

Kiltiernan Village LRD

Landscape Design Statement Stage 3

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Aerial View of Site

INTRODUCTION

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0.1 Development Description

Liscove Limited intend to apply for permission for a Large-Scale Residential Development on 2 No. sites, measuring c. 14.2 Ha., which will be separated by the future Glenamuck Distributer Link Road (GLDR). The western site principally comprises lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as ‘Rockville’ and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199 and the former Kilternan Country Market, Enniskerry Road, Kilternan, Dublin 18, D18 PK09. The western site is generally bounded 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 GLDR to the east. The eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east.

Road works are proposed to facilitate access to the 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 (GDRS) (ABP Ref. HA06D.303945) on the Glenamuck Link Distributor Road (GLDR). Drainage and potable water infrastructure is proposed to connect to services on the Glenamuck Road, Enniskerry Road and the GLDR.

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 Country Market’ area (north-west of the site) are proposed to connect into the drainage infrastructure at the Enniskerry Road/Glenamuck Road junction.

The GLDR ‘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 GLDR 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 GDRS scheme.

The GLDR ‘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 3 No. new accesses for the development along with modifications to Enniskerry Road. The 3 No. 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. a 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.

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 development will principally consist of: the demolition of c. 740 sq m of existing structures on site comprising a derelict dwelling known as ‘Rockville’ and associated derelict outbuildings (c. 573 sq m) and the former Kilternan Country Market (wooden structure) (c. 167 sq m); and the provision of a mixed-use development principally consisting of 487 No. residential units (196 No. houses, 201 No. duplex units and 90 No. apartments) and a Neighbourhood Centre. 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), restaurant (c. 182 sq m), café (c. 326 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 (including podium/undercroft level in Apartment Blocks 1, 2 and 3 and Duplex Block 10 on the eastern site).

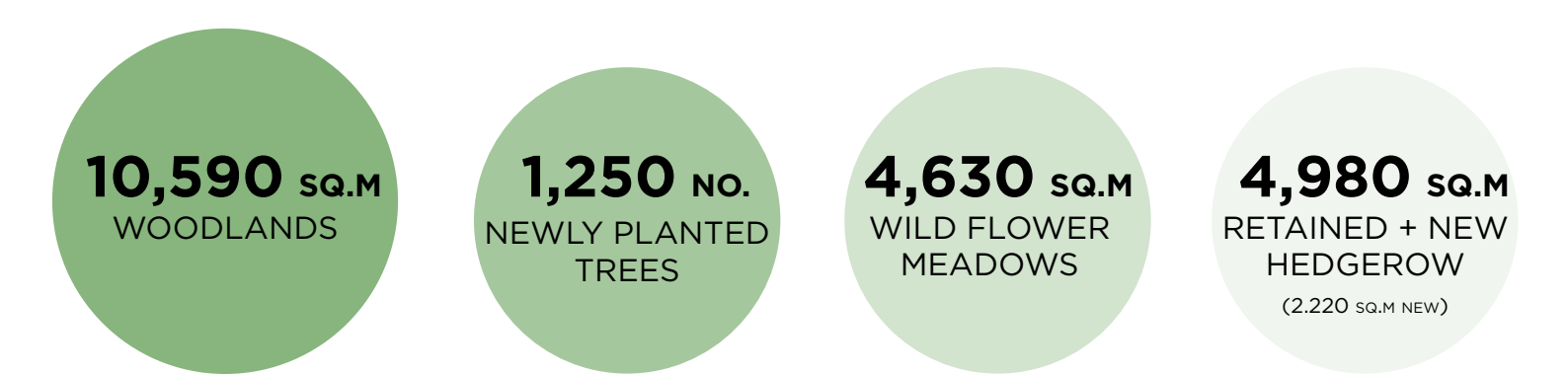
The development also provides: a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 854 No. car parking spaces (125 No. in the undercroft of Apartment Blocks 1, 2 and 3 and Duplex Blocks T and U and 729 No. at surface level) including 28 No. mobility impaired spaces, 87 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.

0.2 Overview Approach: Biodiversity

The proposed development prioritises retaining and enhancing existing hedgerow, especially along the Woodland Corridor, to support biodiversity, water retention, and aesthetics. Although some hedgerow will be removed, significant replanting efforts will ensure a net gain in green space. Along the Village Green, the project compensates for hedgerow removal by creating bio-retention swales and planting, enhancing biodiversity and site ecology.

