

5.0

DEVELOPMENT INTERFACE

HOW DOES THE DEVELOPMENT
CREATE A SENSE OF PLACE?

TOPOGRAPHY AND STREET INTERFACE | KISHOGE - SITE 5

TOPOGRAPHY

The natural contours of the land have been carefully analysed to optimise site utilisation while minimising environmental impact. Existing levels, in relation to both the R136 and the terrain, have guided the positioning, height, and terracing of the buildings. A robust urban frontage along the main roads (R136 and TOW) is proposed in accordance with the SDZ. Internally, a moderate reduction in height is proposed to create a more inviting and intimate urban frontage and streetscape. This approach enhances both the sustainability and aesthetic appeal of the development.

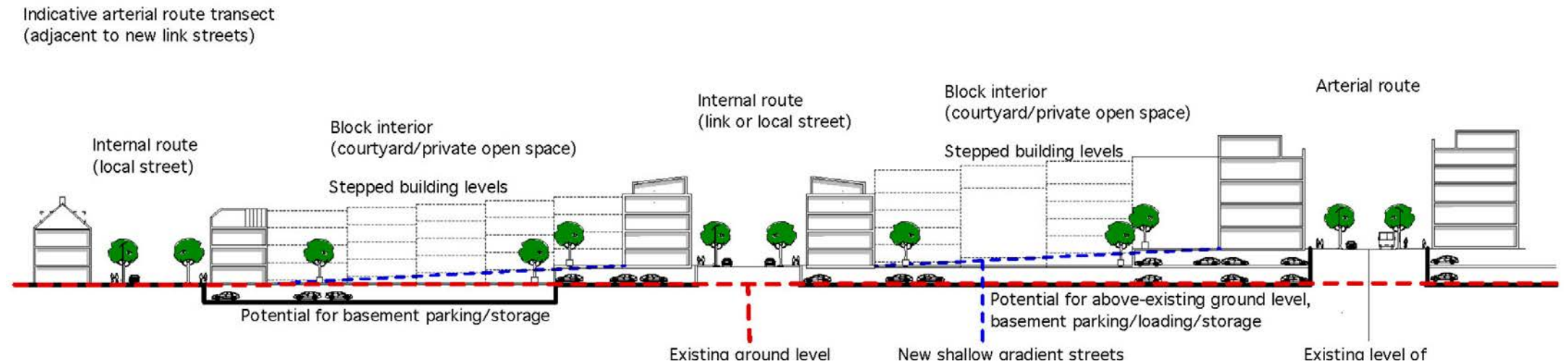
STREET INTERFACE

The interface between streets and the built environment is designed to promote permeability, accessibility, safety, and privacy for residents. By integrating local streets, footpaths, bike lanes, and green spaces, the layout encourages sustainable transportation options and fosters community interaction.

In accordance with the SDZ guidelines, the layout includes a variety of street types. Local streets are characterised by perpendicular and parallel parking spaces along each site and a carriageway width of 5.5 meters. Street trees are strategically placed between parking bays, while low-level shrubs and greenery separate the footpaths from the private curtilage of units.

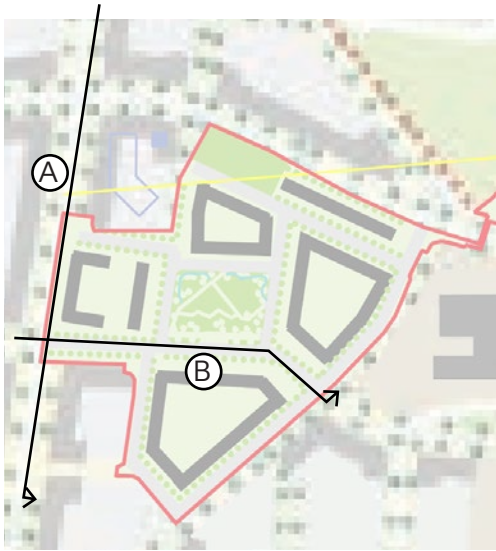
All parking spaces are designed with ducting to accommodate future electric vehicle (EV) charging stations. 20% of the parking spaces will be equipped with EV infrastructure.

SDZ EXTRACT - RESPONSE TO SITE LEVELS



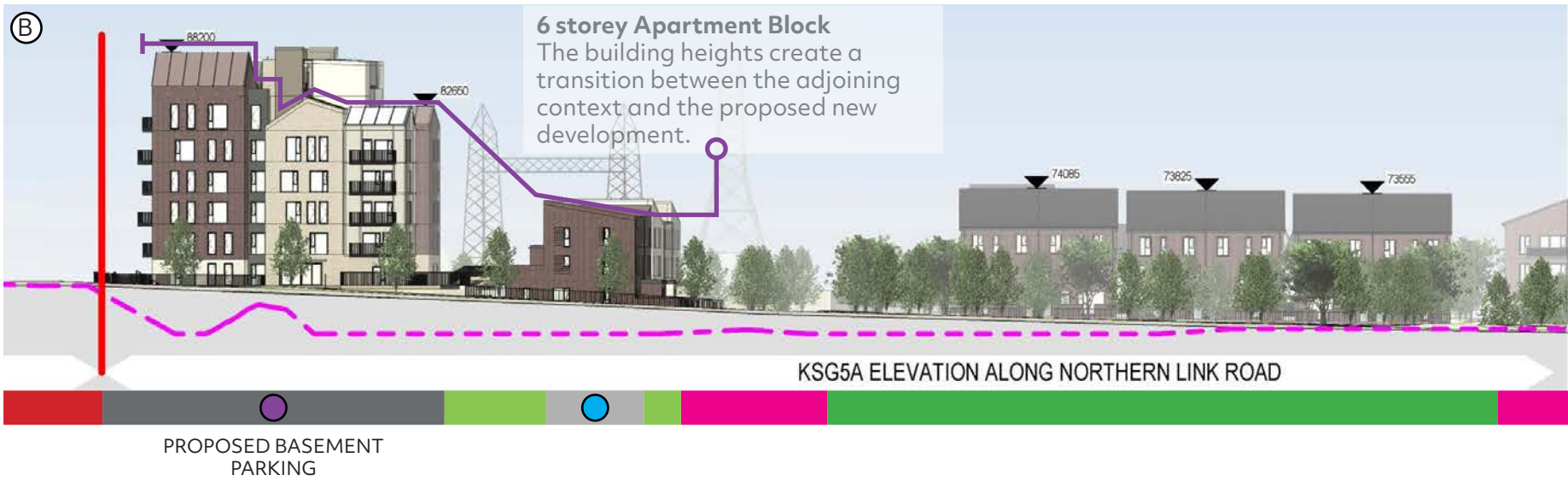
TOPOGRAPHY AND STREET INTERFACE - SITE A | KISHOGE - SITE 5

PROPOSED RESPONSE TO SITE CONSTRAINTS



- Boundary
- Existing Topo
- ESB Compound
- Main Road
- Local street
- Public open space
- Private open space
- Max. height High density
- 3-storey Medium density
- 2-storey Lower density
- Apartment block
- Triplex
- Duplex
- Houses

6 storey Apartment Block
 As per the SDZ, the apartment block will create a strong building frontage along the R136. The building height and typologies create a transition between the adjoining context and the proposed new development.

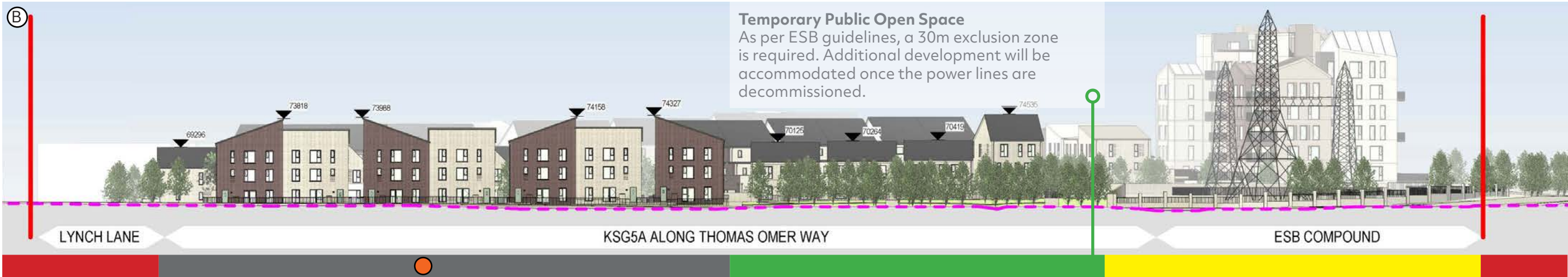


TOPOGRAPHY AND STREET INTERFACE - SITE A | KISHOGE - SITE 5

PROPOSED RESPONSE TO SITE CONSTRAINTS

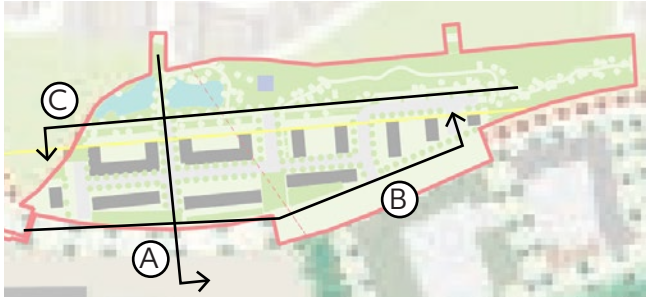


- | | | | |
|---------------|--------------------|--------------------------|-------------------------|
| Boundary | Main Road | Max. height High density | Triplex apartment block |
| Existing Topo | Local street | 3-storey Medium density | Duplex |
| ESB Compound | Public open space | 2-storey Lower density | Houses |
| | Private open space | | |



TOPOGRAPHY AND STREET INTERFACE - SITE B | KISHOGE - SITE 5

PROPOSED RESPONSE TO SITE CONSTRAINTS



- | | | |
|----------------|--------------------|--------------------------|
| Boundary | Main Road | Max. height High density |
| Existing Topo | Local street | 3-storey Medium density |
| ESB Powerlines | Public open space | 2-storey Lower density |
| | Private open space | |



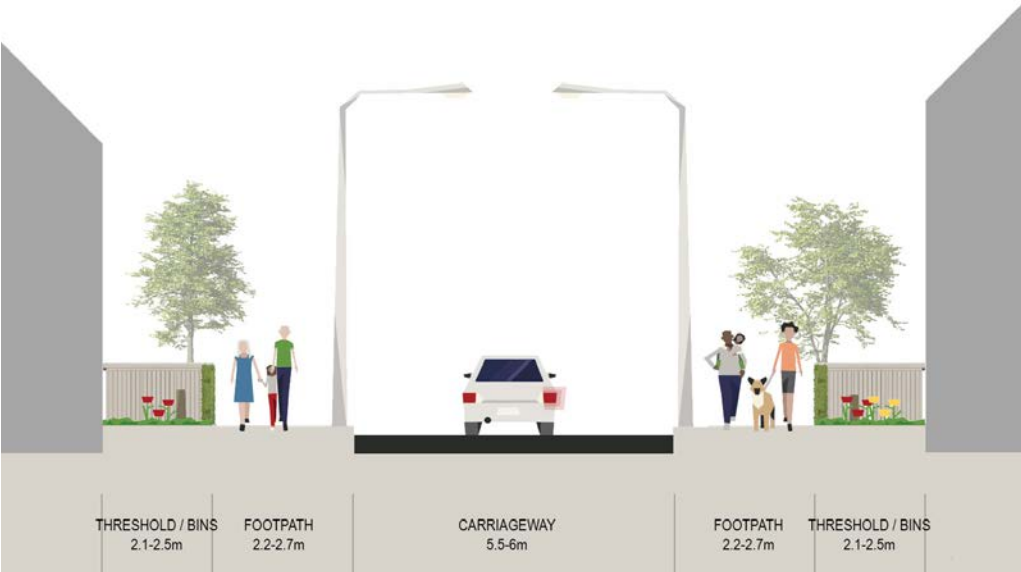
PROPOSED STREETS | KISHOGE - SITE 5



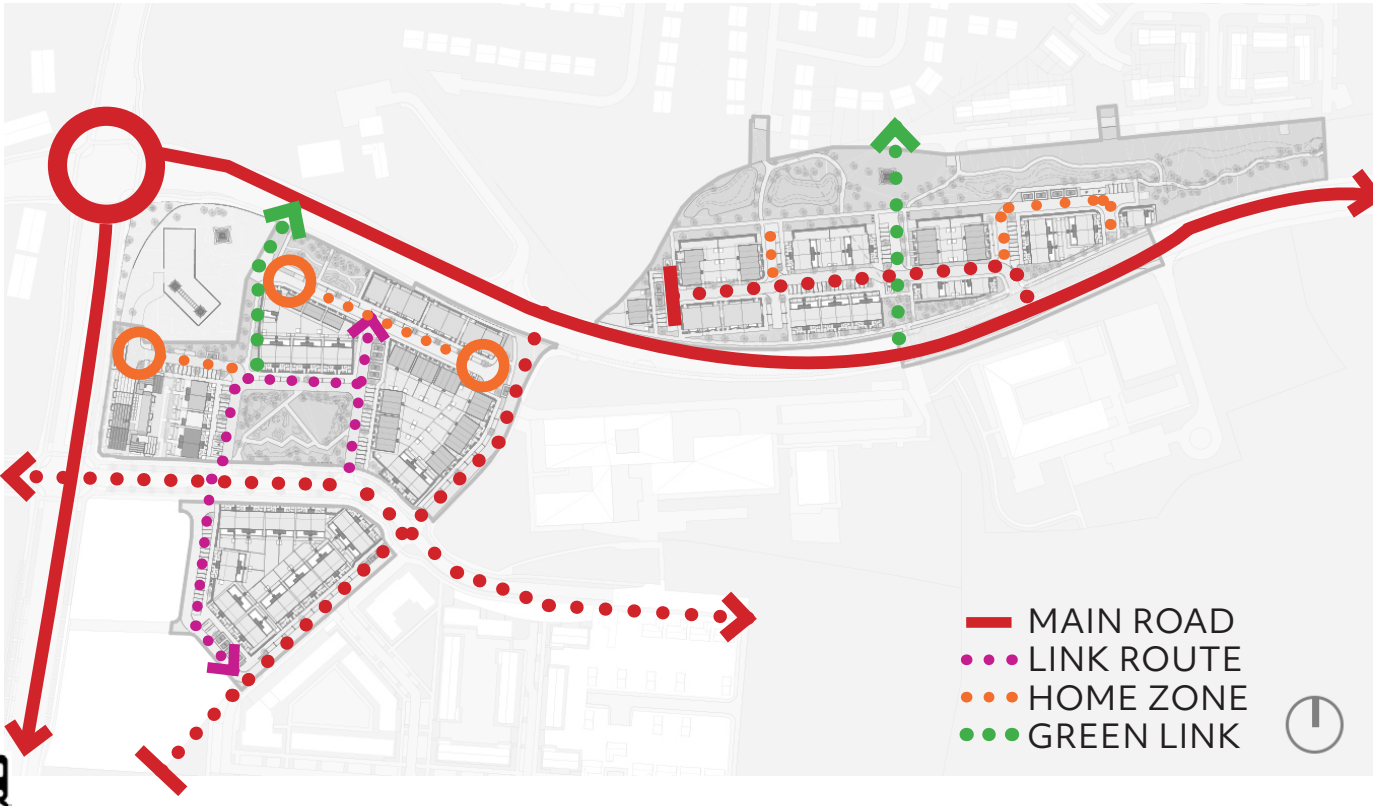
● Proposed Local Street Type 01



● Proposed Local Street Type 02



● Proposed Intimate Street Type 03



CHARACTER OF THE DEVELOPMENT | KISHOGE - SITE 5

URBAN GRAIN

The urban grain encompasses the pattern, scale, and character of development within the area. The site is divided into three primary character areas: Site A: The Kishoge Urban Centre, characterized by a distinctly urban aesthetic. Kishoge North-East: This area is predominantly oriented around a central park, featuring intimate/local streets. Site B: This section faces the linear park and Thomas Omer Way.

