



KILTERNAN VILLAGE LRD

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ARCHITECTURE
AND URBAN DESIGN

ARCHITECTURAL AND URBAN DESIGN STATEMENT

July 2024

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1 INTRODUCTION



1.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

This Architectural and Urban Design Statement has been prepared in support of a full planning application by Liscove Ltd (the applicant) submitted to Dun Laoghaire - Rathdown County Council (DLR) for a proposed mixed-use development on lands measuring approximately 14 hectares in Kilternan, Co Dublin.

The proposal comprises 487 residential dwellings in a series of neighbourhoods together with commercial, retail, community and childcare facilities. The existing context of the site and its setting have been carefully considered and integrated in the design of this residential development.

The proposed scheme has been developed in a manner which employs best practice in terms of urban design and place making and relevant standards. To create a new sustainable and vibrant community in Kilternan, a wide range of dwelling typologies and a mix of housing sizes is proposed. Apartments, Duplexes and Housing combine to deliver a variety of built forms and unit sizes will range from 1-bedroom to 4-bedroom dwellings across the site.

The retail, commercial , community, and childcare facilities form the focal point of the development and are located facing onto a newly proposed “Village Green” which will serve the wider Kilteran area.

In summary, the proposed development will consist of the following:

- 487 residential units (196 no. houses, 201 no. duplexes and 90 apartments) ranging from 2 to 4 storeys
- Anchor and other retail/commercial units
- Cafe
- Restaurant
- Community uses
- Childcare facility

Provision of public and communal open spaces, public realm boundary treatments, landscaping and lighting, refuse storage, associated drainage, attenuation and services, car parking and all associated site development works.

A full description of the proposed development is set out in the Planning Report prepared by Thornton O' Connor Planning Consultants and submitted as part of the LRD application package. A suite of supporting documentation and drawings is also enclosed with this LRD application and should be read in conjunction with this report.

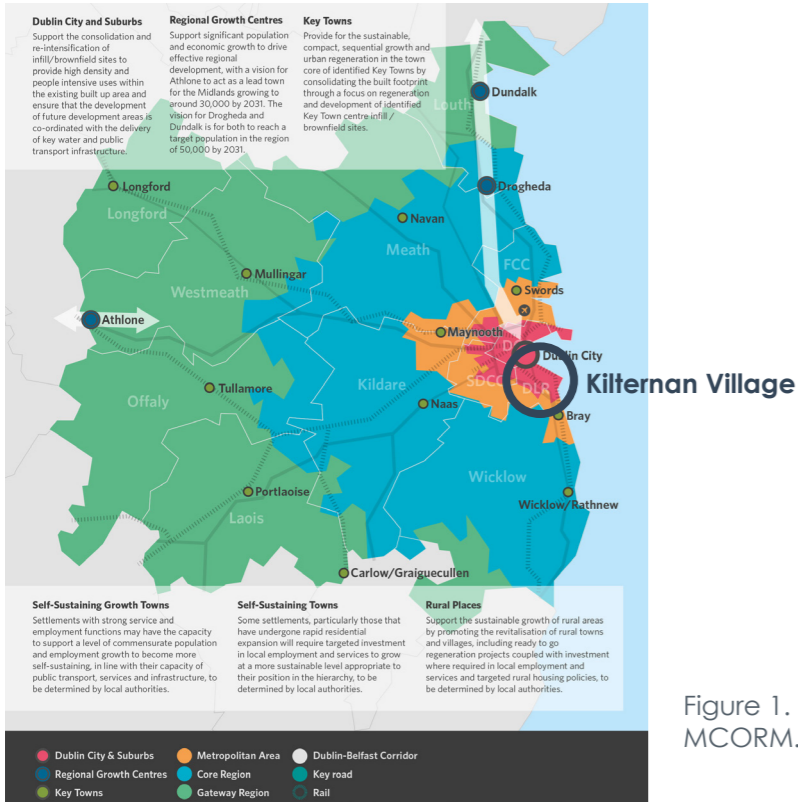


Figure 1. EM RSES, Growing hierarchy, annotated by MCORM.



Figure 2. DMA Strategic Plan.

