

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Introduction

This chapter provides a description of the Proposed Development together with details of the existing environment. In accordance with Article 5(1)(a) of the EIA Directive, the description of the project should comprise:

‘...information on the site, design, size and other relevant features of the project’.

The EIAR must contain information in relation to the environmental impact of both the Proposed Development and all other reasonable alternatives studied. An indication of the main reasons for the option chosen must be given, taking into account the effects of the Proposed Development on the environment.

2.2 Site Location and Description

The site of the Proposed Development is located 1.9 km to the south-west of the M50 and Carrickmines Retail Park. The site is currently largely greenfield with hedgerows and treelines, with hardstanding, derelict buildings and a football pitch. The former ‘County Market’, a wooden structure, is located in the northwest corner of the site.

Figure 2-1 shows a drawing of the site location.

The site is bordered in the north by Glenamuck Road South, to the west by Enniskerry Road, to the south by Ballycorus Road and to the east by agricultural land.

Part of the site’s frontage lies directly opposite Our Lady of the Wayside Church on Enniskerry Road.

The Proposed Development will be built across two sites measuring approximately 14.2 hectares in total. The two sites will be separated by the future Glenamuck Distributor Link Road.

The western site includes a derelict dwelling known as “Rockville” and associated derelict outbuildings, and the former Kiltarnan Country Market. The western site is bound by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a recently constructed residential development named “Rockville” to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and the future Glenamuck Link Distributor Road to the east. The eastern site is generally bound by dwellings to the south; the future Glenamuck Link Distributor Road to the west; and greenfield land to the north and east. The wider surrounding area is predominantly residential and agricultural.

Phase 2 of the residential development Rockville has been granted permission (under two separate Planning References, D18A/0566 (Phase 2A) and D20A/0015 (Phase 2B) as amended by D23A/0580), and it is planned to link the Proposed Development into Rockville.

