

ARCHITECTURAL DESIGN STATEMENT - SITE 4

KSG4-DTA-XX-XX-ADS-0001

KISHOGE PART 10 APPLICATION FOR SOUTH DUBLIN COUNTY COUNCIL

DTA ARCHITECTS

PROJECT: KISHOGE SITE 4
PROJECT REF: 2301-KSG / KSG4

DATE: MARCH 2025



1.00 INTRODUCTION AND OVERVIEW:

- 1.01 This Architectural Design Statement (ADS)
- 1.02 Part 10 Application
- 1.03 Project Description and Brief
- 1.04 Design Team – Site 4
- 1.05 Supporting Reports
- 1.06 Combined Sites Overall Coordination Pack – Part 10 Planning Application
- 1.07 Executive Summary/ Overview

2.00 SITE AND CONTEXT:

- 2.01 Planning Context
 - 2.01.1 Planning Consultant Report
 - 2.01.2 Part 10 Application Process and Site
- 2.02 Site and Physical Context
 - 2.02.1 Site Description
 - 2.02.2 Immediate Development Context
- 2.03 Site Surveys
- 2.04 Site Analysis
 - 2.04.1 Overview
 - 2.04.2 Opportunities Identified
 - 2.04.3 Constraints Identified

3.00 DESIGN PROPOSALS - URBAN DESIGN & ARCHITECTURE:

- 3.01 Design Description – Summary
- 3.02 SDZ Compliance
 - 3.02.1 Compliance Overview – Key Objectives
 - 3.02.2 Dwelling Numbers/ Density
 - 3.02.3 Residential Dwelling Mix
 - 3.02.4 Non-residential Uses
 - 3.02.5 Built Form and Design/ Building Height
 - 3.02.6 Movement and Transport
 - 3.02.7 Green and Blue Infrastructure
 - 3.02.8 Landscape, Biodiversity and Natural Heritage
 - 3.02.9 Archaeology and Architectural Heritage
 - 3.02.10 Fine Urban Grain
- 3.03 Site Layout/ Strategy
- 3.04 Site Boundaries and Extent
- 3.05 Integrated Building and Landscape Proposal
- 3.06 Urban Design – Street Frontage, Building Height, Massing
 - 3.06.1 Urban Design and Height Strategy
 - 3.06.2 Street Type and Hierarchy
 - 3.06.3 Fine Urban Grain
- 3.07 Dwelling Typologies and Layouts
 - 3.07.1 Dwelling Typologies – Design Overview
 - 3.07.2 Dwelling Types – Houses
 - 3.07.3 Dwelling Types – Duplexes and Triplexes
 - 3.07.4 Dwelling Types – Apartments
 - 3.07.5 Accessible Housing

- 3.08 Materiality and Expression
 - 3.08.1 Overview
 - 3.08.2 Form and Expression
 - 3.08.3 Materiality
 - 3.08.4 Durability, Material Quality, Efficiency and MMC
 - 3.08.5 Sustainability Strategy - Net Zero Energy Building (NZEB)
- 3.09 Numbers, Mix, Density
 - 3.09.1 Numbers and Mix
 - 3.09.2 Density – Clonburris Planning Scheme Standards
 - 3.09.3 Proposed Dwelling Numbers and Density – KSW – S1
 - 3.09.4 Proposed Dwelling Numbers and Density – KSW – S2
- 3.10 Tenure Type and Allocation
- 3.11 Non-residential Accommodation
 - 3.11.1 Overview
 - 3.11.2 Community
 - 3.11.3 Retail
 - 3.11.4 Non-Retail Commercial Development/ Employment
- 3.12 Car Parking Provision
- 3.13 Bicycle Parking Provision
- 3.14 Refuse/ Bins/ Waste

4.00 DESIGN PROPOSAL – SPECIALIST INPUT:

- 4.01 Civil and Structural Engineering
 - 4.01.1 Overview
 - 4.01.2 Traffic, Transport and DMURS Compliance
 - 4.01.3 Storm Water
 - 4.01.4 SuDS Devices
 - 4.01.5 Foul Water
 - 4.01.6 Site levels/ Topography
 - 4.01.7 Mains Water
 - 4.01.8 Flood Risk Assessment
- 4.02 Mechanical and Electrical Engineering
 - 4.02.1 Site Utilities Overview
 - 4.02.2 Utilities and Site Lighting
 - 4.02.3 Climate Action and Energy Strategy
- 4.03 Ecology and Landscape
 - 4.03.1 Ecology Report
 - 4.03.2 Ecological Strategy
 - 4.03.3 Landscape Proposal – Concept Overview
 - 4.03.4 Landscape Masterplan
- 4.04 Archaeology
- 4.05 Fire Safety
- 4.06 Access
 - 4.06.1 Access Compliance Requirements
 - 4.06.2 Universal Access Strategy
- 4.07 Sound/ Acoustics

- 4.08 Daylight/ Sunlight Assessment
 - 4.08.1 Daylight, Sunlight and Overshadowing Assessment
 - 4.08.2 Daylight and Sunlight Provision in the Proposed Development
 - 4.08.3 Sunlight Provision to Amenity Space
 - 4.08.4 Assessment Summary
- 4.09 Landscape and Visual Impact Assessment (LVIA)