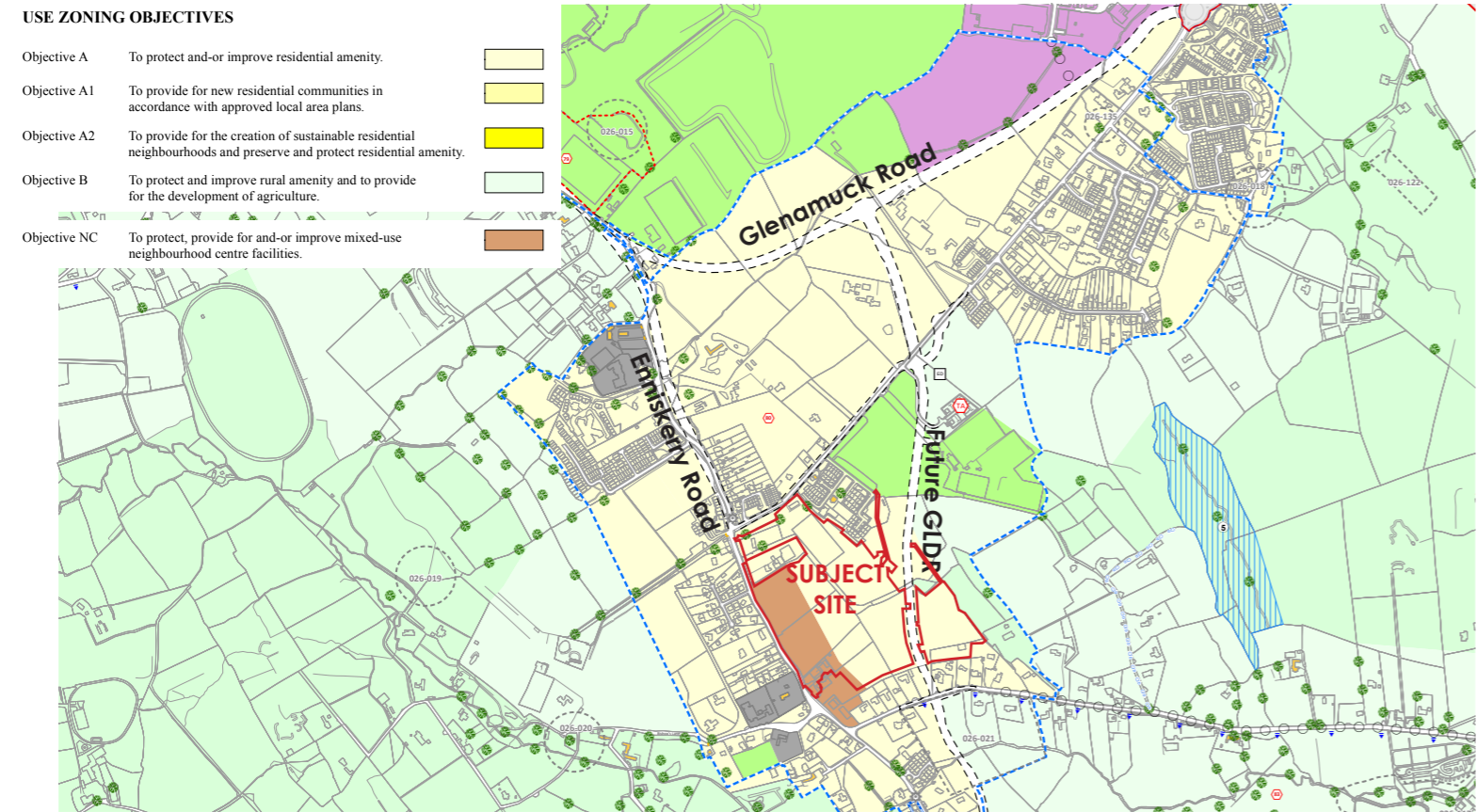


Figure 3. DLR County Development Plan, annotated by MCORM.

1.2 PLANNING 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 487 units, will include a varied dwelling mix in terms of typology and size. A new creche, community centre and retail/commercial uses will also be located at the heart of the scheme, facing the Village Green and Enniskerry road.

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.

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.