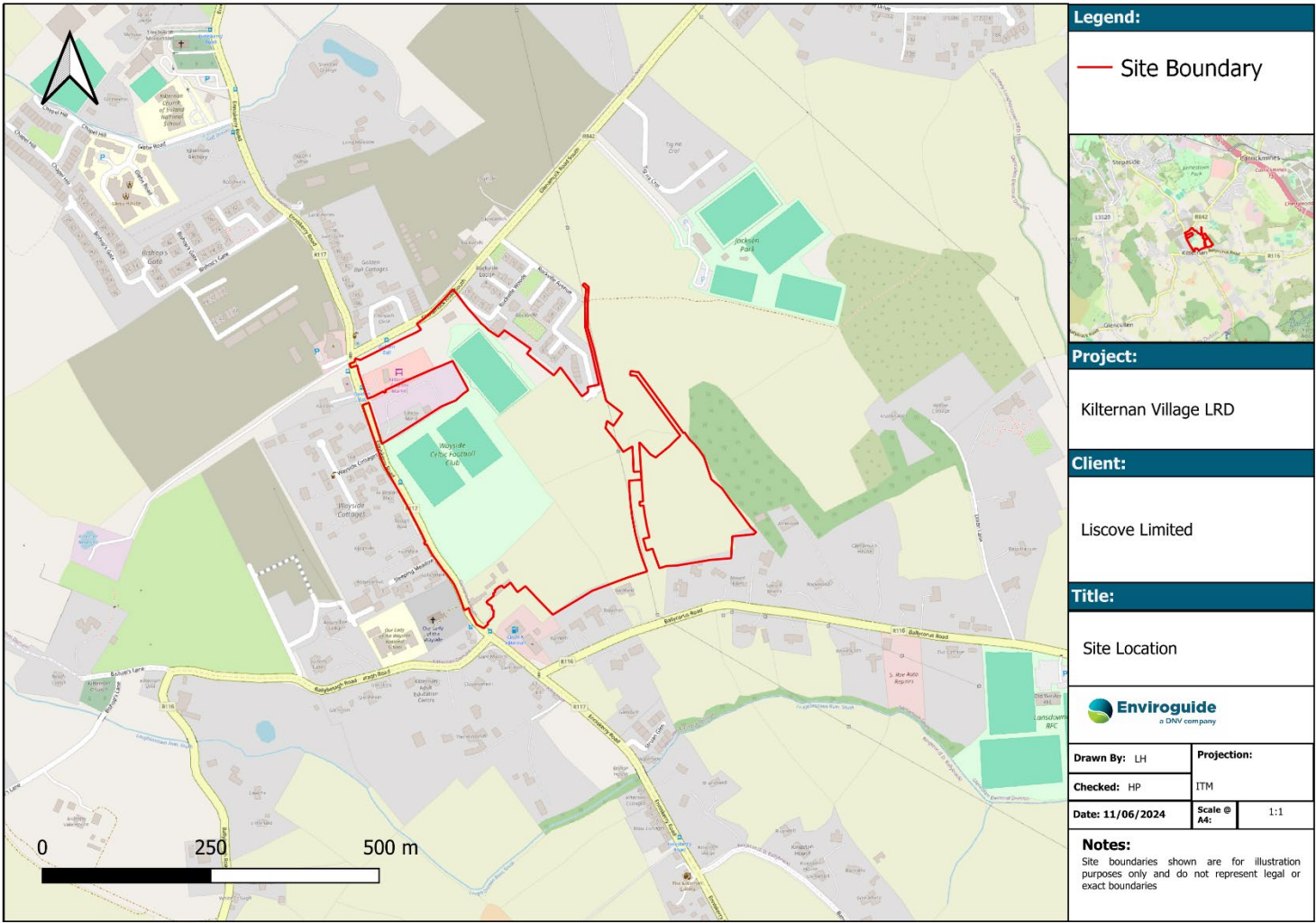


Figure 2-1 Site Location

2.3 Site Background and Site History

The site of the Proposed Development was historically open fields separated by field boundaries and hedgerows with building structures in the southern corner of the site. In recent years the land in the central and northern portion of the site was used as sports pitches by the Former Wayside Celtic Football Club. The lands to the north, west and south of the site of the Proposed Development have been significantly developed in recent years, however the lands adjoining the east of the site remain undeveloped.

Under the Dún Laoghaire-Rathdown County Development Plan (DLR CDP) 2022-2028 (Dún Laoghaire-Rathdown County, March 2022), the lands across the north and east of the site of the Proposed Development are zoned '*Objective A – To provide residential development and improve residential amenity while protecting the existing residential amenities*', while the lands in the western portion of the site are zoned '*Objective NC – to protect, provide for and/or improve mixed-use neighbourhood centre facilities*'.

A summary of the planning history at the site is summarised in Table 2-1.

2.1.1 Planning History for the Site of the Proposed Development

Table 2-1 Site Planning History

Application Registration Reference	Address	Development Proposal	Decision
D23A/0616 Liscove Limited	Lands at Wayside, Enniskerry Road, Kilternan, Dublin 18	The development will principally consist of the provision of a mixed-use development consisting of 91 No. residential units and retail/commercial floorspace which ranges in height from 2 to 4 No. storeys. The development also provides: pedestrian links from Enniskerry Road and a pedestrian route from Enniskerry Road to the future Glenamuck Link Distributor Road; 178 No. car parking spaces including 2 No. mobility impaired spaces, 10 No. electric vehicle spaces, 1 No. drop-off space/loading bay and 1 No. parent and child space; motorcycle parking; bicycle parking; bin storage; private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substation; plant; and all other associated site works above and below ground.	Grant Permission 07/06/2024 (Phase 1 of the subject LRD Development)
D23A/0580 Liscove Limited	Rockville, Kilternan, Dublin 18 (1.28-hectare site)	Amendment to the permitted Phase 2B residential development as granted permission under DLR Reg. Ref. D20A/0015, ABP-306999-20 which is located to the south-east of the constructed Phase 1 residential development permitted under DLR Reg. Ref. D17A/0793 and amended by DLR Reg. Ref. D19A/0242, and to the east, north and south-west of the constructed Phase 2A residential development permitted under DLR Reg. Ref. D18A/0566 and amended by DLR Reg. Ref. D18A/1191. In the Phase 2B scheme, permission was granted for the construction of a four-storey apartment block comprising 56 no. apartments including 11 no. 1 beds, 39 no. 2beds and 6 no. 3 beds. Permission was also granted for a gym and creche facility, private, communal and public open space, 72 no. surface parking spaces, cycle parking spaces, including bike stores, and bin stores. The permitted development connected into the infrastructure and	Grant Permission 24/05/2024

Application Registration Reference	Address	Development Proposal	Decision
		services in the permitted Phase 1 residential development and provided for future connections to other adjoining lands. The subject amended application proposes the provision of 28 no. units comprising 12 no. two and three storey houses (9 no. 2 bedroom terraced houses and 3 no. 3 bedroom terraced houses) and 16 No. three and four storey duplex units in 3 no. blocks comprising 6 no. 1 bedroom units, 9 no. 2 bedroom units and 1 no. 3 bedroom unit. The amended scheme proposes 34 no. car-parking spaces, bicycle parking, bin and bike storage, communal and public open space, an attenuation tank, substation, and all associated works above and below ground.	
ABP31386022 Liscove Limited	Lands at Wayside (including Rockville), Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, D18 Y199	The development will principally consist of the demolition of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings and the provision of a mixed-use development consisting of 383 no. residential units and a Neighbourhood Centre, which will provide a creche, office, medical, retail, convenience retail and a community facility.	Refuse Permission 27/07/2023
ABP-306999-20 D20A/0015 (amended by D23A/0580 above) Goodrock Project Management Ltd.	Site located to the southeast of Glenamuck Road South, Kiltarnan, Dublin 18	Permission for a Phase 2B residential development. The application site is located to the southeast of the Phase 1 residential development permitted under Reg. Ref.: D17A/0793 which is currently under construction. The Phase 2B proposal relates to the construction of a four-storey apartment block comprising of 56 no. residential. The apartment block includes a gym and creche facility, both at ground floor level, and private, communal, and public open space. The proposed includes a home zone access and parking area containing 72 no. surface parking spaces, cycle parking spaces, including bike stores, and bin stores. The proposal includes all associated site works, including internal access roads, cycleways and footpaths, drainage, hard and soft landscaping, and boundary treatment. The proposed development will connect to the infrastructure and services in the	Refuse Permission 06/03/2020 Appeal Decision: Grant Permission 22/09/2020