5.00 HOUSING QUALITY ASSESSMENT:

- 5.01 Demonstration of Compliance – Overview
- 5.02 Dwelling Mix
- 5.03 Dwelling Design and Accessibility
- 5.04 Dwelling Floor Areas
- 5.05 Dual Aspect Ratios
- 5.06 Floor to Ceiling Heights
- 5.07 Lift and Stair Cores
 - 5.07.1 Apartment Blocks F, H, and J
 - 5.07.2 Duplexes and Triplexes
- 5.08 Internal Storage
- 5.09 Security Considerations
- 5.10 Private Open Space
 - 5.10.1 Overview
 - 5.10.2 Private Amenity Space Provision
- 5.11 Communal Open Space
 - 5.11.1 Communal Open Space Provision – For Duplexes and Triplexes
 - 5.11.2 Communal Open Space Provision – For Apartment Blocks F, H and J
- 5.12 Public Open Space
- 5.13 Communal Facilities
- 5.14 Children’s Play
- 5.15 Car Parking
 - 5.15.1 Requirement and Compliance Overview
 - 5.15.2 EV Parking
 - 5.15.3 Accessibility
- 5.16 Bicycle Parking and Storage
 - 5.16.1 Requirement and Compliance Overview
 - 5.16.2 Long Term Bicycle Parking Provision
 - 5.16.3 Breakdown of Long Term Bicycle Spaces Provided as Above
 - 5.16.4 Short Term Bicycle Parking Provision
 - 5.16.5 Breakdown of Short Term Bicycle Spaces Provided as Above
 - 5.16.6 Houses
- 5.17 Refuse Storage
 - 5.17.1 Overview
 - 5.17.2 For Residential Uses
 - 5.17.3 For Non-Residential Uses
- 5.18 Access

APPENDIX:

Site 4 CGI Images

1.00 INTRODUCTION

1.01 This Architectural Design Statement (ADS):

This ADS refers to Lot 2 - Site 4 (KSG4) and has been prepared by DTA Architects as Architect and Design Team Lead for Site 4, for and on behalf of South Dublin County Council (SDCC).

This document should be read with reference to supporting reports from the Site 4 Design Team (refer to Section 1.05 below for the complete list).

1.02 Part 10 Application:

Site 4, Kishoge Southwest forms part of the overall Strategic Development Zone (SDZ) in Clonburris - Kishoge - Adamstown. The overall Clonburris SDZ area proposes a gross development area of approx. 281ha and a net development area of c.151ha and will provide nominally 9500 dwellings once complete.

This proposal for Site 4 forms part of a combined Part 10 Application to An Bord Pleanála, encompassing three lots within the Clonburris SDZ:

- Lot 1 - Site 3 (KSG3), Design Team Lead O'Mahony Pike Architects (OMP)
- Lot 2 - Site 4 (KSG4), Design Team Lead DTA Architects (DTA)
- Lot 3 - Site 5 (KSG5), Design Team Lead McCauley Daye O'Connell Architects (MDO)
- Coordinated by the Team Lead for Site 3
- Combining to deliver 1,252 new homes for social, cost rental and affordable tenure.

O'Mahony Pike Architects (OMP) are the Part 10 Coordinator, responsible for:

- The management and coordination of the Part 10 Application
- Overseeing the management of cross-site screening, the Environmental Impact Assessment (EIAR), and other specialist reports, with support from planning consultant Stephen Little and Associates (SLA).

Please refer to the Part 10 Coordination Pack provided by O'Mahony Pike Architects (OMP), along with the suite of specialist reports that accompany the overall application.

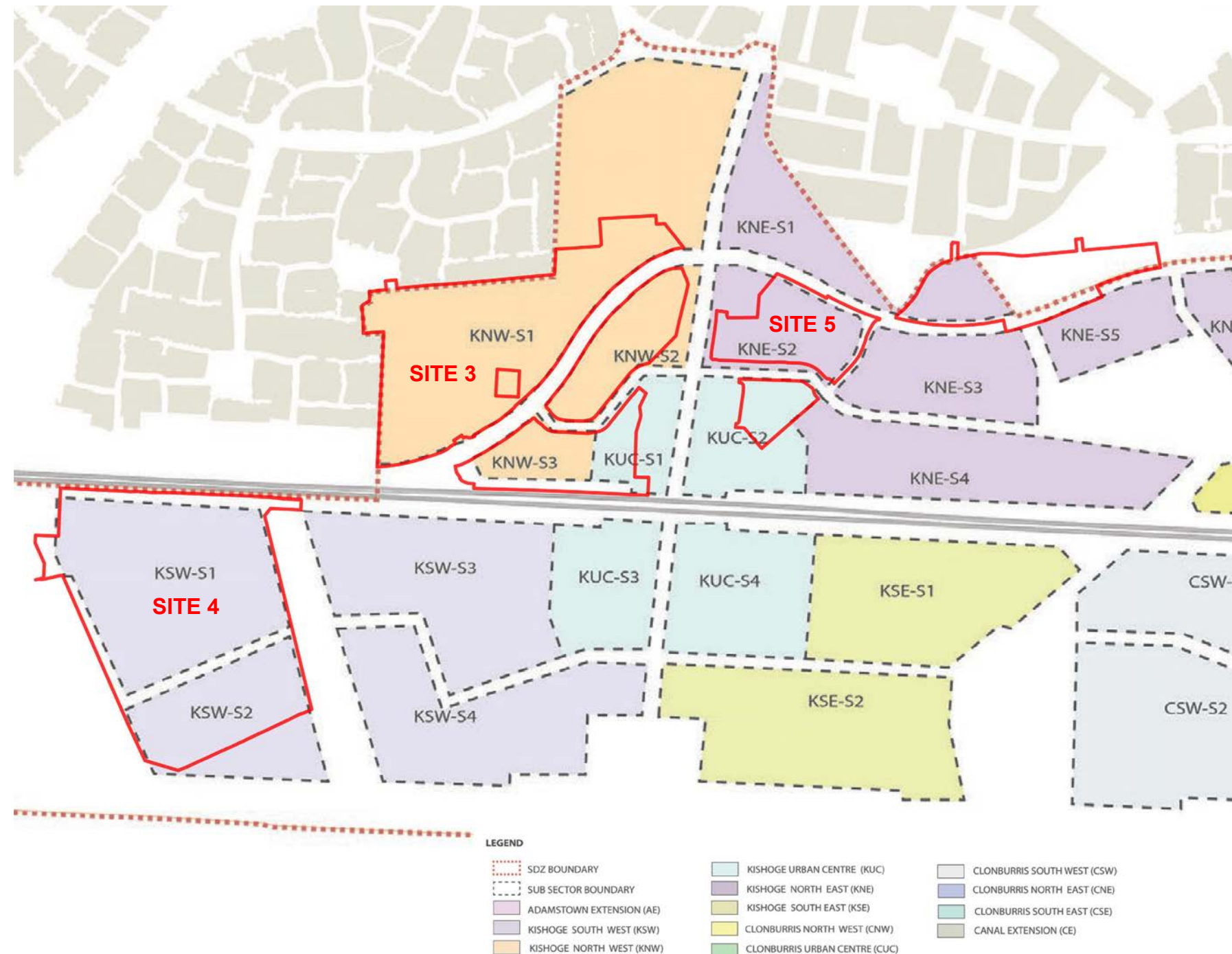
1.03 Project Description and Brief:

The SDCC briefing document outlined a proposal for approximately 430 dwellings, with an indicative breakdown of each dwelling type and an equal mix/ allocation between social and affordable purchase housing.

The brief emphasised the importance of preserving existing residential amenity, coordinating with third parties for infrastructure projects, the key schemes being the South Link Street and Northern Link Street, the provision of well-planned public open space with sufficient car and bike provision, fire and maintenance access and surface water management.

The DTA Architects led holistically considered design response as set out in this ADS is based on the overarching intent of:

- Creating and delivering a high quality and sustainable, mixed tenure residential development
- Integrated with its surroundings and context, with exemplary integration of green and blue infrastructure
- With emphasis on buildability, value for money, life cycle costs and longevity/ long term sustainability
- Which will act as a catalyst for development of this new key Urban Centre for Southwest Dublin.



Extract of SDZ Development Areas and Sub Sectors Map with application site boundaries indicated

1.04 Design Team - Site 4:

The Site 4 Design Team consists of the following consultants:

Architect – Design Team Lead – Design Certifier:	DTA Architects
Civil & Structural Engineer and Traffic Consultant:	CS Consulting
Mechanical and Electrical Engineer:	Metec Consulting Engineers
Landscape Architect:	Bernard Seymour Landscape Architects (BSLA)
Ecology:	Altamar Environmental Consultants
Planning Consultant:	Stephen Little & Associates
Fire Safety Consultant:	Jensen Hughes
Universal Access Consultants:	O’Herlihy Access Consultancy
Archaeologist	IAC Archaeology
Health and Safety Consultant/ PDSP:	ASM Group
Assigned Certifier:	Catalyst Group
Cost Consultant/ Quantity Surveyor:	KSN Construction Consultants

1.05 Supporting Reports:

This report should be read in conjunction with the Architectural Planning Drawings & Schedules, Engineering Drawings, Landscape Drawings, and the following reports specific to Site 4, which accompany this application:

Architectural Design Statement	DTA Architects
Housing Quality Assessment	DTA Architects
Planning Report – Planning Statement of Consistency	Stephen Little & Associates
Engineering Services Report (Civils Report)	CS Consulting
Site Specific Flood Risk Assessment	JBA Consulting
Surface Water Audit	CS Consulting
Travel Plan/ Mobility Management Plan	CS Consulting
DMURS Statement	CS Consulting
Traffic and Transport Assessment	CS Consulting
Road Safety Audit/ Quality Audit	Roadplan Consulting Limited
Mechanical & Electrical Design Report	Metec Consulting Engineers
Climate Action and Energy Statement	Metec Consulting Engineers
Public Lighting Report	Metec Consulting Engineers
Utilities Report	Metec Consulting Engineers
Landscape Design Statement	Bernard Seymour Landscape Architects

Additional Supplementary Assessments Referenced in this Report – Specific to Site 4
(Note, included as part of the Coordination Pack, refer to 1.06 below):

Arboricultural Impact Assessment	John Morris Arboricultural Consultant
Daylight and Sunlight Impact Assessment	3D Design Bureau
Long Distance Verified Views and Impact Assessment	Modelworks

1.06 Combined Sites Overall Coordination Pack - Part 10 Planning Application:

This report should be read with reference to the combined sites overall coordination pack, and all related documentation, refer to the complete schedules of information provided by:

- Stephen Little & Associates (SLA), including Planning Report/ Statement of Consistency
- O’Mahony Pike Architects (OMP), including Part 10 Coordination Statement

Below is a non-exhaustive list, outlining the core information.

