



# Kiltiernan-Glenamuck

Draft Local Area Plan  
**2025**



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Local Area Plan  
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## Preamble/Executive Summary

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**Chapter 1 Introduction and Context** sets out the vision for the Draft Plan, the legal framework underpinning Local Area Plans, the various studies and assessments that have informed the Draft Plan, the context and the estimated future population projected for the Draft Plan area. A SWOC analysis sets out the Strengths, Weaknesses, Opportunities and Challenges in the area.

**Chapter 2 Urban Design Strategy and Site Development Frameworks** sets out the overall strategy for the built form in Kiltiernan - Glenamuck. Eight different Character Areas within the Draft Plan area are identified along with an overarching Urban design Strategy. This strategy addresses both the changes that the new transport interventions will bring to the area and also addresses in detail how development should take place at the new village centre.

Individual Site Development Frameworks (SDF) which will guide future development proposals are then set out for a number of identified land parcels that are as yet undeveloped. Future development will be required to accord with the objectives set out in the site development framework section for each development site.

**Chapter 3 Climate Action** addresses both climate mitigation and climate adaptation measures. Climate mitigation includes policies and objectives relating to water and wastewater supply for the area, sustainable water management policies including Sustainable Urban Drainage Systems (SuDS) and groundwater protection. Mitigation measures also includes renewable energy and energy efficiency in buildings. Climate adaptation includes policies relating to flood risk assessment.

**Chapter 4 People and Place** sets out the policy and objectives aimed at creating, maintaining and integrating communities, neighbourhoods and residential amenities within the Draft Plan area. The first part of this chapter specifies objectives for some of those elements that are central to the “ten minute

neighbourhood” concept - namely childcare, healthcare, community facilities and schools. An objective is included to provide a community facility on the neighbourhood centre lands. The second part of the chapter focuses on policies and objectives pertaining to provision of homes and includes density and height parameters.

### The 10 Minute Neighbourhood Concept



**Chapter 5 Transport and Movement** - One of the assessments which has informed the Draft Plan is an Area Based Transport Assessment or ABTA. An ABTA examines the most sustainable way to manage future transport demand. Chapter 5 details the main transport recommendations arising from the Draft “Local Transport Plan” with a focus on permeability and delivering on the “ten-minute neighbourhood” concept.

Objectives are set out in relation to:

- Active travel measures (active travel is travelling with a purpose and using our own energy – such as walking, cycling and scooting)
- Permeability (permeability is the extent to which an urban area allows the movement of people by either walking or by cycling)
- Public Transport
- Road and Traffic Management

**Chapter 6 Multifunctional Neighbourhood Centre and Employment.** A key focus of this chapter is the delivery of a multifunctional neighbourhood centre with provision of retail, employment and community uses on lands on Enniskerry Road.

**Chapter 7 Natural Heritage, Open Space and Recreation** sets out how biodiversity, open space and recreation will be addressed in the Draft LAP and acknowledges that these topics were raised in a high number of submissions received in the pre-draft public consultation. Policies and Objectives are set out relating to hedgerows, views and prospects, protected areas and habitats. An open space and recreation strategy is set out with a focus on the North South integrated recreation corridor and the Central Parkland Character Area. More detailed objectives are set out for the former Bective lands, provision of an additional phase to “Kiltiernan Park” and support for the community rewilding project on the western edge of the Draft Plan lands.

**Chapter 8 Heritage and Conservation** sets out general Policy and Objectives for the conservation of heritage in Kiltiernan - Glenamuck. The chapter provides some details of the historical development of the area and the contribution of heritage to the sense of place and identity in the Draft Plan lands is acknowledged.

**Chapter 9 Implementation and Monitoring** - This Chapter explores the all important aspect of how the Draft LAP will be implemented, examining timelines and monitoring of delivery and outcomes while acknowledging the inherent challenges associated with the fact that development of housing is progressing at a fast pace.

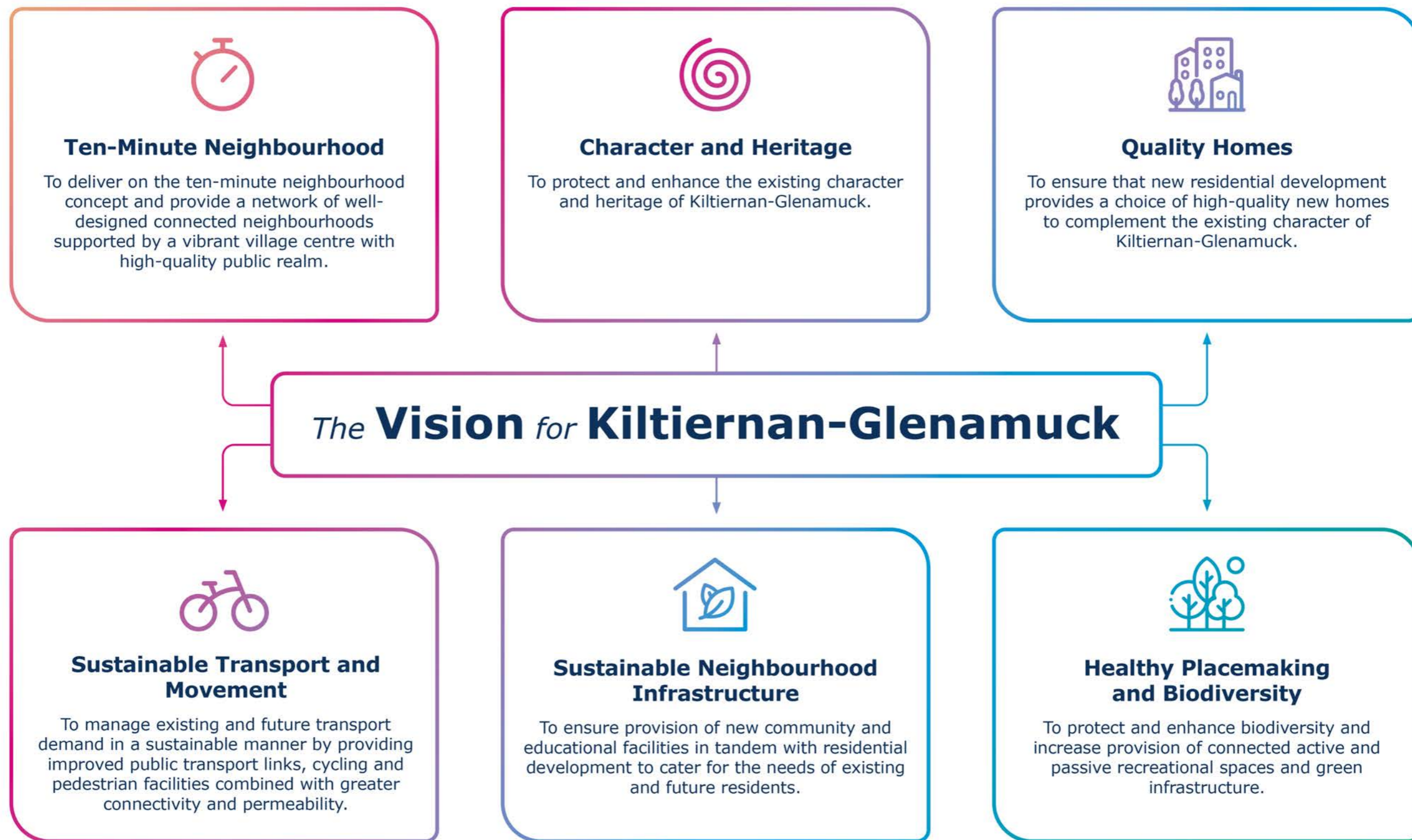
**Appendices, Maps and Environmental Reports** - There are six Appendices at the end of the Draft LAP as follows:

1. Strategic Flood Risk Assessment (SFRA)
2. Statutory Planning Context
3. List of Draft Plan Policies and Objectives
4. Acronyms and Glossary
5. Built Heritage
6. Draft Plan Maps and Drawings

A number of the maps included within the Draft Plan itself are enlarged and set out in Appendix 6.

The SEA Environmental Report and Statement, and the Natura Impact Report and AA Conclusion Statement for the Draft LAP are set out as separate documents accompanying the Draft Plan.

A suite of background papers which informed the Draft LAP are available on the website at <https://www.dlrcoo.ie/KGLAP2024>.



**The vision for Kiltiernan-Glenamuck is of a connected and sustainable neighbourhood which enhances the existing green infrastructure, rural character, heritage and biodiversity and includes a vibrant and inclusive village centre.**



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## Introduction



## 1.1 Introduction

This Chapter sets out the background to the Draft Local Area Plan (Draft LAP), details of the assessments associated with the environment, transport and community facilities which have informed the Draft Plan, the Draft Plan context and future population for the Draft Plan area.

A SWOC analysis sets out the Strengths, Weaknesses, Opportunities and Challenges of the Area. This assessment assists in the framing of a policy base to guide new development.

## 1.2 Background

The area comprising the Draft Plan is situated to the south of Dublin City and generally in the foothills of the Dublin Mountains (see Figure 1.1). Its location had long been strategic since it was

on an important communication route leading southwards from Dublin City. Views to the southwest toward the Dublin Mountains and the backdrop of both Three Rock and Prince William's Seat are a particular feature of this area.

The Draft Plan area immediately adjoins the Ballyogan and Environs Local Area Plan lands (BELAP). The northern area of the Draft Plan lands has access to the Luas, which provides public transport links to employment at Sandyford and Cherrywood and Dundrum Major Town Centre (It should be noted that with existing permeability links this access is more than 1km walking distance from the Draft LAP boundary). The western area of the Draft Plan lands, which includes lands designated for a Neighbourhood Centre has poor public transport provision.

This Draft Local Area Plan (LAP), hereinafter referred to as 'the Draft Plan' or 'Draft KGLAP,' is the third KGLAP and sets out a

framework for the future development of lands in the Kiltiernan-Glenamuck area. The first KGLAP was adopted in 2007 and was prepared as a result of the comprehensive rezoning of lands in the 2004 County Development Plan and the objective therein, 'To prepare a Local Area Plan for Kiltiernan'. A second Plan was made in 2013 and was extended until September 2023. As there is no statutory mechanism to further extend the 2013 Plan the Planning Authority has prepared this Draft Local Area Plan to set out the vision and strategic planning framework for growth in the area which reflects changes to national, regional and local policy in the intervening years.