Application Registration Reference	Address	Development Proposal	Decision
		permitted Phase 1 residential development to the northwest and provide for future connections to other adjoining lands. (Note: this development was amended by D23A/0580 above)	
D18A/0940 Goodrock Project Management Ltd.		Permission for a Phase 2B residential development. The site is located to the South-East of Phase 1 residential development permitted under Reg. Ref. D17A/0793 at Rockville House, Glenamuck Road South, which is currently under construction. The Phase 2B proposal relates to the construction of a four-storey apartment block comprising of 57 no. residential units including 10 no. 1 beds, 41 no. 2 beds and 6 no. 3 beds. The apartment block includes a gym facility with a GFA of 50 sqm at ground floor level and private communal and public open space. The proposal includes a homezone access and parking area containing 72 no. surface parking spaces, cycle parking spaces, including bike stores and bin stores. The proposal includes all associated site works, including internal access roads, cycleways and footpaths, drainage, hard and soft landscaping and boundary treatment. The proposed development will connect to the infrastructure and services in the permitted Phase 1 residential development to the North-West and provide for future connections to other adjoining lands.	Refuse Permission 27/11/2018 Refuse Appeal 07/05/2019
D09A/0471 The Carrickmines Partnership	Site of c. 5.97 hectares at, Wayside Celtic F.C. And, Greenfield Lands At, Enniskerry Road, Kiltarnan, Co. Dublin.	The development will consist of the demolition of the existing changing rooms building on site and the construction of a mixed-use scheme comprising 161 no. residential units, 4 no. retail units, 10 no. office units and 1 no. creche. The residential element of the scheme will comprise of 88 no. houses, 35 no. apartment units, and 38 no. duplex units. The commercial element of the scheme will be accommodated in 2 no. 1-2 and 3 storey blocks and will comprise of 4 no. retail, 10 no. office units and 1 no. crèche facility.	Refuse Permission 30 Mar 2010 Refuse Appeal 05/10/2010

2.4 Description of the Proposed Development

The Proposed Development will consist of the demolition of an existing derelict dwelling known as Rockville (c. 740 sq m) along with associated derelict outbuildings (c. 573 sq m) and the former Kiltarnan Country Market (wooden structure) (c. 167 sq m).

The Proposed Development will include 487 no. residential units which will include:

- 196 no. houses;
- 201 no. duplex units; and
- 90 no. apartments.

The western site will comprise 362 no. residential units and the Neighbourhood Centre, which will provide an anchor retail store (c. 1,310 sq m), retail/commercial (c. 3,284 sq m), a creche (c. 691 sq m), café (c. 326 sq m), restaurant (182 sq m) and a community facility (c. 332 sq m), and the eastern site will comprise 125 no. residential units.

The 487 No. residential units will consist of:

- 53 no. 1 bedroom units (35 No. apartments and 18 No. duplexes);
- 150 no. 2 bedroom units (38 No. houses, 16 No. apartments and 96 No. duplexes);
- 236 no. 3 bedroom units (110 No. houses, 39 No. apartments and 87 No. duplexes); and
- 48 no. 4 bedroom units (48 No. houses).

The Proposed Development will range in height from 2 no. to 4 no. storeys (partially over podium/undercroft level in Apartment Blocks 1, 2 and 3 and Duplex Block T and U on the eastern site).

The Proposed Development also provides a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 854 no. car parking spaces (125 no. in the undercroft of Apartment Blocks 1, 2 and 3 and Duplex Blocks T and U and 729 no. at surface level) including 28 no. mobility impaired spaces, 100 no. electric vehicle spaces, 2 no. car share spaces, and 4 no. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas, all enclosed in 9 no. shrouds and 6 no. transmission dishes, together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground.

The Proposed Development has a gross floor area of c. 60,504 sq m above ground, in addition to an undercroft/basement (c. 4,485 sq m) containing car parking, bike storage, bin storage and plant under Apartment Blocks 1, 2 and 3 and Duplex Blocks T and U on the eastern site.

Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566, D20A/0015 and D23A/0580).

The proposed site layout is detailed in Figure 2-2 and can be viewed in detail in Appendix 1-1.



Figure 2-2 Proposed Site Layout

2.4.1 Road and Drainage Works

Road works are proposed to facilitate access to the Proposed Development from the Enniskerry Road; to the approved Part 8 Enniskerry Road/Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (DLRCC Part 8 Ref. PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (ABP Ref. HA06D.303945) on the Glenamuck Link Distributor Road. Drainage and potable water infrastructure is proposed to connect to services on the Glenamuck Road, Enniskerry Road and the Glenamuck Link Distributor Road.

The Glenamuck Road access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the cycle track to a cycle lane at road level as the cycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed to connect into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. Surface water and foul drainage infrastructure connections for the 'former County Market' area (north-west of the site) are proposed to connect into the drainage infrastructure at the Enniskerry Road/Glenamuck Road junction.

The Glenamuck Link Distributor Road western access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at this Glenamuck District Roads Scheme access point will include the provision of the necessary tactile paving layouts. Surface water, foul drainage and potable water infrastructure connections are proposed into the drainage infrastructure to be constructed as part of the Glenamuck Link Distributor Road scheme.

The Glenamuck Link Distributor Road eastern access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. Potable water, surface water and foul drainage infrastructure connections for the eastern site are proposed into the drainage infrastructure to be constructed as part of the GLDR.

On Enniskerry Road, works are proposed to facilitate three new accesses for the development along with modifications to Enniskerry Road. The three-side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on raised tables.