Administration: Planning Application Content Tracker (Master), Applicant details, Site and Newspaper Notices and related documents.	Coordinated by: Stephen Little & Associates (SLA) & O’Mahony Pike Architects (OMP).
Planning: Combined sites Planning Application Report and related.	Coordinated by: Stephen Little & Associates (SLA)
Architecture: Combined sites Masterplan Design Statement and related.	Coordinated by: O’Mahony Pike Architects (OMP)
Civil Engineering (Water): Combined sites Engineering Report, Drainage Strategy, Flood Risk Assessment, Construction Surface Water Management and related.	Coordinated by: DBFL Consulting Engineers Limited.
Transportation: Combined sites Traffic & Transport Assessment, Travel Plan/ Mobility Management Plan, Construction Traffic Management Plan and related.	Coordinated by: DBFL Consulting Engineers Limited.
Landscape: Masterplan Landscape Design Report and related.	Coordinated by: Doyle & O’Troithigh
Appropriate Assessments: AA Screening/ Natura Impact Statement.	Coordinated by: Minogue Environmental Consulting Ltd
Environmental Impact Assessment Report (EIAR): Core reports include: - Ecological Impact Assessment - Biodiversity/ Habitat Management Plan - Invasive Species Management Plan - Archaeological Impact Assessment - Sunlight/Daylight/Shadow Analysis - Long Distance Verified Views and Impact Assessment - Inward Noise Impact Assessment - Resource Waste Management Plan/ Construction Waste - Resource Waste Management Plan Operational Waste	Coordinated by: Stephen Little & Associates (SLA). JBA Consulting (JBA) JBA Consulting (JBA) JBA Consulting (JBA) IAC Archaeology (IAC) 3D Design Bureau (3DDB) Modelworks AWN Consulting Ltd AWN Consulting Ltd AWN Consulting Ltd

1.07 Executive Summary/ Overview:

This Architectural Design Statement (ADS) describes in detail the design intent for the proposed residential-led development on Site 4 (KSG4) within the Clonburris SDZ lands, containing:

- 436 no. mixed tenure residential dwellings in a mix of house, apartment, duplex and triplex dwelling types
- Non-residential accommodation proposed of nominally 1,550 m2 total including a community Park Pavilion building, local retail, a childcare facility and the refurbishment of the existing Grange House
- All associated and ancillary site development and infrastructural works including the extensive public realm and street network, hard and soft landscaping, boundary treatments, public, communal and private open spaces, car and bicycle parking, refuse stores, utilities integration including public lighting, substations, foul and water services.

Site 4 extends to c. 11.7ha and is bounded to the north by the Irish Rail Railway Line and to the south, east and west by lands zoned for development. The site is bisected by the permitted South Link Street (PL Reg Ref. SDZ20A/0021) from which vehicular, cycle and pedestrian access are provided. Site 4 forms one part of an overall Part 10 planning application for a primarily residential development located within the Clonburris SDZ lands. As such this ADS should be read in conjunction with the overall Coordination Pack as part of the complete Part 10 Planning Application.

The outline contents of the ADS are summarized below.

Section 2.00 describes the site, strategically positioned between Liner Park, Griffeen Valley Park, Kilmahuddrick Stream, and the Grand Canal, with the South Link Street running through the development and its context, including analysis of site opportunities and constraints.

Section 3.00 sets out the core Architectural and Urban Design intent, including:

- Details on compliance with the requirements of the SDZ Planning Scheme
- The provision of a meaningfully integrated building and landscape approach
- With exemplar integration of green and blue infrastructure throughout, including provisions for the Kilmahuddrick Stream, sustainable urban drainage systems (SuDS), tree planting and ecological buffers
- With a clear and logical hierarchy of street typologies/ types
- Prioritising pedestrian/ cycle connectivity, an engaging public realm, seamless and unobtrusive integration of car parking and strong links to the South Link Street, the Grand Canal and adjacent Parks
- Supported by robust built form, massing and articulation
- Transitioning from a landmark building of 6/5 storeys to a the prevailing 4/ 3/ 2 storeys
- Within an overall cogent and coherent composition, including localized 'fine urban grain' to the Grand Canal adjacent frontage
- Providing clear character, identity, quality and sense of place
- A variety of mixed-tenure purpose designed housing types
- Including houses, duplexes, triplexes, and apartments, age-friendly and accessible dwellings
- And non-residential amenities, including a community Park Pavilion, Retail space, Childcare Facility and the refurbishment of Grange House (Heritage Structure) as future Employment use.

Section 4.00 provides an overview of the inputs from and findings of the multiple specialists, including civil and structural engineering, mechanical and electrical engineering, ecology, landscape, archaeology, fire safety, access, and sound, which have been an integral part of the design process. Detailed assessments, such as daylight/sunlight and landscape /visual impact assessments (LVIA) and flood risk analysis have been conducted to inform the design process and ensure that the development meets the highest standards of design, quality, sustainability, accessibility, and environmental stewardship.

Finally, Section 5.00 is the DTA Architects' Housing Quality Assessment, which sets out and quantifies the design response to provide compliance with the criteria outlined in the Apartment Guidelines; Sustainable Urban Housing: Design Standards for New Apartments - Guidelines For Planning Authorities (2023 update). It should be read in conjunction with the DTA Architects HQA Schedule (Drawings/ sheets 8000 to 8004).

2.00 SITE AND CONTEXT

2.01 Planning Context:

2.01.1 Planning Consultant Report:

Refer to Stephen Little Associates (SLA) Planning Report/ Statement of Consistency, specific to Site 4.

2.01.2 Part 10 Application Process and Site:

The Part 10 Application to An Bord Pleanála includes the proposed development for Lot 1 - Site 3 (KSG3), Lot 2 - Site 4 (KSG4) and Lot 3 - Site 5 (KSG5), along with the overarching EIAR, AA Screening/ NIS and other relevant supporting plans and particulars.

The application site is located within the Kishoge Character Area, with a focus on the delivery of a mix of housing, with local retail/ service and employment uses largely directed to the urban centre.

