noted that the No. of removed trees plus the number of retained trees falls short by 7 No. trees of the total of 218 No. trees identified (the Applicant should address any inconsistencies in any future application). It is noted that all the Category A trees identified will be retained, which is welcomed.</p> <p>Impacts on existing hedgerows should also be detailed as part of any future application.</p>	<p>Response to Dun Laoghaire Rathdown Opinion</p> <p>The arborist Felim Sheridan of Arborist Associates has reviewed the slightly revised layout and has assessed the number of trees retained and removed. These numbers are now reflected in the Arborist report and on the Landscape Rationale. 186 Trees have been identified on site, of which 66 trees are proposed to be removed.</p> <p>66 (35.5%) of the 186No. trees assessed and included within the Arborist condition assessment within 'Appendix 2' are proposed for removal along with 4 full hedges and c.66m of another plus a scrub/nursery stock area.</p> <p>The trees for removal are made up of the following category grades:</p> <ul style="list-style-type: none"> · 20No. of the 22 category 'U'. trees = 90.9% (9no. of these are being removed as part of management to address safety to the surrounding area and not directly impacted by the proposed development) · 0No. of the 2 Category 'A' trees = 0% · 18No. of the 54 Category 'B' trees = 33.3% · 28No. of the 108 Category 'C' trees = 25.9%
<p>Opinion: Dun Laoghaire Rathdown</p> <p>2.2.2. (x)</p>	<p>Response to Dun Laoghaire Rathdown Opinion</p> <p>The public Open Space shall be greater than 15% of the site area. The communal Open space shall reflect the standards as outlined in the Design Standards for New Apartments - Guidelines for Planning Authorities (December 2020)</p> <p>The Open Space proposed is 19% of the site area.</p>

<p>x. Public and communal Open Space In accordance to Section 8.2.8.2 of the Development Plan the proposed development should provide between 15,592.5 sq m and 20,790 sqm of public/communal open space It is stated that the proposal comprises 21,530 sq m of public open space and 3,514 sqm of communal open space. The proposal is deemed capable of complying with the Development Plan 2016-2022 standards in terms of public/communal open space.</p> <p>The proposed layout and landscape strategy also delivers the greenway as required by the LAP, which is welcomed</p>	<p>It is proposed to have 17.5% of the developable area as public open space with 18,879 sq.m. provided (with a requirement of 16,144 (15%))</p> <p>With the addition of the Dingle way of 1,572 sq.m. the Public open space shall be 20,451 sq.m which results in 19% Public Open Space.</p> <p>The communal open space has a requirement for 1,589 sq.m. A total of 2,934 sq.m. is proposed.</p>
<p>Minutes of Meeting – Included as Part of Dun Laoghaire Rathdown Opinion Response</p>	<p>Response to Minutes of Meeting that formed Part of Dun Laoghaire Rathdown Opinion Response</p>
<ul style="list-style-type: none"> DLR Parks queried if any maintenance works have been carried out to existing vegetation and if those have been done under the supervision of an arborist. 	<p>Maintenance works has been carried out to existing vegetation. It has been reviewed on site by a consulting Arborist: Arborist Associates. The arborist has now completed an up to date tree survey of the existing trees.</p>
<ul style="list-style-type: none"> DLR Parks concerned that proposed layout may compromise tree retention and emphasised that the maximum number of trees possible should be retained. Proposal appears to have been progressed on the basis of an 8-year old tree survey and an up to date vegetation survey should be submitted. 	<p>An up to date, tree survey has been carried out by Arborist Associates is being submitted as part of the application. It is the design intent that as many of the existing trees and hedgerows are retained on site. This is to retain the character of Kiltiernan and create a sense of place within the development.</p> <p>The objective of the proposed development layout was to preserve and retain as much of the important tree lines, groups and belts as possible and to incorporate these into the completed development where they will be and asset to the completed landscaped development and the surrounding area.</p> <p>The existing hedgerows and trees, therefore, have been retained as much as possible within the overall design and has informed the layout of the units. This has been further amplified by the inclusion of paths, seating and congregation/play spaces within</p>

the woodland. The retention of trees shall provide a high level of amenity within the proposed development.