The modifications to Enniskerry Road fronting the development (c. 340 metres) includes the narrowing of the carriageway down to 6.5 metres (i.e. 3.25 metres running lane in each direction) from the front of the kerb on the western side of Enniskerry Road. The remaining former carriageway, which varies in width of c. 2 metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the road adjoining the proposed development. On Enniskerry Road at the interface of the proposed Dingle Way and Enniskerry Road, aligning with the proposed

location of the community centre facilities and existing Our Lady of Wayside Church, works include the continuation of the Dingle Way surface materials across Enniskerry Road to create a raised table to connect these community facilities. The above works are inclusive of all necessary tie-in works such as new kerbs along the eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Additionally, the development includes the removal of the existing stone wall and the construction of a new stone wall set back to facilitate the upgrade and realignment of the Enniskerry Road. Potable water is to be provided from the existing piped infrastructure along the Enniskerry Road.

At the Rockville access point, works are proposed to provide a multi-modal access, including a vehicular connection between the proposed development and the Rockville development (permitted under DLR Reg. Ref. D18A/0566). The new access will require the removal of the existing as-built hammerhead turning area at Rockville to create this new connection. The residual hammerhead area will be landscaped to tie into the adjoining landscape strategy. The above works are inclusive of all necessary tie-in works such as new kerbs, drainage details, road marking, signage, and public lighting.

2.5 Construction of the Proposed Development

The construction of the Proposed Development is intended to take place in five phases (Phase 1, 2, 3, 4 and 5) starting from the Central Western portion of the site moving in an anti-clockwise direction through Phase 2 to the East and Phase 3 to the North. The southern two sections of the site will be completed next, starting in the south-eastern corner of the site (Phase 4) and moving south westerly to Phase 5. The proposed sequence of construction outlined below is subject to confirmation once the building contract has been awarded and on completion of the Detailed Construction Management Plan for agreement with the relevant Local Authority. The overall duration of the project is estimated to be 5 no. years in total, with some phases overlapping.

The sequencing of the five phases of the Proposed Development is intended to proceed as follows:

- Phase 1 – The demolition of c. 573.2 sq m of existing structures on site comprising a derelict dwelling known as ‘Rockville’ and associated derelict outbuildings. Central Western portion of the site consisting of 83 no. residential units (made up of houses, duplexes), and all associated landscaping works and drainage for Phase 1. Construction of 2,225 sqm of commercial space. Main Public Open Space, Central Green Way Link, Dingle Way and off-site drainage through southern lands. Three accesses to the Enniskerry road are to be included as well as access to Glenamuck Link Distributor Road (GLDR) (if the GLDR is in place) and a link to Rockville. This phase is estimated to last from February 2025 up to July 2026.
- Phase 2 – Central Eastern portion of the site consisting of 121 no. residential units made up of (houses, duplexes, and apartments) and Neighbourhood Centre along with 3,900 sqm of commercial space. All associated landscaping works and drainage for Phase 2 and the Neighbourhood Centre. Access to GLDR will be constructed if not completed in Phase 1. This phase is expected to last from March 2026 to January 2028.

- Phase 3 – Central Southern portion of the site consisting of 104 no. residential units, with all associated landscaping works and drainage for Phase 3. This phase is expected to be underway from June 2027 to December 2028.
- Phase 4 – North Western portion of the site consisting of 54 no. residential units (made up of houses and duplexes) and the demolition of the former country market along with all associated landscaping works and drainage for Phase 4 and the creation of a new access to Glenamuck Road. This phase is expected to begin in April 2028 and end in February 2029.
- Phase 5 – Southwestern portion of the site on the opposite side of the GDLR consisting of 125 no. residential units with all associated landscaping works, and drainage for Phase 5 and the creation of a new access onto the GLDR. This phase is expected to last from June 2028 to January 2030 (Outline Construction Management Plan, Atkins Réalis, 2024).



Figure 2-3 Phasing Plan (Atkins Réalis, 2024)

2.6 Cumulative Schemes

Cumulative effects are considered in this EIAR in line with Section 3.7.3 of the EPA Guidelines on the *Information to be Contained in Environmental Impact Assessment Reports* (2022).

Extant permissions and current live planning applications that have been taken into consideration for the purposes of determining cumulative impacts are detailed in Table 2-2. Each of the technical chapters in this EIAR will assess the potential for cumulative impacts with the projects set out above and in Table 2-2 and with the Proposed Development.