Refer to Stephen Little Associates (SLA) Planning Report/ Statement of Consistency and O'Mahony Pike Architects (OMP) Part 10 Coordination Statement included at part of this Application.

2.02 Site and Physical Context:

2.02.1 Site Description:

Lot 2 - Kishoge Southwest - Site 4 (KSG4):

- Is situated between Hayden's Lane and the R136 Road in Clondalkin/ Clonburris, to the north of the Grand Canal and to the south of the Adamstown rail line on SDCC lands
- Encompasses all of SDZ Subsector KSW-S1 and nominally 70% of SDZ Subsector KSW-S2, with the remaining portion to the south and bounding the Grand Canal in private ownership (see 2.02.2 below)
- Covers nominally 11.7ha, constituting Phase 3 of the SDCC lands development within the SDZ at Clonburris
- Is greenfield in nature, located adjacent to the proposed green linear infrastructure along the Grand Canal and is currently in use as a tree nursery for SDCC Parks Department
- Is currently served by Kishoge Road which accesses SDCC Parks Depot, Grange House, existing traveller accommodation and several greenfield sites which form part of the SDZ area.

2.02.2 Immediate Development Context:

Site 4 (KSG4) will ultimately be served by the new South Link Street (SLS) on which construction commenced in February 2024 is programmed for completion in 22 months, being nominally November 2025. This road traverses the SDZ area and will provide essential transport and services connectivity to the subject site and its environs.

Site 4 (KSG4) is bounded by 2 no. strategic open spaces within the wider SDZ area:

- Griffeen Valley Park extension, a large strategic open space is located to the west of the site
- A Linear Park located to the east of the site, a medium strategic open space per the Clonburris SDZ.

Phase 1 of the SDZ (SDCC Planning Grant Reg Ref SD228/0003) is located to the east of the site, on the opposite side of the Linear Park and at a remove from Site 4, with construction due to commence summer 2025.

The lands to the south of Site 4 (the balancing nominally 30% portion of KSW-S2), between Kishoge Road and the Grand Canal, are held in private ownership. The landowners/applicant (Grangecastle Homes Ltd), have had several meetings with the SDCC Planning Department (March 2023 and April 2024). A further pre-planning meeting is scheduled for April 2025, with the advised aim of submitting a Planning Application by June 2025.

A portion of Site 4 is allocated for the delivery of a new primary school with direct access to Griffeen Valley Park. This is outside the scope of the Site 4 SPDT and will ultimately be delivered separately and by the Department of Education, subject to a future Planning Application.

2.03 Site Surveys:

The topographical site survey and GPR utilities survey for Site 3, Site 4 and Site 5 were procured by SDCC as part of CIL Stage 2 Team and as one lot, coordinated by OMP as Part 10 Application Lead. The survey information to which this design proposal/ application is based includes:

- Site topographical survey (from PCA Geo-Surveyors Ltd)
- GPR/ utilities survey (from PCA Geo-Surveyors Ltd)
- The Site Investigations Survey, coordinated by DBFL on behalf of SDCC.

Other relevant surveys and related information that the Site 4 Design Team have used to develop the site strategy and design include

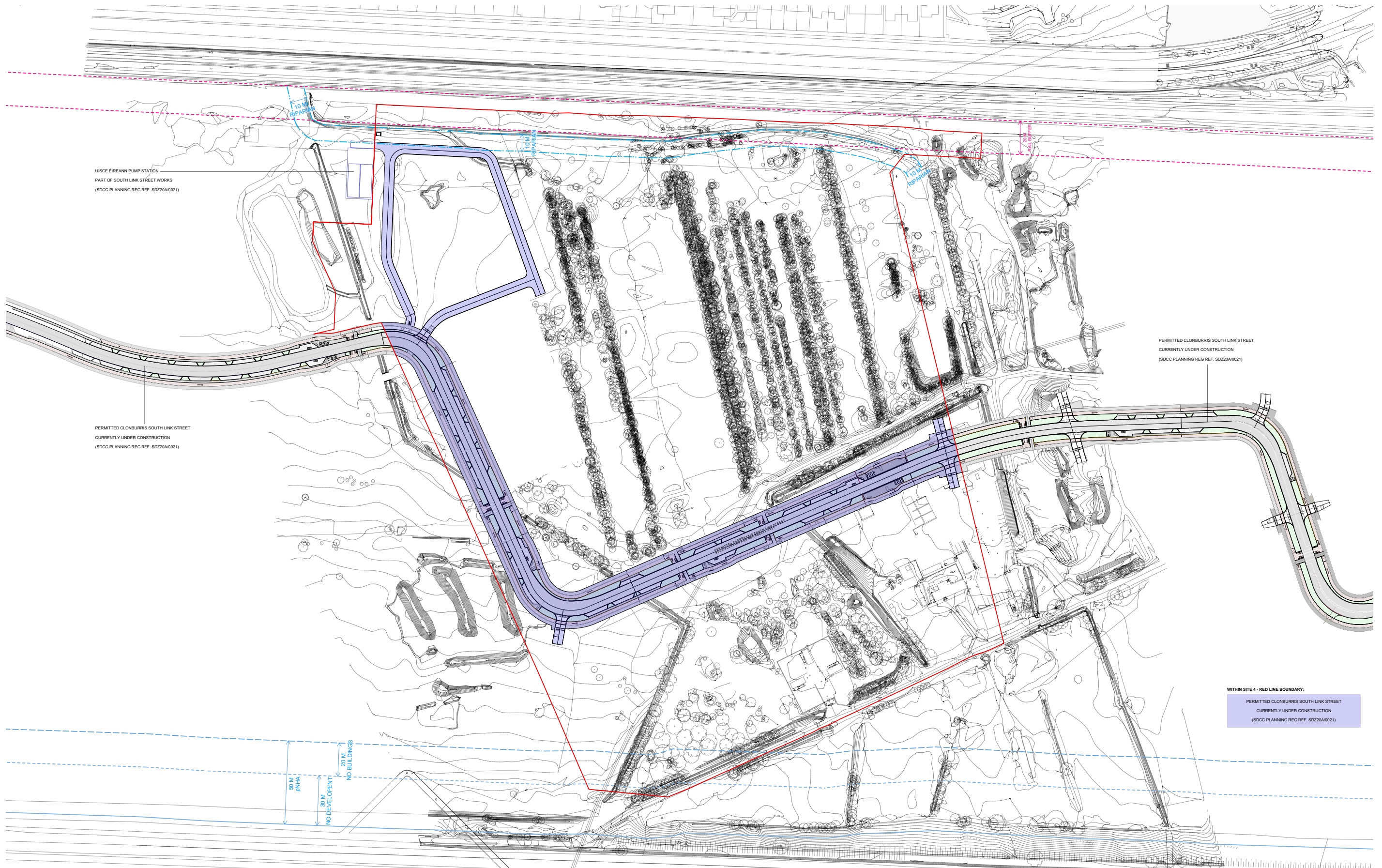
- The Construction information for the South Link Street provided by SDCC/ JB Barry, including coordination with the construction stage drawings for the South Link Street, its related hard points and service connections
- Phase 1 tender drawings provided by SDCC/ AECOM for interface with the medium strategic open space to the east of Site 4.



