

LEGEND

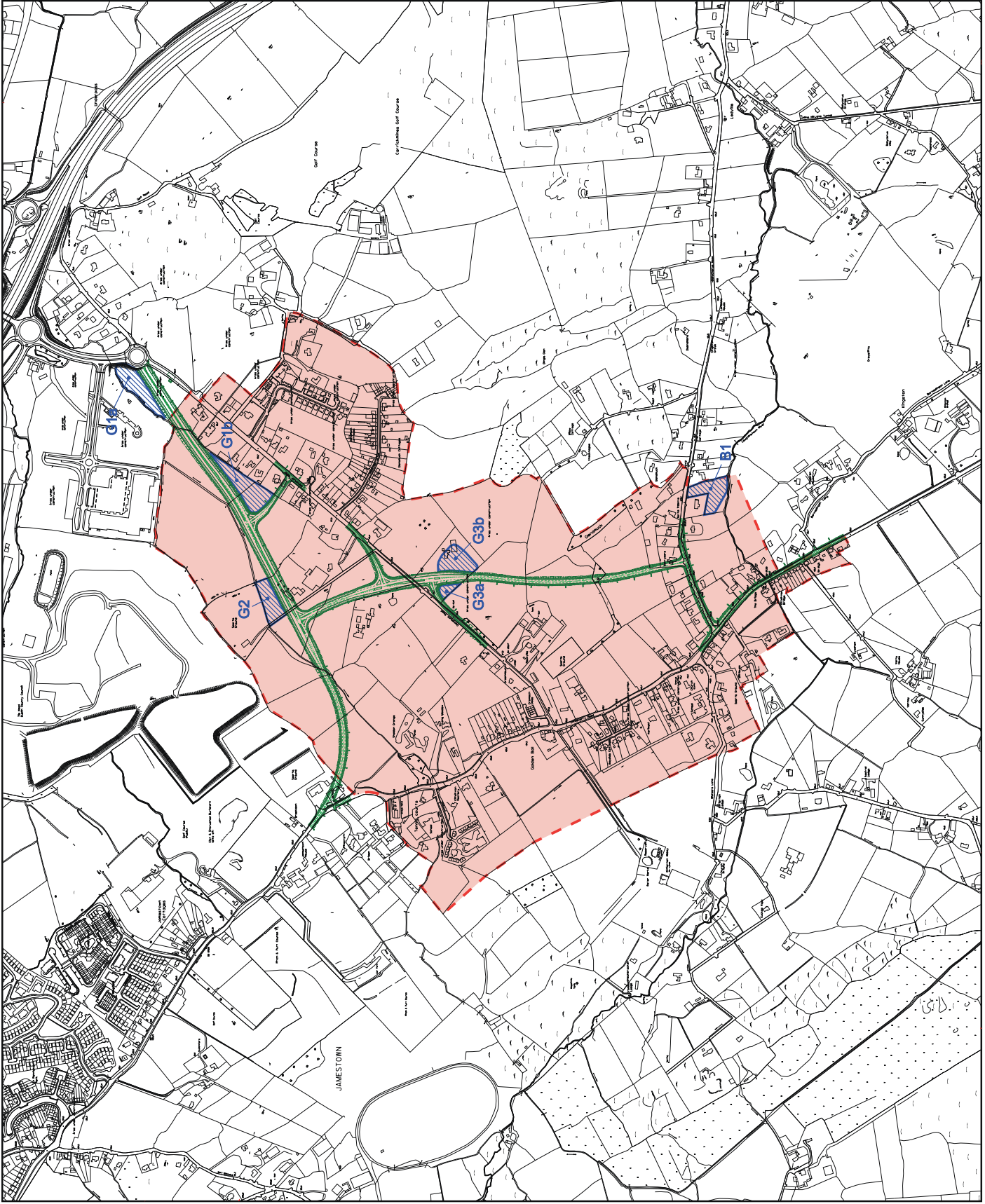
-  Boundary of Section 49 Supplementary Development Contribution Scheme
-  Proposed Road Lines
-  Land Title for Proposed Attenuation Ponds

PLANNING DEPARTMENT
Economic Development & Planning Department
LIMERICK
R. CRONIN

Section 49 Supplementary Development Contribution Scheme for Killarney

Senior Planner: U Walsh CDT Design: D. Daly
Prepared By: J. Moran Drawn By: M. Kennedy

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Appendix I

Building Heights Strategy

Building Heights Strategy

1 Introduction

Dún Laoghaire-Rathdown is essentially a low-rise county. The prevailing building height seldom exceeds two to three storeys, and in some areas even single storey development prevails. During the post-war development boom, residential and retail developments stayed mostly around two to three storeys. A few higher developments were scattered around the County with maximum heights of up to seven storeys but these were the exception rather than the norm, and their impact remained local.

