

1.0 INTRODUCTION AND CONTEXT

1.1 Preamble

The Kiltiernan/Glenamuck Local Area Plan (LAP) (2007) was adopted by Dún Laoghaire-Rathdown County Council on the 9th of July 2007. Local Area Plans generally have a six-year lifespan, meaning that the Kiltiernan/Glenamuck Local Area Plan (2007) will expire on 9th July 2013. While some infrastructural servicing objectives in the area have been achieved in recent years, none of the major development objectives of the Kiltiernan/Glenamuck Local Area Plan (2007) have been realised to date. The adoption of the LAP in 2007 unfortunately coincided with the dramatic downturn in the national economy and the collapse in the property market which, combined, have led to a situation where the residential/commercial development sectors are effectively in stasis.

Under the Planning and Development Act (2000)(as amended),¹ the Council has the option of either extending the lifetime of the LAP for a further period (if it remains consistent with the County Development Plan) or if it is no longer consistent with the County Development Plan, of amending the Plan, revoking it or making a new Plan afresh.

The adoption of the Kiltiernan/Glenamuck Local Area Plan in 2007 was succeeded by the adoption of the County Development Plan in 2010. As part of this County Development Plan process, various amendments were made to zonings within the LAP boundary, to remedy some zoning ‘anomalies’ that arose primarily as a result of the proposed new road scheme layout for the LAP area. There were a number of instances of zoned parcels becoming ‘severed’ by the road layout and a decision was taken by the Council to rezone some small parcels of land in order to ensure a coherency in the proposed land use patterns for the area.

As a result of these amendments, the Kiltiernan/Glenamuck Local Area Plan (2007) is now clearly inconsistent with the County Development Plan (2010). In these circumstances, the Planning Authority is restricted from extending the duration of the LAP and must proceed to amend the LAP to provide for consistency with the ‘parent’ County Development Plan (2010) document.

The Kiltiernan/Glenamuck Local Area Plan (2007) also requires substantial updating in respect to references to outdated County Development Plan (2004) policies and Specific Local Objectives (SLOs). In addition, the Kiltiernan/Glenamuck Local

Area Plan (2007) requires to be amended and refreshed to have regard to national guidance and legislation that has emerged since 2007 – most notably the provisions in relation to Core Strategy, Appropriate Assessment and Flood Risk Assessment.

The LAP amendment process also offers the opportunity to incorporate subsequent pieces of work which emanated from the Kiltiernan/Glenamuck Local Area Plan (2007), such as the “Neighbourhood Framework Plan”, into the LAP itself, to guarantee a statutory footing for such documents.

Under the provisions of the Planning and Development Act (2000)(as amended), the process to amend an LAP does not allow for a shortened ‘Variation’ process similar to that of a County Development Plan. The amendment process for a LAP is effectively identical to that for the actual making of a LAP. This is a 39-week statutory process (if including material alterations which require a second public display period).

The Kiltiernan Glenamuck LAP (2013) (known hereafter as “the LAP”) includes a full Strategic Environmental Assessment and Appropriate Assessment Screening.

1.2 What’s New in the 2013 Local Area Plan?

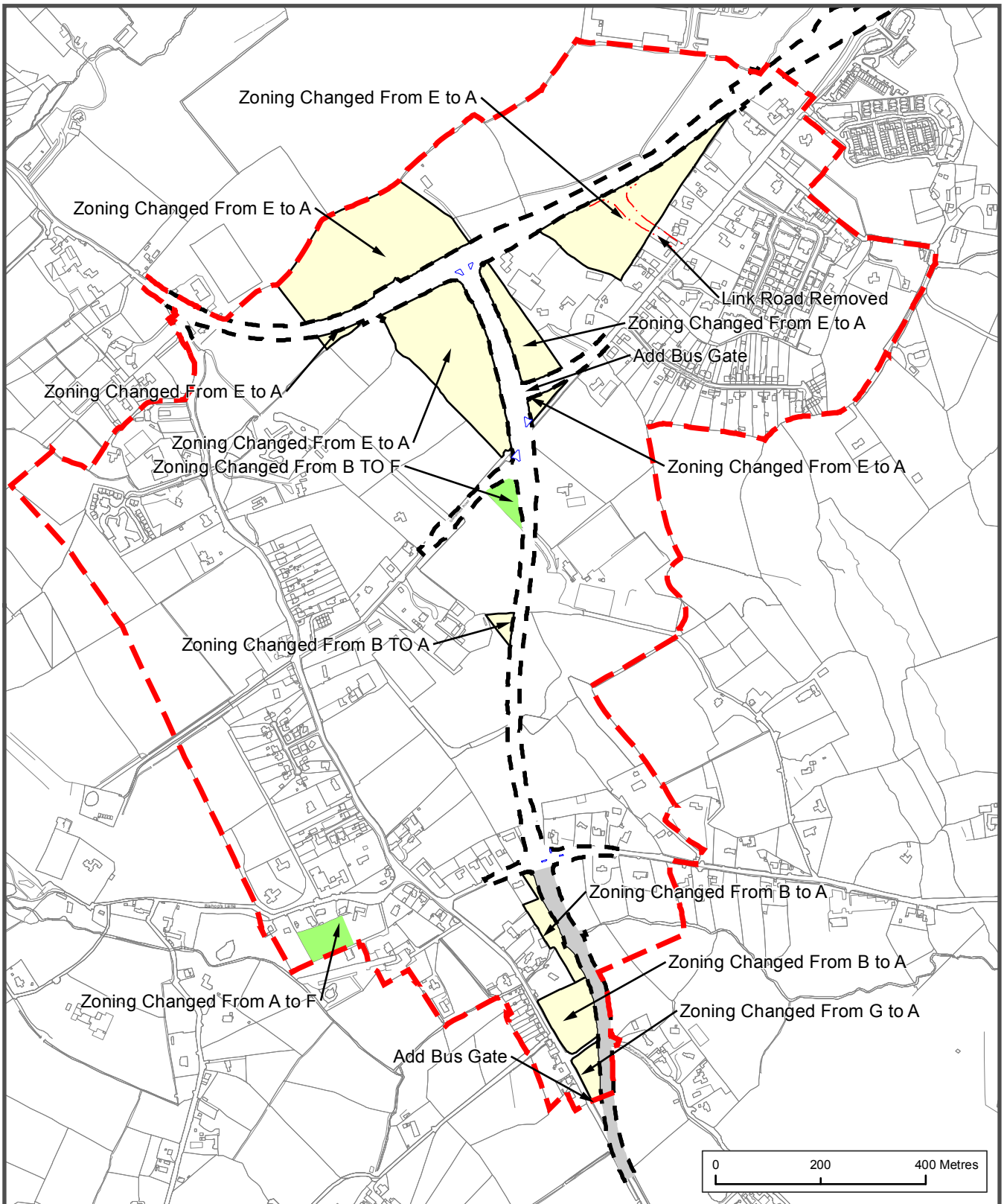
In general terms, the main provisions of the LAP (2013) remain broadly in line with, and unchanged from, the original LAP of 2007.




The main differences between the 2007 LAP and the 2013 LAP can be summarised as follows:

- Reflecting Land Use Zoning Changes, implemented as part of the County Development Plan 2010-2016.
- Changes to the proposed road layout, including reduced cross-sections.
- New Environmental Assessments of the Plan – ‘Strategic Environmental Assessment’ (SEA) and Appropriate Assessment Screening (AA).
- ‘Kiltiernan Neighbourhood Framework Plan’ incorporated as a section of the LAP.
- General updates to the Written Statement to reflect new County Development Plan policies and changes in national planning/environmental legislation.
- Minor Changes to the LAP Boundary.