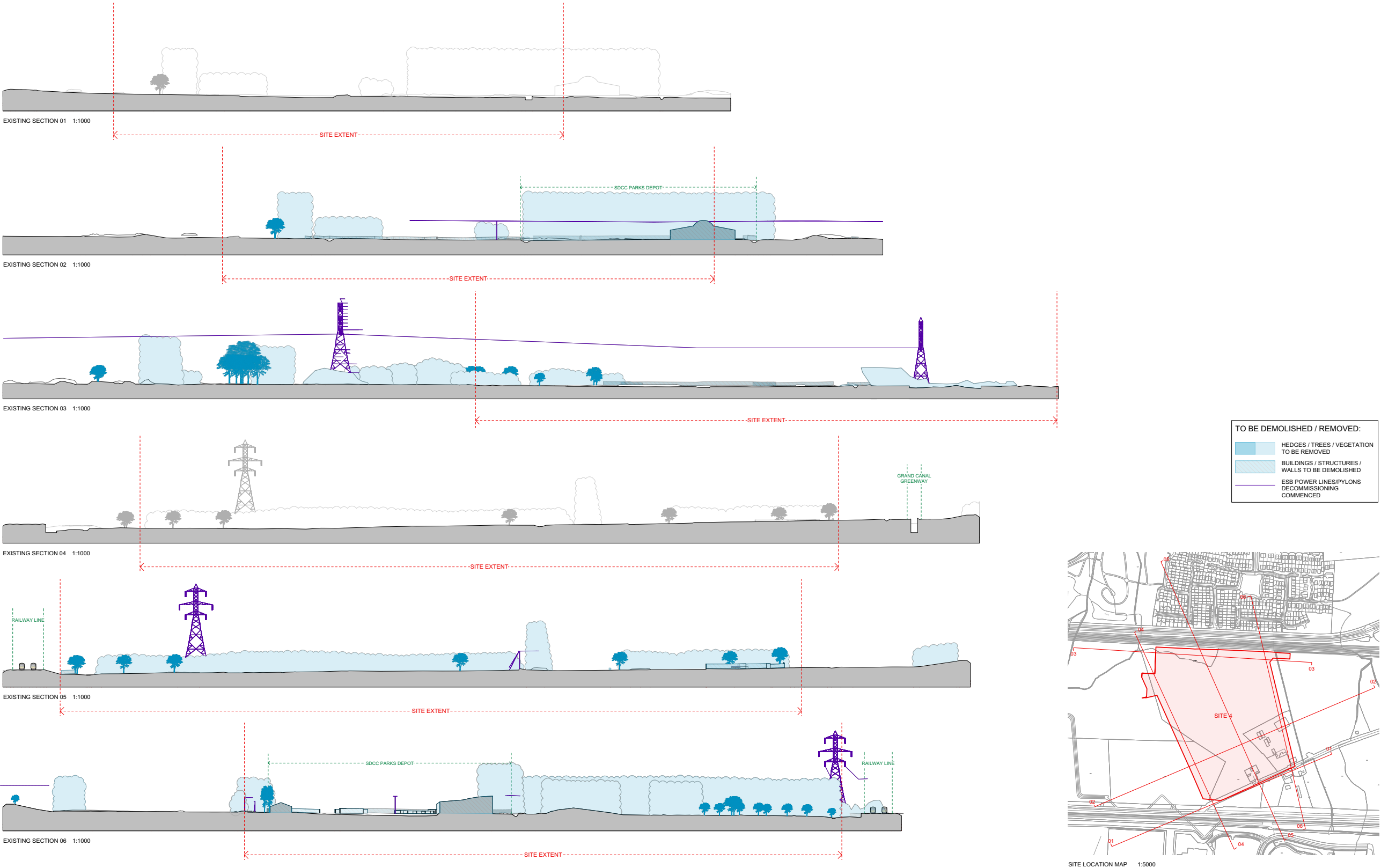
Site 4 - Existing Aerial Photograph - DTA Architects Drawing: 0002