IDENTITY

The development delivers a diverse range of homes that cater to various household sizes, lifestyles, and preferences. Designed with a strong sense of place and architectural identity, the scheme features a mix of housing typologies, durable materials, and high-quality public spaces. The thoughtfully planned built form and streetscapes will foster a welcoming and vibrant neighbourhood for residents and visitors alike.

The four-story apartment block at the corner of the site, as you enter from the R136, will serve as a landmark building, setting the tone for the new neighbourhood. In Site A, the central park will become a key feature, surrounded by homes and duplex blocks on all four sides. This design creates a vibrant focal point and fosters a strong sense of place within the community.

Site B is defined by smaller-scale streets and home zones, complemented by a linear park to the north, fostering a more intimate neighbourhood atmosphere. A series of triplex apartment blocks facing TOW will serve as an urban barrier, while enhancing the overall streetscape.

The outdoor spaces are designed to be well-lit, safe, accessible, and easy to navigate, promoting inclusivity for all, regardless of age or mobility. A diverse demographic mix will enhance social interaction and ensure that the streets remain vibrant and used at all times.

COMFORT AND PRIVACY

The removal of the wall along TOW will have minimal impact on the neighbouring developments to the north of Site B, thanks to their distance from the road and the screening offered by the new proposed buildings. However, the triplex apartment block adjacent to the road will require mitigation measures, including acoustic glazing and ventilation, to effectively manage any noise levels. The acoustic report prepared by AWN also indicates that the amenity spaces, specifically the central park in Site A and the linear park to the north in Site B, are above the design goal of 55dB.

The layout and landscaped strips will create a buffer zone between the road network and the proposed neighbourhood. Additionally, the landscape strips, hedges, and planters positioned between the streets and the dwellings will further enhance privacy for residents.

IMAGE

The layout and landscaped strips will create a buffer zone between the road network and the proposed neighbourhood. Additionally, the landscape strips, hedges, and planters positioned between the streets and the dwellings will further enhance privacy for residents.



KISHOGE SITE A - CONTEXTUAL ELEVATIONS | KISHOGE - SITE 5

SITE A



A1 Contextual Elevation A1
Scale: 1:500



A2 Contextual Elevation A2
Scale: 1:500



A3 Contextual Elevation A3
Scale: 1:500



A4 Contextual Elevation A4
Scale: 1:500



KSG5U



KISHOGE SITE A | KISHOGE - SITE 5

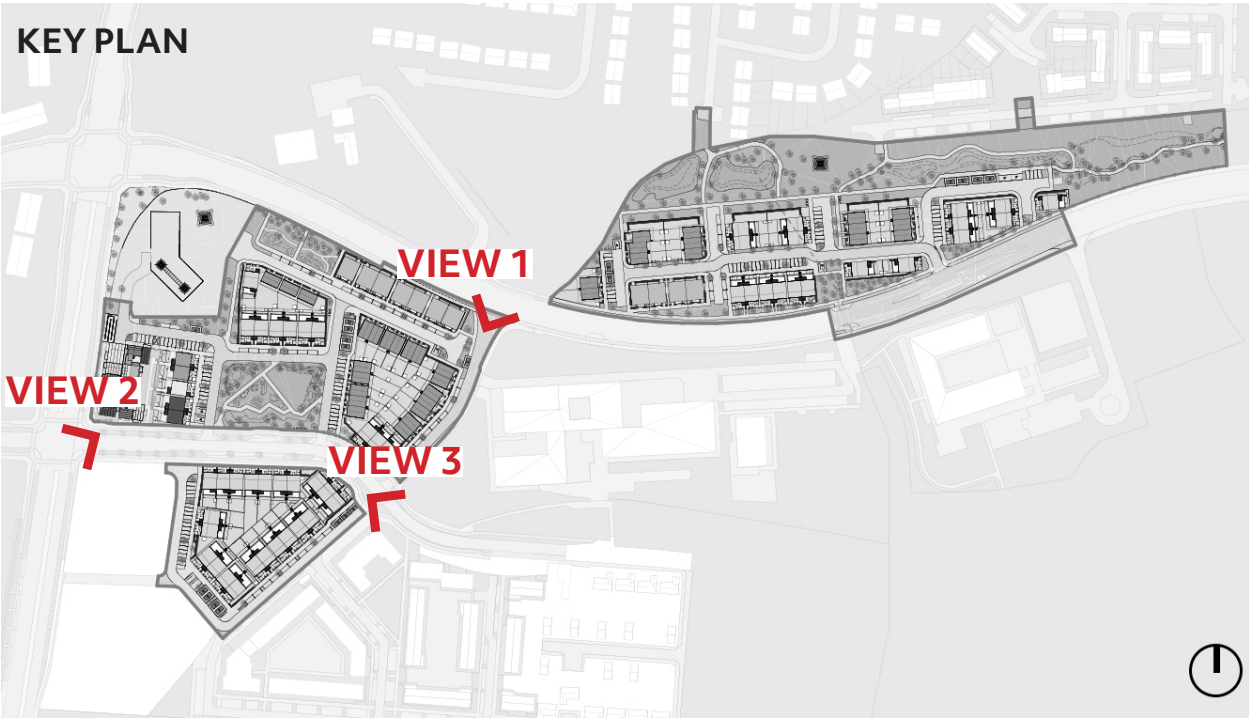


KISHOGE SITE A | KISHOGE - SITE 5



KISHOGE SITE A - CGI | KISHOGE - SITE 5

VIEW 1



VIEW 2

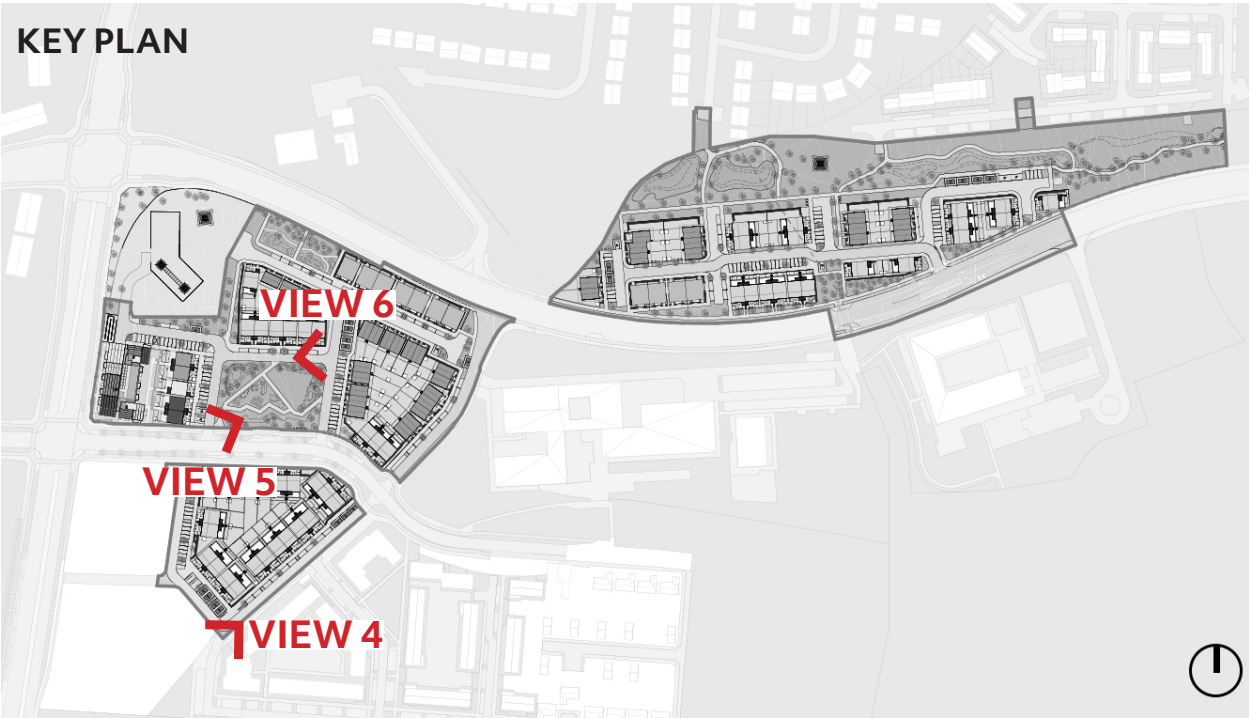


VIEW 3



KISHOGE SITE A - CGI | KISHOGE - SITE 5

VIEW 4



VIEW 5

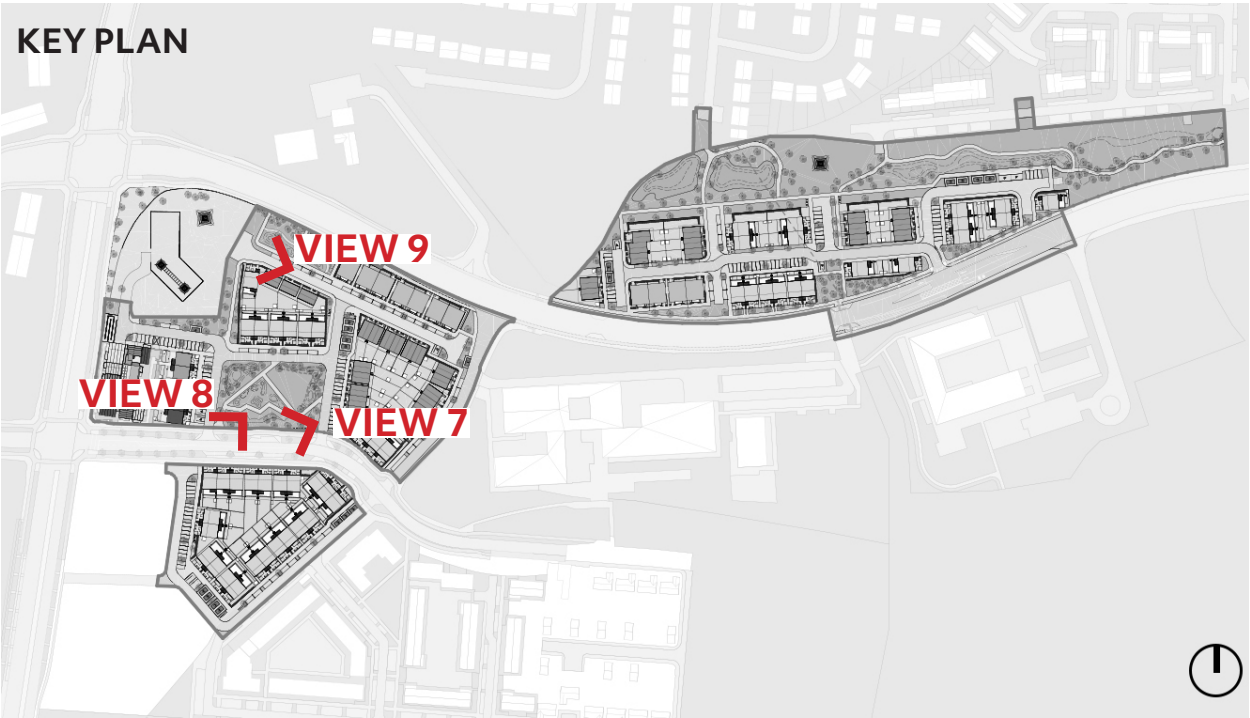


VIEW 6



KISHOGE SITE A - CGI | KISHOGE - SITE 5

VIEW 7



VIEW 8



VIEW 9



KISHOGE SITE B - CONTEXTUAL ELEVATIONS | KISHOGE - SITE 5

SITE B



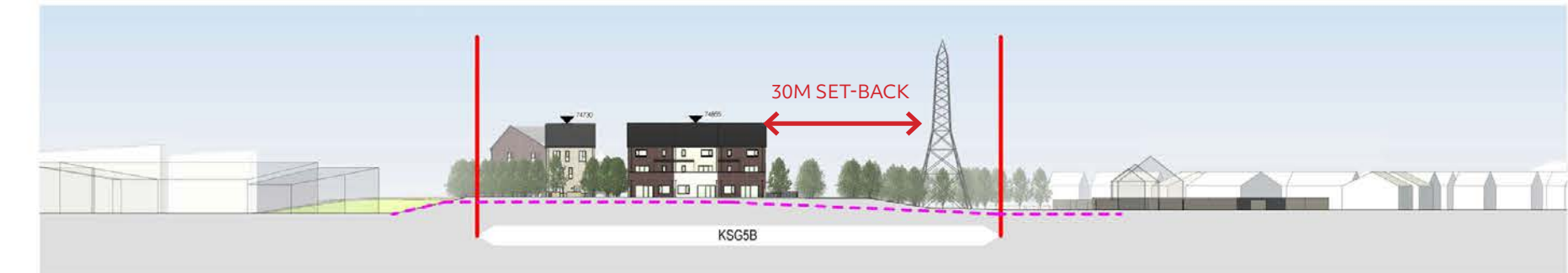
B1 Contextual Elevation B1
Scale: 1 : 500