Extensive soft landscaping, including grass areas, hedging, and diverse planting mixes, will create a variety of habitats. The addition of 1,250 new trees and numerous habitat boxes for birds, insects, and bats will further enrich the site (refer to section 3.6). Preserving and enhancing the central woodland corridor is crucial for maintaining the site’s existing habitats. High-quality trees identified in the arborist report will be mainly safeguarded, while the removal will be concentrated on those of low quality

Overall, this project exemplifies a commitment to enhancing biodiversity through thoughtful landscaping and habitat creation, ensuring a positive ecological impact and a visually appealing, sustainable development.



The planting strategy key factors are to:

- Create a sense of identity using trees, shrub and hedge planting.
- Create a robust landscape that performs all year round and is suitable for the current proposed use of this site area.
- Use vegetation to screen and enhance views.
- Use a more diverse mix of plant species that will include good pollinators.
- Plant robust species that tolerate drought and site-specific micro-climates
- Plant species that are maintenance friendly

Category	No. of trees	Trees for Removal
U - Unsuitable for Retention	34 Trees	23 Trees
A - Hight Quality	3 Trees + 2 Woodland Block	1 Tree + 1 Small Woodland Block
B - Moderate Quality	34 Trees	10 Trees
C - Low Quality	153 Trees +2 Woodland Blocks, + 1 Tree Line +11 Hedges	42 Trees + 4 Hedges + 2 small woodland Blocks + 5,836m2 of scrub/nursery stock area
Total	224 Trees + 4 Woodland Blocks + 1 Tree Lines + 11 Hedges.	76 Trees + 3 small woodland blocks + 4 Hedges + a scrub/nursery stock area of 5,836m2.

Most of the trees removed are already unsuitable for retention (Category U) or of low quality (Category C). Only 1 of them are of high quality, which will be duly compensated with a high number of new planted trees.

*Indicative information only, see the arborist’s drawing pack for further details.



LEGEND

- Proposed Trees: 1,250 No.
- Existing Trees To Be Retained: 148 No.
- Wildflower Planting Mix (Bio- diversity friendly)
- Shrub Planting Mix (Bio- diversity friendly)
- Woodland Planting
- Lawn