- Passive surveillance of 'Dingle Way' greenway should be improved

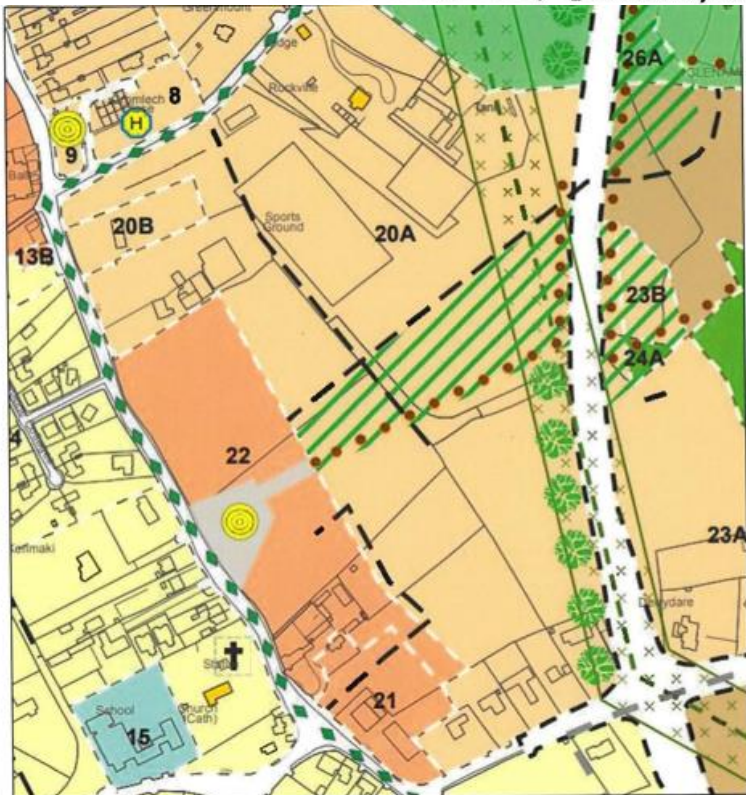




Figure extracted from the Kiltiernan LAP Main Map.

	Trees (Avenue Planting)
	Indicative Proposed Access Road
	Civic Space
	Walkway/Cycleway
	Indicative Greenway Link

The passive surveillance/supervision of the Dingle way has greatly improved with the redesign and reordering of the materials at the Village green. It is further noted that the inclusion of a community facility greatly increases the passive supervision along the Dingle Way. The proposed paving, seating, green area and tree planting of columnar trees provide a destination space and civic area which is activated.

The Dingle Way will be accessed and passively supervised in a safe and controlled manner.

<p>We have reviewed the Opinion from Dun Laoghaire Rathdown County Council and note that the opinion includes references to the 2016 – 2022 development plan. We have therefore referred to the 2022 – 2028 development plan – which is the current plan. We have noted the excerpts from the 2016 – 2022 plan and we have responded to these and provided a response to the 2022 – 2028 plan</p>	<p>Response to the Development Plan 2016 - 2022</p>
<p><i>Chapter 4: Green County Strategy</i> Section 4.1: Landscape, Heritage and Biodiversity Policy LHB20: Habitats Directive* Policy LHB23: Non-Designated Areas of Biodiversity Importance*</p> <p>Section 4.2: Open Space and Recreation Policy OSR3: Hierarchy of Parks and Open Space* Policy OSR5: Public Open Space Standards Policy OSR7: Trees and Woodland* Policy OSR14: Play Facilities</p> <p>Development Plan 2016 - 2022</p>	<p>We have reviewed the current Development Plan and extracted the relevant Objectives in the new Development Plan 2022 – 2028 Chapter 4 of the old plan is captured and expanded upon in Chapters 8 & 9 of the new development plan.</p> <p>The existing landscape in the form of existing hedgerows has been respected. The majority of them have been retained and they form an integral part of the landscape development of the site.</p> <p>New trees and native hedgerows are proposed to augment existing hedgerows on the site area, providing more biodiversity and opportunity</p>
<p>Development Plan 2022 - 2028</p> <p>Chapter 8.3 Green Infrastructure</p> <p>8.3.1 Policy Objective GIB1: Green Infrastructure Strategy 8.4.1 Policy Objective GIB2: Landscape Character Areas 8.7.1.3 Policy Objective GIB20: Biodiversity Plan 8.7.1.5 Policy Objective GIB22: Non- Designated Areas of Biodiversity Importance 8.7.1.6 Policy Objective GIB23: County- Wide Ecological Network 8.7.1.8 Policy Objective GIB25: Hedgerows 8.7.1.12 Policy Objective GIB29: Nature Based Solutions</p> <p>Development Plan 2022 - 2028</p>	<p>Response to the Development Plan 2022 – 2028</p> <p>We have referred to the previous chapters in the Development Plan 2016 – 2022 and to corresponding chapters to the Development 2022 – 2028.</p> <p>The existing hedges and trees combined with the Dingle way has been retained and enhanced, as part of the Green Infrastructure Strategy. Further paths have been developed through existing trees, with seating areas and play spaces. The existing trees have been retained in the most part within existing open spaces. The green infrastructure has informed the housing and street layout. Furthermore it has influenced the choice of materials within the various road and streets – creating more intimate spaces, via the use of paving and other materials to make the</p>

9.2 Open Space and Parks

9.2.1.1 Policy Objective OSR1: Open Space Strategy

9.2.1.2 Policy Objective OSR2: Hierarchy of Parks and Public Open Space

9.2.1.4 Policy Objective OSR4: Public Open Space Standards

9.3.1.1 Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking

9.3.1.3 Policy Objective OSR7: Trees, Woodland and Forestry

9.3.1.4 Policy Objective OSR8: Greenways and Blueways Network

public realm as pedestrian priority as possible. This provides an identifiable landscape character to the development.