Table 2-2 List of Cumulative Schemes

No.	Application Reg. Ref.	Address	Development Proposal	Decision Date
1	LRD23A/01 26	Clay Farm, Phase 2, Ballyogan Road, Dublin 18	Large-scale Residential Development consisting of alterations to the Strategic Housing Development permitted under ABP Ref.: 301522-18, as amended under ABP Refs.: 304212-19, 305172-19, 308563-20 and 310422-21, which is currently under construction.	Grant Permission 25/05/2023
2	ABP-312214-21	Shaldon Grange, Kiltarnan, Dublin 18	Strategic Housing Development including 130 no. residential units (55 no. houses, 75 no. apartments) and associated site works.	Grant Permission subject to 29 No. conditions 11/04/2022
3	ABP-309846-21	Enniskerry Road SHD, Adjoining Bishop's Gate Housing Development	203 No. residential units (109 No. houses, 94 No. apartments) and a creche. The heights range from 2 to 3 No. storeys. Vehicular access serving the proposed development primarily via the existing junction off Enniskerry Road serving the Bishops Gate development.	Grant Permission subject to 26 No. conditions 15/07/2021
4	ABP-306160-19	Glenamuck Road / Enniskerry Road, Kiltarnan, Dublin 18, D18 X5H2	Permission for a strategic housing development consisting of: 1) the demolition of 2 No. habitable dwellings on the site - 'Greenmount' (195 sq m) and 'Dun Óir' (345 sq m inclusive of ancillary buildings); 2) i) the construction of a 197 No. unit residential development comprising: 62 No. houses and 115 No. apartments in 7 No. blocks ranging in height from 3 to 4 No. storeys, and 20 No. duplex apartments in 4 No. three storey blocks; (ii) a 275 sq m crèche; (iii) the construction of the link access road between Enniskerry Road and Glenamuck Road required under the Kiltarnan/Glenamuck Local Area Plan 2013 including vehicular access points onto Enniskerry Road and Glenamuck Road.	Grant Permission subject to 31 No. conditions 06/04/2020
5	ABP-307043-20	Suttons Fields, Ballybetagh Road, Kiltarnan Village, Dublin 18.	Permission for a strategic housing development consisting of 116 dwellings and creche. The dwellings will comprise: 85 No. houses and 31 No. apartments. The buildings will range from 1-3 No. storeys in height. The development will include a Main Road on its west boundary, running from Ballybetagh Road to the north boundary, that will facilitate linkage to development lands to the north. Pedestrian and cycle access will be provided from Ballybetagh Road into the site, along the west boundary of Our Lady of the Wayside National School, connecting to the site circulation roadway in the vicinity of the childcare unit.	Grant Permission subject to 28 No. conditions 28/08/2020
6	ABP-303945-19	Lands in vicinity of Glenamuck Road, Ballycorus Road and R117 (Enniskerry Road) in the	Glenamuck District Roads Scheme which will connect the existing R117 Enniskerry Road with the Glenamuck Road and new link distributor road which will connect to the Ballycorus Road and the R117 Enniskerry Road.	Grant Permission subject to 4 No. conditions

No.	Application Reg. Ref.	Address	Development Proposal	Decision Date
		townlands of Carrickmines Great, Glenamuck South, Glenamuck North, Jamestown, Kingstown and Kilternan		18/12/2019
7	D17A/0793 (amended by D19A/0242)	Rockville House, Glenamuck Road South, Dublin 18	Planning permission for development. The application site contains Rockville House and Gatelodge (also known as Rockville Lodge), both protected structures under RPS Ref:1790. The proposed development will consist of the following: Demolition of existing agricultural outbuildings on site; Retention of Rockville House and Gatelodge (both protected structures under RPS Ref:1790) with amendments to boundary treatment to provide for 2 no. separate residential dwellings with curtilage car parking and private open space, facilitated by the proposed removal of existing of the outbuilding to the rear of Rockville House; Construction of a total of 49 no. dwellings consisting of 37 no. detached, semi-detached and terraced 2/3 storey houses and 12 no. apartments; The houses will consist of 9 no 2/3 storey four-bedroom houses (House types A1, A2 & A3), 27 no. 2/3 storey three bedroom houses (House types A4, A5, B1, B2, B3, B4, C1, C2, C3 & C4) and 1 no. 2 storey five bedroom house (House type A6), all with private open space and 2 no. car parking spaces per dwelling; The apartments will be provided within 1 no. four storey apartment block comprising of 8 no. 1 bedroom apartments and 4 no. 2 bedroom apartments, over an undercroft car park; A total of 95 no. car parking space, including 87 no. surface and 8 no. undercroft car parking spaces; Provision of public open space, which include the walled garden for use by future residents; Provision of a new vehicular access from Glenamuck Road South, and associated upgrades to the road, in the approximate location of an existing agricultural access and retention and re-use of existing vehicular access to Rockville House and Gatelodge for pedestrian and cyclist usage; The proposal also includes upgrades to Glenamuck Road adjacent to the Applicant's lands including new footpath, resurfacing of the carriageway and public lighting; All associated site works, including internal access roads, drainage, including Swales, hard and soft landscaping and boundary treatment, to facilitate the development on a site of 2.22 hectares. This development will be the first phase of development on the residential zoned lands at Rockville House.	Grant Permission 25/01/2018 Amendment Granted Permission 13/11/2019
8	ABP- 303978-19	Glenamuck Road South, Kilternan, Dublin 18	Permission for a strategic housing development consisting of: <ul style="list-style-type: none"> • 203 residential units within 12 No. blocks ranging in height from 3-6 No. storeys. • A creche, retail unit and social/amenity facility. 	Grant Permission subject to 31 No. conditions 26/06/2019