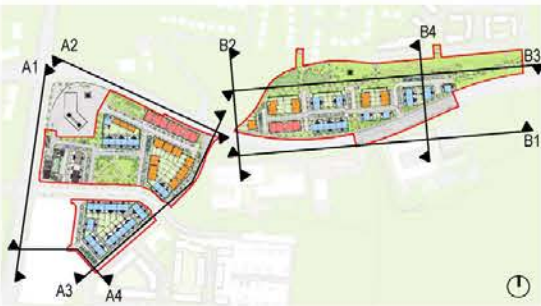
B2 Contextual Elevation B2
Scale: 1 : 500



B3 Contextual Elevation B3
Scale: 1 : 500



B4 Contextual Elevation B4
Scale: 1 : 500



KISHOGE SITE B | KISHOGE - SITE 5

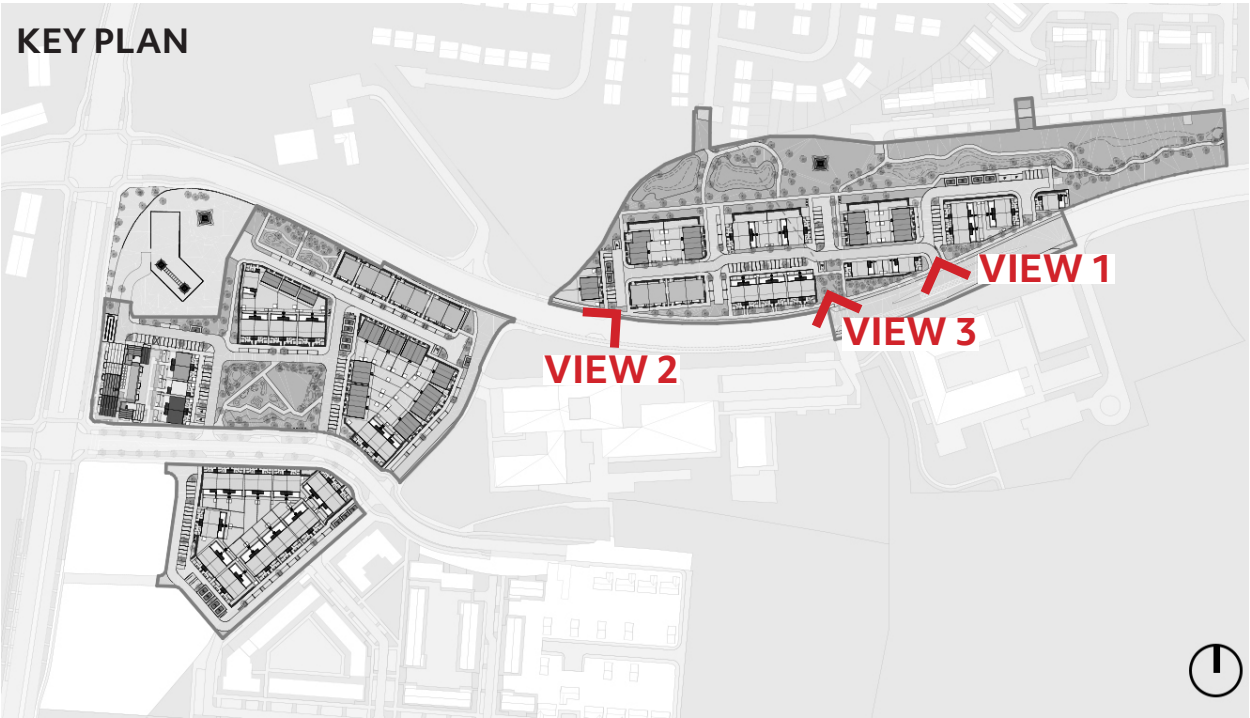


KISHOGE SITE B | KISHOGE - SITE 5



KISHOGE SITE B - CGI | KISHOGE - SITE 5

VIEW 1



VIEW 2

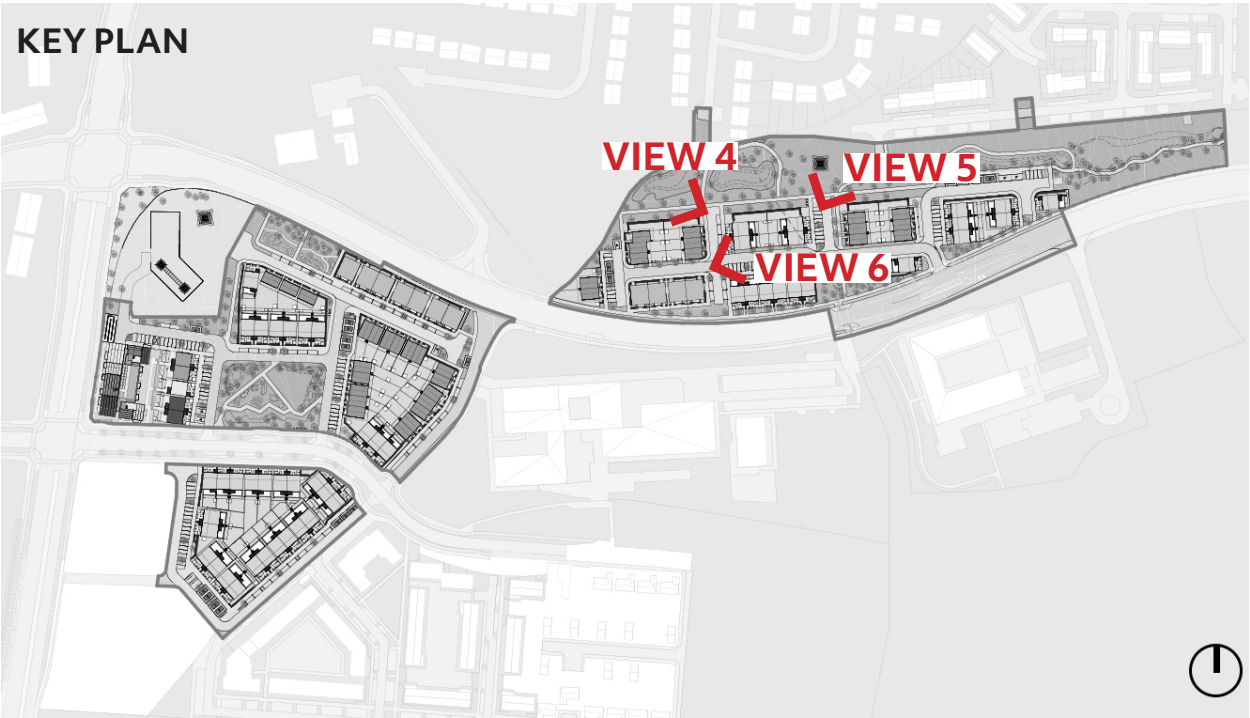


VIEW 3



KISHOGE SITE B - CGI | KISHOGE - SITE 5

VIEW 4

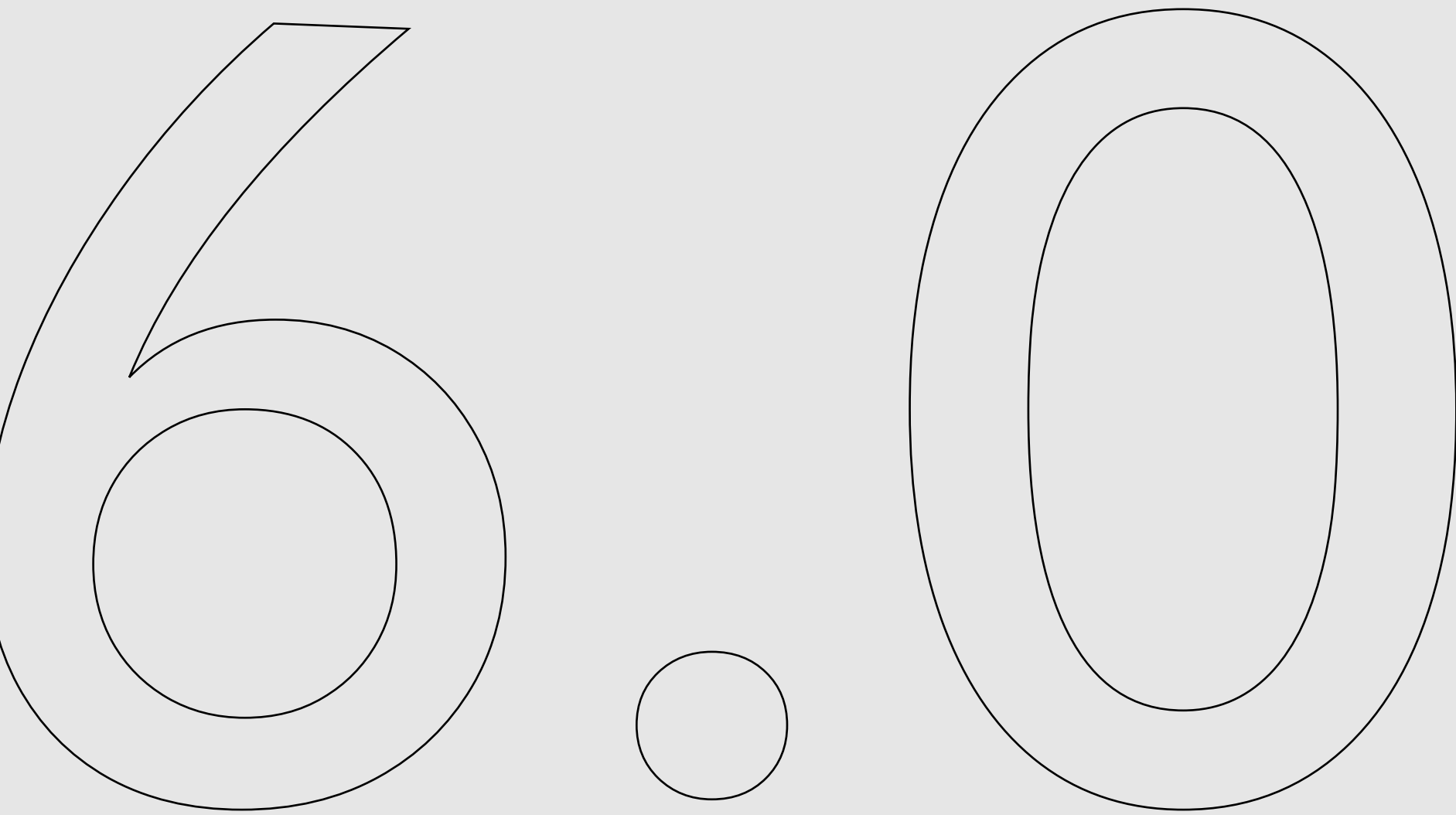


VIEW 5



VIEW 6

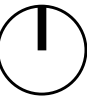




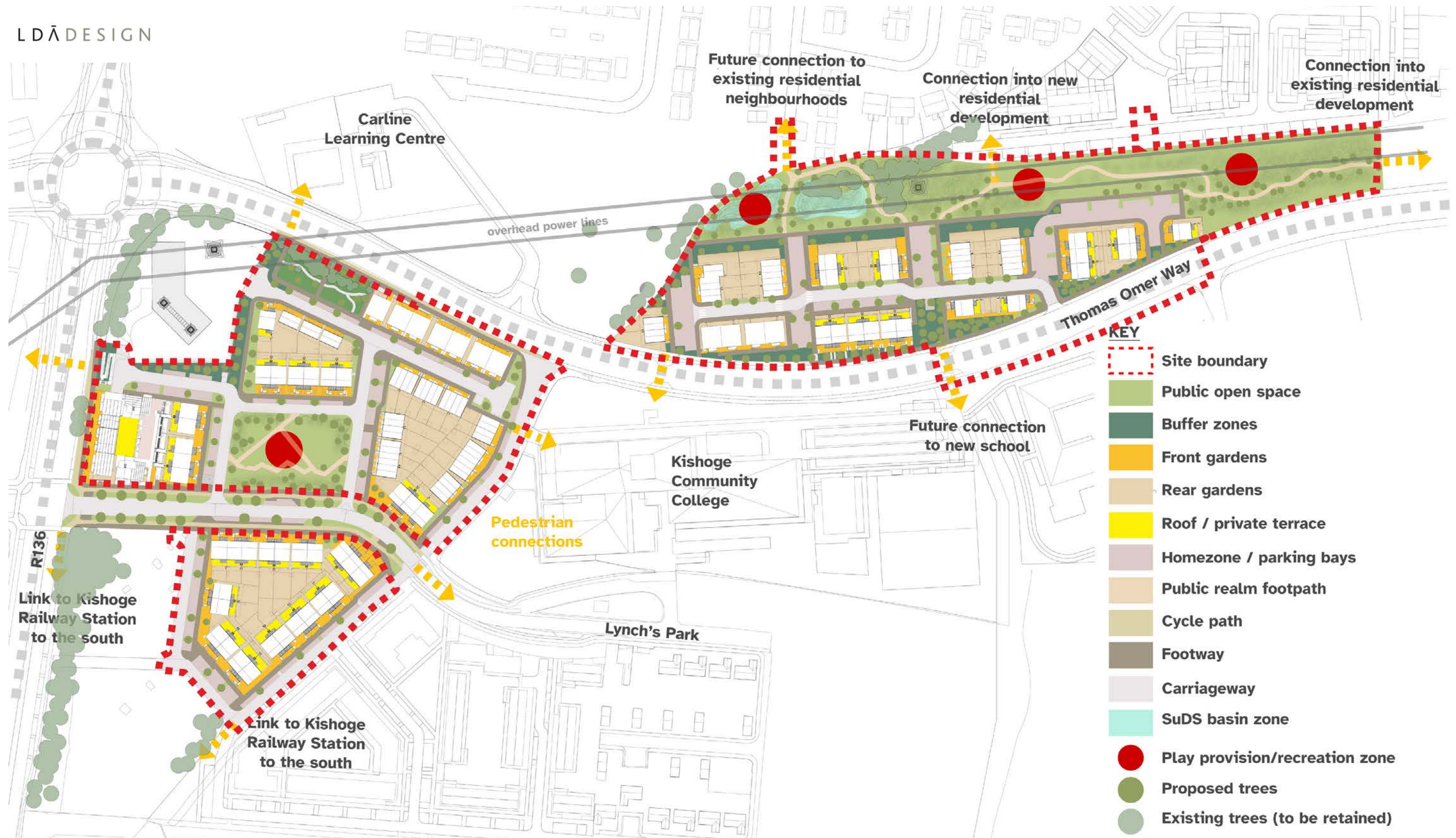
PUBLIC REALM

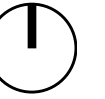
HOW SAFE, SECURE AND ENJOYABLE
ARE THE PUBLIC AREAS?