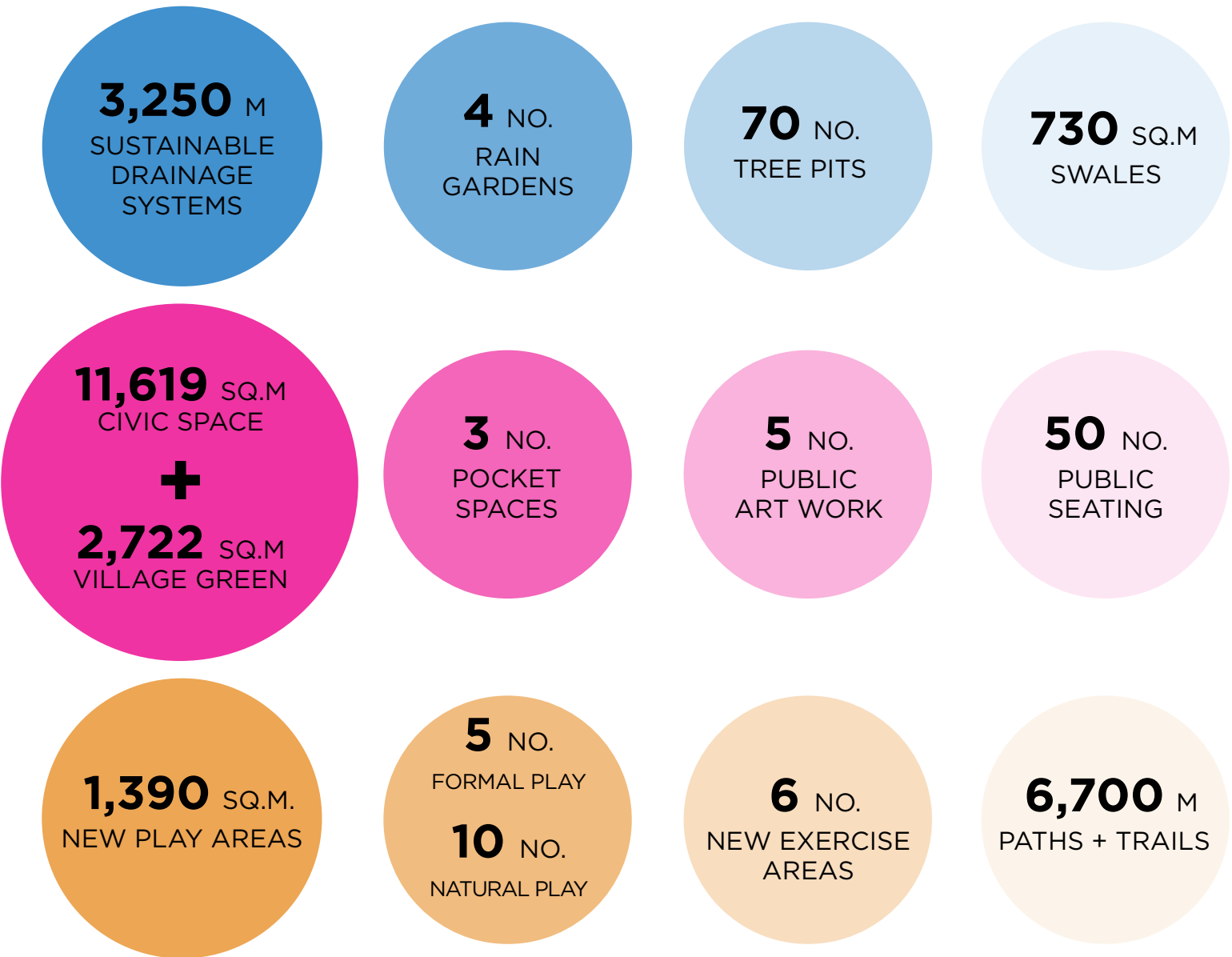
Vegetation type	SQM
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site	10590
Rain gardens	380
Flower-rich perennial planting	18740
Hedges	2220
Groundcover planting	4630
Amenity glassland	5880
Grassland in rear private gardens	14230

0.2 Overview Approach: Open Space Uses + Typology

The development is designed to maximise functionality and aesthetic appeal, catering to the diverse needs of its community. Spanning expansive civic spaces and open spaces, these areas serve as central points for community gatherings and recreational activities. Integrated pocket spaces encourage exploration and interaction, fostering a strong sense of community engagement.

Additionally, Kiltarnan features numerous strategically placed public seating areas offering moments of relaxation among art woks and nature. The introduction of new play areas and exercise zones promotes healthy lifestyles and social interaction in a safe and accessible setting. Incorporating SuDS, such as rain gardens and bio-retention tree pits, the project ensures ecological balance and water conservation while adding natural beauty to its surroundings. Thoughtfully planned pedestrian and cycle routes enhance connectivity and support sustainable transportation options, making the community easily navigable and environmentally friendly.

Overall, the development exemplifies a balanced approach to urban planning, creating inviting spaces that enhance the quality of life for residents and foster a vibrant and connected community experience.



LEGEND

- Public Open Spac (POS: 236 SQ.M Required: 19,819.65 SQ.M)
- Civil Space (Open Space out of POS quantum)
- Road Network & Primary Avenue / Cycle & Pedestrian Route
- The Dingle Way
- Primary Pedestrian Routes
- Secondary Pedestrian Route



The village life, and every care that reigns
O'er youthful peasants and declining swains;
What labour yields, and what, that labour past,
Age, in its hour of languor, finds at last;
What forms the real picture of the poor,
Demands a song—the Muse can give no more.
Fled are those times, if e'er such times were seen,
When rustic poets praised their native green ...
sympathetic descriptions of rural village life.

George Crabbe, 'The Village'.

CONTEXT ANALYSIS

1.0

1.1 Historical Context - Understanding Time & Place

Kiltarnan is a small nucleated village that is located close to the Wicklow border in South County Dublin. The village itself is mostly surrounded by pastoral farmland and forestry.