However, recent and proposed development has tended to be higher. It is often in the region of four to six storeys. In the larger development sites such as Steppaside, Carrickmines, Cherrywood and Sandyford heights greater than six storeys have been permitted.

The aim of this strategy is to reinforce the County's image of a high quality residential urban area with outstanding mixed-use town centres by encouraging higher densities and, where appropriate, taller buildings around existing and emerging new urban nodes.

This strategy will be used in establishing building heights for individual areas and centres through local area plans and other plans such as the proposed Cherrywood Strategic Development Zone. This strategy will also be used in assessing proposed building heights of individual planning applications.

1.1 General Context

Building height is only one aspect of urban form and, in dealing with development proposals; there is a risk in becoming too focused on building height issues. The other parameters, which are part of the European Urban Model, are of equal or greater importance.

The European Urban Model

Studies of successful urban patterns in European cities have shown a number of common characteristics:

- a connected and integrated network of streets with a fine grain and permeable pattern of development;
- a mix of different uses with complementary activity patterns;
- a pattern of blocks and streets, which allows for compact development that makes efficient use of land;
- development along a common and continuous building line that offers a clear and unambiguous distinction between public and private spaces;
- development fronting onto the street, with entrances and openings supporting street activity and passive supervision of the street space;
- walking and public transport as the most important means of urban travel;
- pedestrian-friendly and safe public realm and public spaces;

- varying plot widths offering a rhythm of facades and variety of architectures, creating a townscape with diversity and interest and a more adaptable urban fabric;
- a clear relationship between the size and importance of the streets and building scale, particularly building shoulder heights, contributing to the understanding, legibility and character of an area.

2 General Principles

This section sets out the principles, which the Planning Authority will use in assessing appropriate building heights throughout the county.

2.1 To protect the residential amenities of the County

Much of the County consists of fairly low density, low-rise suburban residential areas. Whilst increased densities and heights are envisaged by the Strategy, these should not detract from residents' living conditions, should avoid significant loss of privacy and light, and the scale and bulk of new development should have regard to its setting. The challenge for this strategy is to achieve sustainable densities without adverse impacts on residential amenities (caused by excessive building height).



2.2 To protect the County's built heritage and natural areas of exceptional beauty

Dún Laoghaire-Rathdown comprises natural areas of exceptional beauty, including 17 km of coastline as well as outstanding upland areas. The County also has an exceptional built heritage, both archaeological and architectural, with the highest concentration of Protected Structures outside of the Dublin City Area. In order to protect the County's built and natural heritage, building heights should have regard to the qualities of buildings and areas of architectural and historic interest and important views and prospects.



2.3 To promote higher densities and allow for increased building heights around public transport nodes and centres of activity.

With the need for sustainable growth, high density, mixed-use development should be promoted in centres of activity and around transport nodes. This may mean increased building heights in appropriate locations, although high density does not necessarily require the provision of tall buildings. High-density development can also be achieved through low-rise compact development forms such as terraces; urban blocks and apartments build around garden squares.



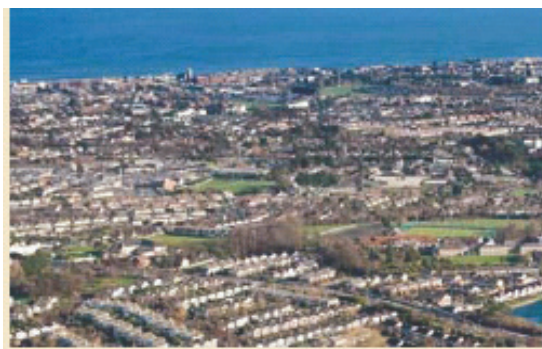
2.4 To encourage higher densities and also to allow for increased building heights at appropriate locations along public corridors.

The potential for higher densities and buildings is greater at nodes and junctions. Increased building height at key locations, particularly junctions along major transport corridors, helps the legibility of the County.



2.5 To promote higher density through in-fill development

Higher densities should be promoted through the redevelopment of vacant or underused land and sites in sustainable locations throughout the County and through appropriate infilling. The aim should be to provide additional new housing near centres and existing public transport infrastructure, whilst preserving open space at the edge of the County. Building heights may be increased in suitable locations, depending on the context of the site, but such development needs to have regard to such factors as the character of the surrounding area and the living conditions of residents.



2.6 To allow for landmark buildings in the right places, usually in local and district centers

Landmark buildings attract people, help orientation and contribute to local identity. The Strategy sets out definitions for local and district landmarks. Generally, landmark buildings are higher than their surroundings but they may be created through other means than height, such as quality building or public space design. However, landmarks should relate to the scale of a given node. As a general rule, local landmarks may be permitted in local nodes, whilst district landmarks should only be allowed in a few primary nodes. Primarily, Sandyford and University College Dublin to reflect the exceptional role of these places. Landmark buildings normally need to be sparse in a given area in order to be able to perform their role as landmarks, although a close cluster of taller buildings can combine to form a single landmark in wider urban views.