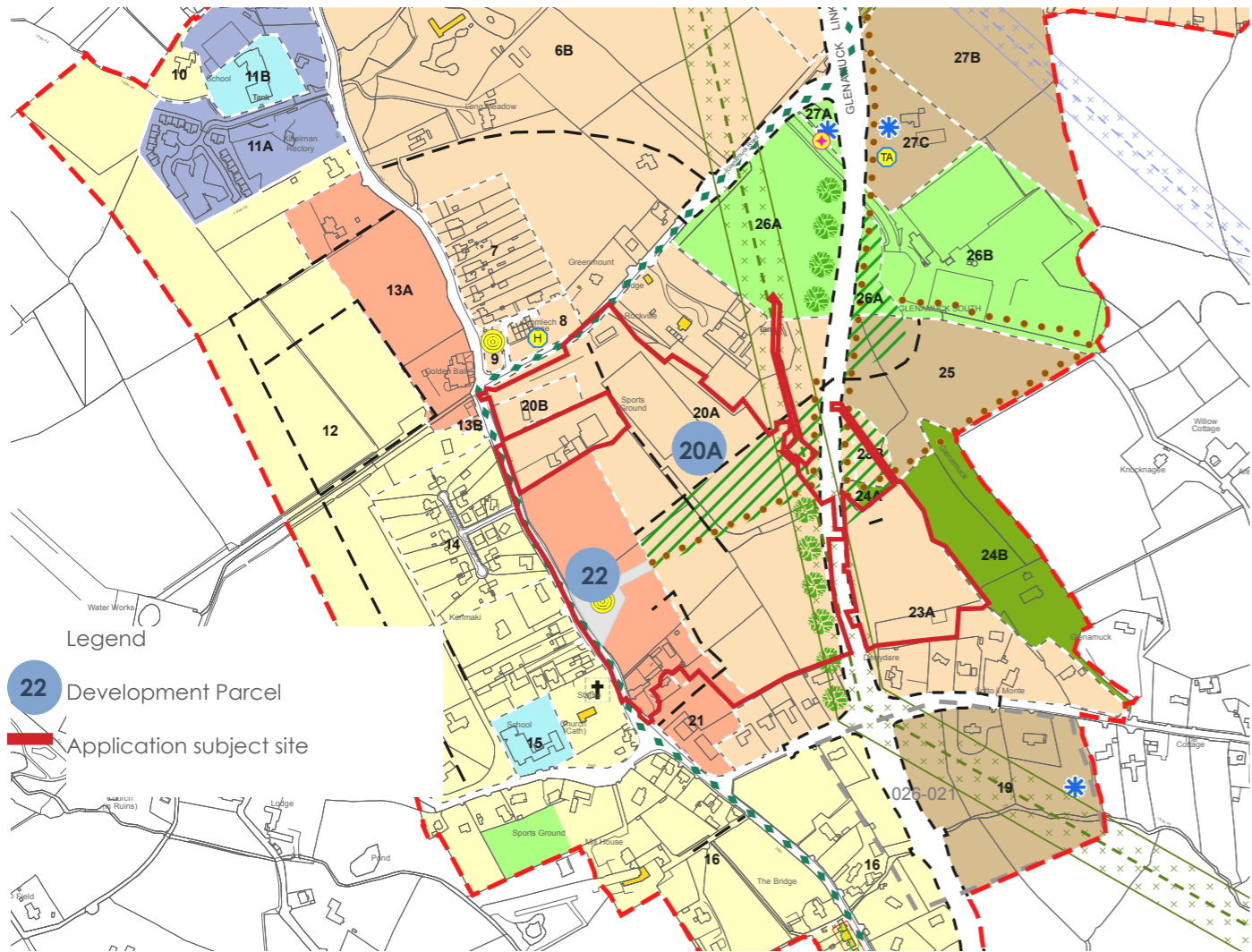


Figure 4. Kiltiernan - Glenamuck Local Area Plan, annotated by MCORM.

1.3 PLANNING FRAMEWORK(cont.)

We acknowledge that the DLR Kiltiernan-Glenamuck Local Area Plan (LAP) is now expired we have still taken the parameters set out in this document into account . The LAP sets the objectives of providing residential and neighbourhood centre uses as well as transportation infrastructure in the village of which the subject site forms a part.

The LAP sets out the objectives within the site such as a neighbourhood centre proposed along its frontage to Enniskerry Road with an associated civic space.

As indicated on the LAP map adjacent, the residential and neighbourhood centre zoned lands within the application site correspond to Development Parcels 20A, 20B, 22 and 23A indicated in the map below.