There has been considerable change and growth in the Draft Plan area over the last ten years with a notable acceleration in the construction of new residential schemes since 2000. In the 2013 LAP, the phasing of residential development was closely aligned with the Glenamuck District Roads Scheme (GDRS). This road

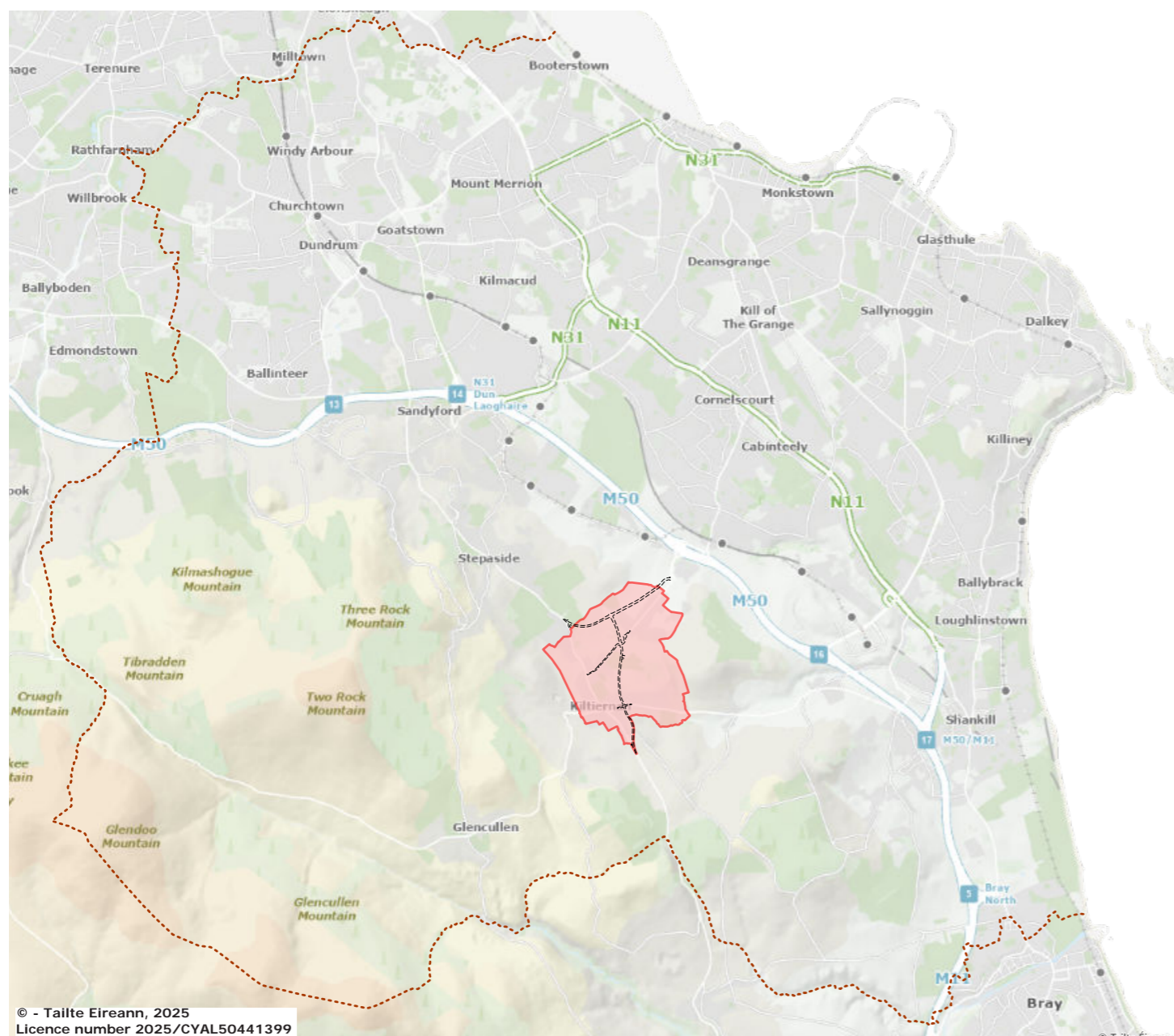


Figure 1.1: Draft Kiltiernan-Glenamuck LAP located within administrative area of dlr

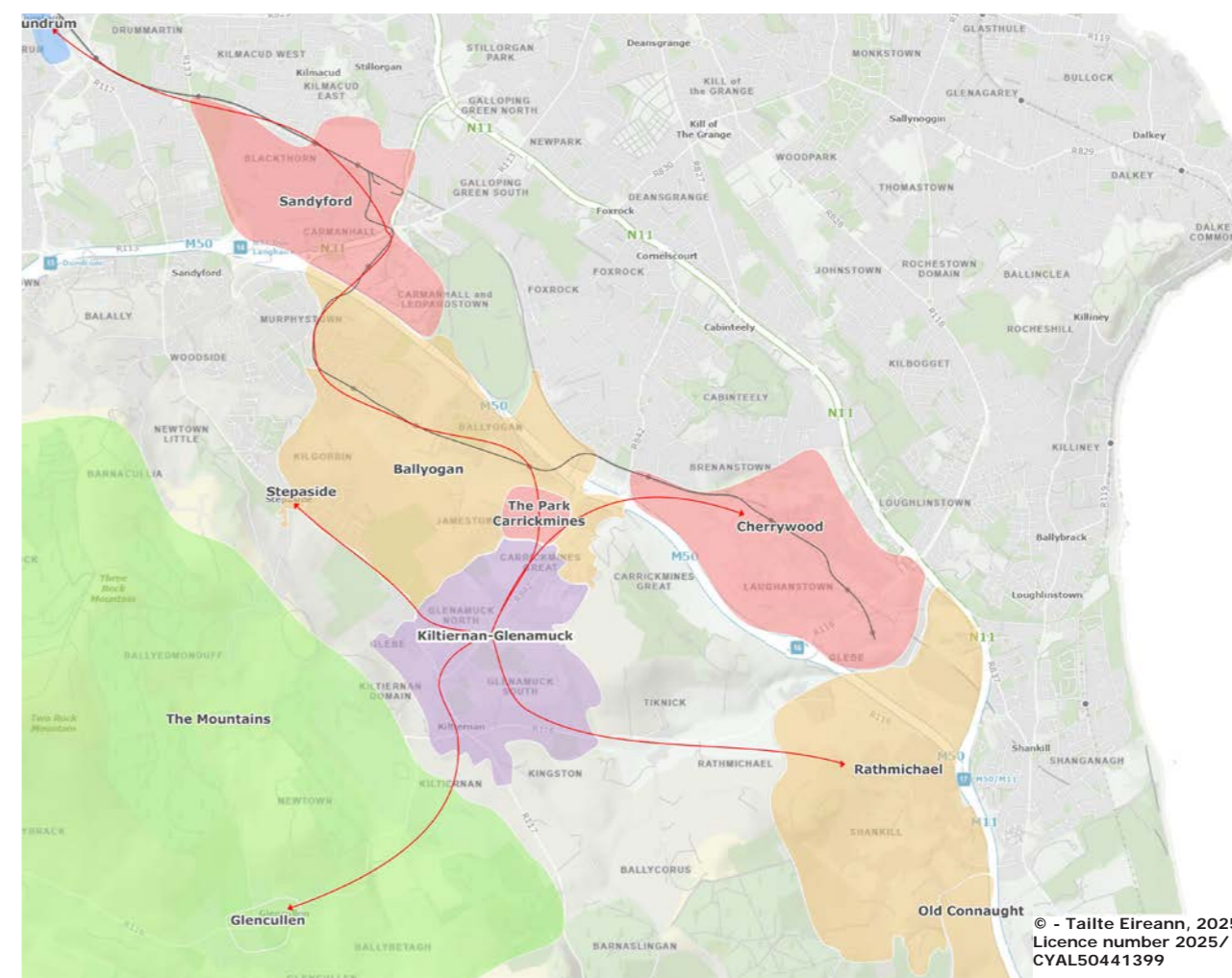


Figure 1.2: Kiltiernan-Glenamuck Connections



scheme which comprises a number of elements including the Glenamuck District Distributor Road (GDDR) (running from De La Salle grounds Stepside to Carrickmines roundabout) and the Glenamuck Link Distributor Road (GLDR) when completed will effectively bypass Kiltiernan Village. The delivery of this scheme while altering how the community moves and make connections through the area, will ultimately have a beneficial and positive effect on the Draft Plan lands and the local community.

For the purposes of this Draft Plan the GDDR is called the Kiltiernan Road and the GLDS is called the Kiltiernan - Glenamuck Link Road (it is acknowledged that these roads will be officially named upon completion).

The purpose of this Draft Plan is to help guide the future development of the area by setting out a series of policies and objectives that clearly define the development strategy for Kiltiernan-Glenamuck over the next 6-10 years and beyond. The Draft Plan has been formulated in the context of both the dlr County Development Plan 2022 – 2028 and the broader regional and national frameworks and policies with regard to infrastructure, land use and transportation and climate change issues.

The Draft Plan aims to guide appropriate development that respects the unique character of the area and is clearly focused on sustainable movement connections and climate resilient development while also ensuring delivery of the required supporting infrastructure.

The ten-minute neighbourhood concept whereby one can walk, cycle or utilise high quality public transport to access neighbourhood support facilities within a ten minute timeframe is a key facet of this Draft Local Area Plan.

An Area Based Transport Assessment (ABTA) has fed into the Draft Local Area Plan policy formulation.

The overall strategic approach to the planning of Kiltiernan - Glenamuck, as outlined in both the 2007 and the 2013 Plan remains robust and applicable. As a result of construction of the Kiltiernan Road and Kiltiernan – Glenamuck Link Road phasing of development dependent on the delivery of roads infrastructure is no longer required.

The strategic approach of this Draft Plan is informed by the KGLAP vision and the overarching Strategic County Outcomes of the dlr County Development Plan (CDP) 2022 – 2028 (see Chapter 1, Section 1.7 of the CDP), and places an overall focus on integrating land use and transport. The Draft Plan is informed by the Area Base Transport Assessment, the community Audit and the various other background documents.

The key elements of the overall planning framework for the area include:

- Integration of land use and transport policy and provision of greater permeability and connectivity throughout the Draft Plan lands.
- Delivery of a Neighbourhood Centre in accordance with the site development framework set out in chapter 2.

- Implementation of a Green Infrastructure and open space strategy.
- Provision of community and educational uses.

### 1.3 Local Area Plan Boundary

The Draft Plan boundary and land use zoning objectives are illustrated on Map 9 of the County Development Plan 2022-2028. The Draft Plan area as defined in the current CDP has been, on foot of the pre-draft consultation process and work on the LAP, extended to include lands at Dixon’s Lane and Dingle Glen pNHA. Figure 1.3 illustrates the Draft LAP boundary in the context of the County Development Plan.