¹ Section 12 of the Planning and Development (Amendment) Act, 2010, (which amends Section 19 of the Principal Act) provides for the extension of the valid life of a Local Area Plan from 6 years for a further period not exceeding 5 years.

Map 1:



<p>Legend</p> <p> Local Area Plan Boundary</p> <p> Section of Link Road Added</p> <p>NOTE</p> <p>Objective A: To protect and-or improve residential amenity.</p> <p>Objective B: To protect and improve rural amenity and to provide for the development of agriculture.</p> <p>Objective F: To preserve and provide for open space with ancillary active recreational amenities.</p> <p>Objective G: To protect and improve high amenity areas.</p> <p>Objective E: To provide for economic development and employment.</p>	<p>Adopted Kiltiernan/Glenamuck Local Area Plan 2013</p> <p>Map 1 Changes to Kiltiernan Glenamuck Local Area Plan 2007</p>	<p>Planning and Enterprise Department G. Hayden Director of Planning</p> <p>Senior Planner: D. Irvine Prepared By: C. Fulcher Date: October 2013</p>	<p> Dun Laoghaire-Rathdown County Council</p> <p>Includes Ordnance Survey Ireland data reproduced under OSI Licence Number 2013/25 CCMA/ Dun Laoghaire-Rathdown County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © - Ordnance Survey Ireland, 2013.</p> <p>Chief Technician: M. Hevehan Drawn By: M Hennessy Scale: 1:10000 Drawing No: PL-13-403</p>
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- Minor reduction in the residential density provisions

These differences are expanded upon below;

1.2.1 Land Use Zoning Changes

As referred to above, land use zoning amendments were made as part of the 2010 County Development Plan process to better integrate the proposed road layout within the Kiltiernan/Glenamuck zoned lands. The land-use zoning amendments were as follows (see 'Zoning Changes' Map No. 1 for details):

- i. Parcel No. 1b – zoning has changed from 'Objective E' to 'Objective A'.
- ii. Parcel Nos. 5a, 5b and 5c – zoning has changed from 'Objective E' to 'Objective A'.
- iii. Parcel No. 27a - zoning has changed from 'Objective B' to 'Objective F'.
- iv. Parcel No. 25b - zoning has changed from 'Objective B' to 'Objective A'.
- v. The western portion of Parcel No. 19 - zoning has changed from 'Objective B' to 'Objective A'.
- vi. Part of field at Parcel No. 16 - zoning has changed from 'Objective A' to 'Objective F'.
- vii. The extension of the Link Distributor Road from Ballycorus Road to link to Enniskerry Road has been included in the Development Plan (while this proposal had originally been included in the First Draft of the LAP, it was subsequently omitted from the final adopted LAP).

1.2.2 Changes to the proposed road layout.

For the purposes of this LAP, an updated transportation modelling exercise was carried out on behalf of the Transportation Department to assess whether changes in road usage and public transportation patterns (both within the LAP area and environs and within the broader GDA hinterland) in recent years would necessitate amendments to the proposed Glenamuck District Distributor Road/Glenamuck Link Distributor Road Scheme, which was an integral and pivotal part of the 2007 Local Area Plan.

More comprehensive detail is provided in Section 5 of this Written Statement - 'Movement' - but the main changes can be summarised as follows:

- A reduction in the width of the GDDR/GLDR to single carriageway in each direction (with cycle lanes).
- A revised junction layout at the Glenamuck Road and the GLDR.
- The removal of the proposed 'Link Road' between the GDDR and the Glenamuck Road.

- Changes to the layout of proposed junctions, to provide bus priority.
- The extension of the Link Distributor Road from Ballycorus Road to link to Enniskerry Road (this was excluded from the adopted 2007 LAP but subsequently included as part of the 2010 County Development Plan).
- The introduction of 'bus-gates' on the Enniskerry Road and Glenamuck Road.
- The inclusion of 'Surface Water Attenuation Ponds'.

1.2.3 New Environmental Assessments of the Plan

Changes in planning and environmental legislation introduced since the preparation of the 2007 LAP have meant that it is necessary to subject the LAP to both the

'Strategic Environmental Assessment' (SEA) and Appropriate Assessment (AA) processes. Accordingly, there are two environmental documents accompanying the Written Statement – an SEA 'Environmental Report' and an AA Screening Report, both included in the Appendices to the LAP.

1.2.4 'Kiltiernan Neighbourhood Framework Plan' incorporated as a section of the LAP.

An objective of the 2007 LAP was to prepare a short "Neighbourhood Framework Plan" to help guide the eventual development form of the Primary and Secondary Neighbourhood Centres (effectively the proposed 'village core' of Kiltiernan) with particular emphasis on such matters as proposed Urban Form, Urban Design Features, Architectural Style, Materials, Colours, Urban Space/Activity/Community Areas etc. This Neighbourhood Framework Plan was published in 2010, following a period of public consultation and is now included, without amendment, in the LAP as an Appendix to the Written Statement.

1.2.5 Updates to reflect new County Development Plan policies and legislation.

There have been many minor changes to County Development Plan policy in the intervening years since the adoption of the initial LAP for the area. These changes must be reflected in the LAP document. Likewise, changes in national planning and environmental policy and legislation must be reflected in the updated LAP.

1.2.6 Changes to the LAP Boundary

A minor change to the LAP Boundary is proposed to incorporate the full length of both the proposed Glenamuck District

Distributor Road and the Glenamuck Link Distributor Road at the respective junctions with the Enniskerry Road.

1.3 Planning Legislation

There have been a number of changes in the legislative and regulatory framework since the adoption of the original LAP in 2007. The most significant is the introduction of the 'Core Strategy'.

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based Core Strategy to be incorporated as part of County Development Plans. The purpose of the Core Strategy is to articulate a medium-to- longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in so doing to demonstrate that a Development Plan and its policies and objectives are entirely consistent with national and regional development objectives set out in the National Spatial Strategy 2002- 2022 (NSS) and Regional Planning Guidelines 2010-2022 (RPGs).

The Core Strategy seeks to ensure a level of equilibrium between residential land supply in the County and forecast household growth. The LAP lands are an integral part of the Council's medium-to-long term residential land supply and are highlighted in the Core Strategy as such.

The Regional Planning Guidelines for the Greater Dublin Area (2010) adopt a medium-term outlook, estimating land requirements out to the year 2022. Having regard to prevailing market conditions, it is not anticipated that there will be significant development in the short-term. Nevertheless the LAP lands remain an important element of strategic development land supply for the County and the Greater Dublin Region in general.

1.4 Overall Strategy

The Planning Authority is satisfied that the overall strategic approach to the planning of Kiltiernan/Glenamuck, as outlined in the original 2007 LAP remains robust and continues to have currency. The key elements of the overall planning framework for the area including;

- the proposal to provide a bypass road of the Village Core of Kiltiernan,
- the implementation of a Neighbourhood Framework Plan to consolidate the Village Core,

- the graduation of residential densities, from higher densities adjacent to the Luas line, to lower densities further from the main public transport artery,
- the implementation of a centrally-located major public open space/school site

have not changed despite the severe downturn in the national economy and the probability that residential development, in particular, may not proceed in the short term. The fact that the Kiltiernan/Glenamuck LAP area is well serviced in relation to water and drainage infrastructure - unlike much of the zoned residential land in the southern part of the County – serves to increase its importance and focus as a strategic land bank for the County in the medium-term.

1.5 Timescale for the Plan

When the Local Area Plan is published it must be placed on display for a minimum 6 weeks during which submissions and observations are invited from the public and interested parties. A report summarising the issues raised and the Manager's recommendation is presented to the Elected Members not later than 12 weeks after publication of the notice in the national newspaper.

The Elected Members have 6 weeks to consider the report and adopt, amend or reject the Local Area Plan. Any Material Alterations to the Local Area Plan must go on public display for a period of not less than 4 weeks.