Site 4 - Extract From BSLA Landscape Design Statement - Existing Trees/ Conditions



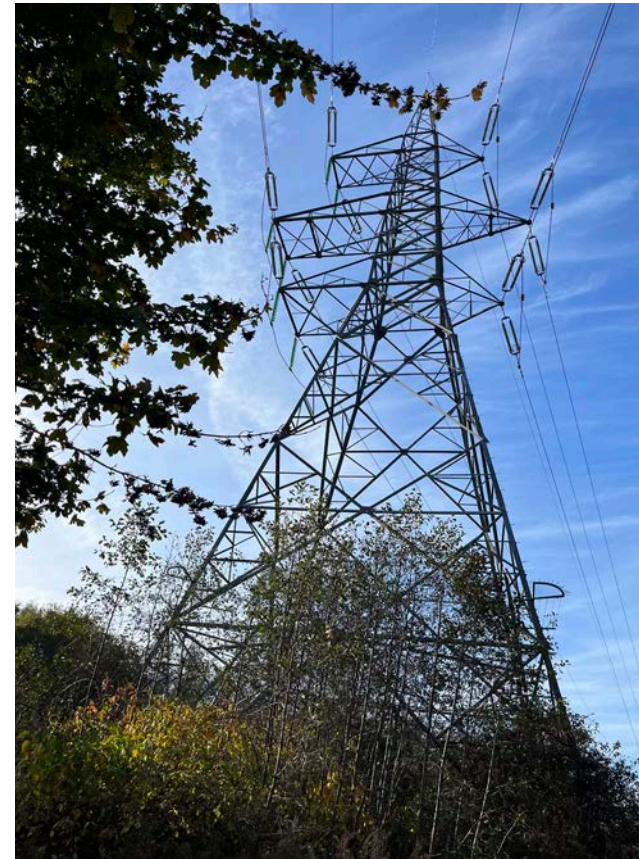
Site 4 - Existing Site Survey with Permitted South Link Steet Overlayed - DTA Architects Drawing: 0005



Site 4 - Existing Site Sections - DTA Architects Drawing: 0011



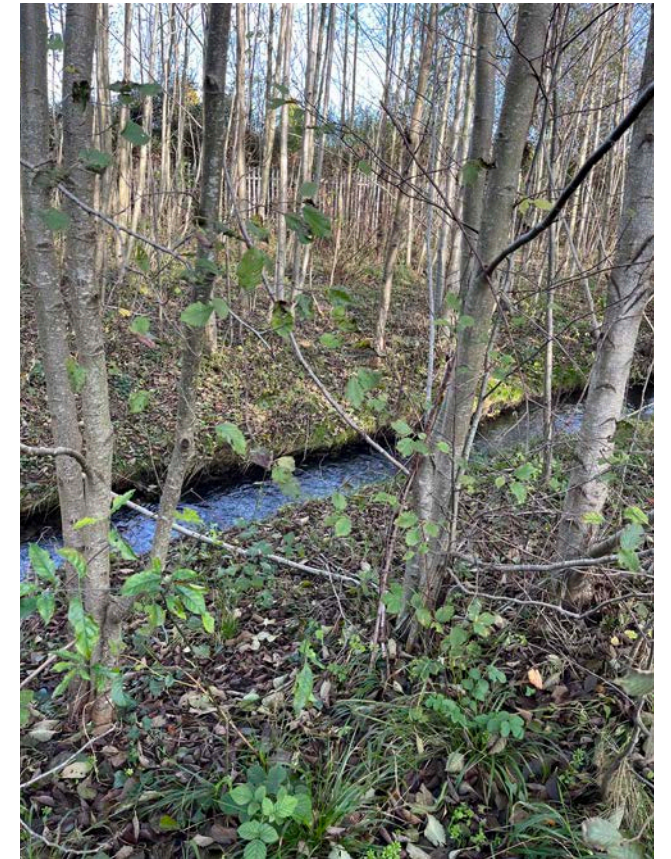
North of Site - Within Site 4 boundary - Dense tree planting



Northeast of Site - Within Site 4 boundary - Pylons and Overhead ESB cables



Northwest of Site - Within Site 4 boundary - Overhead ESB cables



Northwest of Site - Outside of Site 4 boundary - Existing watercourse Kilmahuddrick Stream



Southwest of Site - Within Site 4 boundary - SDCC Tree Nursery



Southwest Corner of Site - Existing Grange House



Southwest of Site - Outside of Site 4 boundary - Grand Canal Bridge



Southwest Corner of Site - View North East

2.04 Site Analysis:

2.04.1 Overview:

Site analysis has been a central aspect of the design process, focused on identifying opportunities to optimize efficiency, design quality, and overall performance. The analysis concentrated on key elements such as built form, identity, streetscape, urban spaces, place-making, and the development of a cohesive landscape strategy. It also assessed potential constraints, formulating strategies to mitigate or, where possible, eliminate their impact on the design.