Four main landscape Character Areas have been identified: Mountain, The Sea, Lead Mine and Market Quarter. Each character area has been developed with the ideal of a village layout.

Existing Trees and hedgerows have been retained within the development as much as possible and with a further number of trees (in excess of existing trees) proposed to planted, This shall retain and increase the biodiversity within the proposed development.

Many of the Suds based features have been developed as natural interventions with swales, tree pits and water run off areas.

The existing hedgerows, notably the main woodland area has been retained and with non invasive paths and congregation spaces with tree trunks and rocks for seating, it provides natural amenity solutions to walkways and seating areas.

The open space strategy includes for the Village Green and Dingle way this has been further enhanced by the connected open spaces, the quantum of which exceeds the minimum standards for Public Open Space.

The retention for existing trees and the development of the Dingle Way provides for the creation of placemaking. This has been further heightened by the development of paths and congregation spaces.

Trees and woodland have been retained and utilised as part of the Open space strategy, creating amenity within these spaces

	<p>through the development of seating, play spaces and paths.</p> <p>The Dingle way has been developed as part of the central green way within the development area, this has been further developed with pedestrian paths leading to the Dingle Way from other open space areas.</p> <p>It is now possible to access the Dingle way and existing woodland/trees from the Glenamuck and Enniskerry Road through the site. This is a positive development, providing permeability and connections through to the Glenamuck, Enniskerry roads respectively (and the new proposed distributor road) for pedestrians and cyclists in a safe environment.</p>
Development Plan 2016 - 2022	Response to Development Plan 2016 - 2022
<p>Chapter 8: Principles of Development Section 8.1: Urban Design Policy UD1: Urban Design Principles Policy UD2: Urban Design Statements Policy UD3: Public Realm Design Policy UD4: Local Area Plans Policy UD5: Shared Space Layouts Policy UD6: Building Height Strategy Policy UD7: Urban Tree Planting*</p>	<p>We have reviewed the current Development Plan and extracted the relevant Objectives in the new Development Plan 2022 – 2028. Chapter 8 of the old plan is captured and expanded upon in Chapters 4 of the new development plan, which is included on the next page.</p> <p>The public realm design is an important element with the development of Kiltarnan Village. A range of public open spaces, streets and parks have been designed to create a new public realm which is complementary to the existing landscape of Kiltarnan.</p>

<p>Section 8.2.4.4: Street Lighting Section 8.2.4.5: Car Parking Standards Section 8.2.4.6: Parking and Loading Bays Section 8.2.4.7: Cycle Parking Section 8.2.4.8: Motorcycle Parking Section 8.2.4.9: Vehicular Entrances and Hardstanding Areas Section 8.2.4.10: Design of Underground and Multi-Storey Car Parks Section 8.2.4.11: Childcare Facilities – Parking/Access Section 8.2.4.12: Electrically Operated Vehicles Section 8.2.4.14: Construction Management Plans Section 8.2.6: Retail Development Section 8.2.6.1: Assessment of Retail Development Proposals Section 8.2.6.8: Shopfronts, Signage and Advertising Section 8.2.8: Open Space and Recreation Section 8.2.8.2: Public/Communal Open Space – Quantity Section 8.2.8.3: Public/Communal Open Space – Quality Section 8.2.8.5: Apartments – Play Facilities Section 8.2.8.6: Trees and Hedgerows Section 8.2.9: Environmental Management Section 8.2.9.7: New Developments – Environmental Impacts Section 8.2.9.11: Drainage and Water Supply Section 8.2.10: Climate Change Adaption and Energy Section 8.2.10.3: Energy Efficiency and Climate Change Adaption Section 8.2.10.4: Flood Risk Management Section 8.2.12: Community Support Facilities Section 8.2.12.1: Childcare</p> <p>Development Plan 2016 - 2022</p>	<p>Response to the Development Plan 2016 - 2022</p> <p>A range of public open spaces have been developed, with seating, sculptures, play spaces, Callisthenic equipment paths and planting has been developed and interlinked with each other providing a range of passive and active recreational amenity within the proposal.</p> <p>The proposed development has numerous open space and recreational areas. The quantum of Public Open space and Communal Space exceed the minimum requirements. All apartment areas have been catered for with proposed play areas.</p> <p>Natural Play spaces, play areas, callisthenic equipment have also been proposed within the public open space areas throughout the landscape design.</p> <p>The existing trees and hedgerows have been retained and augmented by additional tree planting and a native hedgerow planting.</p>
<p>Development Plan 2022 - 2028</p> <p>4.4.1.1 Policy Objective PHP35: Healthy Placemaking 4.4.1.2 Policy Objective PHP36: Inclusive Design & Universal Access 4.4.1.3 Policy Objective PHP37: Public Realm Design 4.4.1.4 Policy Objective PHP38: Public Realm Offering 4.4.1.7 Policy Objective PHP41: Safer Living Environment 4.4.1.9 Policy Objective PHP43: Design in Local Area Plans 4.4.1.6 Policy Objective PHP40: Shared Space Layouts</p> <p>Development Plan 2022 - 2028</p>	<p>Response to the Development Plan 2022 – 2028</p> <p>We have referred to the previous chapters in the Development Plan 2016 – 2022 and to corresponding chapters to the Development 2022 – 2028.</p> <p>The development of the landscape design has taken cognisance of the various policy objectives within the new development plan. It includes the development of healthy placemaking, with the development of the Village green, Dingle way and other public open spaces. The open spaces have been complimented by the development of the internal streetscapes, a hierarchy of streets has been developed with a range of materials</p>