In a wider context, the village is bound by the Dublin and Wicklow Mountains to the west and South, the M50 motorway and the southern most edge of Dublin City from the north and east. The village of Kiltarnan and the surrounding landscape has a distinct and strong historic character as a result of continuous human occupation throughout the ages.

A rich and vast history originating from the Neolithic period continuing through the Iron and Medieval ages all the way up to the Victorian and modern age has left a landscape dotted with ritualistic and ecclesiastical monuments, artefacts and historic architecture.

Reflecting very much the historical patterns of the nation itself, Kiltarnan Village and the surrounding landscape are enriched with a various array of Neolithic monuments including Dolmens and Passage Tombs of a ritualistic nature.

The village itself and the name in which it is derived from are strongly connected to the medieval remains of the monastery located just west of the main village centre. The translation of Kiltarnan is “Church of Ternan” relating to the monastery.

Agriculture and mining which have left their mark on the surrounding landscape contribute to the historical depth of the area which can be seen at Ballycorus Lead mine with its tower proudly standing within the landscape.

Farming and field divisions which have shaped the fabric of the surrounding landscape of Kiltarnan give the area a distinct character and identity in which dictates human and ecological patterns.



Kiltarnan Dolmen



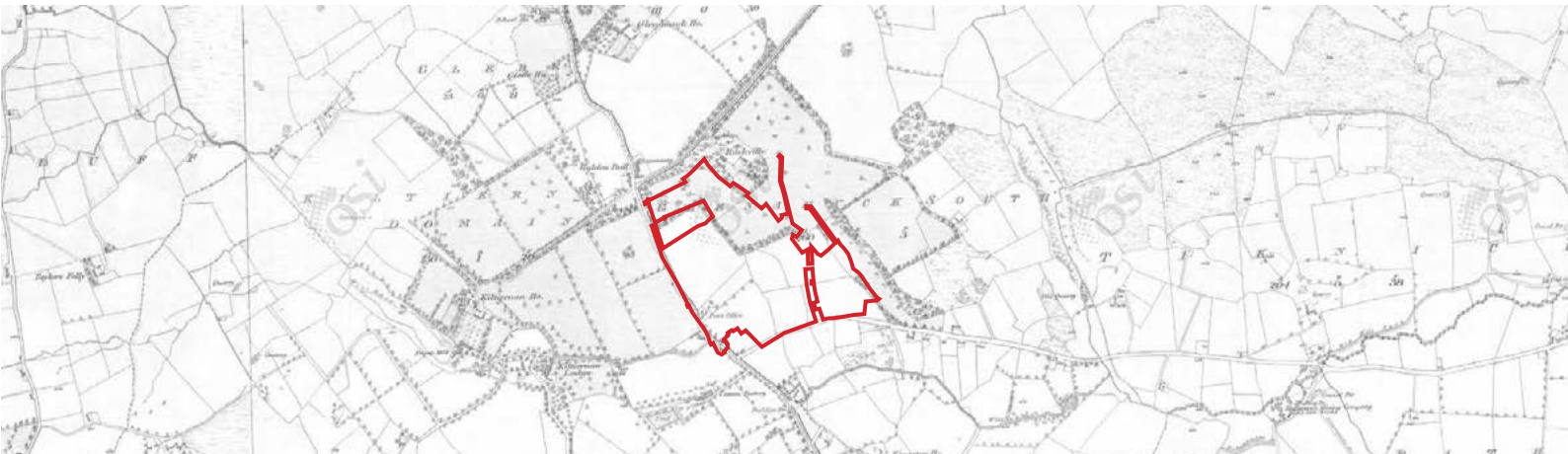
Medieval Monastery Remains



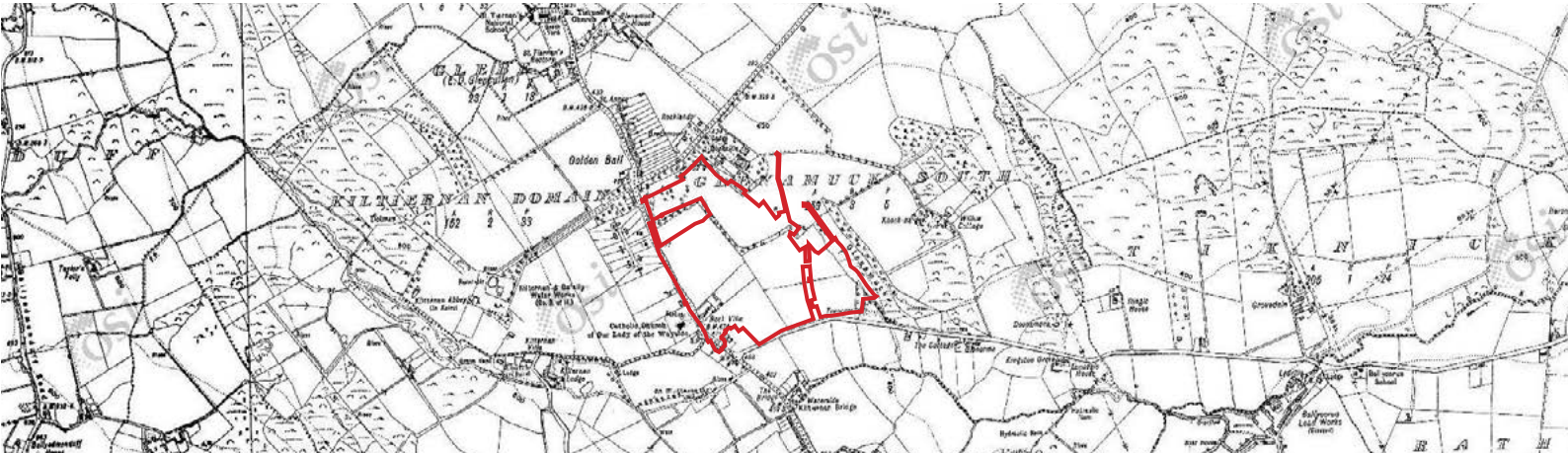
Ballycorus Lead Mine



1837 - 1842



1842 - 1888

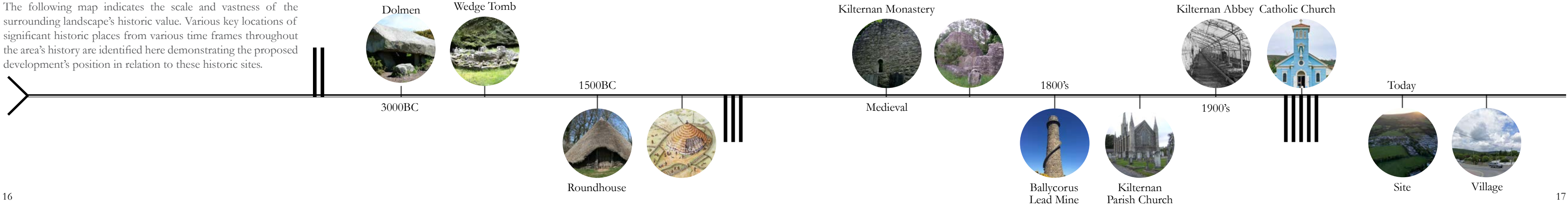


1888 - 1913