### 1.4 What is a Local Area Plan?

The Planning and Development Act sets out that a local area plan may be prepared for “those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan”. Significant development has already taken place in the KGLAP area under successive Local Area and County Development Plans. It is the view of the Planning Authority that Kiltiernan/ Glenamuck contains sites that will be subject to large scale development.

The Section 28 “Local Area Plans – Guidelines for Planning Authorities” DECLG, 2013 provide further guidance and context for local area plans and set out that “Local Area Plans are intended to provide more detailed planning policies for areas

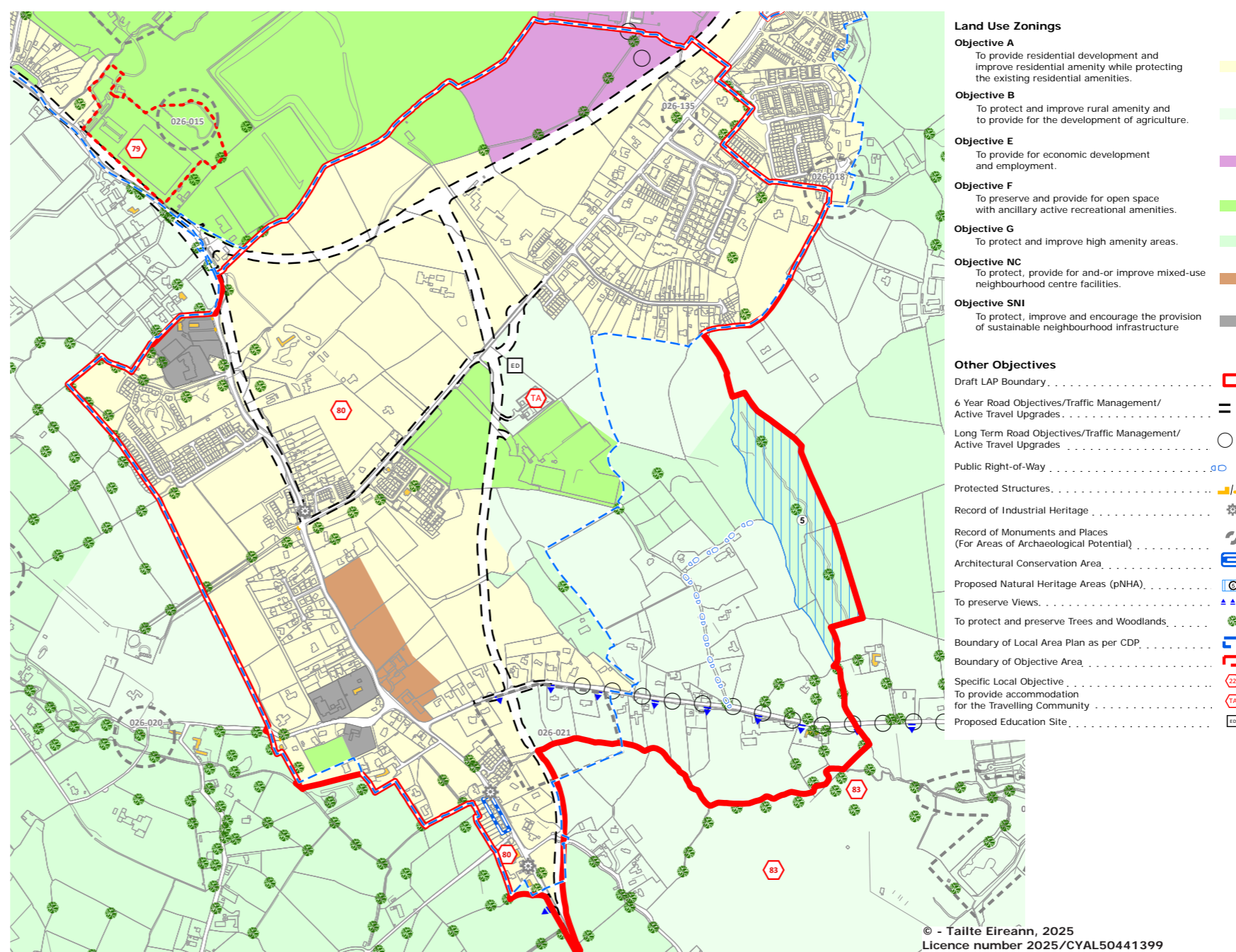


Figure 1.3: Extract from County Development Plan 2022-2028 with Draft LAP boundary

that are expected to experience significant development and change". The guidelines also place a focus on implementation and effective consultation and consensus building.

The Planning Act states "An LAP shall be consistent with the objectives of the development plan, its core strategy, and any other regional planning guidelines that apply to the area of the Plan and shall consist of a written statement and a plan or plans which may include – Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures".

A Local Area Plan must include a Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) and undergo a statutory public consultation process. The Plan is made by the Elected Members.

The County Development Plan sits higher in the planning hierarchy and as such, the Policy Objectives contained in the CDP pertain to the Draft LAP lands. They are not generally duplicated in the Draft Plan. It is a provision of this Draft Plan to ensure that all of the provisions from the County Development Plan identified as mitigation in the SEA Environmental Report and Natura Impact Report shall apply regardless of whether the County Development Plan expires and/or is reviewed.

The Planning Authority and An Bord Pleanála must have regard to the provisions of the adopted KGLAP when considering an application for permission within the Draft Plan area and the Planning Authority or the Board may also consider the Draft KGLAP.

From the date of its adoption by the Council, the Local Area Plan will be in place for a period of six years, unless otherwise amended, or extended by the Planning Authority. The Planning and Development Act 2024, when commenced, will introduce a new suite of local plans. Transitional arrangements in relation to Local Area Plans made under the Planning and Development Act 2000 (as amended) are not yet known.

## 1.5 Public Consultation

Public consultation is an important aspect of any plan-making process in order to address issues and concerns which relate to the Draft Plan area and to ensure that the final Plan reflects public and community aspirations in addition to government policies, strategies and guidelines. The public consultation consists of two main stages, (i) non statutory pre-draft consultation and (ii) consultation on the Draft Plan itself.

### 1.5.1 Pre-Draft Public Consultation

The Pre-Draft Public Consultation for the Draft Kiltiernan-Glenamuck Local Area Plan (KGLAP) took place over a 4 -week

period from Tuesday 12th September 2023 to Tuesday 17th October 2023. The intention of this process was to invite interested parties or individuals to make submissions or observations to inform the preparation of the Draft Plan.

Two public information open sessions were held in Kiltiernan, on Thursday 21st September and Wednesday 11th October 2023. Both sessions were very well attended.

This process was informed by:

- An Issues Paper with accompanying Maps and Figures that incorporated baseline information which was presented in the form of themes and questions relevant to the area.
- An online StoryMap which provided context for the area and set out the plan making process.

A total of 109 no. written submissions/observations were received from the public. In order to broaden the scope of public participation the planning visited a local school – Our Lady of The Wayside N.S. to involve local children and obtain their views on the future

development of their area.

Consideration was given to the issues raised in the submissions received in the preparation of this Draft Plan.

The issues raised in the pre-draft consultation are set out at the start of each relevant chapter in this Draft Plan. This is considered important in order to show how the non statutory pre draft consultation has informed the preparation of the Draft LAP. These sections will be included in an appendix in the final Plan.

### 1.5.2 Draft Public Consultation

When the Draft LAP is published, it will be placed on public display for a minimum of six weeks during which submissions and observations are invited from the public and interested parties. A report summarising the issues raised and the Chief Executive's recommendation will then be prepared and submitted to the Elected Members for their consideration, not later than twelve weeks after publication of the notice of proposal to make a local area plan in a national newspaper.



Figure 1.4: Key issues raised at pre-draft stage

The Elected Members will have six weeks, from receipt of the Chief Executive’s report, to consider the report and adopt, amend, or reject the Draft LAP. Any proposed Material Alteration to the Draft LAP would have to go on public display for a further period of not less than four weeks. The statutory timeframe for a Local Area Plan is detailed below.

### 1.6 Planning Hierarchy

Figure 1.6 sets out the statutory spatial planning hierarchy whereby a Local Area Plan sits below the County Development Plan which itself is consistent with both the overarching higher level RSES and the NPF. The policy context for this LAP is

informed by a myriad of plans and policies at national, regional and local level. Appendix 2 sets out the wide variety of plans and policy documents that have shaped the Draft Plan.

Kiltiernan-Glenamuck is identified as a new residential community in the dlr County Development Plan 2022 – 2028 Core Strategy Map.

#### 1.6.1 National and Regional Context

The key elements of the overall planning framework for the area include:

- Project Ireland 2040, which includes:
  - National Planning Framework ‘Ireland 2040 - Our Plan’

(NPF).

- National Development Plan 2018 - 2027 (NDP).
- Regional Spatial and Economic Strategy 2019-2031 – Eastern & Midland Regional Assembly (RSES) which also incorporates the Metropolitan Area Strategic Plan (MASP).

The NPF forms the “spatial expression of Government policy” and provides a National Planning Framework to guide national, regional and local planning and investment decisions for the years ahead.