No.	Application Reg. Ref.	Address	Development Proposal	Decision Date
			The development will include a new access from Glenamuck Road and the provision of access connection points, vehicular, cycle and pedestrian) to future adjacent development lands.	
9	D18A/1133	Lands at and adjoining the Golden Ball Public House, Enniskerry Road, Kiltiernan, Dublin 18	Permission for alterations to previously approved planning permissions ref: D16A/0090/ABP Ref. PL06D.246537 & D17A/1022 to provide for 4 additional residential units at permitted Block D. This will provide for 2 additional 1-bedroom ground floor units (55.9 sqm) and 2 additional 2-bed, 2 storey duplex units (103.1 sqm). Permission is also sought for the repositioning of permitted Block D to facilitate the proposed units at its southern end, alterations to the landscaped and car-parking area within the vicinity of Block D and all associated site works.	Grant Permission subject to 16 No. conditions 12/06/2019
10	D18A/0566 (amended by D18A/1191 and ABP-303871-19)	Lands south of Rockville House, Glenamuck Road South, Kiltiernan, Dublin 18	Permission for residential development. The proposal consists of the construction of 6 no. 4 bed dwellings on a site south of Rockville House. The proposal is a small addition to the residential development permitted under Reg. Ref.: D17A/0793 for 49no. Units (37 no. dwellings and 12 no. apartments) and will be accessed from the permitted local road within the adjoining the residential development to the north. The proposed residential units are as follows: 3 no. House Type D1 - 2.5 storey 4 no. bed semi-detached dwelling (c.163.5sq.m) House Type D2 - 2.5 storey 4 no. bed terraced dwelling (c.146.2sq.m) House Type D3 - 2.5 storey 4 no. bed terraced dwelling (c.137.7sq.m) House Type D4 - 2.5 storey 4 no. bed semi-detached dwelling (c.137.7sq.m). Each residential unit is provided with 2 no. curtilage car parking spaces and private gardens which ranged from c.75-84 sq.m.	Grant permission 08/11/2018 Amendment Granted Permission by ABP 24/06/2019
11	Part 8 Application by Dún Laoghaire-Rathdown County Council PC/1C/01/21	Glenamuck Road South between 'Rockville' and the proposed 'Glenamuck Link Distributor Road.	Proposed Development of Park and Recreational Facilities on lands adjacent to Glenamuck South. Proposed development of Park and Recreational facilities comprising a children's play area, 'kickabout' area, water feature, footpaths, bench seating, tree planting, and ancillary works. The proposed alterations consist of the following: Provision of an additional substation and switchroom, with a gross floor area of c. 38 sq.m, associated maintenance access road and set down area; Replacement of 8 no. 3-bed two storey terraced houses, with 7 no. 3-bed two storey semi-detached houses and 1-no. 3 bed two storey detached house; and All associated car parking changes, landscaping and site development works. The permitted SHD development (under ABP Ref.: 301522-18, as amended under ABP Refs.: 304212-19, 305172-19, 308563-20 and 310422-21) provides 935 no. residential units (351 no. houses and 584 no. apartments) and the proposed alterations comprise revisions to 8 no. of the permitted houses. There is no proposed change to the total number of units permitted.	Public consultation period ended on 26th May 2021, and a decision is not yet available.