Timetable for Kiltiernan Local Area Plan 2013

11 Weeks	6 Weeks	Display	Fri 17 th May – Fri 28 th June
	5 Weeks	Prepare Manager's Report	Fri 28 th June – Thurs 1 st August
6 Weeks	6 Weeks	Elected Members consider Manager's Report	Thurs 1 st August – Thurs 12 th September Council Meeting Mon 9 th September
If Material Alterations are Required:			
3 Weeks <i>(new deadlines determined by date of Council Meeting)</i>	3 Weeks	Prepare material alterations documents & Advertise Modifications	Mon 9 th Sept – Mon 30 th Sept
8 Weeks	4 Weeks	Modifications on Display	Tues 1 st Oct – Tues 29 th Oct
	4 Weeks	Prepare Manager's Report	Tues 29 th Oct – Tues 26 th Nov
6 Weeks	6 Weeks (plus 9 days)	Consider Report & Adopt Plan	Tues 26 th Nov – Thurs 16 th January 2014 (includes 9 days for xmas)
Total – 34 Weeks (plus 9 days)			

1.6 Context

1.6.1 BROADER CONTEXT (Map No. 2)

The area comprising the LAP is situated to the south of Dublin City and generally in the foothills of the Dublin Mountains. Its location had long been strategic since it was on an important communication route leading southwards from Dublin City. Historically this was 'frontier' land between the settled land of the 'Pale' to the north-east and the Gaelic mountain lands to the south.

1.6.2 LOCAL CONTEXT

The LAP area comprises the townland of Glenamuck North and portions of the townlands of Carrickmines Great, Glenamuck South, Glebe (E.D. Glencullen), Kiltiernan Domain, Kiltiernan and Kingston (E.D. Ballybrack). The boundary line depicting the County Electoral Areas of Glencullen and Ballybrack traverses the LAP area. The majority of the area falls within the Glencullen Electoral Area.

The current main transport routes through the LAP area comprise Glenamuck Road, aligned through the central portion of the area in a north-east to south-west direction to intersect with Enniskerry Road (R117), which is aligned through the western portion of the area in a north-west to south-east direction. Portions of Ballycorus Road (R116) and Ballybetagh Road (R116) extend into the southern portion of the area east and west respectively off Enniskerry Road. A limited number of other minor roads / laneways serve properties located east of Glenamuck Road, and the Wayside Cottages on the western side of Enniskerry Road.

While development has to some extent clustered around the Glenamuck / Enniskerry Roads and Enniskerry / Ballycorus / Ballybetagh Road junctions, the overall development pattern is very linear and fragmented and as such, the LAP area lacks a strong physical identity or indeed, focal point.

1.6.3 County Development Plan Policy

The lands comprising the LAP area have already been allocated land use zonings, as contained in the County Development Plan 2010-2016 (Map 3). Six land use zones are included within the extent of the LAP boundary and are as follows:

Table 1.1: Land Use Zonings

Zone	Objective
A	To protect and/or improve residential amenity.
B	To protect and improve rural amenity and to provide for the development of agriculture.
E	To provide for economic development and employment.
F	To preserve and provide for open space with ancillary active recreational amenities.
G	To protect and improve high amenity areas.
NC	To protect, provide for and/or improve mixed-use neighbourhood centre facilities.

In summary, the total extent of the respective land use zonings are as follows:

Map 2:

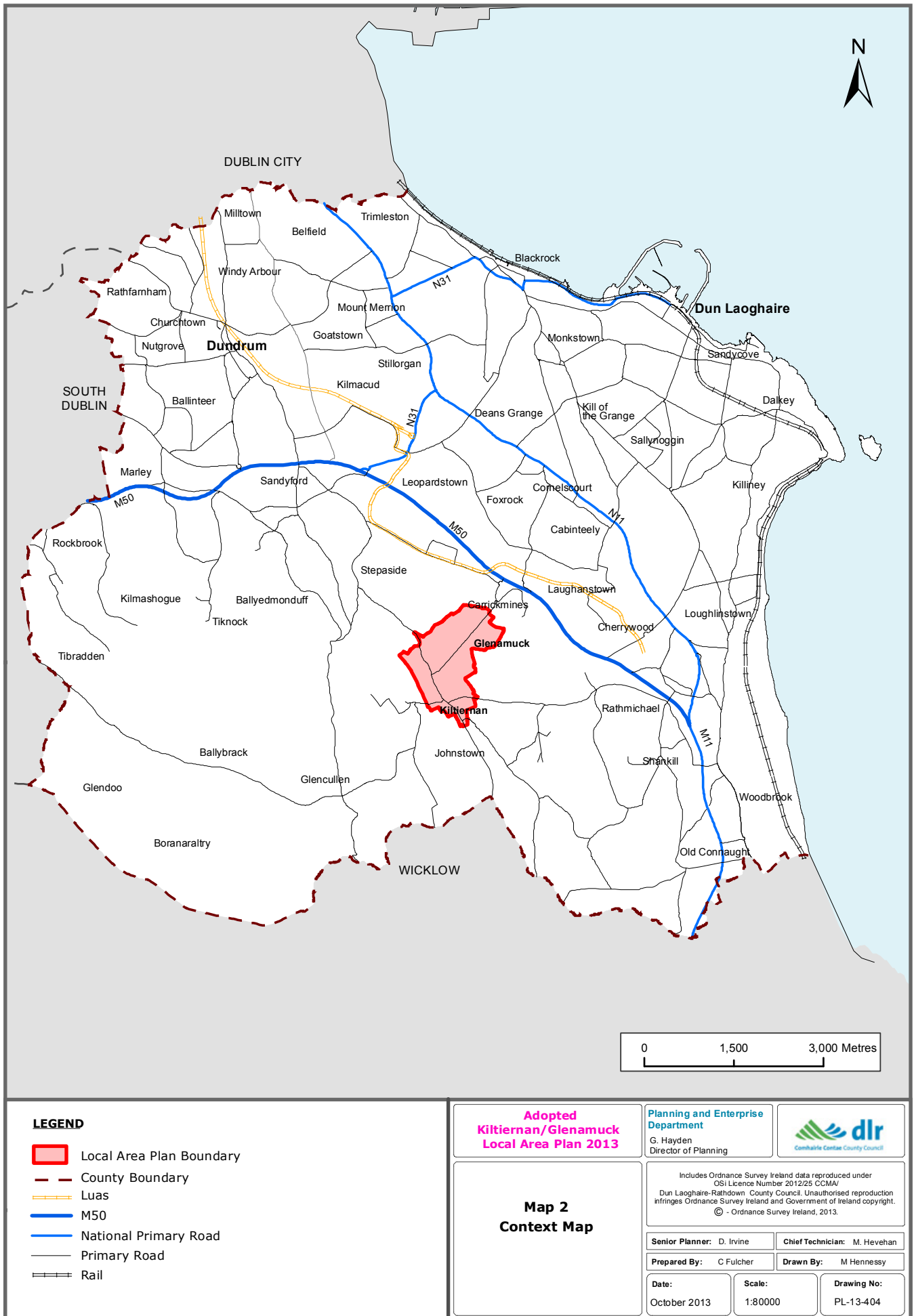


Table 1.2: Areas of Respective Land Use Zonings

Land Use Objective	Approx. Gross Total Area (ha)
Residential	112
Employment	9
Neighbourhood Centre	7
Agricultural	12
Open Space/Recreation	11
High Amenity Lands	2.5

The LAP area is also the focus of one County Development Plan Specific Local Objective (see Map No. 3) as follows:

“It is an objective of the Council to develop the Kiltiernan/ Glenamuck area in accordance with the policies and objectives of the adopted Local Area Plan. (SLO No. 40)”

Other objectives contained within the CDP, 2010-2016, which are applicable to the Plan Area include: Long Term Road Proposals, Six Year Road Proposals, Protected Structures, Sites of Archaeological Interest, Preservation of Views, an Area subject to the Section 49 Supplementary Development Contribution Scheme, a Traveller Accommodation site, and a County Council Housing Programme site. Most of these are all indicated on Map No. 3 and are described in more detail under the relevant sections of this Written Statement.