The ‘National Planning Framework’ includes 10 no. “National Strategic Outcomes”, the first of which is “Compact Growth”, which advocates the imperative of “Greater Densities of Development”, particularly in urban and suburban areas. Higher

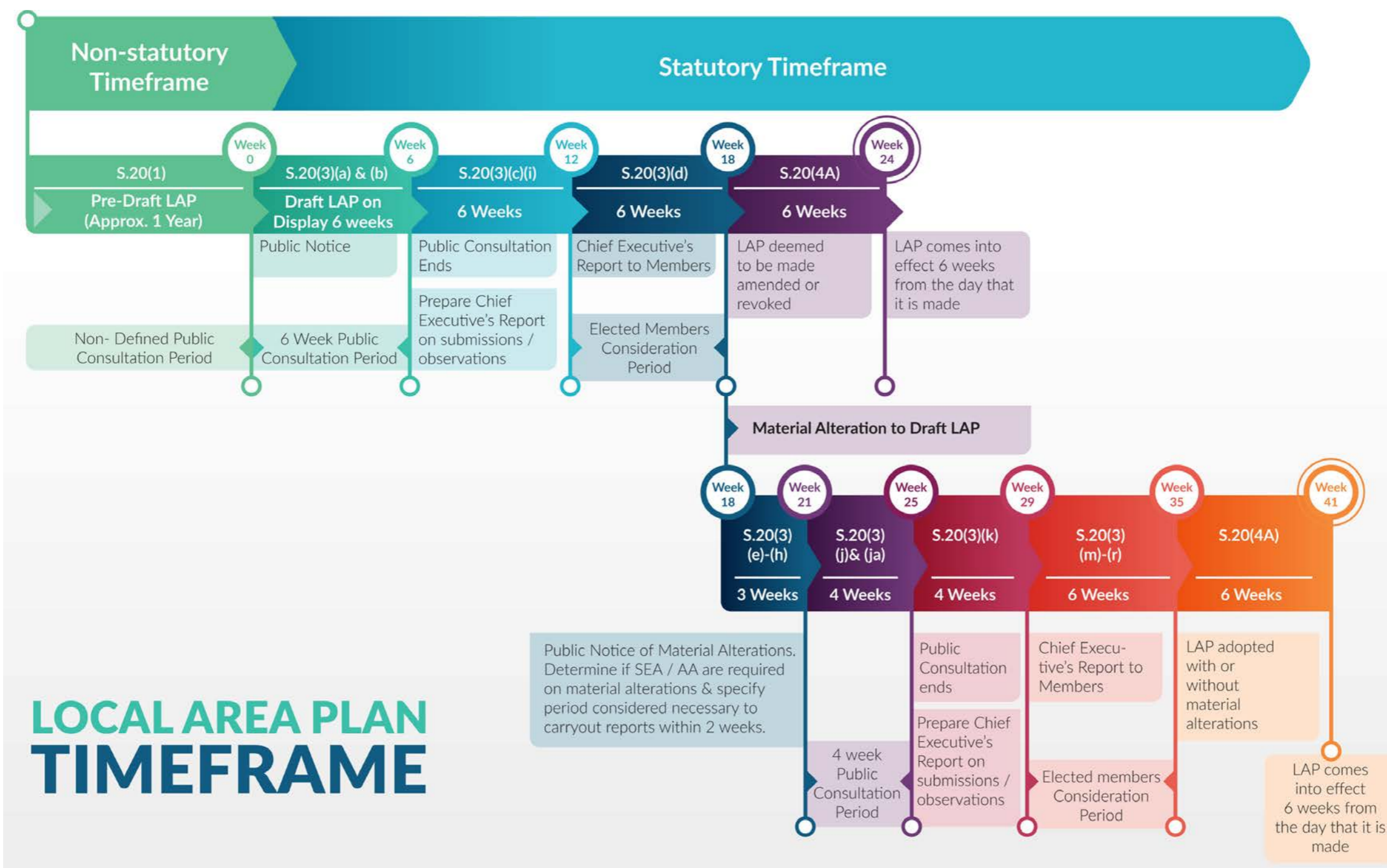


Figure 1.5: Statutory Timeframe for the making of a Local Area Plan

residential densities are better able to support local services, reduce journey times, and are more likely to result in a more frequent use of sustainable modes of transport.

At the time of writing this Draft Plan the updated Draft Revised NPF has been prepared.

The RSES implements the practical implications of the NPF at a regional level. The RSES brings together for the first time spatial planning and economic policy and combines spatial planning with capital investment.

The Strategy seeks to accelerate housing supply and to achieve a greater proportion of housing development to be accommodated within, and/or close to, existing built up urban areas, as per the NPF. The Metropolitan Area Spatial Plan (MASP) which forms part of the RSES, seeks to address key challenges in the Dublin area, related to housing supply, affordability, transport, sustainability and liveability, to ensure that Dublin can sustain its competitiveness and provide a good quality of life to its residents.

The Metropolitan Area Strategic Plan (MASP), which is a key feature of the RSES, consists of a 12-year planning framework crossing the administrative boundaries of the Dublin Local Authorities. The vision statement for the MASP is as follows:

Over the years to 2031 and with a 2040 horizon, the Dublin metropolitan area will:

“build on our strengths to become a smart, climate resilient and global city region, expanding access to social and economic opportunities and improved housing choice, travel options and quality of life for people who live, work, study in or visit the metropolitan area”

To facilitate the increase in population, the National Development Plan 2018-2027 (NDP), which sets out the investment priorities that will underpin the successful implementation of the NPF, provides a commitment to a Luas network extension to the Green Line to Bray to the south. This proposal is scheduled for delivery post-2027. Within the MASP the Kiltiernan-Glenamuck area is identified as being located within the Metrolink/Luas Greenline strategic corridor.

Local Authorities are required to demonstrate consistency with the NPF in their Development Plans and section 19 of the Planning and Development Act sets out that Local Area Plans must also be consistent with the NPF and the RSES.

The Draft KGLAP is consistent with the NPF and the RSES.

### 1.6.2 Section 28 Ministerial Guidelines

The Draft LAP is consistent with relevant Specific Planning Policy Requirements (SPPRs) and has regard to other relevant provisions of the Section 28 Ministerial Guidelines issued by the Government. The Guidelines of particular importance include ‘Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities, (2024), ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2022), ‘Urban Development and Building Height Guidelines’ (2018). The applicable elements of these Guidelines are referenced in the various Chapters of this Draft LAP.

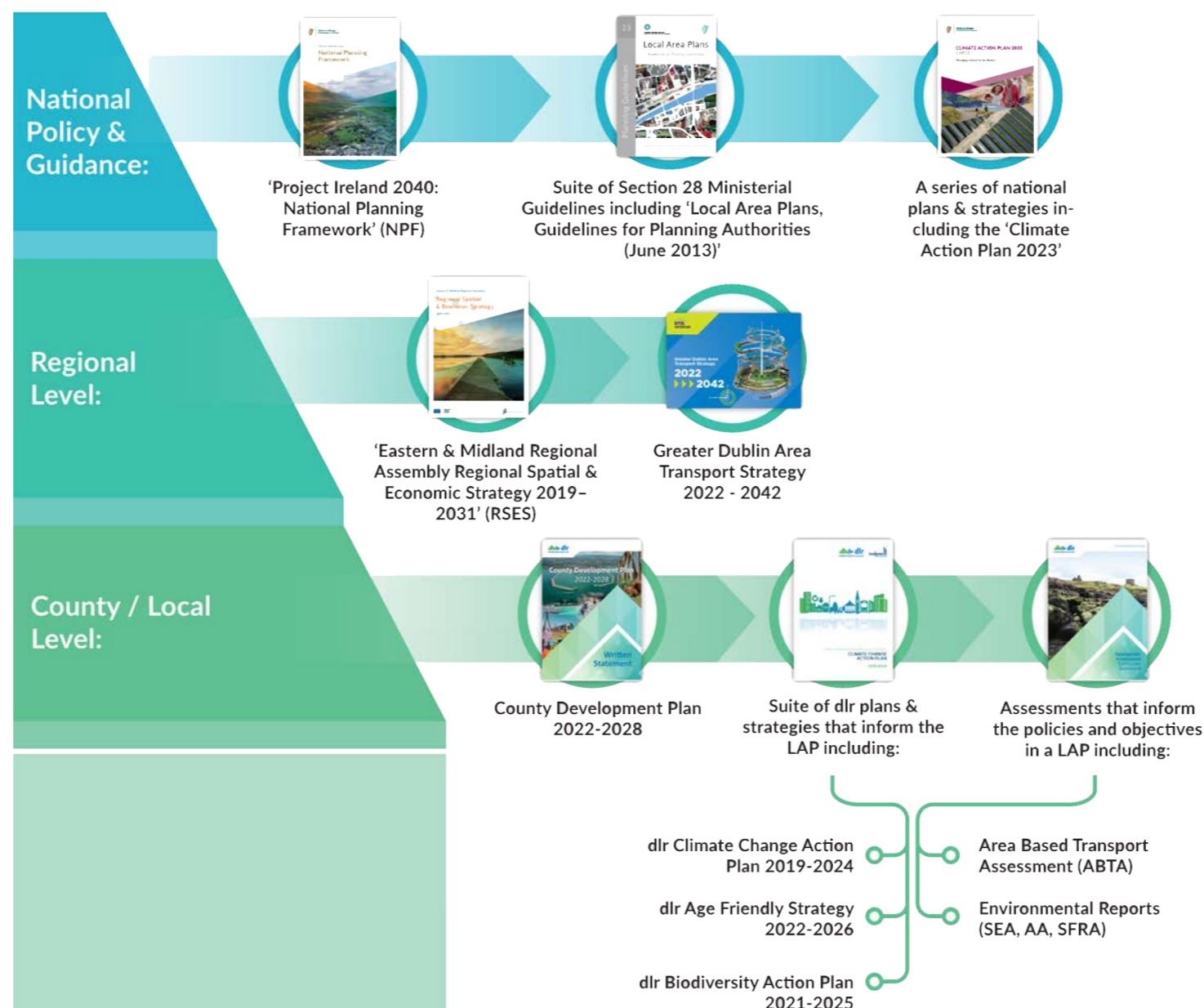


Figure 1.6: Plan Hierarchy



### 1.6.3 Local Policy Context - Dún Laoghaire - Rathdown County Development Plan 2022-2028

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP) accords with the above series of national and regional policy documents and has been drafted having regard to the National Strategic Outcomes set out in the NPF, the Regional Strategic Outcomes set out in the RSES, the UN Sustainable Development Goals, the corporate goals set out in dlr Corporate Plan 2025 - 2029 and the unique character of dlr. The County Development Plan is underpinned by 5 strategic Outcomes as follows:

1. Creation of a Climate Resilient County
2. Creation of a Compact and Connected County
3. Creation of a network of liveable Towns and Villages
4. Creation of an inclusive and Healthy County
5. Creation of a Vibrant Economic County



Figure 1.7: Strategic County Outcomes

The Draft Plan also builds on the concept of the ‘ten minute neighbourhood’ which incorporates the principle of a sustainable urban village in terms of being able to walk or cycle or use public transport to neighborhood support facilities within a ten minute timeframe. A key component of the Draft LAP is to plan and provide for new and upgraded connections and infrastructure to facilitate ease of movement within, and to and from the Draft Plan area.

Specific Local Objectives (SLOs) are also identified on the Draft LAP lands and are listed in the CDP. The relevant SLOs are detailed in each chapter.

The Draft Kiltiernan-Glenamuck Local Area Plan is consistent with the Dun Laoghaire-Rathdown County Development Plan 2022 – 2028. The provisions set out in the current Dún Laoghaire-Rathdown County Development Plan 2022-2028, or any subsequent variation or review, shall apply as appropriate to development within the Draft Plan area.

## 1.7 Core Strategy Consistency

Section 19 of the Planning and Development Act sets out that a local area plan shall be consistent with the County Development Plan core strategy. The Section 28 “Local Area Plan Guidelines” also reference this requirement.