3 Specific Areas

3.1 Architectural Conservation Areas

It is Council Policy to protect its outstanding architectural heritage through Architectural Conservation Areas. Key objectives are to enhance and protect conservation areas, heritage sites, protected structures and their settings. New developments should respond to local character and protect and enhance the built heritage and new buildings should not have an adverse effect in terms of scale, height, massing, alignment and materials.

New buildings in an Architectural Conservation Area should preserve and enhance the character and appearance of the area. In many cases this may mean that building heights should reflect the prevailing height of the surrounding area. Landmarks may sometimes add to the character of an Architectural Conservation Area, but landmarks of significant additional height will not normally be appropriate.

3.2 Coastal Fringe

Most of the County's outstanding architectural heritage is located along the coast. In particular, the high quality building stock in Booterstown, Blackrock, Monkstown, Dún Laoghaire, Dalkey and Killiney has created a unique waterfront of high architectural and historical value. Views from the Irish Sea and East Pier capture the remarkable coastline with its historic seafront developments.

In order to retain and protect this outstanding coastline and its distinct skyline, this Building Height Strategy sets a 1km 'Coastal Fringe Zone' following the coastline. Where development is proposed within this zone which would exceed the height of its immediate surroundings, an urban design study and impact assessment study may be required to demonstrate that the scheme will not harm and will protect the particular character of the coastline including, where appropriate, views from the sea/pier.

3.3 Dún Laoghaire

The character of Dún Laoghaire Town Centre will be protected and intensification will be promoted through compact urban form rather than taller buildings.

A key objective is to protect the unique skyline, particularly for views from the ends of the East and West Pier.

Dún Laoghaire is designated as the Major Town Centre. Building Heights within the area are typically 2-3 storeys, with some recent and post war developments of about 4-5 storeys and maximum of 7 storeys. Only the spires of St. Michaels Church and Mariners Church (the Maritime Museum) and the tower of the County Hall rise above the urban skyline. It is an objective that this be preserved and maintained.

3.4 Mountain Foothills

The County comprises areas of exceptional natural beauty, including outstanding upland 'high amenity' areas south of the M50. It is Council policy to minimise the consumption of natural non-renewable resources, including land, and to protect the quality of the landscape and open space. Therefore, the Council will strictly control the further expansion of the suburbs into rural and high amenity areas. Care should be taken to protect the image of the Dublin Mountains particularly from being spoiled by intrusive development of inappropriate scale, height and massing.

As a general rule, as topography rises the scale, height and massing of development should be reduced, development should be frequently subdivided and relate to topography. Where development is proposed which would exceed the height of its surroundings, an urban design study and impact assessment study may be required to demonstrate that the scheme will not harm the setting of the mountain foothills and the image of Dublin Mountains.

3.5 Major Development Sites

The larger development sites of, say, 5 ha. or more, sometimes set their own context for development and may have potential for greater building height away from boundaries with existing residential development.

3.6 Important Views

A key objective is to protect important views identified in this Development Plan and to prevent inappropriate development from harming their character.

In addition there are many local views and prospects - from the sea front, from the higher lands, along streets, which are locally important and should not be adversely affected by development.

New development should not adversely affect the skyline, or detract from key elements within the view whether in foreground, middle ground or background. Well designed and located buildings can sometimes enhance views.

3.7 Areas the Subject of Local Area Plans

Where Local Areas Plans for certain parts of the County exist and were adopted prior to the making of the 2010-2016 Development Plan - specifically Stillorgan, Woodbrook/Shanganagh, Glencullen, and Kiltiernan/ Glenamuck LAPs - any height parameters and guidance set by these local documents shall be adhered to in any consideration or assessment of planning applications'.

4 Landmark Buildings

4.1 Context

A landmark building is a single outstanding building which is either taller or of a more notable design than its neighbours. Great care is required in dealing with proposals for landmark buildings. These guidelines address occupied landmark buildings. Tall civic features such as spires, monuments, places of worship, and clock towers need to be considered on an individual basis.

Criteria based assessment is an advisory tool to evaluate the design excellence as well as the justification of a tall building proposal. Where development of a landmark building is proposed, the Planning Authority will require the applicant to provide a rationale for the proposed building which demonstrates that it will make a positive contribution to the built environment.

4.2 Local Landmarks

A local landmark is a single outstanding building, which is either, taller or of a more notable design than its neighbours, but has an impact only at local rather than at district or metropolitan level.