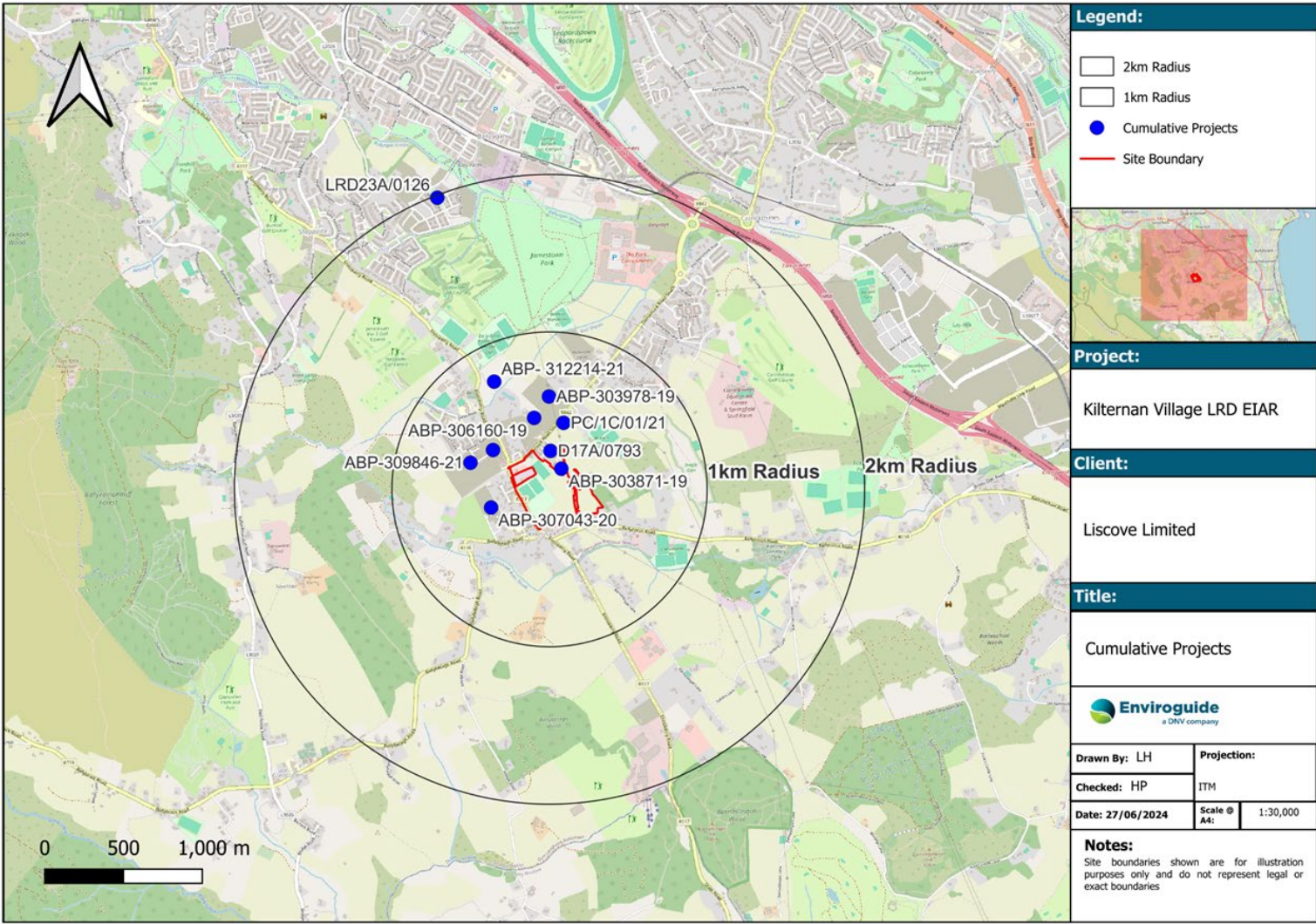


Figure 2-4 Cumulative projects surrounding the site

2.7 Description of Alternatives

2.7.1 Introduction

This section provides a description of the reasonable alternatives that have been considered.

Article 5 of the EIA Directive requires that the EIAR contain:

“A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”

This section of the EIAR provides an explanation of the reasonable alternatives examined throughout the design and consultation process. This serves to indicate the main reasons for choosing the Proposed Development, taking into account and providing a comparison of the environmental effects. The alternatives may be described at four levels:

- Alternative locations;
- Alternative designs;
- Alternative layouts; and
- Alternative processes

Pursuant to Section 3.4.1 of the Environmental Protection Agency (EPA) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA, 2022), the consideration of alternatives also needs to be cognisant of the fact that *“in some instances some of the alternatives described below will not be applicable - e.g. there may be no relevant ‘alternative location’...”*

In accordance with EPA Guidelines (EPA, 2022), different types of alternatives may be considered at several key phases during the process. As environmental issues emerge during the preparation of the EIAR, alternative designs may need to be considered early in the process or alternative mitigation options may need to be considered towards the end of the process.

The EPA Guidelines (EPA, 2022) states:

“The objective is for the developer to present a representative range of the practicable alternatives considered. The alternatives should be described with ‘an indication of the main reasons for selecting the chosen option’. It is generally sufficient to provide a broad description of each main alternative and the key issues associated with each, showing how environmental considerations were taken into account in deciding on the selected option. A detailed assessment (or ‘mini-EIA’) of each alternative is not required.”

The following sections of this chapter of the EIAR contains an analysis of the alternative development options for the site, describing design options and changes which were incorporated into the scheme as the proposals progressed. The key considerations and amendments to the design of the scheme, having regard to and comparing the key environmental effects, are set out and discussed.

2.7.2 Alternative Locations

Two possible alternatives have been considered in terms of alternative locations for the Proposed Development.

1. Develop another greenfield site.
2. Purchase another existing site with current planning permission for a similar development.

For another greenfield site to be developed, it has been deemed that a greater impact would be created by the siting of a residential development with a neighbourhood centre at this scale on such a site within the Village Core. The existing site of the Proposed Development lies within lands that have already been zoned for residential development and neighbourhood centre uses and are currently underutilised in that respect. Additionally, a large portion of the northern and central areas of the site were previously used as sports pitches/playing fields, while the other areas were used as agricultural land and a farmyard.

The site is already predominately owned by the Applicant. Additionally, the site is well located, served by public transport and is within a short distance of key employment locations such as Kilternan Village, Stepside Village, Carrickmines, Enniskerry, Sandyford Business District, Dundrum and links to the M50. The Ballyogan Wood LUAS stop is located 2.3 km – 2.7 km to the north-east (26-31 minutes walking distance). Access to the M50 Carrickmines (Exit 15) is located 1.9 km from the site, a 3 No. minute car journey away. Bus route Nos. 44, 63 and 118 serve the Kilternan and Glenamuck area with direct links to Dublin City Centre and institutions such as Dublin City University in Glasnevin. There are also several proposed new bus routes for Kilternan within the Bus Connects scheme will serve Kilternan Village and offer transport links to Dublin City Centre and other suburbs and employment and education facilities in the Greater Dublin Area such as University College Dublin.

The Proposed Development is also well located in relation to natural recreational and amenity areas as the Dublin Mountains lie approximately 3km to the west of the site and the Irish Sea is located approximately 6km to the east.

Having regard to the above alternatives, the selected location is considered the most suitable for the Proposed Development.

2.7.3 Alternative Uses

The lands across the majority of the north and east of the site of the Proposed Development are zoned '*Objective A – To provide residential development and improve residential amenity while protecting the existing residential amenities*', while the lands to the west of the site fronting Enniskerry Road are zoned '*Objective NC – to protect, provide for and/or improve mixed-use neighbourhood centre facilities*' under the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (Dún Laoghaire-Rathdown County, April 2022).

The uses that are permitted in principle and open for consideration are detailed in Figure 2-3 and Figure 2-4.