The Core Strategy which is the settlement strategy for the County seeks to ensure a level of equilibrium between residential land supply in the County and forecast household growth. This is achieved by undertaking a Housing Land Availability Study to assess and quantify the supply of zoned land, coupled with an assessment of the population targets provided in the aforementioned NPF and RSES.

### 1.7.1 County Development Plan 2022-2028 Core Strategy

The Draft LAP lands at Kiltiernan - Glenamuck are an important part of the Council’s residential land supply. As set out above under the Settlement Hierarchy in the current CDP, Kiltiernan - Glenamuck is identified as a ‘new community’ largely within the boundary of ‘Dublin City and Suburbs <sup>1</sup>’.

The Core Strategy states that, during the period covered by the CDP, the majority of new homes are targeted to be built within or contiguous to the built-up area of Dublin City and Suburbs.

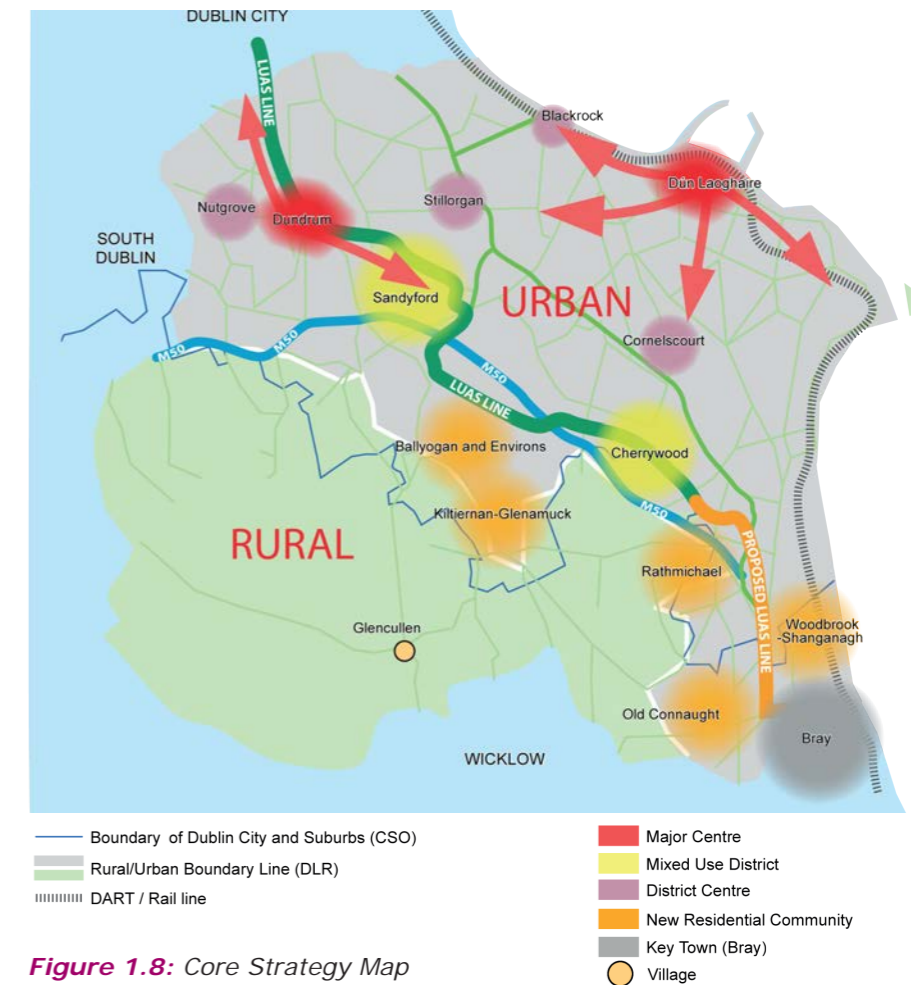


Figure 1.8: Core Strategy Map

<sup>1</sup> Urban area boundary is developed by CSO, Tailte Eireann and the Department of Housing.

The Core Strategy in the County Development Plan 2022-2028 identifies that there is capacity to accommodate a potential yield of between 22,763 and 25,353 units across a total of approximately 553 hectares of land in the county. The Core Strategy states that Kiltiernan-Glenamuck will accommodate circa 2,015 of these new homes to be assessed through the development management process. It is important to note that the quantum of development set out within the Core Strategy is consistent with Government housing targets for that point in time.

### 1.7.2 Development potential - Sustainable Residential Development and Compact Settlements Guidelines

The development potential for the Draft Kiltiernan - Glenamuck LAP area of c.2,015 residential units, as set out in Section 1.7.1 above, was based upon an average residential density for the Draft Plan area having regard to the previous Kiltiernan - Glenamuck Local Area Plan, 2013.

Both the 2013 LAP and the County Development Plan 2022-2028 were prepared having regard to the Sustainable Residential Development in Urban Areas Guidelines, 2009 which recommended a residential density range of 35-50 dwellings per hectare. Densities within the 2013 LAP for the area ranged from 35-55 dwellings per hectare.

The Sustainable Residential Development Guidelines 2009 have now been superseded by the Sustainable Residential Development and Compact Settlements Guidelines, 2024. These guidelines set out new parameters for density calculation within different settlement types.

Section 3.3 'Settlement, Area Types and Density Ranges' within the 2024 Guidelines, sets out a variety of settlements and areas together with appropriate corresponding density ranges. The entire KGLAP area is defined as a 'Peripheral Urban Extension' per the definitions set out in Tables 3.1 'Areas and Density Ranges Dublin and Cork City and Suburbs' and 3.8 'Accessibility' in the Guidelines for the following reasons:

- The majority of the Draft Kiltiernan - Glenamuck Plan area is located within the Dublin City and Suburbs boundary.
- The Draft Plan area largely consists of greenfield lands at the edge of existing built-up areas.
- A large proportion of the Draft Plan area is zoned for residential development.
- None of the Draft Plan area is currently:
  - within a 1km walking distance of existing or planned high capacity public transport (i.e. Luas stop or core bus corridor stop).
  - within 500m - 1km walking distance of an existing or planned high frequency (10min peak hour frequency) or reasonably frequent (15min peak hour frequency) bus service.

Having regard to the parameters of the Sustainable Residential Development and Compact Settlements Guidelines, 2024, the general density range applicable to the KGLAP is 40-80 dwellings per hectare (refer to Chapters 2 and 4 for more specific density application within the Draft Plan area). This higher density range would therefore result in an uplift in residential capacity for the Draft Plan area.

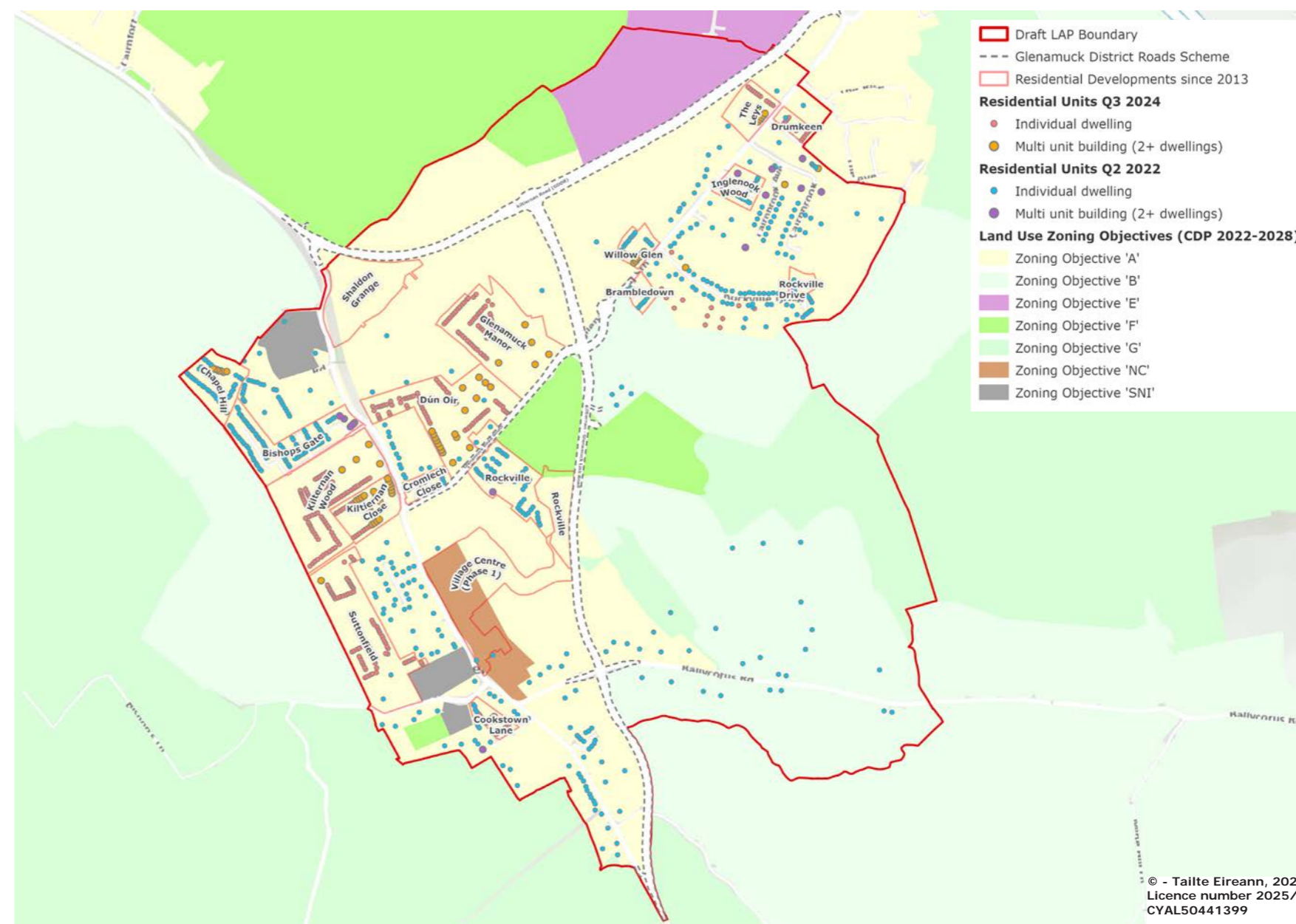
### 1.7.3 Adjusted Residential Capacity

The development potential for KGLAP, as set out in the Core Strategy, was based upon approximately 60 hectares (net) of lands zoned for residential development at that time. As stated in Section 1.2, a significant quantum of development has taken place within the Draft Plan area, with development having been commenced or completed on almost half of the zoned lands in the plan area since the 2013 LAP.