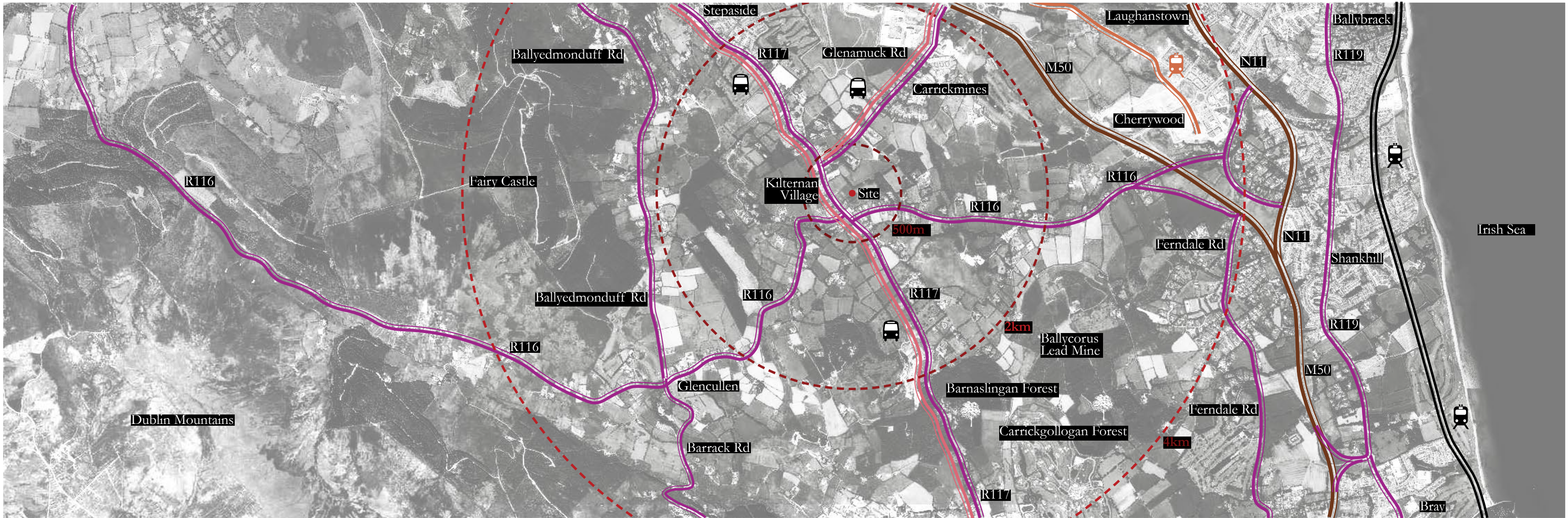
1.2 Historical Context - Walking in Footsteps



The following map indicates the scale and vastness of the surrounding landscape's historic value. Various key locations of significant historic places from various time frames throughout the area's history are identified here demonstrating the proposed development's position in relation to these historic sites.



1.3 Wider Context - Access & Amenity



- Motorway
- Primary Roads
- Dart (Southern Rail Line)
- Luas (Light Rail Line)
- Dublin Bus Route

The following map indicates how Kiltarnan is both bound and connected to the wider surrounding context of the area of South Dublin. The map also indicates main road routes along with public transport links that connect the village.



Dublin Mountains



Fairy Castle



Barnaslingan Forest



Carrickgollogan Forest



Ballycorus Lead Mine



Cherrywood Luas Stop



Dart (Rail Line)



Killiney hill

1.4 Local Context

Note: any red line boundaries are indicative only. Refer to architects drawings for application boundary.



The location of the site itself is strongly positioned due to its close proximity to the village centre. The south – western edge of the development runs parallel to the Catholic church and national church which are considered the focal point of the village. The village itself has few amenities including one public house, two churches, two schools, along with soccer pitches that are used by the local soccer club.

Kiltarnan’s most notable buildings are the Church of Ireland Parish Church of Kiltarnan which dates from 1826, the timber-built Catholic Church of Our Lady of the Wayside (Blessed and Dedicated on 14 July 1929).