1.6.4 Population and Demographics

1.6.5 Population in Kiltiernan/Glenamuck

For the purposes of the Kiltiernan/Glenamuck LAP 2007, the population of the area was estimated at circa 600 persons, based on the number of residential units and average occupancy levels. An updated analysis for this LAP, based on the Census 2011 data and the Council’s own annual ‘Dwelling Survey’ suggests a current population figure of circa 900 persons.

Census 2011 figures are of limited use in estimating the population of the within the precise LAP boundary as the Kiltiernan Glenamuck LAP boundary straddles eight of the 2011 Census ‘Small Areas’ (see map No. 4). Some of these ‘Small Areas’ include population centres outside of the LAP boundary, such as Rathmichael and Stepside and therefore provide an overestimate of overall population - approximately 2,200 persons. The Census figures for this area indicate a residential vacancy rate of c.13%.

An alternative method for estimating population in the area is to use the Planning Department’s 2012 “Dwelling Survey”. The ‘Dwelling Survey’ consists of an annual house count

and recorded a total of 335 occupied dwellings within the LAP boundary. If an average occupancy figure of 2.7 persons per household (the County average) is applied, this gives a population estimate of approximately 900 persons.

1.6.6 Working Population

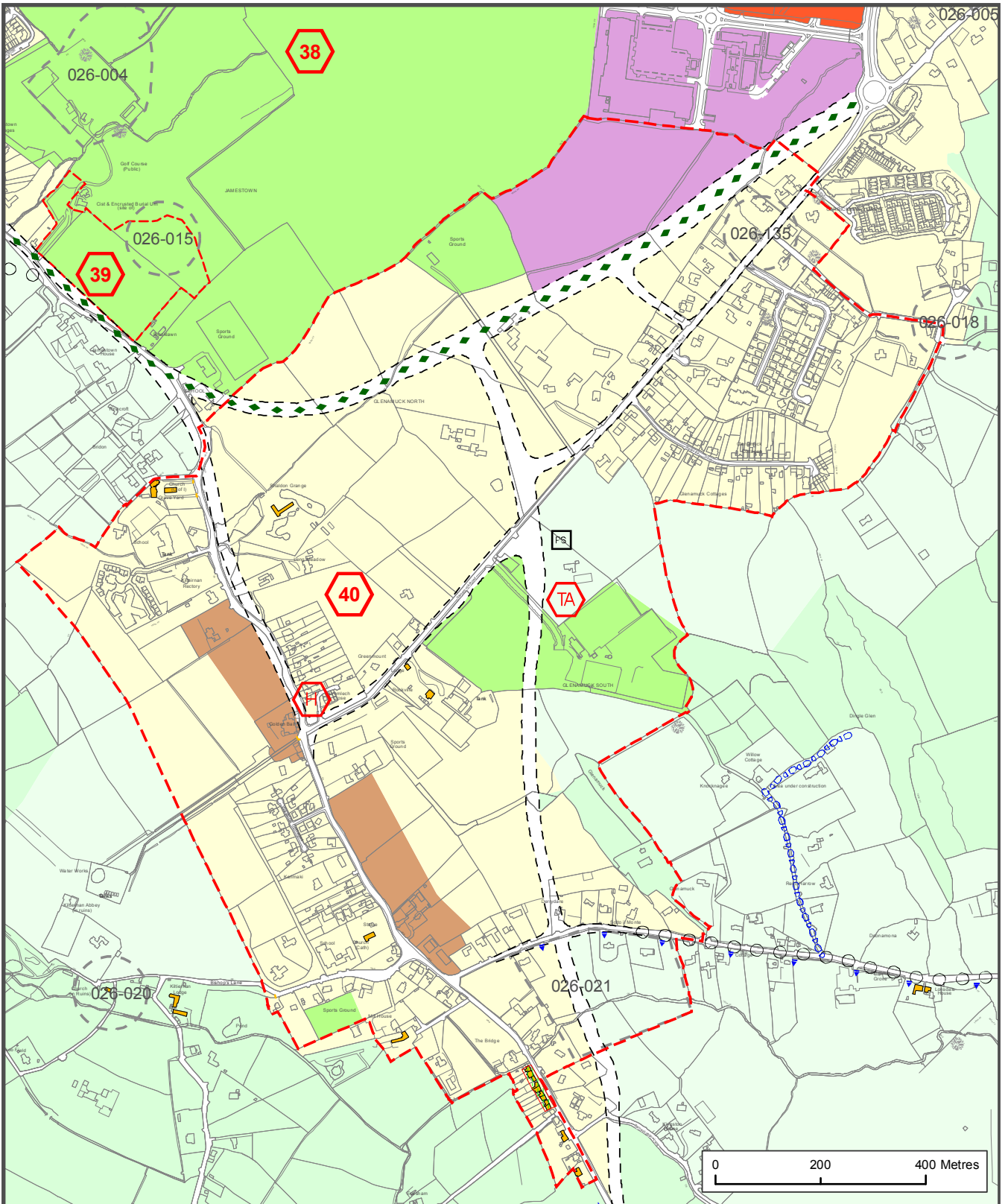
The Census 2011 POWSCAR dataset (Place of Work, School College Census of Anonymised Records) provides data on the number of people working within the Kiltiernan Glenamuck LAP area and also provides information on commuting patterns. There were 109 persons working in the LAP area in 2011, down from a figure of 121 in 2006 (see Map No.5)