Figure 1.9 identifies lands zoned for residential development (Objective A) and lands that have had development activity since the adoption of the 2013 LAP. Currently there is a net area of approximately 32 hectares of undeveloped lands zoned for residential development within the KGLAP.

With the application of the revised density parameters per the compact settlement guidelines, there is an uplift in the residential capacity of Draft Plan area from a stated 2,015 units in the core strategy to approximately 2,500 units (Note: this figure does not include potential infill / backland development associated with existing properties).

**The quantum and location of lands identified for development in the Draft Kiltiernan-Glenamuck LAP is broadly consistent with the Core Strategy of the dlr County Development Plan 2022-2028.**



**Figure 1.9:** Residential Development since 2013 & existing residential units during Census 2022 compared to new dwellings (as of Q3 2024)

### 1.8 Future Population in the Draft LAP area

A background paper entitled “Demographic & Housing Analysis” was prepared to estimate the total population that could potentially be accommodated in the Draft Kiltiernan - Glenamuck LAP area within the lifetime of the Plan and beyond (should the LAP be extended).

This future population analysis used the following methodology:

- Calculation of population on the basis of the most recent Census 2022 data.
- Calculation of additional population based on analysis of substantial residential developments completed within the Draft LAP lands since the 2022 Census
- Calculation of future population based on full build out of development sites within the Draft LAP area\*

\*It is acknowledged that full delivery of development sites may take place over a longer timeframe than the lifetime of the Plan. The market and economic cycles will impact on the rate of delivery.

Based on the above analysis, Table 1.1 below sets out the existing and projected residential yield and potential population of the KGLAP area over the lifetime of the Plan and beyond. This is based on potential residential yields from undeveloped zoned lands within the Draft Plan area having regard to the density parameters set out in Section 1.7.2.

	Units	Approximate Population
<b>KGLAP 2013 stated figures</b>	335	900
<b>Census 2022 figures</b>	659	1,934
<b>Q3 2024 figures</b>	1,484	3,710
<b>Proposed Residential Yield (County Development Plan 2022-2028)</b>	2,015	5,038
<b>Proposed Residential Yield with uplift (per guidelines)</b>	2,524	6,310

Table 1.1: Residential Yield

Table 1.1 illustrates that the potential population of the fully built out area could increase from 3,700 at present to 6,300, amounting to an additional 2,600 persons / 1,000 dwellings (assuming an average household size of 2.5 persons per unit in line with the County Development Plan).

Note: The KGLAP 2013 figures are based upon a smaller plan area. The enlarged Draft Plan area includes 19 additional (pre-existing) dwellings.

Age Range	0-9 yrs	10-19 yrs	20-29 yrs	30-39 yrs	40-49 yrs	50-59 yrs	60-69 yrs	70-79 yrs	80 +	Total
<b>Total within Draft LAP</b>	359	251	154	344	343	192	120	97	73	1934
<b>% of Draft LAP Total</b>	18.56%	12.96%	7.97%	17.80%	17.76%	9.94%	6.19%	5.04%	3.78%	100%
<b>Total within County</b>	27,364	29,393	30,950	31,878	33,482	28,540	23,077	17,487	11,689	233,860
<b>% of County Total</b>	11.70%	12.57%	13.23%	13.63%	14.32%	12.20%	9.87%	7.48%	5.00%	100%
<b>% difference between Draft LAP &amp; County</b>	6.86%	0.39%	-5.26%	4.17%	3.44%	-2.27%	3.67%	2.44%	1.21%	0%

Table 1.2: Age profile of KGLAP area in comparison with the County (Census 2022)

Table 1.2 above shows that the KGLAP area has a younger demographic than elsewhere in the County with a higher percentage of persons aged between 30-49 years and children / youths between the ages of 0-19 years. Despite this demographic, it is envisaged that through the appropriate plan led development of KGLAP as set out within this Draft LAP, that the population of the area can age in place.

### 1.9 SWOC analysis

Table 1.3 provides a summary of findings by way of a SWOC analysis. This is a structured planning method which evaluates an area under the headings: Strengths, Weaknesses,

Opportunities, and Challenges. SWOC analysis is a useful strategic planning tool undertaken to help inform the actual plan-making process. In this analysis, Strengths and Weaknesses represent the helpful and unhelpful aspects evident within the Draft Plan area today, when considering what makes a good place to live, work, or visit. Opportunities and Challenges represent the positive and negative factors that have informed progress towards the draft policy objectives contained in this Draft LAP. This SWOC analysis has been informed by the views expressed by the local community, including local school children and interested stakeholders during the pre-draft consultation process.

Strengths	Weaknesses	Opportunities	Challenges
<ul style="list-style-type: none"> <li>• Strong community both existing and emerging.</li> <li>• Unique and rich historical and archaeological heritage.</li> <li>• Wide range of facilities in the wider area.</li> <li>• Landscape Character and proximity to Dublin Mountains.</li> <li>• Provision of a choice of housing in the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of adequate neighbourhood centre facilities.</li> <li>• Poor public transport links.</li> <li>• Poor walking and cycling connections.</li> <li>• Pressure for school places.</li> <li>• Road Infrastructure.</li> <li>• Provision of accessible public open space within the Draft Plan area.</li> </ul>	<ul style="list-style-type: none"> <li>• The Glenamuck District Road scheme offers an opportunity for a reimagining of the mental map of the area and enhanced connectivity.</li> <li>• Enhance biodiversity.</li> <li>• Provide additional community facilities.</li> <li>• Provide a multifunctional neighbourhood centre with Sustainable Neighbourhood Infrastructure facilities.</li> <li>• Provide additional educational facilities.</li> <li>• Provide green infrastructure - accessible public open space and recreational facilities.</li> <li>• Improve active travel connections.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensuring provision of supporting sustainable neighbourhood infrastructure such as schools and community centres in tandem with delivery of housing</li> <li>• Ensuring provision of public transport to serve development.</li> <li>• Ensuring sustainable transport connections within the Draft Plan lands and beyond.</li> <li>• Ensuring provision of active travel connections beyond the Draft Plan area including to Cherrywood.</li> </ul>

Table 1.3: SWOC Analysis

## 1.10 Assessments that have informed the Draft Plan

The Draft Plan is an evidence-based plan which has been informed by a number of studies as set out below.

### 1.10.1 Area Based Transport Assessment

An Area Based Transport Assessment (ABTA) has been undertaken to inform the preparation of the Draft KGLAP. An ABTA provides an assessment of the effect that additional development is likely to have in a given area and sets out a series of recommendations regarding how best to manage any identified increase in transport demand. The assessment is multi-modal and makes recommendations regarding all modes of transport, including for pedestrian, cyclist and public transport infrastructure.

The assessment of transport demand has played a central role in the preparation of the Draft LAP. The relevant findings of the ABTA have informed the Transport and Movement chapter. The ABTA process is - in a similar fashion to SEA - an iterative process and therefore the outcome of the public display of this Draft LAP will inform the final ABTA report.

The ABTA study area coincides with the Draft LAP area. The ABTA recommendations support the “10 minute neighbourhood” concept.

### 1.10.2 Community Infrastructure Audit

A component part of sustainable neighbourhood infrastructure is the provision of an appropriate range of community and cultural facilities. As part of the dlr Community and Cultural Infrastructure, which is currently underway, a comprehensive audit of Council owned or supported facilities within Dún Laoghaire-Rathdown has been undertaken.

In addition to reviewing facilities, the audit identifies where gaps, if any, exist and informs the planning of future facilities in accordance with planning population growth across the County. Recommendations with respect to the provision of community and cultural facilities at Kiltiernan - Glenamuck are supported by the recommendations contained in the emerging dlr Community and Cultural Infrastructural Audit.

### 1.10.3 Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It informs the plan-making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan-making. In consideration of the development aspirations of the KGLAP and the receiving environment and constraints, it has been determined that an SEA is required for the KGLAP given its potential for likely, significant environmental effect.

The SEA covers both the Draft LAP and also any Draft LAP relevant objectives from the ABTA process. The findings of the SEA are set out in the Environmental Report, which, while constituting part of the Draft Plan documentation, is presented as a separate document. The Environmental Report provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Draft Plan area. The mitigation measures needed to offset potential adverse effects of the Draft Plan and future monitoring proposals are set out in the SEA and the requirement to monitor them is set out as a policy objective in the Implementation and monitoring chapter. The SEA is an iterative process which covers the full plan making process.

### 1.10.4 Habitats Directive Assessment

The requirements for Habitats Directive Assessment of plans or projects, is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ('Habitats Directive'). In any case where, following screening for Appropriate Assessment (AA), it is found that any plan or project is likely to have a significant impact on areas designated as Natura 2000 sites, a full Appropriate Assessment must be carried out. The Draft Plan and the relevant ABTA objectives are being subject to Stage 2 AA, the findings of which are included in the accompanying Natura Impact Report. The current conclusion of the AA is that, following the integration of mitigation into the Draft Plan, the Draft Plan is not foreseen to give rise to likely significant effect on the integrity of any European site, alone or in combination with other plans or projects. The AA process will conclude at adoption of the Draft Plan.

### 1.10.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the Draft Plan. The SFRA is required to be prepared in accordance with the requirements of “The Planning System and Flood Risk Assessment Guidelines for Planning Authorities” (2009) and Circular PL02/2014 (August 2014). The SFRA is presented in Appendix 1 of this Draft Plan.





A decorative graphic on the left side of the page. It features a large, stylized number '2' in a dark purple color. The background of this graphic is a complex geometric pattern of overlapping triangles and polygons in various shades of purple, from light lavender to deep magenta. A thick white diagonal line cuts through the pattern, creating a sense of movement and depth.

2

## **Urban Framework and Site Development Frameworks**



## 2.1 Introduction

This Chapter sets out the overall strategy for the built form which will shape the future spatial development of Kiltiernan - Glenamuck. It includes identification of character areas, the general urban design principles for the Draft KGLAP area and individual site development frameworks. Policies and objectives are also set out to inform the assessment of development within the Draft Plan lands.

Movement through and within the Draft Plan area will be redefined with the delivery of the Kiltiernan Road and Kiltiernan - Glenamuck Link Road. The purpose of this Draft Plan is to positively address these emerging and evolving spatial changes and to set out urban design principles, policies and objectives to enhance and integrate the existing sense of place with the development of a high-quality urban environment for existing and future communities.

## 2.2 Kiltiernan - Glenamuck Character

The Kiltiernan - Glenamuck area is nestled in the foothills of the Dublin Mountains. Existing roadways such as Glenamuck Road and Enniskerry Road have historically followed valley routes with the land gently rising upwards in small hills either side of the Glenamuck Road. West of the Enniskerry Road the village landscape gives way to upland rural high amenity areas and this unique mountain backdrop is identified as an important part of the visual character of the area.