Existing Local Landmark in Dun Laoghaire

A local landmark will only be acceptable where an urban design study of the area demonstrates that it will substantially enhance the character and legibility of an area, for example by marking an important street corner or contributing to the character and quality of a particular place.

Consideration will be given to the cumulative effect of landmark developments. A landmark development at a location of lesser relevance may also have an adverse effect on the legibility and character of an area. Buildings of exceptional architecture rather than height may also perform as successful landmarks.

A local landmark development may be permissible, if: it substantially enhances the legibility in an area, for example by marking an important node, junction or street corner; it preserves and enhances the local character; it creates active street frontages and addresses and improves the public realm, the network of streets and spaces and the quality of the physical environment around the site; its scale, massing and height respects adjoining buildings; it does not have an adverse impact on living conditions in terms of overlooking, overshadowing, excessive scale, etc; it does not compete with existing landmarks, and does not obstruct, harm or detract from important views; it does not harm or detract from conservation areas and protected structures; it is of outstanding architectural and urban design.

In addition to the normal requirements, planning applications for local landmark buildings should contain:

- A design statement to include (a) an urban design study that shows the benefits and impact on the local and wider urban context for a local landmark on the proposed site, including justifications, the impact on the county-image, the benefits to the public, its contribution to regeneration, sustainability and transport; and (b) an architectural design statement that addresses development context, development objectives, urban design principles, scale and massing, density, materials, details, lighting (day and night time), existing and proposed land and building uses, ground floor uses, treatment of roof top/crown, ground floor treatment, public realm strategy.
- An impact assessment study to illustrate the impact on the context, especially on conservation areas and significant views. This should be done through accurate visual modeling of proposals – photomontages or three-dimensional computer models (buildings fully rendered) – from relevant assessment points defined by the Council.
- Proposals should be shown in daylight and nightlight conditions. Impacts on privacy and overlooking of existing properties should be tested with the help of section analysis and three dimensional computer models.

4.3 District Landmarks

A district landmark is a single outstanding building, which is substantially taller than its neighbours and has an impact on a district level. A district landmark will only be acceptable where an urban design study of the area demonstrates that it will substantially enhance legibility on a local, district and metropolitan scale.

A district landmark development may be permissible, if: it enhances the appearance and legibility in an area on a local and strategic scale, for example by marking an infrastructure node or centre of countywide importance; it preserves and enhances the local character and improves the wider context in terms of proportion and composition; it creates active street frontages and addresses and improves the public realm, the network of streets and spaces and the quality of the physical environment around the site; it is close to existing, or imminently planned, transport and service infrastructure with sufficient capacity; it respects surrounding residential amenities and does not have an adverse impact on living conditions in terms of overlooking, overshadowing, excessive scale, etc.; it does not compete with existing landmarks, and does not obstruct, harm or detract from important views; it does not harm or detract from conservation areas and protected structures; it demonstrates sustainable construction methods and resource management; it is sensitive in terms of its impact on microclimate (wind, sun, reflection, and overshadowing) and; it is of outstanding architectural and urban design and with sufficient slenderness forms an attractive urban element to be seen from all angles, contributing to an interesting skyline.

To justify a district landmark, an urban design study should be undertaken, which should include an evaluation of the impact on the county-image, the benefits to the public, its contribution to regeneration, sustainability, transport and service infrastructure, and has been subject to sufficient public consultation.

In addition to the normal requirements planning applications for a district landmark should contain:

- A design statement to include (a) an urban design study that shows the benefits and impact on the local and wider urban context for a local landmark on the proposed site, including justifications, the impact on the county-image, the benefits to the public, its contribution to regeneration, sustainability and transport; and (b) an architectural design statement that addresses development context, development objectives, urban design principles, scale and massing, density, materials, details, lighting (day and night time), existing and proposed land and building uses, ground floor uses, treatment of roof top/crown, ground floor treatment, public realm strategy.
- An impact assessment study to illustrate the impact on the context, especially on conservation areas and significant views. This should be done - photomontages or three-dimensional computer models (buildings fully rendered) - from relevant assessment points defined by the Council. Proposals should be shown in daylight and nightlight conditions. The micro-climate impact of the development on the surrounding environment (streets, public spaces and existing development) should be tested in regards to wind funnelling, overshadowing and sun-reflection. This should be done through the testing of accurate physical and three-dimensional computer models, conducting wind tunnel studies, sun-path studies, as well as using other suitable impact simulation methods. Impacts on privacy

and overlooking of existing properties should be tested with the help of section analysis and three-dimensional computer models.

- A movement statement (traffic impact assessment including car parking, pedestrian movement and public transport needs).
- A building services strategy including building systems and enclosure, energy consumption and efficiency, lighting (day and night time), and telecommunications.