1.7 Description of the LAP Area

1.7.1 Glenamuck

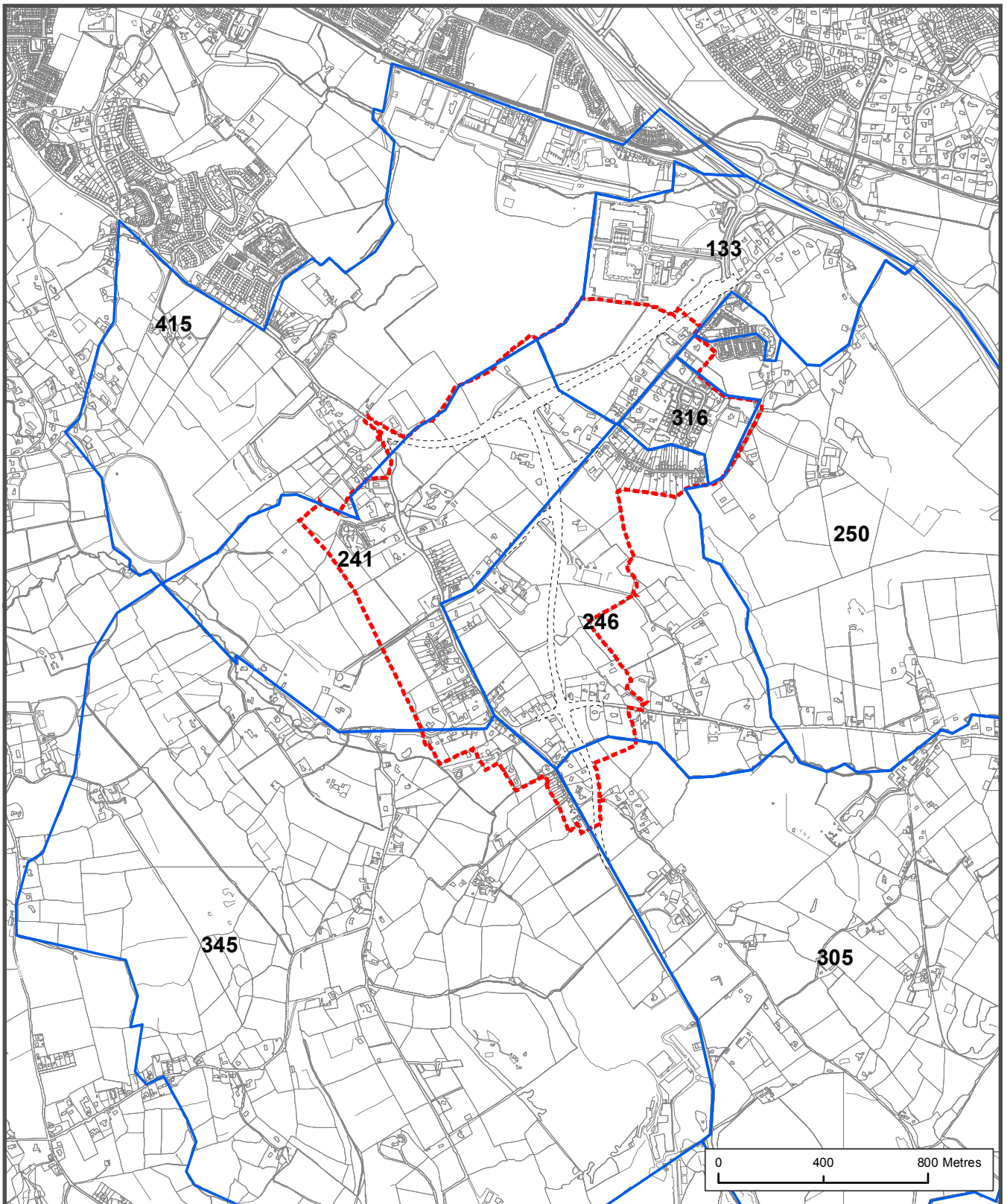
- The majority of the Glenamuck ‘component’ of the Plan area comprises large properties (zoned ‘Objective A’) with well-established gardens and large detached dwellings. Similar type properties also occur in the area of Springfield Lane. Almost all of the houses are of 20th century stock.
- Located on the southern side of Springfield Lane are two recently constructed residential developments (one of which is ‘Cairnbrook’). Residential density of the development varies from approximately 55 to 70 dwelling units/hectare (du/ha) with heights ranging from 2-4 storeys. These developments are accessed from Glenamuck Road via a joint access roadway.
- The Glenamuck Cottages enclave, which is zoned for residential development, has a distinctive streetscape character. Dwellings located on Glenamuck Cottages Road (bar Rockville Drive, which comprises two-storey semi-detached dwellings) are almost predominately single storey cottage-style structures with black slate roofs.
- South of the Glenamuck Cottages is a tranche of agricultural zoned land comprising a property with a large detached house, and then lands which are currently utilised for agricultural purposes.
- Further to the south are two fields zoned for ‘Open Space/ Recreation purposes’. The western field is used for the grazing of cattle. The eastern field is the location of the Wayside Celtic playing pitches.
- Immediately south of the Wayside Celtic facility is a triangular-shaped portion of agricultural-zoned land used for grazing purposes.

Map 3:





<p>Legend</p>  Local Area Plan Boundary	<p>Adopted Kiltiernan/Glenamuck Local Area Plan 2013</p>	<p>Planning and Enterprise Department G. Hayden Director of Planning</p>	
<p>Map 3 Extract from Maps 9 & 13 of County Development Plan 2010 - 2014</p>		<p>Includes Ordnance Survey Ireland data reproduced under OSI Licence Number 2012/25 CCMA/ Dun Laoghaire-Rathdown County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © - Ordnance Survey Ireland, 2013.</p>	
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Map 4:



Legend

-  Local Area Plan Boundary
-  Census 2011 - Small Area Population

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Local Area Plan 2013**

**Planning and Enterprise
Department**
G. Hayden
Director of Planning



**Map No. 4
Census 2011
Small Areas Population**

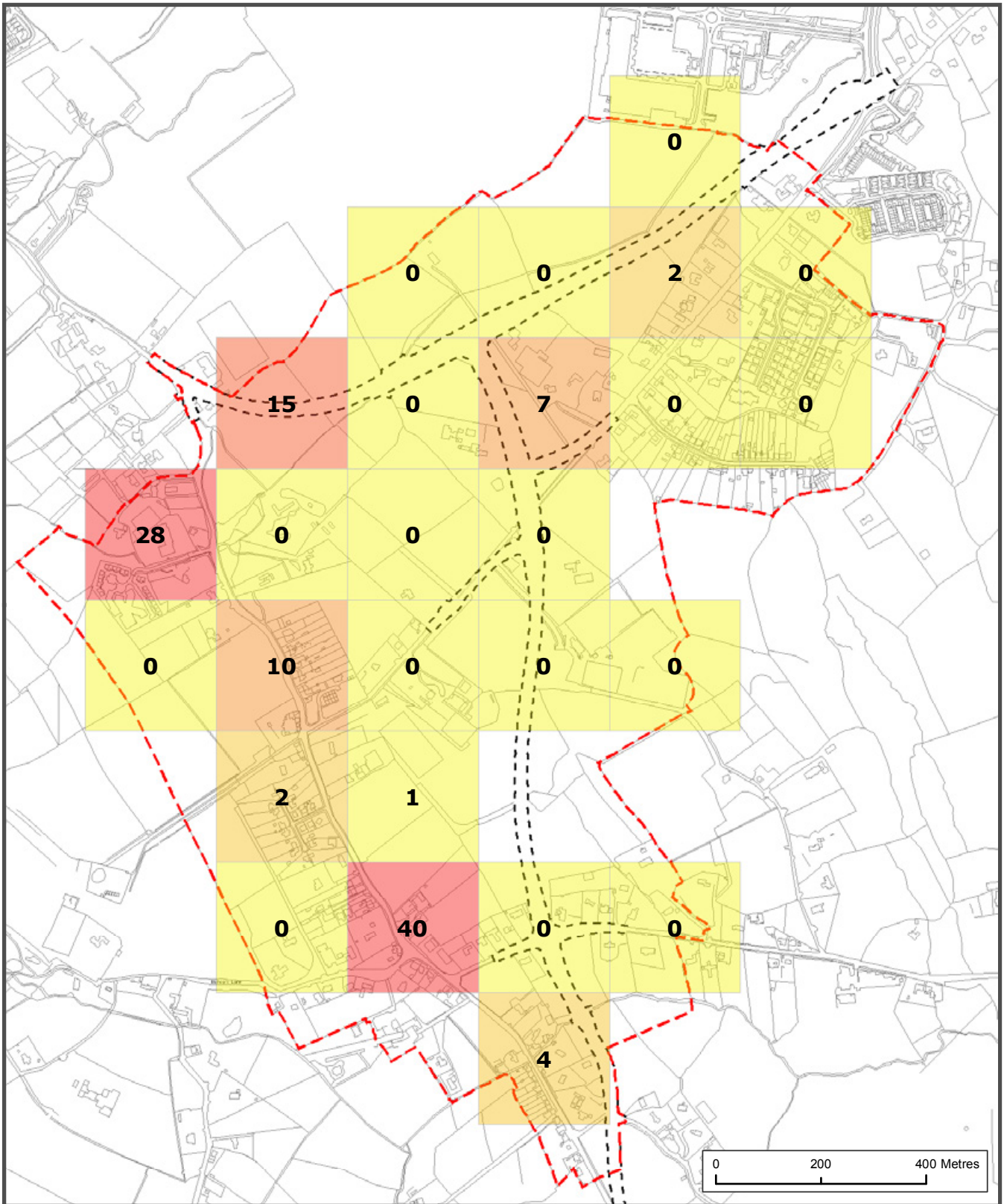
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Map 5:



Legend

Local Area Plan Boundary

Census 2011 - Number of Jobs per 250m Grid

0 - 1 Total Number of Jobs in Draft LAP Area = 109

2 - 4

5 - 10

11 - 15

16 - 40

Adopted Kiltiernan/Glenamuck Local Area Plan 2013

Planning and Enterprise Department
G. Hayden
Director of Planning

dlr
Dun Laoghaire-Rathdown County Council

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Map 5
Census 2011 'POWSCAR'

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Date: October 2013	Scale: 1:10000
	Drawing No: PL-13-407

- Located on the western side of Glenamuck Road in the north-eastern portion of the LAP area is a tranche of employment zoned lands.