There is evidence of settlement in Kiltiernan - Glenamuck spanning a very early period through to the modern-day settlement (5000 years). The archaeological monuments around Kiltiernan testify to the origins of the settlement patterns in the area although they play only a small role in the current day visual character of the village.

In terms of the more modern-day historical settlement character at Kiltiernan - Glenamuck, this evolved in two main phases. The first focused on the historic church site (this was located to the west of the current day settlement), the latter on the main Enniskerry Road <sup>1</sup>.

Continuity of settlement in the area is reflected in the survival of buildings and boundaries, some of these dating from 1837, which have been retained, in some instances, as hedgerows in more recent developments in the last 20 years.

The rolling granite of the Dublin Mountains forms the main physical feature of the landscape at Kiltiernan - Glenamuck. This is reflected in the use of the native stone in the construction of many of the early neolithic and medieval monuments and buildings in the area.<sup>2</sup>

The area has changed significantly in recent years and is

emerging as a peripheral urban landscape. The managed agricultural lands to the west of the Draft LAP boundary give way to rough pastures and upland vegetation dominated by gorse. The fields on the hillsides are bordered by a network of mature hedgerows which gives the appearance of a wooded landscape. These areas serve as buffers between the developing Kiltiernan - Glenamuck area and the less intensively managed hinterlands.

## 2.3 Land Use and Character Area Description

A number of character areas have been identified across the Draft Plan area. They reflect the analysis carried out during the plan making process and have regard to:

- the historic evolution of settlement within the Draft LAP area,
- the two previous Local Area Plans (2007 and 2013),

- development over the last 20 years,
- planned transport infrastructure which will redefine the area and presents the opportunity to create a compact, strong, distinctive and successful community.

It should be noted that the boundaries of the character areas are indicative, and an area or scheme described may fall into one or more character areas.

### 2.3.1 Glenamuck East Character Area

This character area primarily comprises lands identified for residential development and is located to the east of the Kiltiernan - Glenamuck Link Road.

Most of the lands in this character area are subject to land use zoning objective 'A' – 'To provide residential development and improve residential amenity while protecting the existing residential amenities' and are located on both sides of the

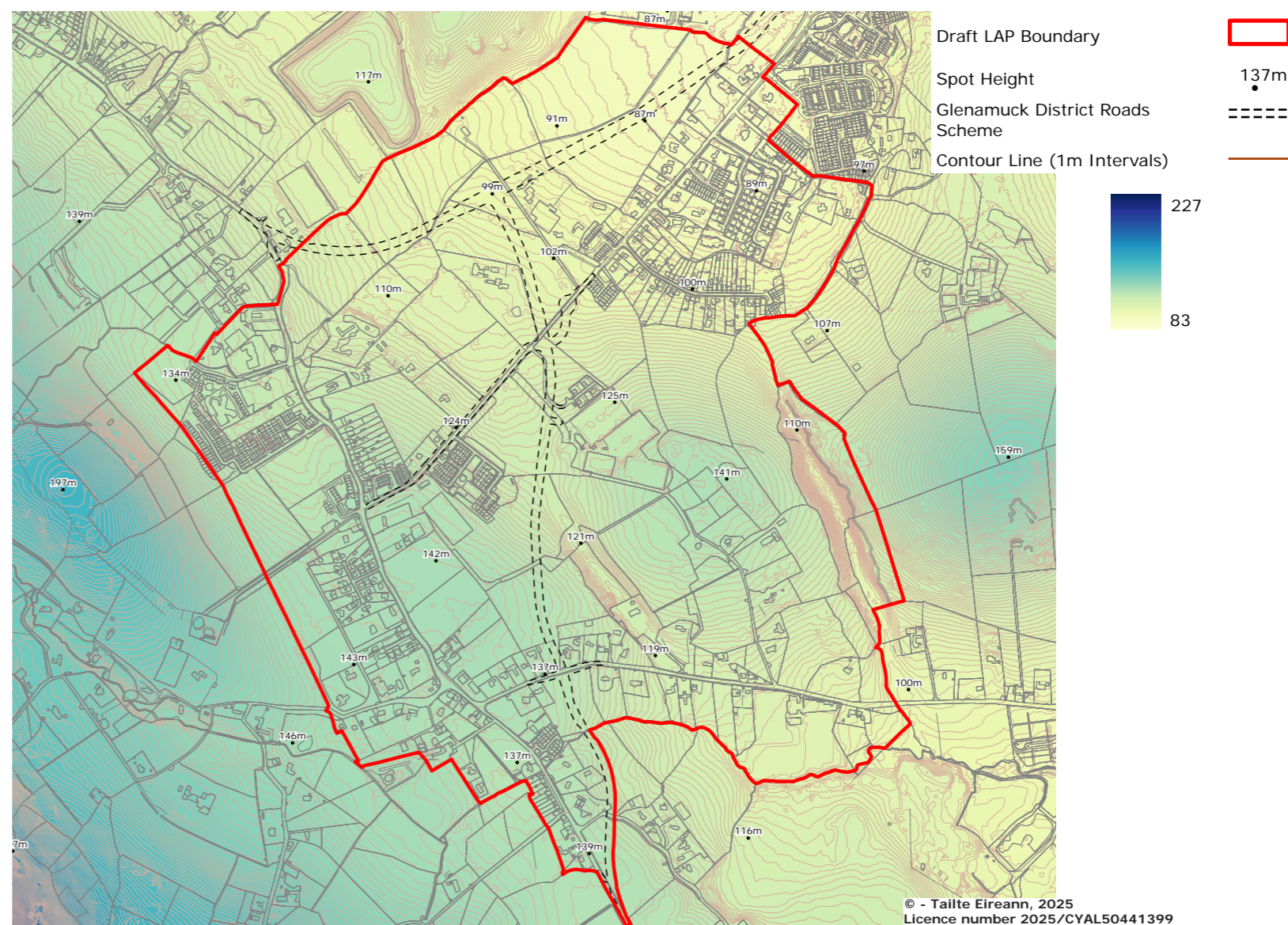


Figure 2.1: Topographic map of the Draft Kiltiernan-Glenamuck Local Area Plan

<sup>1</sup> Historic Landscape Character Assessment, Kiltiernan / Glenamuck, Dún Laoghaire-Rathdown, Dublin Institute of Technology, 2004.

<sup>2</sup> Historic Landscape Character Assessment, Kiltiernan / Glenamuck, Dún Laoghaire-Rathdown, Dublin Institute of Technology, 2004.

Glenamuck Road in the northeastern portion of the Draft LAP area.

It also includes a parcel of land to the north of the Kiltiernan – Glenamuck Link Road which is subject to land use zoning objective ‘E’ – ‘To provide for economic development and employment’.

Several residential schemes have been constructed in this character area in the last twenty years including Cairnbrook, Carrickmines Manor and Inglenook Wood.

Another residential scheme, Willow Glen, is located opposite Glenamuck Cottages. As noted in previous Local Area Plans, the Glenamuck Cottages enclave has a distinctive streetscape character which has for the most part been complemented with sensitive and well-designed infill developments.

Upon completion of the Kiltiernan Road and Kiltiernan – Glenamuck Link Road public transport vehicles, cyclists and pedestrians (approaching from the east of the Draft Plan area) will have access to and from Glenamuck Road onto the Kiltiernan - Glenamuck Link Road. Access to the two-way Kiltiernan Road will be available to all users towards the Enniskerry Road and Kiltiernan village. The character and general environment of Glenamuck Road within the Draft Plan area will be transformed and improved from heavily trafficked through route to a quieter local access road.

### 2.3.2 Central Parkland Character Area

This character area encompasses lands to the east of the Kiltiernan – Glenamuck Link Road and to the south of Glenamuck Road. It also includes a portion of the permitted Kiltiernan Park which lies southwest of the junction of the Glenamuck Road and the Kiltiernan – Glenamuck Link Road.

The majority of lands in this character area are subject to land use zoning objectives ‘B’ – ‘To protect and improve rural amenity and to provide for the development of agriculture’, and ‘F’ – ‘To preserve and provide for open space with ancillary active recreational amenities’.

It includes Jackson Park, home to Wayside Celtic FC and the Tig Mo Chroi, Traveller accommodation which is located to the north of the club, and the remaining portion is identified for education provision in the dlr County Development Plan 2022 – 2028.

At the south of the character area is a parcel of land subject to land use zoning objective ‘A’ – ‘To provide residential development and improve residential amenity while protecting the existing residential amenities’, which adjoins a high amenity area that contains a glaciated valley feature similar to Dingle Glen, albeit on a smaller scale.

Dingle Glen pNHA and the surrounding rural upland area, located to the southeast of this character area, were not part of the earlier 2007 or 2013 Local Area Plans and are now included within the Draft LAP boundary.

There is an opportunity in the Draft LAP to create a landscape focused zone in this character area as set out in the dlr commissioned Urban Design Report <sup>3</sup> which accompanied the Glenamuck District Roads Scheme (GDRS) planning application to An Bord Pleanála under section 51(2) of the Roads Act 1993 (as amended) (See Chapter 5, Section 5.4.2.5).



Entrance to Jackson Park site development

This proposed ‘green heart’ of the Draft LAP area located midway along the north-south strategic green corridor will directly connect with the Kiltiernan Village Character Area to the west and the education site to the northeast with links north to the active recreational site and eastwards towards Dingle Glen and beyond.

### 2.3.3 Glenamuck North Character Area

Comprising the western portion of Kiltiernan Road from its junction with the Kiltiernan - Glenamuck Link Road to its junction with the Enniskerry Road the Draft LAP presents an opportunity to include objectives to ensure that new development fronting onto the Kiltiernan Road delivers a high quality, built form and public realm with a strong sense of place and identity.

Shaldon Grange residential scheme is located on the southern side of the Kiltiernan Road.