LANDSCAPE DESIGN PRINCIPLES | KISHOGE - SITE 5



LD&A DESIGN





PUBLIC OPEN SPACE

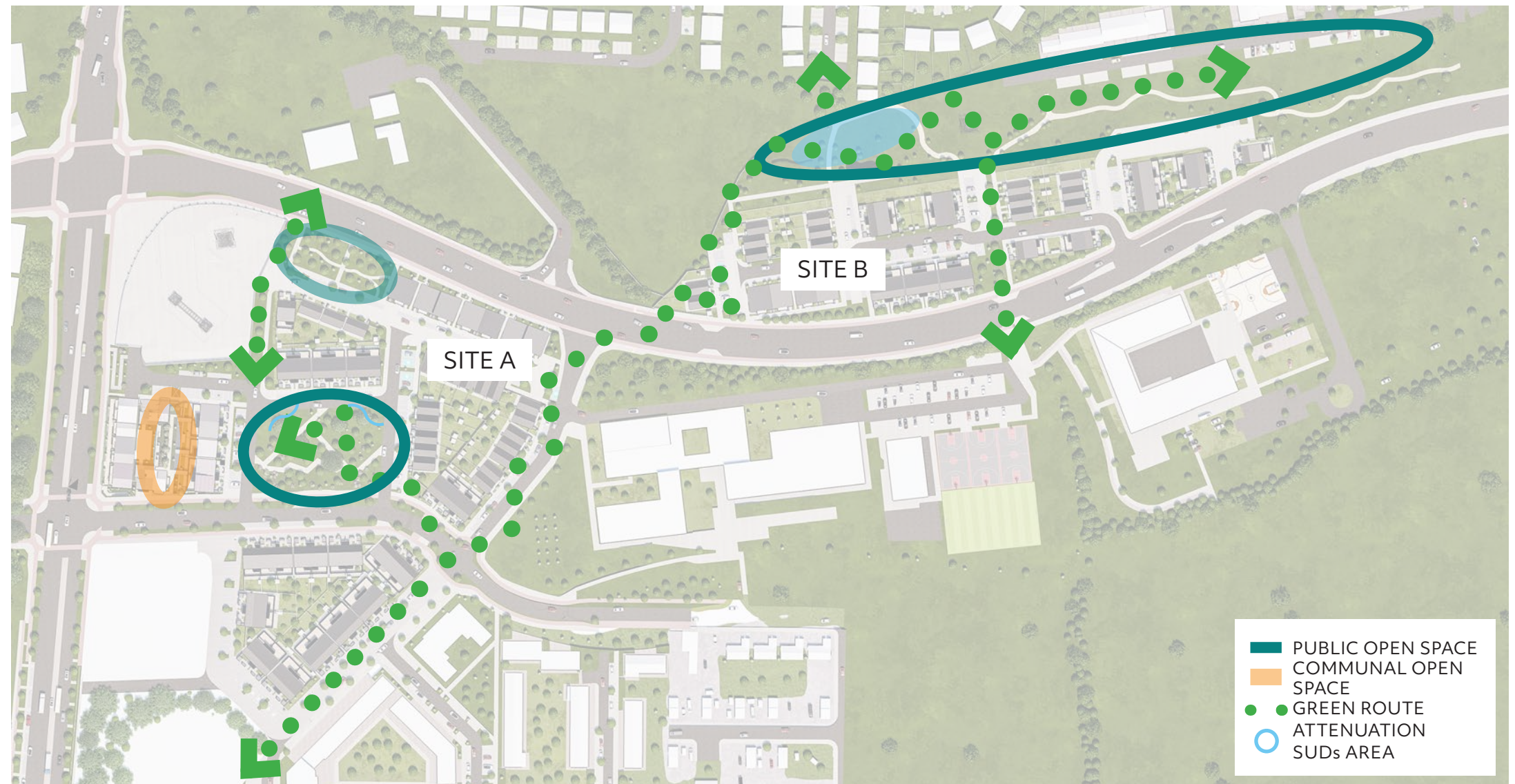
The development provides over 3580sqm of POS within two main parks located in each site. They provide a range of activities for people to enjoy; including sitting areas, children's playgrounds, walking and cycling paths, outdoor exercise areas, nature observation spots, and social gathering areas, enhancing the development's contribution to the local community. A provisional pocket park (future developable lands) to the northwest of Site A will provide additional recreational opportunities. The public realm is designed to be well-lit, safe, and actively overlooked, ensuring a welcoming and secure environment for residents and visitors.

The annual sunlight availability of the public realm meet the BRE guidance of having more than 50% of the space receiving two hours or more of sunlight on the 21st of March.

STREET-SCAPE & BOUNDARY

The street-scape has been designed to ensure high levels of legibility and ease of orientation, prioritising pedestrian and cycle movement, and providing integrated SUDs measures. Attractive planting that is appropriate in scale, form, and species selection is proposed to create a visually appealing environment. All materials and planting have been selected to ensure minimal maintenance requirements and maximum aesthetic impact.

Appropriate boundary treatments have been implemented to reduce noise impacts to and from the neighbouring houses.



PARKING

The streets are designed as places instead of roads for cars, establishing a hierarchy that prioritises sustainable modes of transport.

Parking is strategically distributed across the development to ensure accessibility and convenience. A total of 188 on-street parking spaces are provided, along with 31 spaces within the undercroft of the

apartment building, including 12 universally accessible (UA) spaces and 18 electric vehicle (EV) spaces.

BICYCLE PARKING

Each unit is provided with a dedicated bicycle store, ensuring secure and convenient storage for residents.

Additionally, over 100 visitor bike parking spaces are strategically distributed throughout the development.

WASTE MANAGEMENT

All houses, duplexes, and triplexes have a bin storage within their curtilage. The apartment block has a dedicated communal waste store.

INCLUSIVITY AND ACCESS | KISHOGE - SITE 5

INCLUSIVITY

The new developments around Kishoge will provide excellent opportunities for individuals and families seeking high-quality homes in a welcoming and well-connected community. The area features a range of amenities and is easily accessible via public transportation, as well as pedestrian and cycling-friendly routes.

ACCESSIBILITY

The development ensures easy and convenient access for everyone, including children, older adults, and individuals with disabilities. It fully complies with Part M of the Building Regulations and aligns with the *National Disability Authority's 'Building for Everyone: A Universal Design Approach'*.

All units are designed with level access, ensuring seamless entry for residents and visitors alike. Entrances feature clear signage, distinctive materials, and canopies to enhance visibility and ease of navigation.

AGEING & DISABILITY - DESIGN RESPONSE STATEMENT

The design has considered the needs of the ageing population and people with disabilities.

Universal design is defined in the Disability Act 2005 as *"the design and composition of an environment so that it may be accessed, understood and used to the greatest practicable extent, in the most independent and natural manner possible, in the widest possible range of situations and without the need for adaptation, modification,*

assistive devices or specialised solutions, by persons of any age or size or having any particular physical, sensory, mental health or intellectual ability or disability."

- All dwellings are within a 5-minute walk from a park.
- Streets, communal open spaces, and public open spaces are fully accessible to both ambulant and non-ambulant visitors and residents via gently sloping paths with a 1:20 gradient.
- Universal Access Parking spaces are strategically provided throughout the site for convenience.
- All houses and GF units feature full-level access and include a visitable WC.
- Internallayoutsaremeticulouslydesigned with a strong focus on accessibility.
- Room sizes exceed the minimum requirements outlined in the Apartment Guidelines, ensuring ample space for comfortable living.

A VIBRANT AND INVITING COMMUNITY

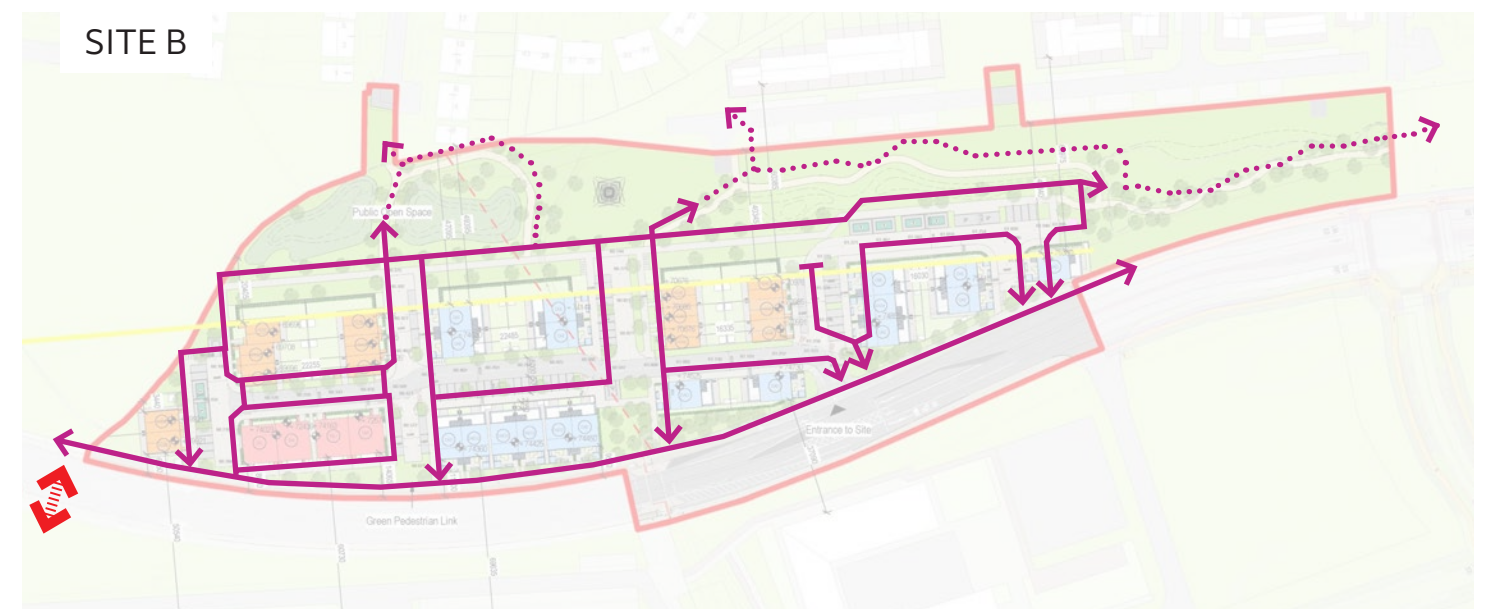
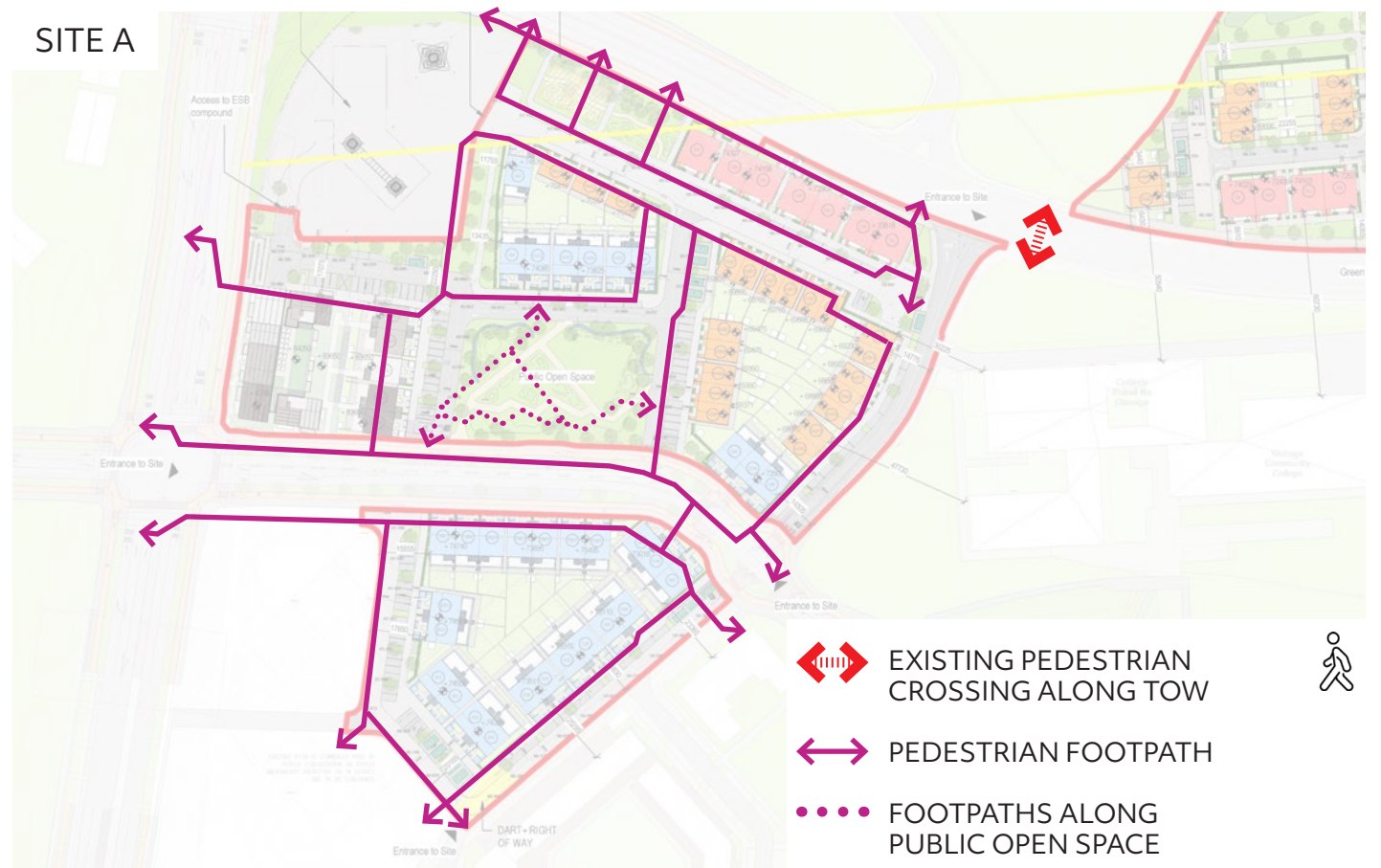


Continuity
Proximity
Connected
Readable
Walkable
Convenient
Accessible

ENCOURAGING SUSTAINABLE MODES OF TRANSPORT



Diverse
Neighbourly
Friendly
Interactive
Welcoming
Safe
Green
Sittable
Attractive



OPEN SPACE | KISHOGE - SITE 5

PUBLIC OPEN SPACE

The design of the public open space has been carefully planned to align with best practices and guidelines, ensuring a vibrant, inclusive, and sustainable environment. The layout promotes identity and diversity, creating a welcoming and accessible space for all users.