ZONING OBJECTIVE 'A'
To provide residential development and improve residential amenity while protecting the existing residential amenities.
Permitted in Principle
Assisted Living Accommodation, Community Facility ^a , Childcare Service ^a , Doctor/Dentist etc. ^a , Education ^a , Health Centre/ Healthcare Facility ^a , Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.
Open For Consideration
Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark ^b , Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry ^c , Offices less than 200sq.m. ^c , Offices in excess of 200 sq.m. ^d , Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.
a: Where the use will not have adverse effects on the 'A' zoning objective, 'to provide residential development and improve and improve residential amenity while protecting existing residential amenities'.
b: Only as an ancillary component of and directly connected to the primary use and/or ancillary to public transport and/or active travel modes.
c: less than 200sq.m.
d: Only applies to A zoned lands subject to Specific Local Objective 122.

Figure 2-5 Permissible Use Classes related to Zoning Objective A (Source DLRCDP 2022 - 2028)

ZONING OBJECTIVE 'NC'
'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.
Permitted In Principle
Advertisements and Advertising Structures, Assisted Living Accommodation, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Childcare Service, Civic Use Cultural Use, Doctor/ Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Offices less than 300 sq.m., Open Space, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/ Café, Veterinary Surgery.
Open For Consideration
Aparthotel, Cash and Carry/Wholesale Outlet, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Nightclub, Off-License, Office Based Industry, Offices over 300 sq.m, Place of Public Worship, Residential – Build to Rent ^a , Service Station, Shop-Specialist, Shop District, Student Accommodation ^a , Travellers Accommodation.
a: Subject to retaining an appropriate mix of uses.

Figure 2-6 Permissible Use Classes related to Zoning Objective NC (Source DLRCDP 2022 - 2028)

As the Proposed Development consists of residential units and a neighbourhood centre providing a creche, café, restaurant, community facility and retail units, the Proposed Development type is listed as Permissible in Principle or Open for Consideration related to the associated Zoning Objectives, A and NC.

As such, it was not considered necessary to consider alternative uses for the Proposed Development.

2.7.4 Alternative Design and Layouts

Both the context and approach to the design and layout of the site of the Proposed Development, and the emerging final design have been subject to consultation with the Dun Laoghaire-Rathdown County Council Planning Department under Section 32D of the Planning and Development Act, 2000 (as amended). A Large-Scale Residential Development Opinion meeting was held on the 14th of December 2023 with members of Dún Laoghaire Rathdown County Council, the Applicant, and the design team in attendance. An Opinion was issued from DLRCC on 5th February 2024.

A previous application was submitted to An Bord Pleanála for a Strategic Housing Development (SHD) in 2022. The design of the Proposed Development has evolved since this application to take into account the points raised by An Bord Pleanála.

The site is located within the Kilternan – Glenamuck Local Area Plan 2013 which has now expired.

The overall layout of the Proposed Development aligns with the concepts laid out in the Kilternan Neighbourhood Framework Plan (KNFP) (January 2010) which was included as an appendix to the LAP, which anticipated that future development around the Neighbourhood Centre would allow for public activities to be *“concentrated around the Village Green to create an atmosphere of vitality. Retail and community buildings will overlook this space”* (KNFP, 2010). Alternative designs for the Proposed Development were considered and developed by the architects during the design development process, with input from the overall project team. This involved a constantly evolving design whereby different solutions were tested to establish the optimum design.

Overall, a high-quality final layout and design has been achieved, considering the position of the proposed blocks and units. It is considered that the layout of the Proposed Development is the optimal solution for the lands. It is further considered that the scheme design strikes a balance between respecting the parameters of the Kilternan LAP (which has now expired) and ensuring the development potential of a strategically positioned and underutilised plot is maximised, in the heart of Kilternan Village.

2.7.5 Alternative Process

Due to the nature of the Proposed Development (i.e. mixed use / primarily residential) where the planning application will be submitted to Dun Laoghaire-Rathdown County Council it was not considered necessary to consider alternative processes for the Proposed Development.

2.8 The Existence of the Project

The Construction Phase will last approximately 5 years in total, with some phases of the Proposed Development overlapping. During the Construction Phase of the Proposed Development there will be approximately 100 no. jobs created at the peak of construction works. Hence, for the duration of the Construction Phase of the Proposed Development there will be a short-term increase in construction employment in the area, which will have a positive impact, both directly and indirectly, on the local economy.

The Operational Phase will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in Kilternan. In addition to housing,

childcare facilities, commercial and retail facilities are located in the Neighbourhood Centre. Hence, the Operational Phase of the Proposed Development will have the potential to create employment in the local area, whilst also providing a high standard of living for new and existing local residents. Employment will be also created by the maintenance and management of the Proposed Development. The provision of passive and active public open space along with the connectivity between the Village Green and the green route 'Dingle Way' that connects the Enniskerry Road with the new Glenamuck Link Distributor Road, will have a long-term, positive impact on the local human health and the socio-economic environment.

The likely significant environmental impacts of the Proposed Development are fully addressed in the relevant specialist chapters of this EIAR. The Proposed Development has the potential for cumulative, secondary, and indirect impacts. All interactions and cumulative impacts have been addressed in Chapter 14 (Interactions) with cumulative impacts and interactions fully addressed in the relevant specialist chapters of this EIAR.