2.04.2 Opportunities Identified:

Opportunities identified include the following – Overall/ overview:

- A Design and Quality Led Approach: Understanding and delivering on the key objectives and SDCC’s requirements and ambitions for the project
- The Creation of a Sustainable and Integrated Social and Affordable Residential Neighbourhood: of high quality architectural and urban design intent; providing sustainable density, longevity, liveability, enhancing and promoting quality of life, an integrated community and social inclusion; considering implicitly issues of environmental sustainability; which will act as a catalyst for the development of a key new urban centre and vibrant new community in southwest Dublin
- Design Excellence in Dwellings: Through design development of dwelling types in response to the Brief and SDZ; to specifically to address SDCC’s tenure requirements and DHPLG space standards/ Detail Design of Quality Housing; provide liveable functional homes; of attractive, high quality appearance of proven robustness, life expectancy and with reduced maintenance; with integral consideration of long term sustainability to include lifetime adaptability/ future requirements and accessibility
- Delivery of a comprehensive and Integrated building/ landscape proposition
- The new local node at the mixed-use landmark building (up to 6-storeys) addressing Griffeen Park to the west
- Careful response to the varied boundary/ interface conditions to the site – public open space to the east and west, rail line and riparian corridor to the north, adjacent lands/ site to the south of Lynch’s Lane, Grange House and the Grand Canal.

Built Form, Identity and Streetscape:

- Clarification of spatial sequences, organisation, geometries and conditions in terms of urban design and streetscape
- Consolidation of the perimeter block model to form a cogent approach at an urban design level, balanced with articulation, variety and visual interest
- Articulation of corner conditions as ‘bookends’ in terms of urban grain, orientation, identity and placemaking, with the integration of end condition triplexes to bring clear building form

- Detailed design development to seamlessly and elegantly integrate house and apartment types when adjacent/ conjoined
- Careful design consideration of built form, elevational treatment, streetscape and the minimising of blank boundary wall frontage to footpaths/ public realm
- The layering of the space between individual dwellings and street frontages to provide a variety of buffer zones (front gardens, planting, pavements, verges/ swales, parking zones etc) to create privacy, transition, threshold and differentiate public and private spaces
- Careful consideration of the clear identity of individual apartments/ houses within the whole, to promote a sense of belonging, integration and pride
- Rationalisation of opposing rear garden conditions, to avoid irregular and unsupervised ‘leftover’ spaces and resolve issues of overlooking/ privacy/ daylight security
- All creating safe civic spaces and streets and with clear frontage/ address/ activation and passive surveillance to all public spaces including Griffeen Park Extension and the Linear Park.

Urban Spaces, Place Making, Integrated Landscape Strategy:

- Opportunity for the integration of new built form and landscape within the receiving context/ environment with appropriate interconnection, pedestrian/ cycle linkage along desire lines (within the defined road layouts prescribed by the SDZ Planning Scheme)
- Clear definition of new streets and a civic realm of characterful, varied and safe public and semi-public spaces and spatial sequences
- A holistically considered, rich and varied landscape proposition, of varying character/ conditions, comprised of a number of key components including: new streets of varying types – arterial/ link, local streets, intimate streets (homezones) with developed layering with defined pocket spaces as nodal points/punctuations, defining junctions and including safe children’s play areas; blue and green infrastructure and amenity
- Ensuring that tree plantings in roads are long term in terms of rooting zones, with close coordination with underground services to ensure trees will have multi-generational longevity – Establishing a hierarchy of tree species that are scaled appropriately in relation to the road network but are strongly identifiable to “home” in respect of seasonal effect, leaf texture, blossom, and berries
- Planting strategy developed to provide food and shelter for insects, birds, and butterflies in particular and strike a balance between wilder areas to boost the green infrastructure and a more garden like regime closer to front doors
- Maximising the use of the riparian corridor to make a habitat connection between green areas to east and west of it and design in measures (bank grading, planting strategy etc) that mean it will be both barrier free and safe for walkers

- Careful calibration of the landscape design response to Griffeen Valley Park in relation to the height of the proposed apartment building and as a change in tempo from the adjoining linear park
- Integration and connection to the Northern Eco Corridor and the KSW OS3 strategic open space to the east
- The integration of localised pocket public spaces to encourage social inclusion/ interaction, create a sense of place and prevent relentless streetscape appearance
- Integration with Grange House (identified as a Heritage Structure of local interest) with an appropriate new use (local employment).

2.04.3 Constraints Identified:

Constraints identified include the following:

- Integration of and avoidance of impact on the fixed Road Networks, including the South Link Street, fixed branch locations and the road serving the Water Treatment Plant to the northwest of Site 4 (see Cluster A) - potential impact mitigated by the Site 4 Design Team’s active engagement with South Link Street construction Design Team, ongoing since Jan 2024
- Site levels and the implications for drainage, with requirements for fill (Refer to 4.01.6 below)
- Existing mature trees on the site with impact mitigated through an extensive landscape strategy with significant tree planting (Refer to 3.05, Integrated Building and Landscape Proposal, 4.03, Ecology and Landscape description below, and the supporting Landscape Design Statement from BSLA.)
- Existing watercourses and the necessity of works/ re-direction of same, including re-direction of watercourse to southwest corner of site, diversion along edge of Griffeen Valley Park to the proposed attenuation areas; watercourse along Lynch’s Lane and to northwest of Grange House, diversion to Kilmahuddrick Stream within open space to the west; truncation/ removal of a branch to the Kilmahuddrick Stream to the northern boundary of the site
- Flood Risk Management, independent analysis of the SDCC Development Plan 2022–2028, flood assessment and associated mitigation measures
- Ownership and interface conditions including: the rail line to the north; the Linear Park public open space to the east; Lynch’s Lane and the lands on the smaller part of KSW-S2 in private ownership; the relationship to the Grand Canal; the school site (with allowance for perimeter footpath and hoarding: Griffeen Valley Park to the west
- Existing Grange House to be retained and which requires sensitive integration and reuse (see also as an opportunity at 2.04.2 above)
- ESB overhead power cables/ pylons, removal and undergrounding in advance of commencement of Site 4 construction. It is noted EirGrid have commenced decommissioning as of January 2025, no wayleave implications are anticipated.