<p>12.8.3 Open Space Quantity for Residential Development</p> <p>12.8.3.1 Public Open Space</p> <p>Location: Public Open Space Standards (minimum): Residential Development in new residential communities as shown in the Core strategy – figure 2.9. 15% (of site area)</p> <p>12.8.3.2 Communal Open Space</p> <p>Unit Type Minimum Area per Unit</p> <p>Studio 4 sq. m</p> <p>One Bed 5 sq. m</p> <p>Two bedrooms (3 bed) 6 sq. m</p> <p>Two bedrooms (4 bed) 7 sq. m</p> <p>Three bedrooms 9 sq. m</p> <p>Four + 12 sq. m.</p> <p>12.8.5 Public Open Space – Quality</p> <p>12.8.5.1 Design</p> <p>12.8.5.2 Accessibility, Permeability, Security and Privacy</p> <p>12.8.5.3 Communal Open Space – Quality</p> <p>12.8.6 Biodiversity and SuDS in both Public and Communal Open Space</p> <p>12.8.6.1 Biodiversity</p> <p>12.8.6.2 SuDS (Sustainable Drainage Systems)</p> <p>12.8.7.2 Boundaries</p> <p>12.8.9 Play Facilities for Apartments and Residential Developments</p> <p>12.8.11 Existing Trees and Hedgerows</p> <p>12.9.10.2 Street Lighting</p>	<p>contributing to a total landscape, ie where the landscape merges with the built form to form a total landscape approach.</p> <p>As part of the public realm design, the proposed screen walls shall be of granite material, with a range of surfacing to the streets, paving, cobble, coloured chip – visually calming traffic and making them more pedestrian friendly(priority). This creates a more intimate spaces and contributes to the village ideal.</p> <p>A range of open spaces have been developed which provide paths and access routes for pedestrians away from trafficked roads.</p> <p>The new civic space by the Neighbourhood centre provides a public realm that shall be a destination node for Kiltiernan village. The reordered space shall activate the Dingle Way and make it attractive, useable, and safe with the introduction of new surfaces and boundary treatments.</p> <p>It is proposed to have 17.5% of the developable area as public open space with 18,879 sq.m. provided (with a requirement of 16,144 (15%))</p> <p>With the addition of the Dingle way of 1,572 sq.m. the Public open space shall be 20,451 sq.m which results in 19% Public Open Space.</p> <p>The communal open space has a requirement for 1,589 sq.m. A total of 2,934 sq.m. is proposed.</p> <p>A range of Public open spaces have been developed, with a range of passive and active recreational activities, which are accessible for a range of age groups. The Open Spaces have been designed, utilising the existing trees and providing additional biodiversity in the form of native trees, wildflower meadows and hedges. The use of natural suds in the form of swales and run off areas have also been incorporated.</p> <p>Play facilities for apartments and public spaces have been detailed and included.</p>
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We trust all items are in order and look forward to a successful grant of permission.

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A handwritten signature in black ink, appearing to be 'Ronan MacDiarmada', written on a light blue grid background.

Ronan MacDiarmada

12.06.22