To provide context, the following approved developments abutting the north-eastern edge of the LAP area should also be noted:

- On the western side of Glenamuck Road is 'The Park' development, to comprising a mixed of land uses including retail warehousing and office.

On the eastern side of Glenamuck Road are two residential developments namely, 'Carrickmines Green' and 'Carrickmines Manor'.

1.7.2 Kiltiernan

- The majority of the Kiltiernan 'component' of the Plan area comprises residential-zoned land, with the exception of the two proposed Neighbourhood Centre nodes and a site located on the southern side of Ballycorus Road, which is zoned for agricultural uses.
- Within the Kiltiernan area there are two protected structures and their respective curtilages, namely 'Shaldon Grange' (c.18th century) on the western side of Glenamuck Road, and 'Rockville House' and associated 'Gate Lodge' (c. 1750) on the eastern side of Glenamuck Road.
- The balance of the surrounding lands comprise relatively large properties with 20th century suburban detached dwelling houses set in landscaped gardens. Of note are Greenmount (c.1900s), Rocklands and Greencarrick (c.1930s), and Willow Glen (c.1900s), which is an unusual Arts and Crafts style house.
- On the north-eastern corner of the intersection of Glenamuck and Enniskerry Roads is located a row of semi-detached rural type cottages (c. 1900) on long narrow plots. These cottages have been much altered. Boundary treatments include stone front walling and elsewhere, planted hedgerows.
- On the western side of Glenamuck Road at the extreme southern end is located 'Cromlech Close', a County Council housing development. The site is also the focus of Social Housing Programme objective.
- On the western side of Enniskerry Road opposite the T-junction of Glenamuck/Enniskerry Roads is located the very distinctive entrance gateways (a protected structure) topped by two round granite balls. This 'Golden Ball' gateway was the entrance to the roadway that provided access to Kiltiernan Abbey (now no longer in existence). North of the 'Golden Ball' entrance is Palmers Restaurant and Pub with associated parking to the rear.
- Within the vicinity of the Glenamuck Road/Enniskerry road junction is an interesting range of street furniture including: a pump, a Victorian wall mounted postbox and a built-in stile in a stone boundary wall on Glenamuck Road.
- To the north, and forming the northern boundary of the LAP area, are the lands comprising the Church of Ireland Church site.
- To the south of the 'Golden Ball', are located the 'Wayside Cottages' accessed via a cul-de-sac roadway off the western side of Enniskerry Road. Wayside Cottages are an example of an early 20th century (c.1930) rural cottages development arranged in a formal manner. The house plots are long and narrow and the cottages are laid out with a regular shallow building line. The original character of a number of the houses has been adulterated (extensions added and windows replaced.)
- South of the Wayside Cottages are various sized properties comprising mostly 20th century detached houses all with septic tanks. Land to the west comprises undeveloped fields.
- To the north-west of the Ballybetagh Road/Enniskerry Road junction is 'Our Lady of the Wayside RC Church', (a protected structure). This distinctive blue church is an easily recognisable landmark in the area. To the west of the Church, and accessed from Ballybetagh Road, is Our Lady of the Wayside National School.
- On the southern side of Ballybetagh Road is the VEC Adult Education Centre comprising a single storey building, associated outbuilding and a car park facility. The site of this facility also includes an open field to the rear of the existing facilities, which is currently used for sports activities/games.
- The residential zoned lands in the south-western portion of the LAP area (abutting Enniskerry Road to the west and east and on Ballybetagh Road) comprise a range of different sized properties accommodating detached dwelling units of varying styles and ages. The Mill House located on one of these properties is a protected structure (18th century). Of note are a number of buildings dating from the Victorian era. Adjacent to the Enniskerry/Ballycorus Roads junction is a sequence of single storey stonewalled rural-type cottages (late 19th century) on small rectangular plots.
- The relatively large properties on Ballycorus Road comprise late 20th century detached suburban houses with extensive gardens and plot boundaries defined by planted hedgerows and fencing.
- The extreme southern portion of the LAP area has a very distinctive character comprising as it does of a number of Protected Structures and other buildings dating from the 19th century. These include: the semi-detached, single storey,

vernacular type Moss Cottages (Nos. 1-9), and two protected structures namely, the Old Post Office (late 19th century) and the vernacular Georgian-style Orange Lodge (present name, 'Boghall'). Other significant buildings at this location include Verney Lodge (single storey vernacular type late 19th century gate lodge) and a two-storey vernacular Georgian rural dwelling of random rubble stonewalling and slated roof. In addition to the existing 19th century vernacular cottages and houses, other features in this node include a stone bridge over the Loughlinstown River, a wooden framed water pump, pillar-box, a surface cobbled rainwater channel aligned in front of the Moss Cottages, and a high-level granite wall plaque inscribed 'Kiltiernan' on the northern-most Moss Cottage.

1.8 Historical Context

1.8.1 Brief History

Kiltiernan, or Cill Tiernan, takes its name from the ancient church, the ruins of which are located on Bishop's Lane located west of the south-western boundary of the LAP area. There is evidence that the Kiltiernan/Glenamuck area has been inhabited since the Neolithic period. Further to the late Bronze and Iron Ages, it was during the Early Christian period (pre-Norman) that the church at Kiltiernan appears to have been established. There is documentary evidence of a castle in Kiltiernan during the Medieval period, although the site of its location is unknown. After the dissolution of the Irish monasteries in 1540, the Kiltiernan church became a ruin.

Throughout the sixteenth and seventeenth centuries, Kiltiernan lay beyond the Pale. In Roque's 1750 map the early roots of the settlement at Kiltiernan appears as a cluster of houses around a central open area - perhaps a green or 'square'. While this could not be considered as a substantial settlement, it does exhibit evidence of planning and formal layout. The early focus of settlement was to the west of the present day village of Kiltiernan, in the vicinity of the old church. This is clearly evident in Roque's 1750 map and also in Taylor's 1816 map.

The 1837 map of Kiltiernan illustrates a thriving location with a Cotton Mill/Factory and a Paper Mill in the area. There is evidence of a number of house clusters scattered around the area that later became known as Kiltiernan. To the east of the Cotton Mill and north of 'Boddies Bridge' (now known as Kiltiernan Bridge) stood one cluster of houses. In the vicinity of the old Post Office there is evidence of settlement and again a small number of habitations are evident at the Golden Ball cross roads. These sites appear to form the core around which later settlement evolves.

The 1837 map also illustrates the area as a Landlord dominated landscape. While industrial features such as mills existed, they were most likely owned and run by the landed classes. Also illustrating the landed classes is the presence of many large houses, of which Kiltiernan House, Kiltiernan Lodge, Rockville and Glenamuck Houses are important. The impact of parklands and Demesne land on the landscape is also evident at this time. While there is a long tradition of lead mining at nearby Ballycorus, no direct evidence has been found of a linkage between the two areas. This is possibly because maintenance of the local 'big houses' and the mills between them provided sufficient employment for the working class population.