The proposed development is intended to meet the aspirations set out in The Core Strategy, which aims for “2,500 – 3,000 No. residential units for the Kiltiernan/Glenamuck area...”.

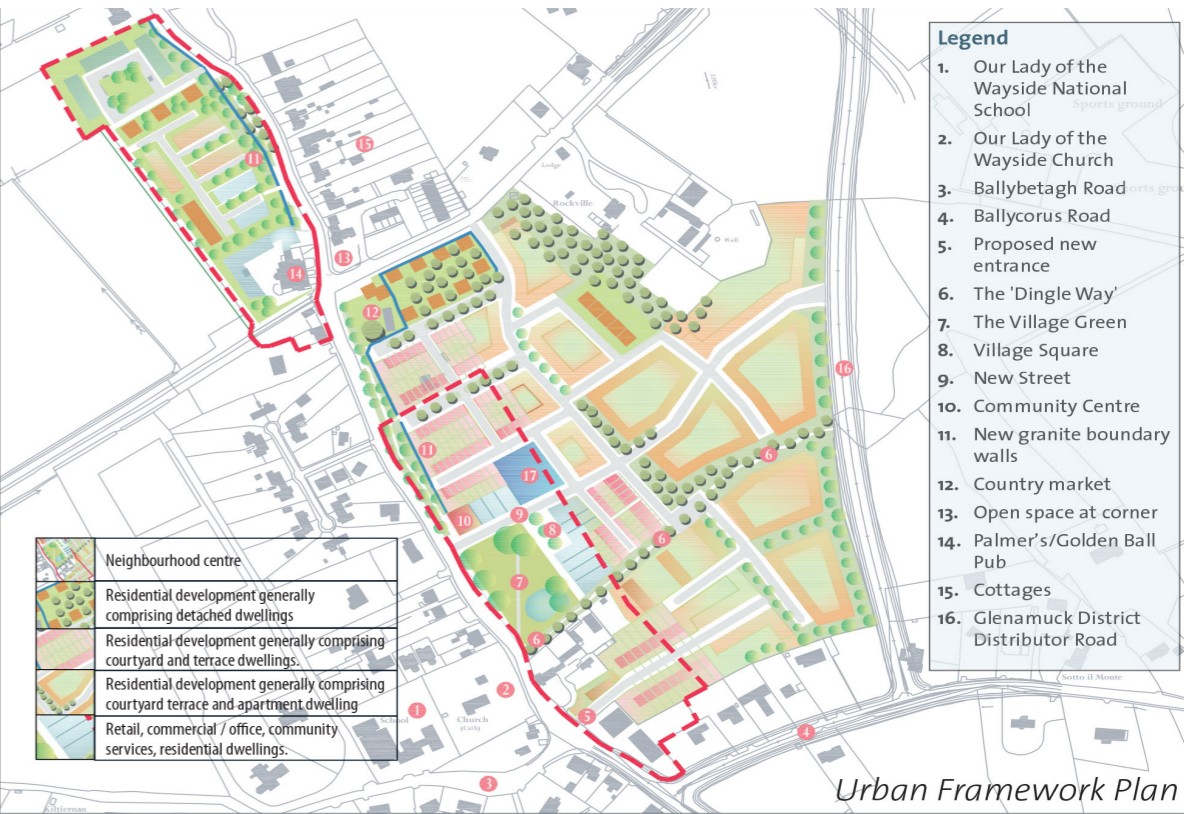
The LAP also specifies a green-way link zone traversing the subject site lands from west to east connecting Enniskerry Road to the future GLDR route, with additional open spaces integrating a well-connected and diverse local green infrastructure network.

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 Kiltiernan Neighbourhood Framework Plan informs the scheme layout, which is appended to the LAP.

The map adjacent shows the urban strategy envisioned by 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 Kiltiernan Neighbourhood Framework Plan are outlined in red

Figure 5. Kiltiernan Neighbourhood Framework Plan, areas covered and urban fabric.