The attenuation areas have been designed to be integral elements of the open space and landscape structure.

The proposed developments will feature a diverse range of play elements, including incidental, formal, fixed, and natural play spaces, utilising site contours.

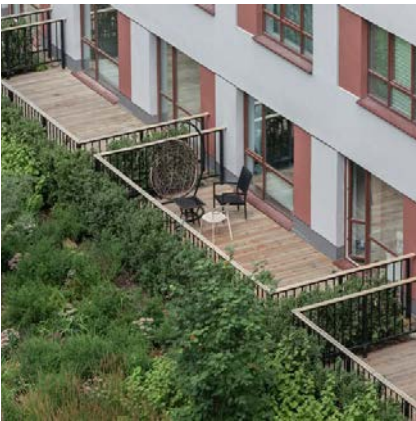
Play areas will be strategically distributed throughout to ensure safe and easy access for all residents, including new and existing neighborhoods.

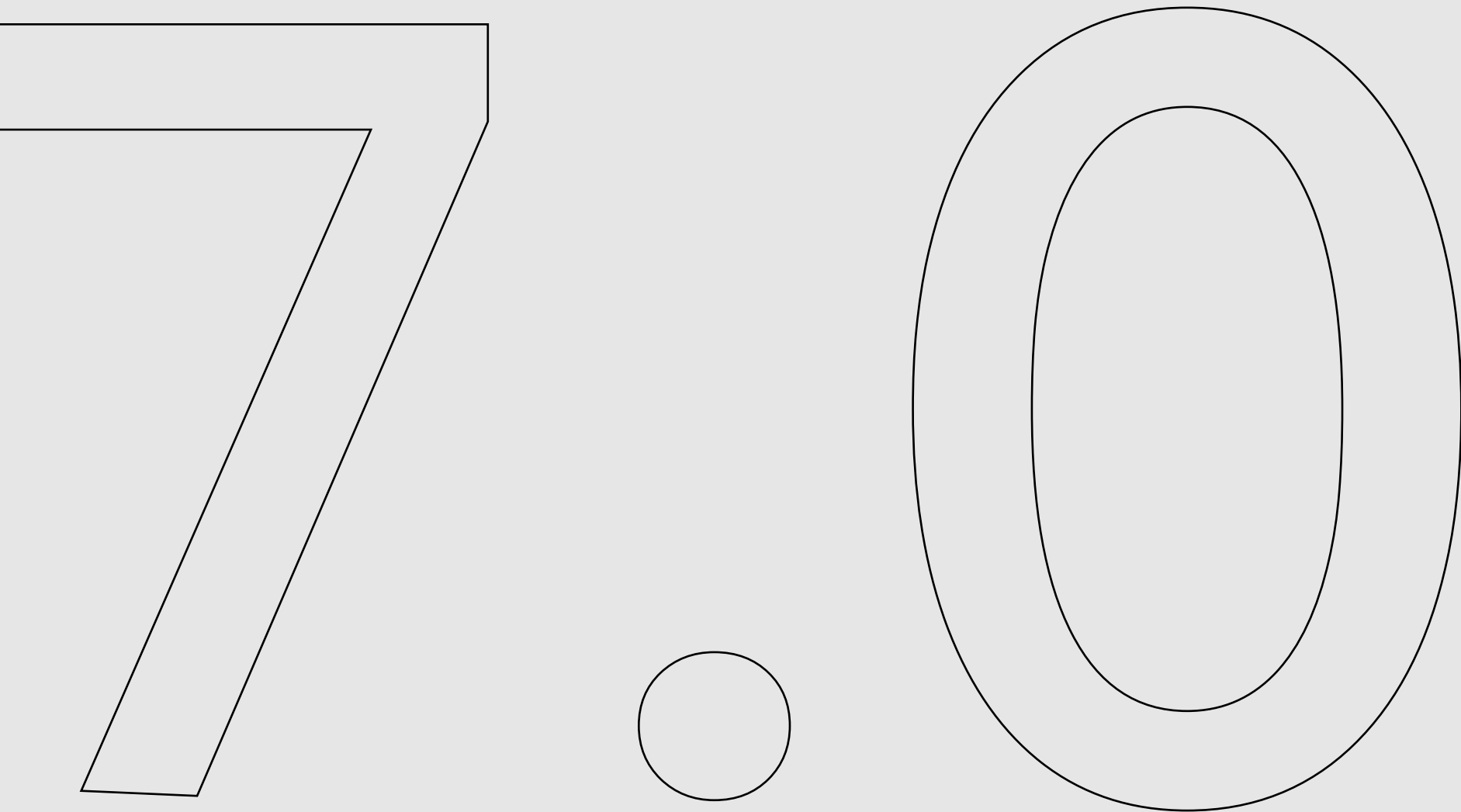


COMMUNAL OPEN SPACE

The apartment block communal open space (248sqm) has been located adjacent to the apartment block, taking advantage of the level changes. The communal amenity space is overlooked by the apartments, offering the safety of passive surveillance.

The design is intentionally simple, offering residents an area to contemplate, gather, and read. The central park across the road will provide additional opportunities for play and larger outdoor activities.





DESIGN APPROACH

HOW WELL THOUGHT THROUGH
IS THE BUILDING AND LANDSCAPE DESIGN?

DESIGN APPROACH | KISHOGE - SITE 5

MATERIALITY

The architectural design and materiality will create a distinctive character for the new development, ensuring resilience and timeless appeal.

For the exterior, robust and weather-resistant materials, such as high-quality brick (2 tones proposed) and textured render are proposed. In general, all front elevations and gables will be brick with a few rendered rear elevations. These materials are known for their durability, providing protection against the elements and reducing the need for frequent repairs or replacements.

The selection of materials will meet the new TGD-Part L requirements, ensuring the building's thermal comfort levels and reduced energy consumption. This not only contributes to the long-term sustainability of the development but also helps to reduce the overall cost of upkeep for future residents.

MAINTENANCE

The selection of materials for both the exterior and interior finishes will be of the highest quality to ensure durability and low maintenance requirements.

The rainwater pipes, gutters, and vents will be set out in a repeating and logical manner that integrates with the facade design. They will be selected to match and blend in with the chosen design palette.



VARIETY OF UNITS | KISHOGE - SITE 5

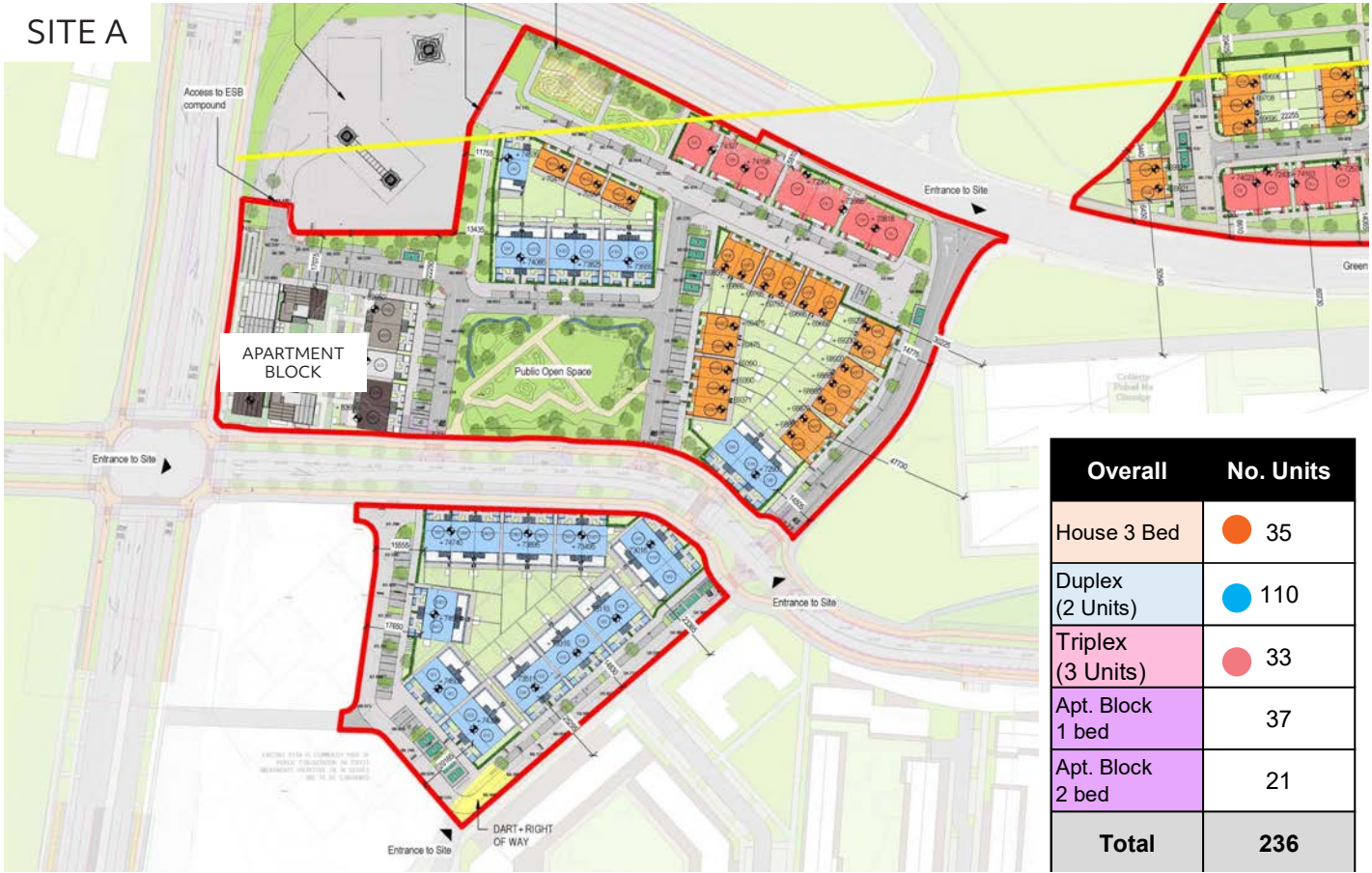
HOUSING TYPOLOGIES

The new development provides a diverse range of dwelling typologies for a variety of tenures. It contains a mix of houses and apartments that differ in size and layout, which offers a variety of solutions to people of all ages and family size. All of the proposed dwellings comfortably exceed minimum standard sizes, as outlined in the accompanying Housing Quality Assessment submitted as part of this application.

ENERGY-EFFICIENCY

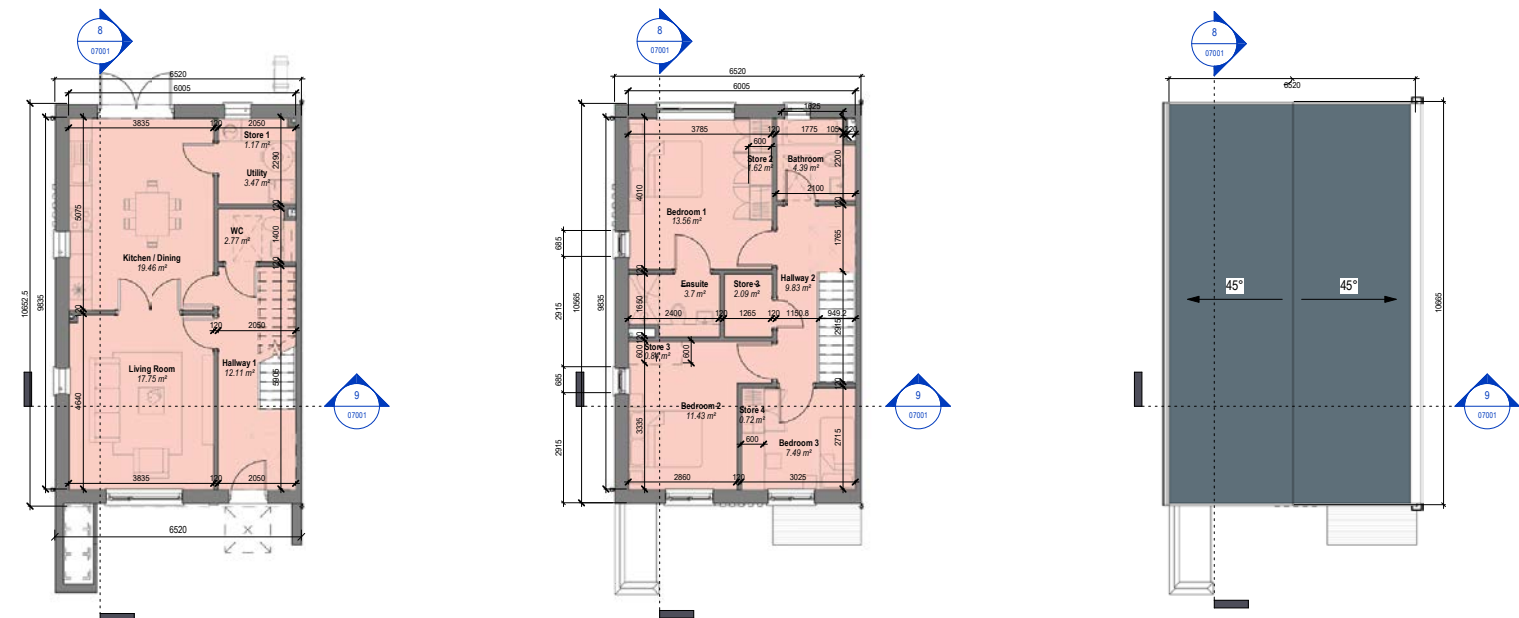
All dwellings have been laid out to maximise daylight admittance, with most of them having an east-west orientation.