The 1860 map clearly illustrates Kiltiernan as an important point on the route from Dublin, Dundrum and 'Killgobbin' to the South of Ireland. The importance of this routeway explains why the earlier settlement - originating at the church site and later evolving in to a mill site - moved eastwards.

2.0 OVERALL STRATEGY

2.1 Background to Primary Objectives

PRIMARY OBJECTIVES:

VO1	<i>To accommodate a sustainable level of residential and other ancillary development to ensure the wider strategic objectives of the 2010-2016 County Development Plan are realised.</i>
VO2	<i>To establish an obvious identity/sense of place for Kiltiernan.</i>
VO3	<i>To establish a focal point/civic node for Kiltiernan.</i>
VO4	<i>To guide sustainable development in order to establish the character of the two component areas that comprise the LAP namely, Glenamuck and Kiltiernan.</i>
VO5	<i>Ensure that all projects in the LAP which could, either individually or in combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) will be subject to Appropriate Assessment Screening</i>
VO6	<i>The overarching policies and objectives of the Dún Laoghaire Rathdown County Development Plan will equally apply to any development and any associated works, individually or in combination with other plans or projects within the LAP boundary.</i>
VO7	<i>The EU Directives for Environmental Impact Assessment (EIA), the Water Framework Directive, the Floods Directive and the Strategic Environmental Assessment (SEA) are the fundamental policy framework of environmental protection measures and legislation for the delivery of the policies within this document and full compliance with the EIA and SEA Directives shall be provided.</i>

2.1.1 Objective VO1

The making of the 2004-2010 County Development Plan resulted in substantial new zoned lands within the boundary of the identified LAP area. The rezonings were required in order to meet the County-wide strategic objectives of the 2004-2010 Plan. These lands are predominantly residential, but also include employment uses, two neighbourhood centres and (private) open space/recreation uses.

From a very preliminary assessment it became apparent that the development anticipated in this area would generate increased levels of traffic through the area. Glenamuck Road, which is intended to function as the main distributor road for the area to convey vehicular traffic from Enniskerry Road to M50/Luas to the north, is inadequate given its current condition, width and profile. In its current condition Glenamuck Road is not considered capable of serving the transportation needs arising from the rezoned lands.

There is a Six Year Road (Improvement) Proposal objective pertinent to Glenamuck Road in the County Development Plan 2010-2016. Acknowledging that the roads infrastructure within the Plan area needs to be upgraded, and that local infrastructure improvements would provide better access to the road network thus promoting development, the Council appointed Consultants to undertake an initial study in 2005 to provide proposals for new roads and public transport infrastructure in the area. This study would provide essential guidance in relation to the primary tier of road network required within/to traverse the area. This study was subsequently revisited in 2012/2013, to take cognisance of changes in traffic volumes in the area and to examine and model the impacts of the opening of the Luas Line extension and the completion of the M50.

The primary component of the road scheme, the 'Glenamuck District Distributor Road' (GDDR) is located north of the existing Glenamuck Road and will act as the main collector/distributor section of the overall network and directly connect the roundabout to the south of the Carrickmines Interchange to the Enniskerry Road north of Kiltiernan 'village'.

It is also proposed that a further distributor road, to be known as the 'Link Distributor Road' (LDR) also be included to complete the overall scheme. This LDR is located to the south of the GDDR and is aligned in a north-south direction connecting the GDDR to Enniskerry Road south of Kiltiernan Village. This Link will also act as a collector/distributor road for traffic to-and-from south of Kiltiernan Village and as a de facto 'bypass' of the established Kiltiernan village.

The proposals for new roads infrastructure are predicated on the assumption that there will be a strong uptake in the use of public transport for trips generated by new development in the area – both bus and Luas - including a feeder service to the Carrickmines/Ballyogan Wood Luas stop to the north-east of the LAP area.

2.1.2 Objectives Vo2 and Vo3

The proposed Link Distributor Road (as identified in the commissioned Study) will effectively create a ‘bypass’ of Kiltiernan village, thereby facilitating two of the key objectives included in the LAP, namely, to establish an obvious identity/ sense of place for Kiltiernan, and to establish a focal point/ civic node for Kiltiernan. The removal of significant volumes of through-traffic will facilitate the creation of more pedestrian-friendly, walkable spaces at the heart of the Village Core.

2.1.3 Objective Vo4

Following the rezoning of the lands in 2004, the initial objective of the then County Development Plan was to ‘To prepare a Local Area Plan for Kiltiernan’, and initially it was intended this would focus only on Kiltiernan. It became apparent, however, as substantial lands had also been rezoned in the ‘Glenamuck’ area, and that no specific guidance was available as to how these lands should be developed the boundary of the LAP should be extended to include the Glenamuck North and South lands and part of the Carrickmines Great lands (also rezoned).

Nevertheless, it is important to be able to distinguish between these two component parts of the LAP since each exhibits a distinctive character. It was initially intended that the two areas would be separated by open space lands but this expectation was never realized as a consequence of further additional rezonings included in the 2004-2010 CDP.

2.1.4 Objective Vo5 to Vo7

These Objectives have been incorporated into the LAP as part of the Strategic Environmental Assessment and Appropriate Assessment Screening process and reflect the feedback between the plan-making process and the environmental assessment process.

2.2 Broad Framework and Principles of Development

OVERALL DEVELOPMENT OBJECTIVES:

RESIDENTIAL

REO1	To develop a Plan that facilitates the development of a proper community through the considered use of imaginative and sympathetic design and layout of new residential development.
REO2	To encourage/ensure the successful integration of future residential developments with the existing built fabric of Kiltiernan/Glenamuck.

REO3	To facilitate the provision of appropriate residential densities and a mixture of dwelling units, types and tenures taking into account proximity to public transport corridors, site topography, sites of archaeological interest/ protected structures and natural features.
REO4	To integrate an appropriate quantum of social and affordable housing into the LAP.
REO5	To facilitate a travellers’ accommodation site at a location adjacent to Glenamuck Road.
REO6	To include sustainable strategies in building design that incorporates control of energy consumption, reduction of emissions and the use of renewable and recyclable materials.
REO7	To facilitate the timely provision of appropriate parallel amenity and support facilities for new residential development within the LAP.
REO8	To ensure a critical population threshold in order to support a viable and vibrant neighbourhood centre.
REO9	To ensure that all plans and projects in the County which could, either individually or in combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) will be subject to Appropriate Assessment Screening

ECONOMIC ACTIVITY

Eo1	To provide existing and future residents with local employment choices in the interests of sustainable communities.
Eo2	To develop specific design responses in respect of scale, form and layout where employment zoned lands are proximate to residential areas.
Eo3	To ensure that any industry development will be subject to Appropriate Assessment (AA) Screening to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 sites and that the requirements of Article 6 of the EU Habitats Directive are met
Eo4	To require that all relevant development proposals are subject to AA screening to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 sites and that the requirements of Article 6 of the EU Habitats Directive are met.

As a synopsis, the principles and vision of the overall development framework for the overall Plan area are broadly outlined below.

2.2.1 GLENAMUCK NODE:

The Glenamuck component of the LAP - essentially the north/north-eastern portion of the Plan Area will comprise employment and higher density residential land uses. An exception to this will be the Glenamuck Cottages node, which represents an enclave of existing development form, and exhibits a particular vernacular style.

The employment-zoned lands (Parcel No. 1) should be linked physically and contextually to development on the balance of 'The Park' at Carrickmines. However, employment types that will contribute to providing a more varied land use mix on the overall employment zoned node will be encouraged. Further retail warehousing uses will be discouraged. Development form on the edges of the land parcel, which immediately abuts residential zoned lands, should take cognisance of this adjacent land use in terms of mitigating potential adverse impact on future residential amenity.