1.4 RELEVANT DOCUMENTS & TECHNICAL GUIDANCE

MCORM Architecture and Urban Design have prepared this design statement to demonstrate how the proposed development has had full regard to applicable national and local policy, relevant technical guidance documents and best practice criteria, which are outlined below:

NATIONAL & REGIONAL PLANS & GUIDANCE

- Housing for All - A New Housing Plan
- National Planning Framework (NPF)
- Regional Spatial & Economic Strategy for the Eastern & Midland Region

MINISTERIAL GUIDELINES

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities(2024)
- Urban Development and Building Heights – Guidelines for Planning Authorities (2018)
- Sustainable Urban Housing: Design Standards for New Apartments(2023)
- Design Manual for Urban Roads and Streets (2019)
- The Planning System and Flood Risk Management Guidelines 2009
- Appropriate Assessment of Plans and Projects in Ireland
- Childcare Facilities – Guidelines for Planning Authorities 2001

LOCAL POLICY: DUN LAOGHAIRE - RATHDOWN (DLR) COUNTY COUNCIL DEVELOPMENT PLAN (2022-2028)

- 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.'

KILTERNAN - GLENAMUCK LOCAL AREA PLAN 2013 - EXPIRED

- Whilst the LAP has now expired we have had regard to it in the proposed scheme.

KILTERNAN FRAMEWORK PLAN - EXPIRED

- Whilst the NFP has now expired we have had regard to it in the proposed scheme.



Figure 6 Key Indicators of Quality Design & Placemaking. Source: Department Housing, Local Government and Heritage, 2024.

2 SITE CONTEXT





Figure 7. Spatial context, Dublin Metropolitan Area

2.1 RELATIONSHIP WITH REGIONAL CONTEXT

The application lands are centrally located in Kiltarnan Village, in a semi-rural context within the Dublin Metropolitan Area, in the administrative area of Dun Laoghaire - Rathdown.

It is approximately 15km distance to Dublin City Centre and c.2.5km from the closest LUAS station, at Carrickmines to the north east.

The lands enjoy a rich surrounding landscape. Kiltarnan itself occupies an elevated position, with the Dublin Mountains as its backdrop to the west and panoramic views of the sea in the east.

Sandyford, Carrickmines and Dundrum are the major urban centres in close proximity to Kiltarnan Village, with a high provision of strategically zoned lands related to employment, services and retail.

The existing road network links Kiltarnan Village to the main high-capacity transport infrastructure, the M-50 and the LUAS green line, which efficiently connect the location with the wider metropolitan and national 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, Carrickmines, Dundrum and Dun Laoghaire. It will also significantly benefit the centre of Kiltarnan village by diverting traffic around it and allowing a downgrading of the existing R117 Enniskerry Road that currently carries all traffic through the village core.