The village has good road access from north to south. The R117 runs north south through the village while the R166 runs in an east west direction. It should be noted that the village itself has multiple other housing developments currently under construction which are also in close proximity to the proposed development.

1.4 Existing Vegetation

Note: any red line boundaries are indicative only. Refer to architects drawings for application boundary.



The surrounding context and the site itself is enriched with a series of existing tree and hedgerow boundaries that very much define the landscape character of the area. The site and the surrounding context are made of a rich network of tree and hedgerow boundaries which are a result of historic agricultural patterns which were used to divide fields and farmland boundaries as well as routes between fields and drainage courses.

This has resulted into an intricate and extensive web of vegetation that significantly contribute to the ecology and character of the site and surrounding landscape. The site itself contains a major tree / hedgerow boundary that cuts through the heart of the site acting as a key spine (corridor) for humans and animals. This extensive tree and hedgerow system of the site will strongly influence the landscape design drivers.

1.5 Site Analysis

Micro - Climate - The Influence of Light + Seasonal Change



The site in particular along the western edge boundary is exposed to strong westerly winds due to very little shelter with only a low lying hedgerow that runs along the western periphery.

The best areas for shelter lie just west of the major tree and granite wall boundary that cuts through the heart of the site. The northern edge is much less exposed to winds as a small quantity of mature trees protects this location.