Medium/higher density residential development (45-55 dwelling units/net ha) will be supported within this 'Glenamuck' node. These lands fall within the catchment of the Section 49 LUAS Contribution Scheme and are proximate to employment zoned lands and permitted higher density residential developments previously approved. Heights permitted would generally range from 3-5 storeys, which would be comparable to and compatible with existing permitted heights in the area.

The 110kV and 220kV overhead transmission lines represent a predominant and intrusive feature of this LAP area. The undergrounding of the lines would clearly be welcomed and it is an objective of this LAP to encourage and facilitate such initiatives. The undergrounding of the 220kV line in particular, would be hugely beneficial to the general area, both from the perspective of making land parcels more cohesive and coherent but more importantly from a visual perspective. ESB International, have, however indicated that the undergrounding of the 220kV line cannot be undertaken in a piecemeal fashion. The line would have to be undergrounded from source i.e. the main Carrickmines 220kV substation at Ballyogan. The Council will continue to work with ESBI and other stakeholders to seek a solution that provides for the full undergrounding of the line throughout the LAP area.

Separating the Glenamuck and Kiltiernan nodes on the eastern side of existing Glenamuck Road are the agricultural and open space zoned Parcel Nos. 25, 26 and 27. Development proposals on agricultural land ('Objective B' zoning) will continue to be guided by the Sustainable Rural Housing Guidelines and the CDP.

A primary objective of the LAP will be to provide and facilitate cycle and pedestrian permeability through the LAP area (and

beyond). It is intended to include a greenway link from the future amenity area (on the rehabilitated land fill site to the north-west), along the north-eastern boundary of Parcel No. 5 to the facilities at Wayside Celtic.

From Wayside Celtic the greenway link would proceed along the allocated footpath space provided in conjunction with the Link Road and/or the greenway spine to access a controlled location (in conjunction with a proposed vehicular access point off the LDR) where it will be possible to cross the LDR. At Parcel No. 24b there is an opportunity to provide an offshoot walkway to the east to the 'Objective G' zoned lands which also connect with Ballycorus Road. The greenway spine formed by part of the open space provision associated with Parcel No. 20a will then proceed westwards before accessing the neighbourhood centre (all via safe controlled pedestrian crossing facilities).

The walkway continues to the west to exit onto Enniskerry Road. At a controlled and designed pedestrian crossing on Enniskerry road, pedestrians will cross Enniskerry Road to gain access to the education and church facilities and to lands to the west of Enniskerry Road. Movement through the NC will percolate through the proposed plaza area.

2.2.2 KILTIERNAN NODE:

The central section of the LAP area, i.e. the area between the Link Road to the east, existing Enniskerry Road to the west and Ballycorus Road to the south is proposed to comprise low/medium density residential development (40-45 du/ha). With the exception of the existing cottages opposite Palmers Restaurant and Pub, the remainder of the lands comprise undeveloped fields and the former sports fields of Wayside Celtic RFC. Two Protected Structures and their associated curtilages - Shaldon Grange located on the western side of Enniskerry Road and Rockville on the eastern side - will need to be sensitively accommodated within any future development proposals.

Development on Parcel No. 6b will be 40-45 du/net ha with heights of 2/3 storeys with four storey elements adjacent to major road alignments. An access loop road will be required to service these lands.

With regard to the Golden Ball Cottages, it is anticipated some small-scale infill development could occur and would be considered in accordance with relevant development management guidelines. An alternative scenario, where a number of the Cottages are acquired and the amalgamated lands developed as a single scheme may be considered by the Council. Development guidelines for Parcel No. 6 would apply in any such scenario.

A gateway feature is to be installed on the triangular shaped portion of land formed at the junction of re-aligned Enniskerry

Road at its northern end in the LAP area and the proposed GDDR. This will signal entry into the LAP area. The spire of the Church of Ireland Church on Enniskerry Road signals the beginning of/exit from the Kiltiernan node and any development in the environs of the Church (Parcel Nos. 11a and 11b) should not obscure the spire, which is a local landmark.

The proposed residential density for Parcel Nos. 20 a & b is 40-50 du/ha, with any higher density to be located proximate to the NC development. Permitted heights would range from 2-4 storeys. An additional access loop road will be required to service these lands.

Ideally there should be one Neighbourhood Centre to feature as the civic core for the LAP area. The provision of two centres, on opposite sides of Enniskerry Road, somewhat dilutes potential focus. It is intended that the southern-most NC node (Parcel No. 22) will be the primary node. The Kiltiernan Neighbourhood Framework Plan, which is an appendix document to the LAP, sets out the development framework for the two Neighbourhood Centre zones. The Framework Plan envisages that the node centred around Our Lady of the Wayside Church will become the primary retail, commercial and community focus for the village, centred on a new 'village green' that will become the heart of the village. The Framework Plan proposes a self-contained development of complementary uses on the secondary Neighbourhood Centre zone (parcels 13a and 13b), which will be designed and set behind stone walls and trees and will not present commercial or retail frontage to the Enniskerry Road in competition with the primary node.

The residential node (Parcel Nos. 23 a & b) created in the north-eastern segment of the Ballycorus Road/LDR junction is somewhat severed from the remainder of the developable LAP area. In addition to possible servicing constraints, access arrangements will need further analysis.

It is proposed that the residential node (Parcel No. 16) created in the south-eastern segment of the Ballycorus/Enniskerry Roads junction will accommodate low density residential development.

Land Parcel No. 19 (zoned 'Objective B') while capable of accommodating rural housing is heavily constrained by the referenced presence of an archaeological site, overhead powerlines, the Loughlinstown River and the future LDR.

The juxtaposition of lands to the west of Enniskerry Road with the 'G' and 'B' zoned lands comprising the lower slopes of the Dublin Mountains and the need to retain views from Enniskerry Road translates into a more constrained and considered pattern of development to the west. Residential development is supported and will be facilitated but maximum permitted densities will be in the range of 35-40 dwelling units/net ha.

Slightly higher densities on the secondary NC zoned lands may be considered depending on the design configuration.

On lands to the west of Enniskerry Road, heights of 2-3 storeys shall be encouraged with the 3-storey elements to be focused along the interface with Enniskerry Road, and at other appropriate locations throughout the area, for example at areas facing the internal loop access road. The design of buildings, which would include a range of dwelling types, shall have strict regard for topography and existing surrounding developments, and the 3-storey elements shall be subject to qualitative criteria in terms of building design, the merits of the proposal, elevation and the need to retain views to the Dublin Mountains to the south-west. Second tier loop access roadways will be required to provide access to the zoned land parcels west of the Enniskerry Road. There will, however, be a presumption to limit the number of individual access points onto Enniskerry Road to a minimum.

Small-scale, sensitive infill development may be considered for the Wayside Cottages enclave (Parcel No. 14).

Land within Parcel Nos. 16 and 18 will, in general terms, be developed for relatively low density residential development. Any proposed development should however have regard for in-situ existing Protected Structures and their respective curtilage.

It is considered that the area comprising the southern portion of Parcel Nos. 16, 17 (Protected Structures, '1-9 Moss Cottages') and 18 has a special character. This presents an opportunity to develop this node in a manner that reflects its recent and past history, and to create a bookend-type development, which signals the southern edge of the Kiltiernan. This node has the potential to develop into a precinct of particular character, but this would depend on a reduction of vehicular through traffic in order to render it pedestrian/cycle friendly. Development at this node could be of a modern-style since good precedents have been set of 'marrying' Protected Structures with well-designed and appropriate new build. An opportunity to develop a cultural facility/interpretative centre at this location could also be considered.