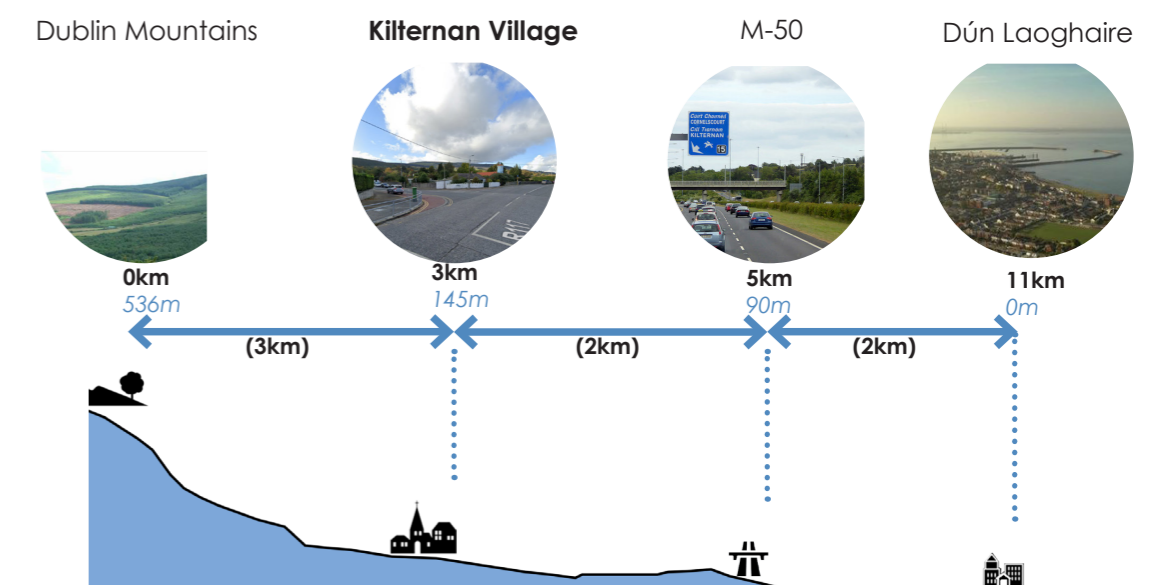


Figure 8. Indicative site section diagram

LEGEND

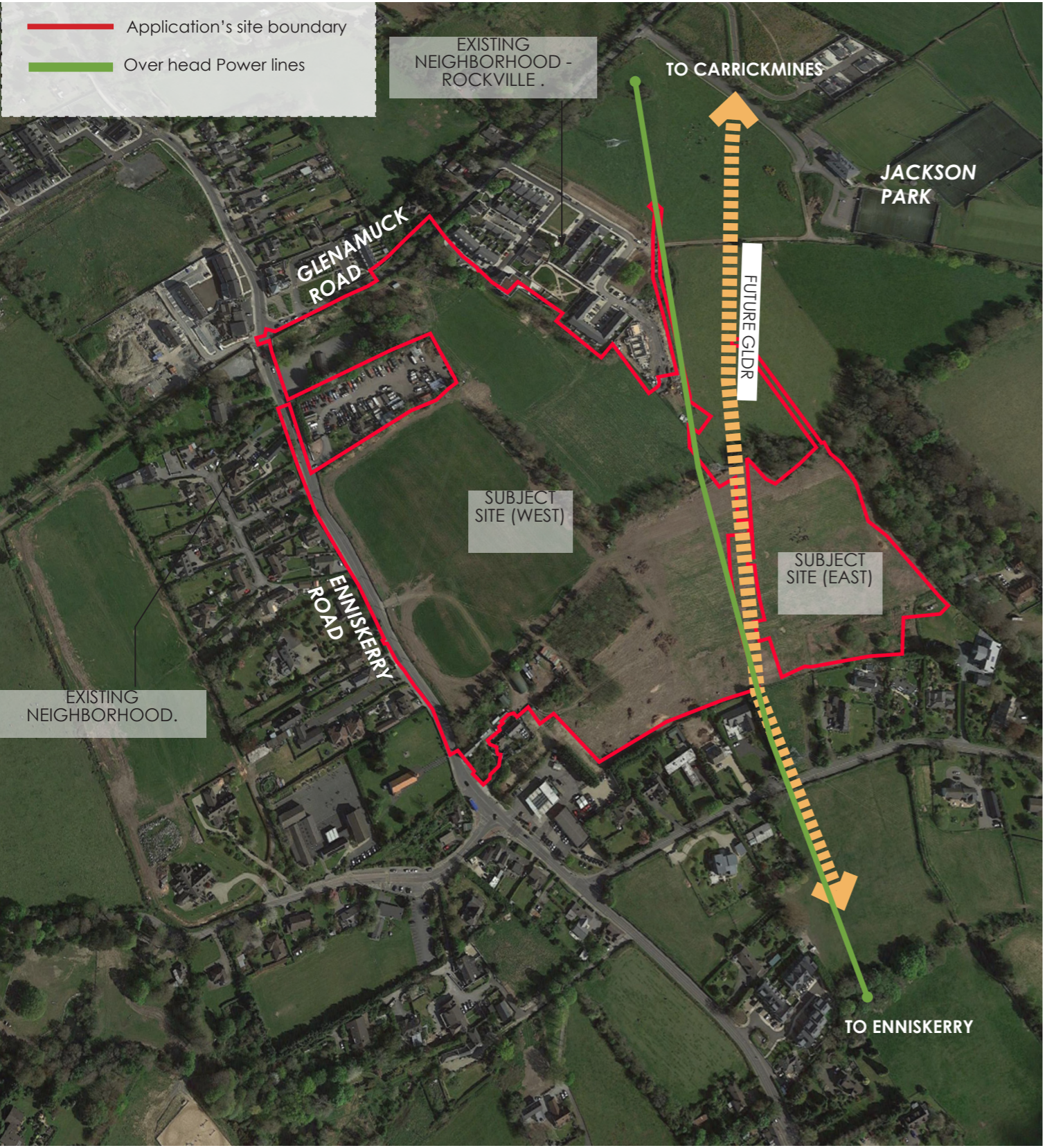


Figure 6. Site location aerial view showing boundary of the subject site. Source: MCORM, 2024

2.2 SITE DESCRIPTION

The subject site is located at the heart of Kilternan village, with significant frontage onto the Enniskerry road along its western flank, and from its junction with Glenamuck Road at its northwestern corner to the recently completed Rockville residential development. The subject site will be split into east and west by the future proposed GLDR. The lands are currently accessible via existing 2 No. entrances are located along the Enniskerry Road.