To ensure maximum energy efficiency, the building fabric will be highly insulated, meeting or exceeding the requirements of the current Part L of the Building Regulations. Lighting throughout the dwellings will be high efficiency LED type.

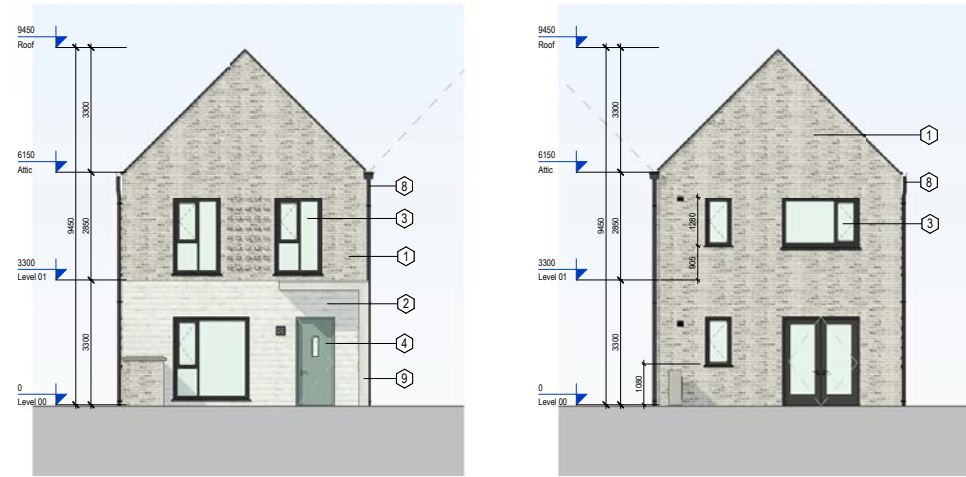


UNIT TYPES - HOUSES | KISHOGE - SITE 5

3 BED - 2 STOREY HOUSE

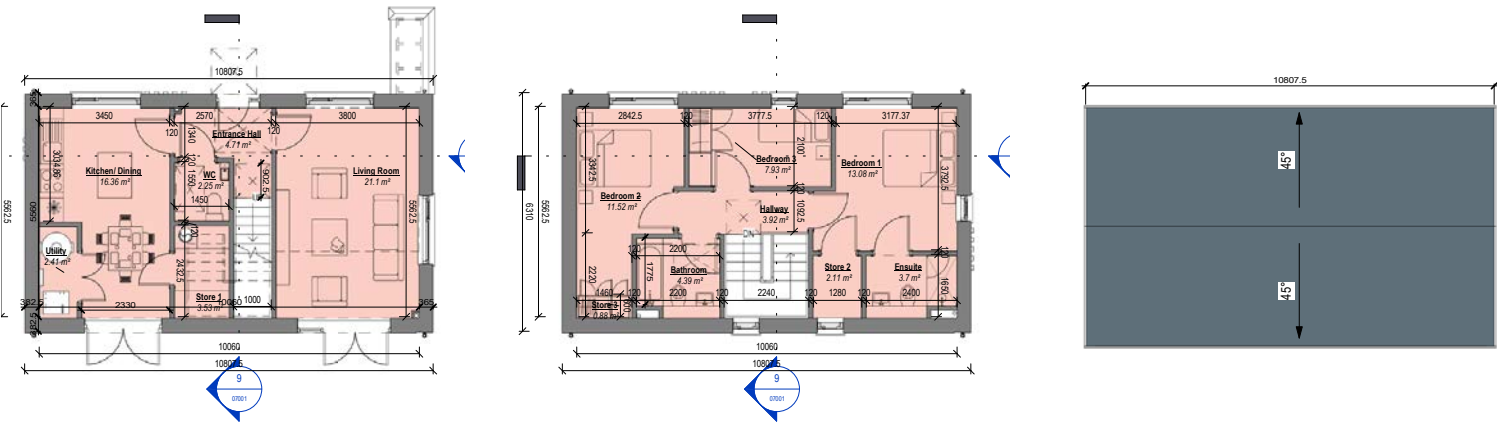


INDICATIVE FLOOR PLANS

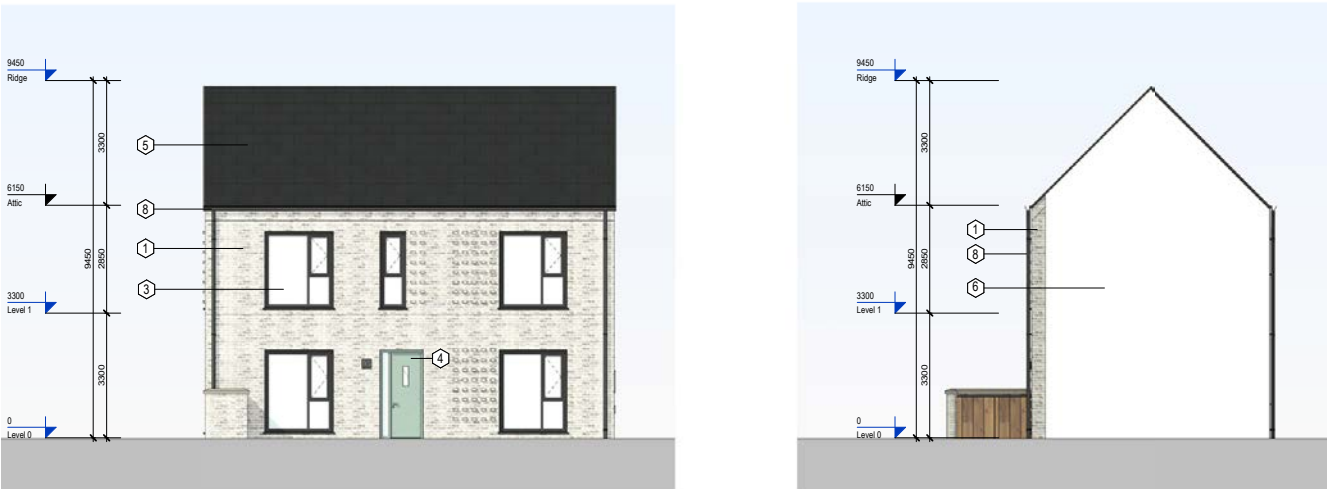


INDICATIVE ELEVATIONS

3 BED - 2 STOREY HOUSE
SINGLE ASPECT



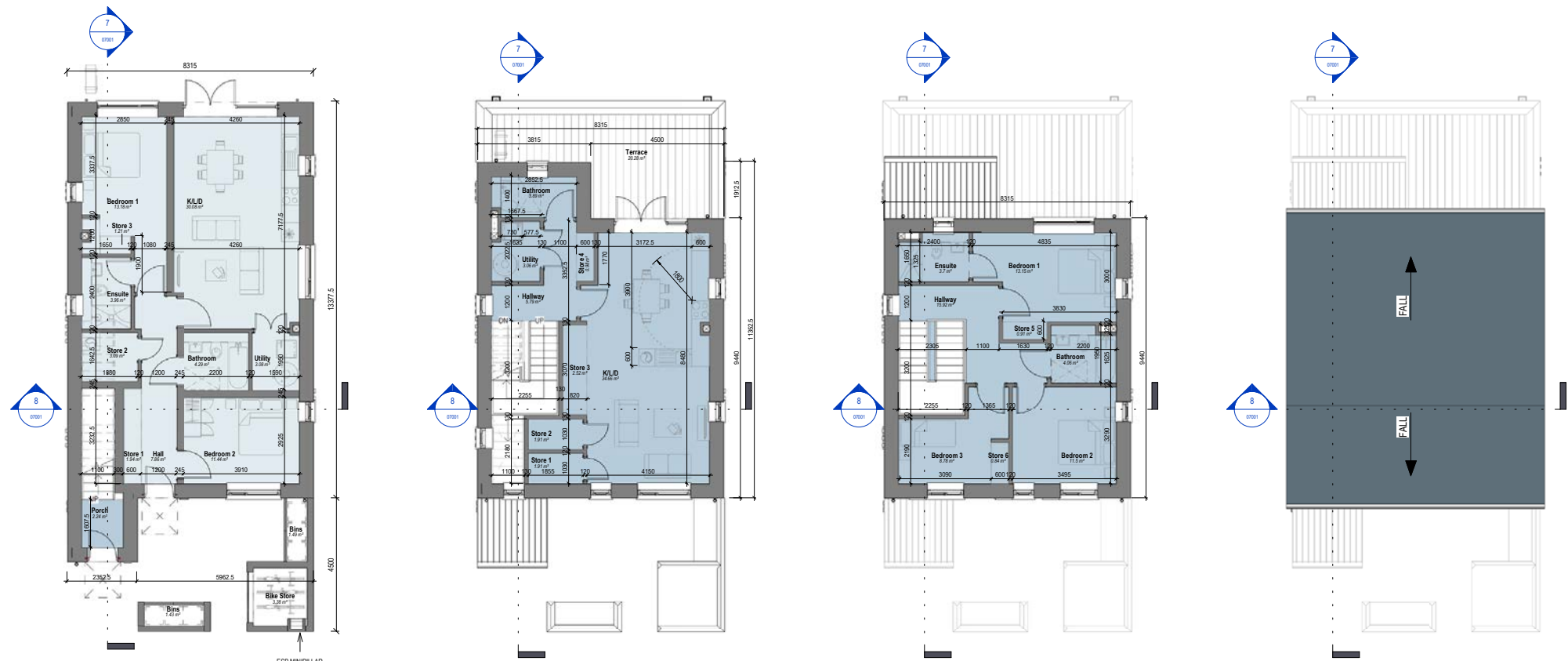
INDICATIVE FLOOR PLANS



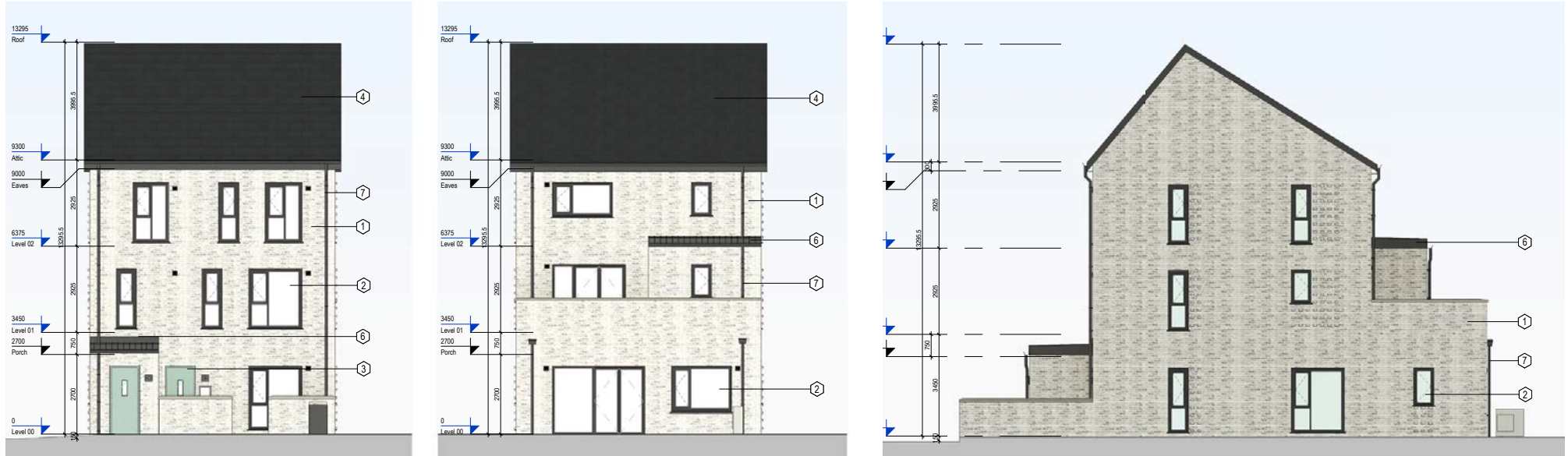
INDICATIVE ELEVATIONS

UNIT TYPES - DUPLEX | KISHOGE - SITE 5

3 BED DUPLEX OVER 2 BED APARTMENT



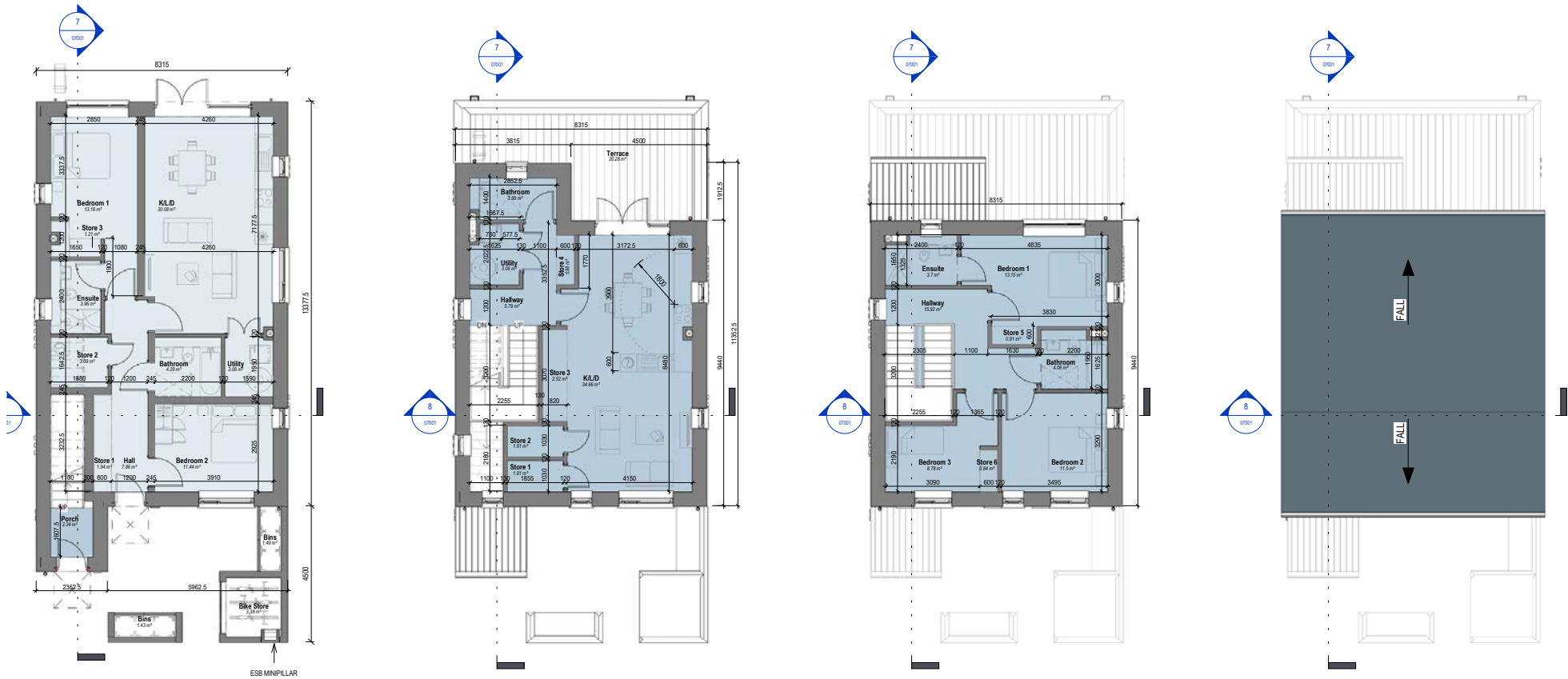
INDICATIVE FLOOR PLANS



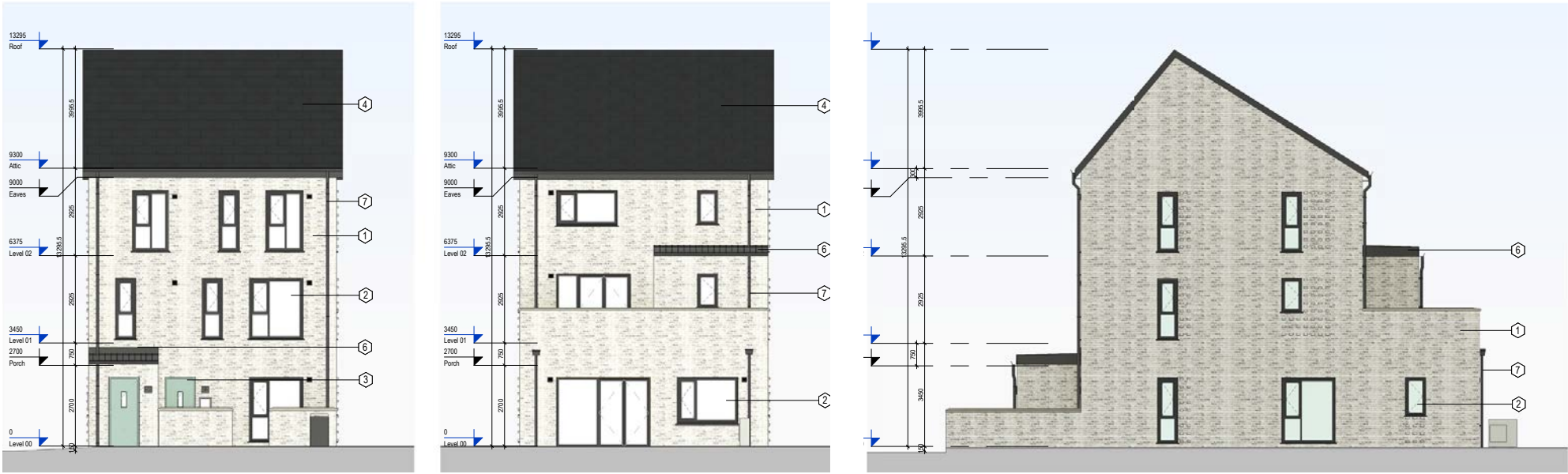
INDICATIVE ELEVATIONS

UNIT TYPES - DUPLEX (UA) | KISHOGE - SITE 5

3 BED DUPLEX OVER
2 BED APARTMENT



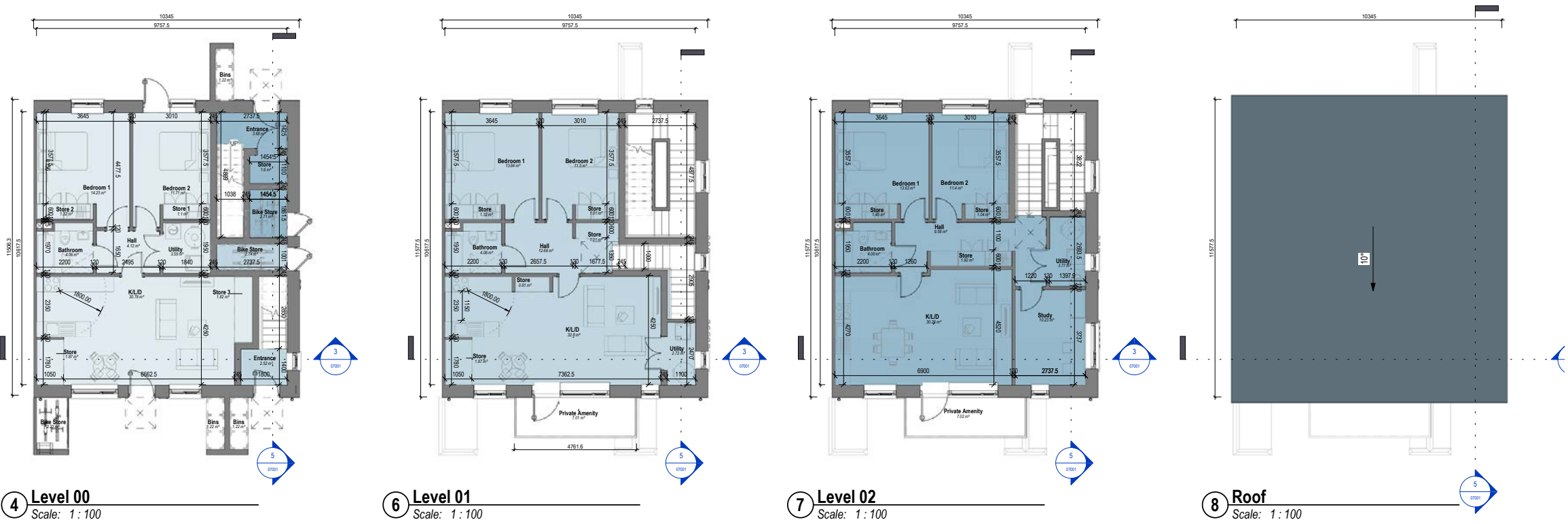
INDICATIVE FLOOR PLANS



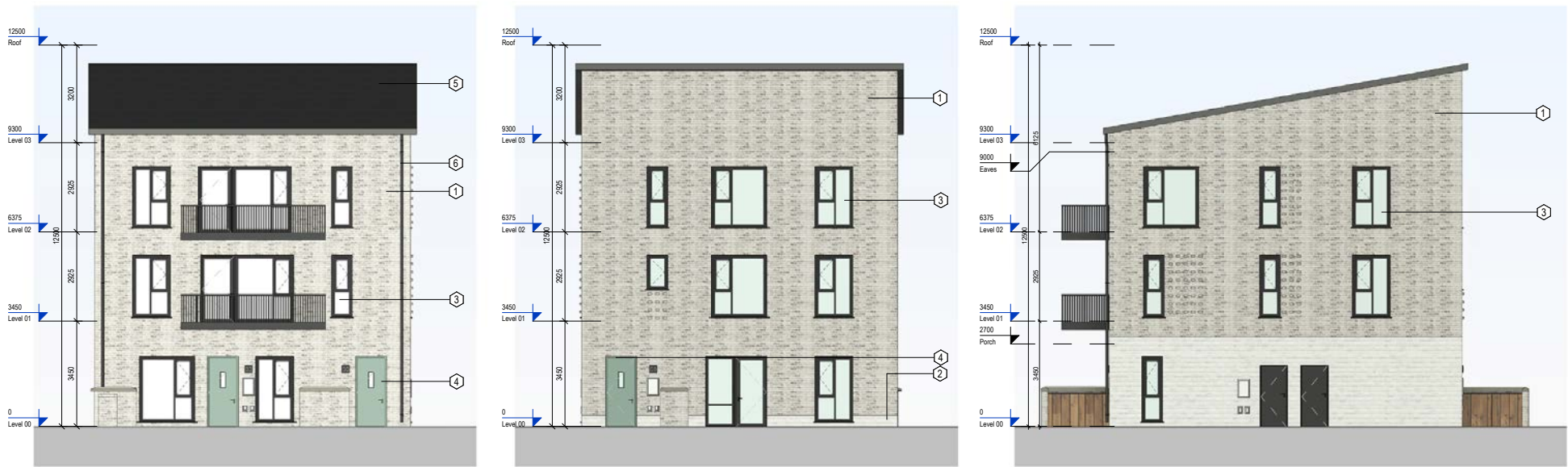
INDICATIVE ELEVATIONS

UNIT TYPES - TRIPLEX | KISHOGE - SITE 5

3 X 2 BED APARTMENT

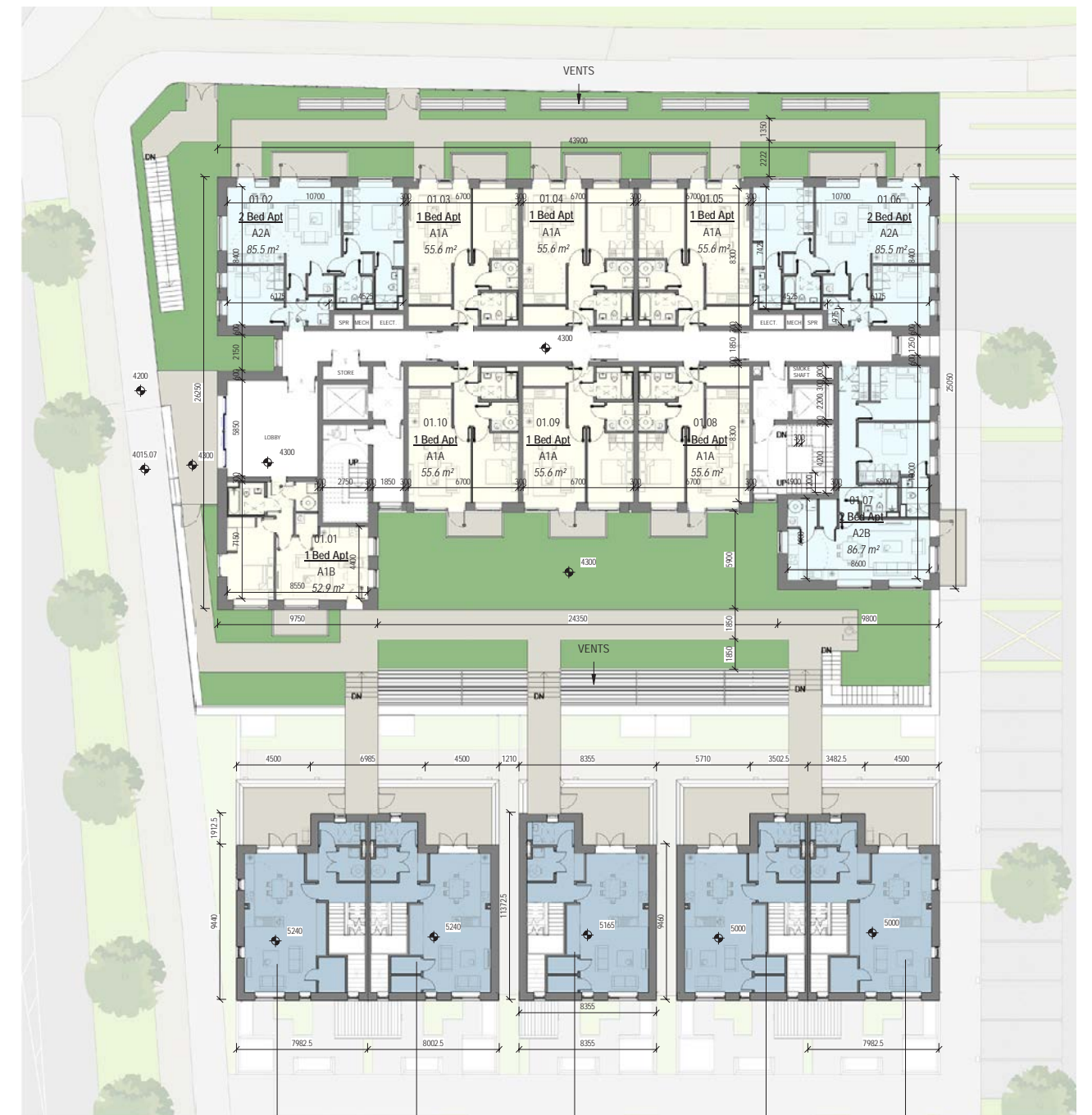


INDICATIVE FLOOR PLANS



INDICATIVE ELEVATIONS

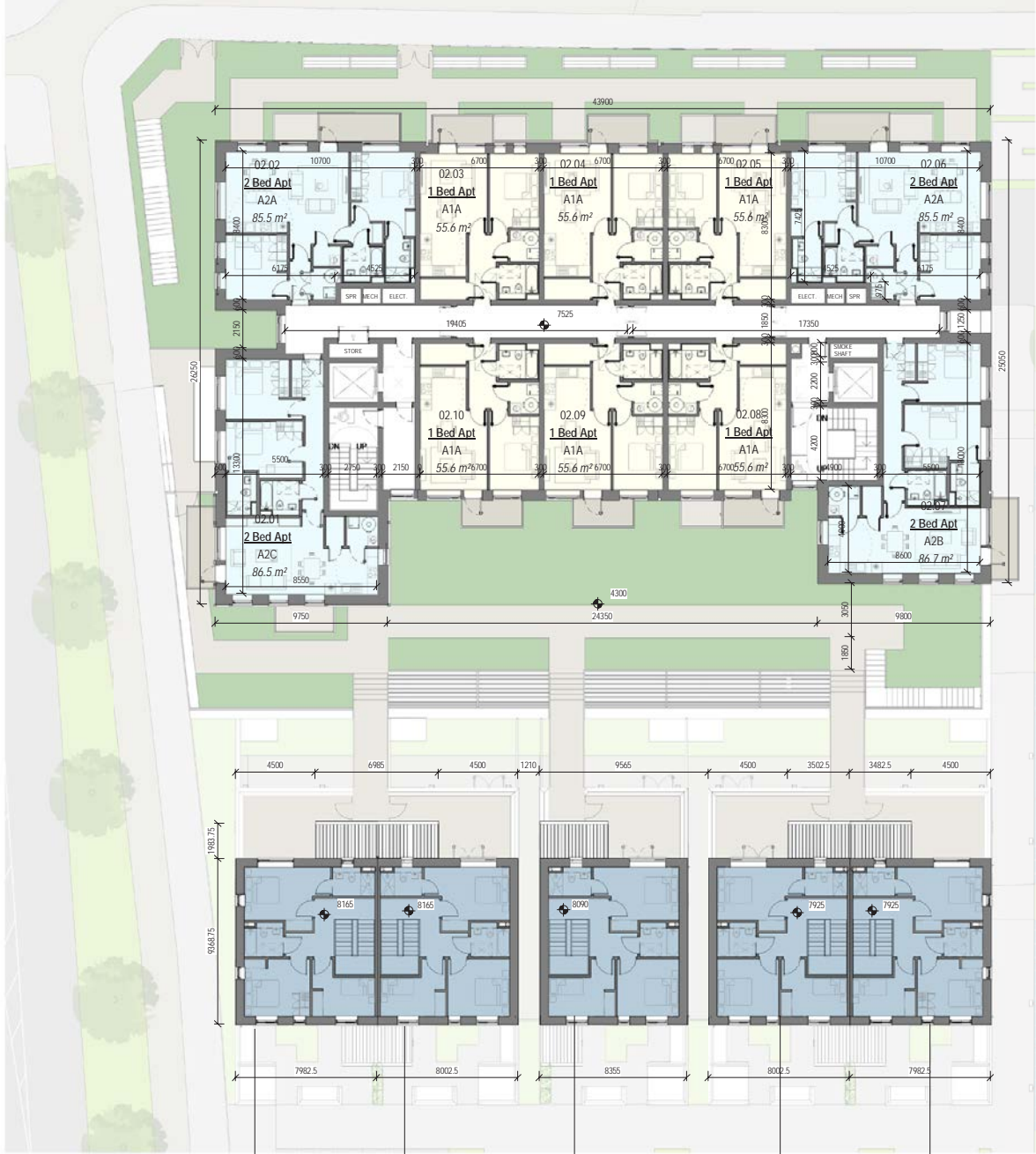
UNIT TYPES - APARTMENT BLOCK | KISHOGE - SITE 5



2 Level 01
Scale: 1 : 200

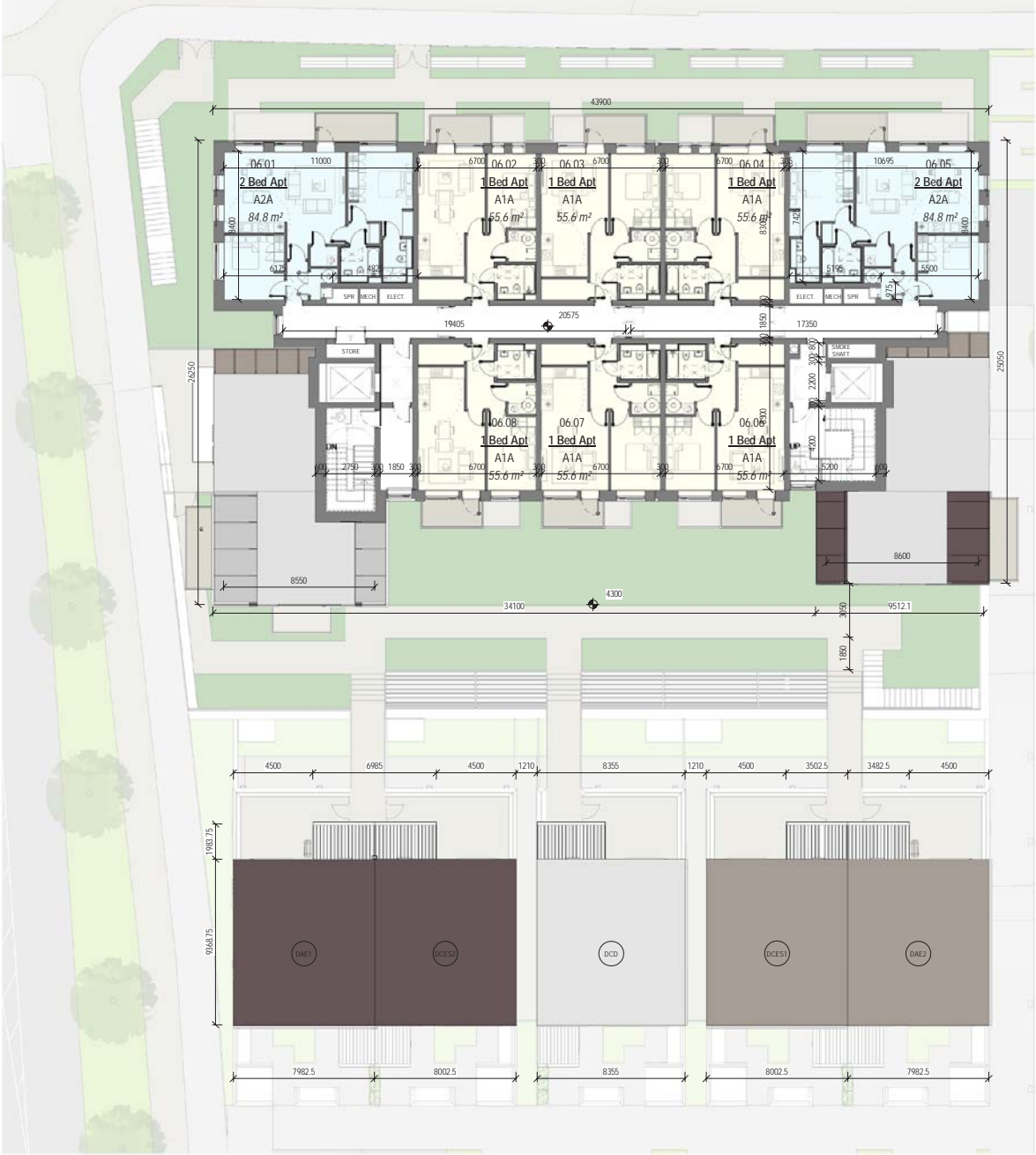
<p>DUPLEX TYPE DAE1</p> <p>Please refer to Duplex type DAE for detailed layout, dimensions, areas and HQA</p>	<p>DUPLEX TYPE DCS2</p> <p>Please refer to Duplex type DCS for detailed layout, dimensions, areas and HQA</p>	<p>DUPLEX TYPE DCD</p> <p>Please refer to Duplex type DCD for detailed layout, dimensions, areas and HQA</p>	<p>DUPLEX TYPE DCS1</p> <p>Please refer to Duplex type DCS for detailed layout, dimensions, areas and HQA</p>	<p>DUPLEX TYPE DAE2</p> <p>Please refer to Duplex type DAE for detailed layout, dimensions, areas and HQA</p>
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UNIT TYPES - APARTMENT BLOCK | KISHOGE - SITE 5



1 Level 02 to 05
Scale: 1 : 200

DUPLEX TYPE DAE1 Please refer to Duplex type DAE for detailed layout, dimensions, areas and HQA	DUPLEX TYPE DCE2 Please refer to Duplex type DCE2 for detailed layout, dimensions, areas and HQA	DUPLEX TYPE DCD Please refer to Duplex type DCD for detailed layout, dimensions, areas and HQA	DUPLEX TYPE DCE1 Please refer to Duplex type DCE1 for detailed layout, dimensions, areas and HQA	DUPLEX TYPE DAE2 Please refer to Duplex type DAE for detailed layout, dimensions, areas and HQA
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2 Level 06
Scale: 1 : 200

UNIT TYPES - APARTMENT BLOCK | KISHOGE - SITE 5



8:00

SUMMAY SCHEDULE

SUMMARY SCHEDULE | KISHOGE - SITE 5

KNE-A			
Overall Building Areas			Area sqm
Residential Building Area (GFA)			11801
Building Footprint			5646
Site Area		Area sqm	Ha
Overall Site Area (within Red Line Boundary)		22500	2.25
Overall Site Area (Developable Area*)		21500	2.15
Net Development Area (Total GFA)		11801	1.18