The southern and eastern portions of the proposed development are also very well sheltered and guarded with large clusters of existing vegetation in the form of mature deciduous trees protect from wind exposure.

The time of day and how the sun moves across the sky is very influential in how the character and feel of the site changes throughout the day and in turn throughout the seasons. The sun rises beyond the eastern boundary of the proposed site development.

The sun then moves higher in the sky in a westerly direction until it sets just above the surrounding Dublin mountains. The gradual and continues change of the suns cycle creates opportunities for wonderful vistas in various areas of the site and at multiple times throughout the day and throughout the seasons.

The influence of the sun also provides great contrast within the site in terms of the relationship between light and shadow due to the strong presence of vegetation on the site. The suns cycle will greatly aid and inspire the landscape design rational in terms of creating multiple spaces with the suns pattern and influence on the site firmly in mind.

Topography

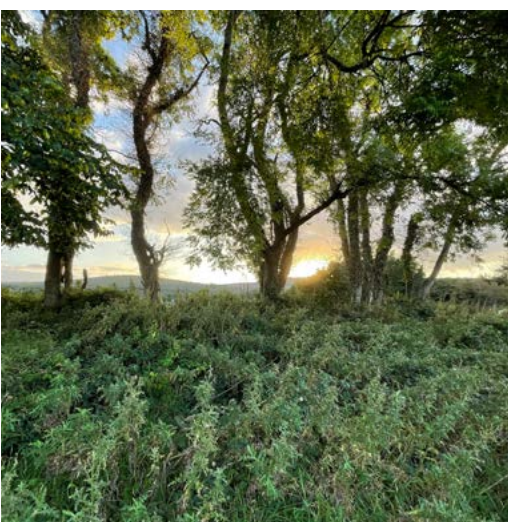


The topography of the proposed development currently runs in a west to east direction. Moving from west to east, the western edge of the development is relatively flat including most of the first field.

The significant and abrupt change in levels begins to manifest itself along the major tree boundary cutting through the development. From this portion, the topography slopes downwards in a broad easterly direction particularly towards the cluster of existing mature deciduous trees just beyond the eastern most section of our development.

Overall there is quite a significant level change from the highest most point of the development to the lowest. In all, level change stands mostly at 10-11 metres from one end of the development to the other, becoming steeper and more noticeable along the eastern edge falling into a valley where the site is bound by mature deciduous trees.

Existing Vegetation



A rich network of existing tree and hedgerow boundaries currently occupies the site and its boundaries. This intricate network of tree and hedgerow boundaries also follows the same pattern outside of the development boundary which connects the site in wider context of vegetation boundaries enclosing between picturesque pastoral fields. The site currently has a historic tree and granite wall boundary that splits through the proposed development in which was a former access route for farmers. This tree boundary contains a multitude of high value trees. Species in this boundary include Ash, Hawthorn, Holly and beech. A second tree and hedgerow boundary also exists along the south western portion of the proposed development which runs perpendicular from the Enniskerry Road. This vegetation boundary is of less value than the central tree / granite wall boundary. A large cluster of mature deciduous trees lies just beyond the site development red line along the sites south eastern most point.

Access + Connections



The site has good access and road frontage on the western edge as the site is bound by the Enniskerry Road (R117). The northern section of the proposed development is proposed to be accessible to Glenamuck Road. Ballycorus Road which will lead to the future proposed Glenamuck Link Distributor Road lies beyond the southern section of the site where it connects to the Link Road. This proposed road will run along the eastern section of the proposed development partly cutting through the site. Multiple road access points will be available via the Enniskerry Road. Also, access to the development will be achieved via a road connection which starts at the existing Glenamuck Road, cutting through the development and finally exiting via the future proposed Link Road. This road will follow the layout of the existing tree and hedgerow boundary that exists within the development. Cycling infrastructure will be improved along the existing Glenamuck and Ballycorus roads along with the future proposed Glenamuck Link Road.

1.6 Character & Characteristics



View 1



View 4



View 7



View 2



View 5



View 8



View 3



View 6



View 9



1.7 Character & Characteristics - Sense of Place



Landscape Character Diagram influenced by the scenic views surrounding the site.



Mountain



Meadow



Woodland



Mine

1.8 Aerial View of the Development



1.8 Aerial View of the Development