The village is currently serviced by Dublin Bus routes No. 44 and No. 83. The site is also located c. 2.2km (c. 25 minutes walking distance) from Carrickmines Retail Park, 2.7 km (c. 31 minutes walking distance) from the Ballyogan Wood Luas Stop and c. 2.1km (c. 4 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 petrol filling station and shop; a car garage and auto service, a crèche and schools such as Kilternan Church of Ireland National School, Our Lady of the Wayside National School and Kilternan Adult Education Centre. 2 churches are located at either end of the village, Kilternan Church of Ireland to the north and Our Lady of the Wayside Church to the south opposite the site. 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. Kilternan Neighbourhood Framework Plan 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 Kilternan".



Figure 7. Drone image highlighting subject site within the context of Kilternan Village. Source: MCORM, 2024.



PHOTOGRAPH VIEW POINTS

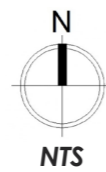


Figure 11. Site photographs showing local context of Kilternan Source: MCORM, 2024

2.3 SITE CONSTRAINTS AND OPPORTUNITIES

The context of the application site has been carefully considered with its unique constraints and opportunities informing the design and these are illustrated in the Figure 12. opposite.

PLANNING CONSTRAINTS AND OPPORTUNITIES

The design process has taken into account of the expired Kilternan - Glenamuck Local Area Plan, the Kilternan Neighbourhood Framework Plan (NFP) and the DLR County Development Plan , which all focus on creating a vibrant residential and mixed-use environment with a strong sense of place and high-quality urban design. As envisioned in the NFP, the scheme will feature a north west - south- east central green spine composed of landscaped, well-connected open spaces, promoting safe and accessible pedestrian and cycling routes throughout the area and connects to adjacent open spaces and amenity lands, among others services and infrastructure works are also required to serve the proposed development, including the Link street connection from Enniskerry Road to the planned GLDR and required provision of public open space within residential lands. The following zoning objectives influence the development of the site:

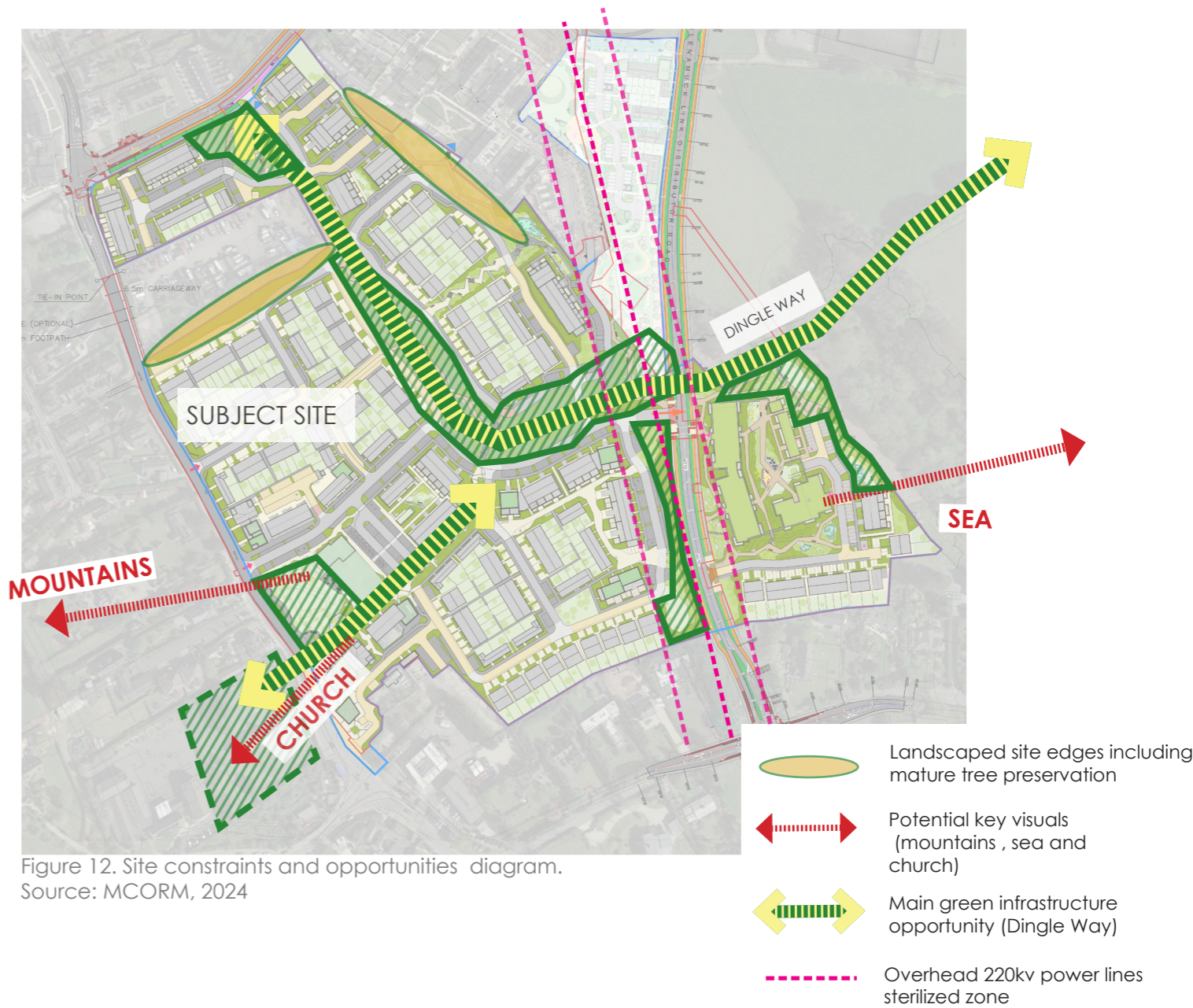
- 1. **Objective A:** 'To provide residential development and improve residential amenity while protecting the existing residential amenities.'
- 2. **Objective NC:** 'To protect, provide for and/or improve mixed-use neighbourhood facilities.'

PHYSICAL CONSTRAINTS AND OPPORTUNITIES

The key urban design considerations informing this scheme can be summarized as follows:

- The Interface along Enniskerry Road, Glenamuck Road and the GLDR;
- Adequate response to the existing constructed surroundings namely the adjacent Rockville development;
- Retention , where possible, of existing hedgerows; including the significant tree line that bisects the site.
- Pedestrian and cycle connection to provide a significant permeability with the permitted adjacent development and existing context,
- Anticipating future connection and movements;
- Cohesive Building Form, Typologies and Density
- Integration of Opens Spaces: usable and functional
- Optimizing the views of the Dublin mountains, the sea and the 'Blue Church'
- A significant constraint on development is presented by the corridor created by an existing 220kV overhead electricity line with associated pylons running in a north-south direction across the eastern section of the lands.

The proposal has had due regard to all of the above opportunities and constraints of the site.



LEGEND



2.4 SITE STRATEGY AND INTEGRATION

The emerging development proposed in this application is mixed - use in nature and carefully integrates the main key principles envisaged in the DLR development plan. The proposed scheme will be well integrated within the context Kilternan. The proposal aims to integrate the Neighbourhood centre and other commercial uses harmoniously with the residential cells throughout the scheme, creating a strong sense of place at the heart of Kilternan.

It is submitted that the proposed development accords with the policies, objectives and the main principles set out in the Development Plan, the NFP and the LAP. The proposed 487no. unit scheme and Neighbourhood Centre, Creche, Commercial/Retail & Community buildings:

- Encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces, in accordance with DMURS;
- Provides a range of dwelling types that are suitable to a variety of households and tenures;
- Incorporates supporting facilities, amenities, services and functional public and private open spaces that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable; and,
- Provides high-quality architectural designs that positively contribute to the built environment and local streetscape, while incorporating energy efficiency and energy conservation into designs.

The proposed development is relatively compact in nature, providing an appropriate medium density of 41 units per hectare in accordance with the Sustainable Residential Development and Compact Settlements Guidelines, the context and character of the surrounding area and in consideration of the site specific context.