Total No. of Residential Units		130	
Residential Units per Hectare		57.8	
Communal Open Space (Apt. Block)		332	0.03
Public Open Space		3101	0.31
Plot Ratio			0.3:1
Site Coverage			25%
Total Car Parking Spaces Provided			115
Criteria		No.	%
On-street Parking		84	73%
Apt.Block undercroft Parking		31	27%
Accessible Parking		6	5%
EV Charging/ Accessible		6	5%

*Site Area excluding roads, existing ESB compound and exclusion zone under powerlines

KUC SITE			
Overall Building Areas			Area sqm
Residential Building Area (GFA)			5124
Building Footprint			2578
Site Area		Area sqm	Ha
Overall Site Area (within Red Line Boundary)		8000	0.80
Overall Site Area (Developable Area*)		7400	0.74
Net Development Area (Total GFA)		5124	0.51
Total No. of Residential Units		44	
Residential Units per Hectare		55.00	
Communal Open Space			0.00
Public Open Space			0.00
Plot Ratio			0.3:1
Site Coverage			32%
Total Car Parking Spaces Provided			43
Criteria		No.	%
On-street Parking		43	100%
Accessible Parking		2	5%
EV Charging/ Accessible		6	14%

*Site Area excluding roads, existing ESB compound and exclusion zone under powerlines

KNE-B (WEST, INSIDE SDZ)			
Overall Building Areas			Area sqm
Residential Building Area (GFA)			4393
Building Footprint			2138
Site Area		Area sqm	Ha
Overall Site Area (within Red Line Boundary)		12000	1.20
Overall Site Area (Developable Area*)		7300	0.73
Net Development Area (Total GFA)		4393	0.44
Total No. of Residential Units		40	
Residential Units per Hectare		33.33	
Communal Open Space			0.00
Public Open Space		494	0.05
POS (within powerline exclusion zone)**		2920	0.29
Plot Ratio			0.2:1
Site Coverage			18%
Total Car Parking Spaces Provided			32
Criteria		No.	%
On-street Parking		32	100%
Accessible Parking		2	6%
EV Charging/ Accessible		2	6%

**POS within powerline exclusion zone, not included in calculations

**POS within powerline exclusion zone, not included in calculations

SITE B (EAST, OUTSIDE SDZ)			
Overall Building Areas			Area sqm
Residential Building Area (GFA)			2541
Building Footprint			1314
Site Area		Area sqm	Ha
Overall Site Area (within Red Line Boundary)		20100	2.01
Overall Site Area (Developable Area*)		5200	0.52
Net Development Area (Total GFA)		2541	0.25
Total No. of Residential Units		22	
Residential Units per Hectare		10.95	
Communal Open Space			0.00
Public Open Space		915	0.09
POS (within powerline exclusion zone)**		9406	0.94
Plot Ratio			0.1:1
Site Coverage			7%
Total Car Parking Spaces Provided			29
Criteria		No.	%
On-street Parking		29	100%
Accessible Parking		2	7%
EV Charging/ Accessible		4	14%

**POS within powerline exclusion zone, not included in calculations

**POS within powerline exclusion zone, not included in calculations

OVERALL SUMMARY - ALL ZONES			
Overall Building Areas		Area sqm	
Residential Building Area (GFA)		23859	
Building Footprint		11677	
Site Area		Area sqm	Ha
Overall Site Area (within Red Line Boundary)		62600	6.26
Overall Site Area (Developable Area*)		41400	4.14
Net Development Area (Total GFA)		23859	2.39
Total No. of Residential Units		236	
Residential Units per Hectare		37.7	
Communal Open Space		332	0.03
Public Open Space		4509	0.45
Plot Ratio		0.2:1	
Site Coverage		19%	
*Site Area excluding roads, existing ESB compound and exclusion zone under powerlines			

Total Car Parking Spaces Provided			219
Criteria		No.	%
On-street Parking		188	86%
Apt.Block undercroft Parking		31	14%
Accessible Parking		12	5%
EV Charging/ Accessible		18	8%
Total Visitors Bike Parking Spaces Provided			101
Zone			No.
Site A - Apt.Block undercroft Parking			30
Site A - public realm			25
KUC Site			22
KNE B			16
Site B			8
Total Residents Bike Parking Spaces Provided			527
*Residents bike parking provided within each unit (1 bike per bedroom)			
Please refer to Site Drawings and Schedule of Accommodation			
*Provision for 100% EV charging points have been provided. Allowing for 2.5m wide footpaths to locate charging boxes			

Apt. Block Dual Aspect Ratio			
Typology	Aspect	No. Units	%
A1A	Single	36	
A1B	Dual	1	
A2A	Dual	12	
A2B	Dual	5	
A2C	Dual	4	
DAE2	Dual	1	
		1	
DAES4	Dual	1	
		1	
DAD1	Dual	1	
		1	
DAES3	Dual	1	
		1	
DAE3	Dual	1	
		1	
Total No. Of Units		68	100%
Dual Aspect Units		32	47%

9.0

CONCLUSION



CONCLUSION | KISHOGE - SITE 5

CONCLUSION

The proposed development, comprising 236 units on Kishoge Site 5, alongside concurrent proposals for Sites 3 and 4, presented as a Part 10 application to An Bord Pleanála, marks a significant step in meeting housing targets in South Dublin and is consistent with the NPF, the Clonburris SDZ and the SDCC Development Plan.

NPF - Policy Objective 4:

“Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.”

Located within the Clonburris SDZ, which is set for growth, this project ensures housing is provided alongside necessary infrastructure, creating sustainable communities. It follows national guidelines promoting compact growth near public transport and supports Housing for All goals by increasing social and affordable housing.

OVERALL BENEFITS & OPPORTUNITIES:

- 236 No. New high-quality dwellings that promote compact growth.
- The development respects and enhances the existing context.
- It promotes sustainable modes of transport to reduce environmental impact. It improves existing connectivity and accessibility for pedestrians and cyclists.
- It offers a variety of high-quality housing. A sustainable mix of units that are well-orientated and maximise solar gain.
- Positive aspect and passive surveillance measures throughout the development and at neighbouring developments.
- The development has been laid out to provide open spaces and amenities for the enjoyment and well-being of the local and wider community.
- It enriches the landscape and biodiversity by reinforcing a green route and proposing additional planting.
- Sustainability principles. The design responds to today's needs/ requirements but also safeguards the well-being of generations to come.



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