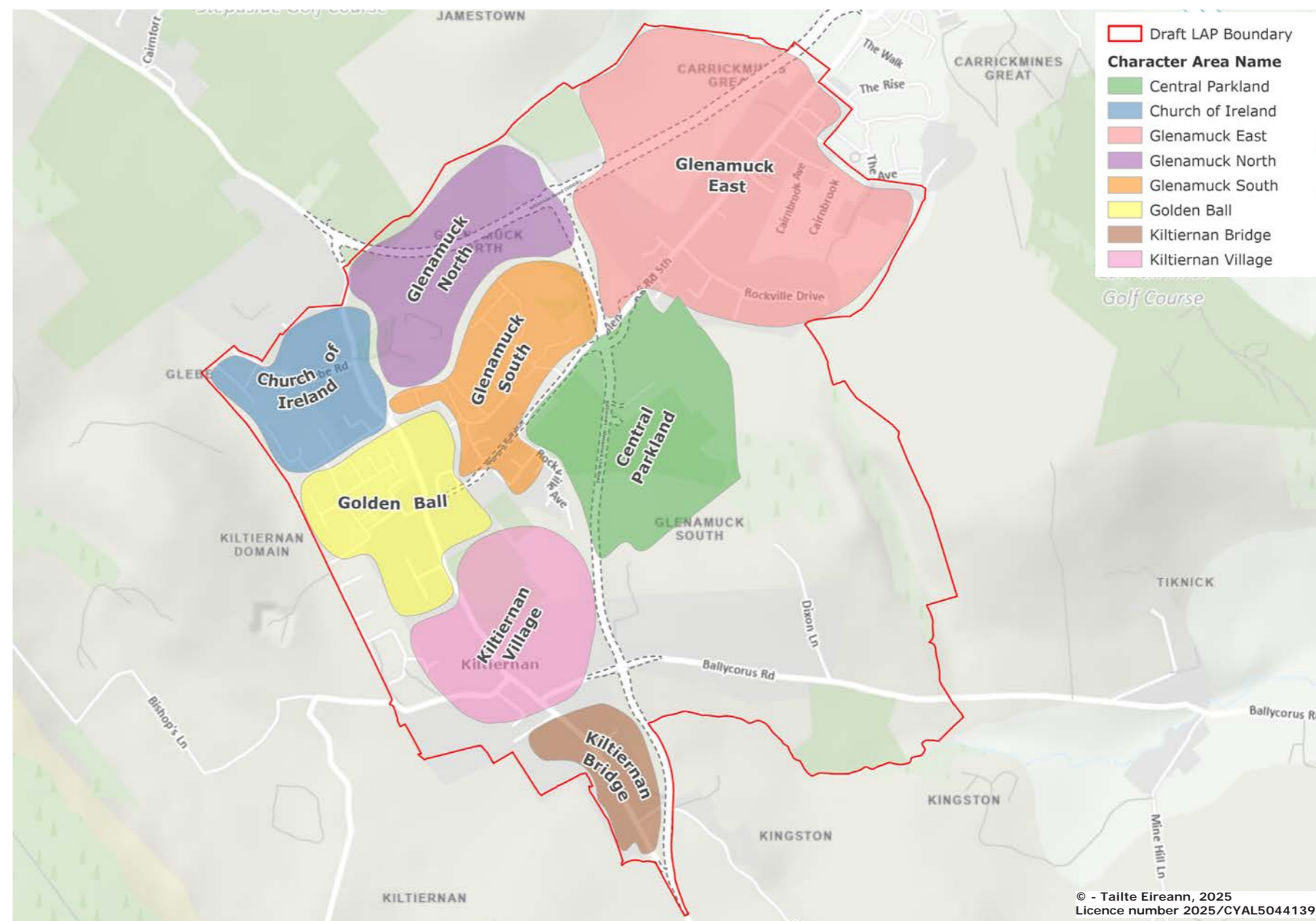


Figure 2.2: Character Areas map of the Draft Kiltiernan-Glenamuck Local Area Plan

<sup>3</sup> Brady Shipman Martin, Glenamuck District Roads Scheme, Urban Design Report, November 2018.

It is envisaged that a sense of arrival will be created at the junction of Kiltiernan Road and Kiltiernan – Glenamuck Link Road through the creation of a focal point, recognisable features and elements to improve upon and enhance the distinct and special character of the area.

There is also potential for links between the Kiltiernan - Glenamuck Link Road beyond the Draft LAP boundary northwards to the future Jamestown Park.

### 2.3.4 Glenamuck South Character Area

This character area comprises lands located southwest of the junction of the Glenamuck Road and the Kiltiernan – Glenamuck Link Road. It includes residential development at Rockville, Glenamuck Manor and Dun Óir.

Upon completion of Kiltiernan Road and Kiltiernan – Glenamuck Link Road this portion of the Glenamuck Road will have lower volumes of traffic thereby creating the opportunity for a safe, secure, coherent local neighbourhood character to emerge.

### 2.3.5 Church of Ireland Character Area

This character area comprises the Church of Ireland Church, its associated community and education uses and nearby residential schemes on both sides of the Enniskerry Road.

The character of the area is defined by its historic settlement pattern which includes the Church of Ireland Church, dating from 1826 and the parochial house which dates from 1837 (see Ordnance Survey Map 1837 - 1842 in Chapter 8). The old schoolhouse to the north of the church forms part of this group of vernacular buildings and contributes to the overall character of this area.

This area is also characterised by a concentration of community uses, including, Kiltiernan Church of Ireland National School, Treehouse Preschool and Montessori, Parish Centre, Kiltiernan Parish Lawn Tennis Club and Glebe House nursing home.

More recently the Chapel Hill and Bishop's Gate residential schemes have been constructed to the south of the established community uses. Another residential scheme, Shaldon Grange, is located on the eastern side of Enniskerry Road. This scheme includes frontage onto the Kiltiernan Road and is therefore interconnected with the Glenamuck North Character Area.

While heavily trafficked at present the volume of vehicular traffic on this portion of the Enniskerry Road will be significantly reduced following the completion of the Kiltiernan Road and Kiltiernan – Glenamuck Link Road. This will offer an opportunity to enhance the sylvan character along the road which is defined by twists and bends and the sense of enclosure created by tree stands and granite walls.

### 2.3.6 Golden Ball Character Area

This character area is centred around the junction of Enniskerry Road and Glenamuck Road. There is a definite sense of arrival to

the village of Kiltiernan at this junction.

This area is known as Golden Ball in reference to the distinctive round granite balls at the entrance to the roadway to Kiltiernan Abbey (now no longer in existence). An urban realm scheme associated with the housing at Cromlech Close (located just northeast of the junction) includes a contemporary sculpture inspired by the original.

To the north of this scheme is a row of semi-detached traditional cottages (c.1900) on long narrow plots which back onto the Dun Óir residential scheme. On the western side of Enniskerry Road is a public house and restaurant which functions as a local landmark for the character area. To the rear of the public house there is a housing scheme called Kiltiernan Close.

To the south of the entrance to Kiltiernan Abbey a small vernacular building is in use as a retail unit and further south there is a scheme of 1930's rural housing, Wayside Cottages.

A pump located beside the contemporary Golden Ball sculpture at Cromlech Close, which is the only remaining piece of historic street furniture at this location, adds interest and contributes to the character of the area.



*The Golden Ball Public House*

### 2.3.7 Kiltiernan Village Character Area

This character area is centred around the staggered crossroads in the southern part of the village where the Ballybetagh and Ballycorus Roads meet Enniskerry Road.

To the northwest of the Enniskerry Road and Ballybetagh Road junction the distinctive, blue clad, Our Lady of the Wayside Church is a protected structure and is an attractive and widely recognised landmark which contributes to the distinct and special character of the area.

Similar to the Church of Ireland Character Area a cluster of sustainable neighbourhood uses are located in close proximity to the church site including Our Lady of the Wayside National School and the Kiltiernan Adult Education Centre, both located on Ballybetagh Road.

Further west, a permeability link has been provided through Suttonfield to Our Lady of the Wayside National School.

The Kiltiernan Village sustainable neighbourhood uses, and village green will be located on the eastern side of Enniskerry Road on the former Wayside Celtic grounds.

Older vernacular buildings, which were located opposite Our Lady of the Wayside Church, formed part of the limited historical built fabric of Kiltiernan in this character area. Any development at this location should make a positive contribution to the public realm and setting of the protected structure as it will have an important relationship and intervisibility with the church opposite.

A petrol filling station, retail unit and auto service centre are located at the junction of Enniskerry Road and Ballycorus Road. Late 20th century detached houses occupy large plots along the Ballycorus Road.

There is an opportunity in the Draft LAP to set out principles and guidance towards the provision of a high-quality public realm and village green which has regard to its historical and architectural heritage and for this character area to become the commercial and community heart of Kiltiernan village.

### 2.3.8 Kiltiernan Bridge Character Area

This character area, which extends to the southern boundary of the Draft LAP lands, has a distinctive character comprising Nos. 1-9 Moss Cottages, which is a designated Architectural Conservation Area (ACA) as well as the Old Post Office (late 19th century) and Orange Lodge which are protected structures.

In addition to the existing 19th century vernacular cottages and houses, other distinctive features in this area include a stone bridge over the Loughlinstown River and a wooden framed water pump.

Any future development of this area will be required to have regard for these character features.

## 2.4 Urban Design and Placemaking

### 2.4.1 Overall Urban Design and Placemaking Vision for the Kiltiernan – Glenamuck Draft LAP Area

The Draft LAP is underpinned by a strategic vision which is intended to guide the future development of the Kiltiernan – Glenamuck area.

The vision for Kiltiernan-Glenamuck is of a connected and sustainable neighbourhood which enhances the existing green infrastructure, rural character, heritage and biodiversity and includes a vibrant and inclusive village centre.

### 2.4.2 Guiding Principles

Central to delivering the vision is to develop the Kiltiernan –

Glenamuck area in a sustainable manner, in a way that reflects its existing landscape, heritage and environmental assets. Any development on the Draft LAP lands shall promote an urban design approach and built form which contributes positively to the quality of life of its existing and future community.

The Urban Design Strategy also offers a historic opportunity to create a village centre that can become the heart of Kiltiernan.

The provision of high-quality urban design and public realm is central to creating vibrant, attractive and sustainable places where people want to live, work, visit and enjoy the distinct sense of place.

Appropriate densities in the Draft Plan area will achieve compact growth which allows for more efficient use of existing lands, resources and infrastructure thereby delivering on the strategic county outcomes of the dlr County Development Plan 2022 – 2028 and the dlr Climate Action Plan 2024.

Completion of the overall Kiltiernan Road and Kiltiernan-Glenamuck Link Road will alter the landscape, layout and settlement pattern in the Draft LAP area. This will provide opportunities for healthy placemaking and ease of movement within the Draft Plan area which will contribute positively to the quality of life and sense of belonging for those who live and work in the area.

The new road layout will also transform the existing Glenamuck Road into a quieter local road affording opportunity for the area to be reframed in terms of urban design.

The Kiltiernan – Glenamuck Link Road will effectively bypass Kiltiernan village. Promotion of exemplary sustainable design and aesthetic quality will create a strong sense of place and identity for the village which will be focused onto the Enniskerry Road.

The Kiltiernan – Glenamuck Link Road also affords an opportunity for a north-south green corridor of active and passive open spaces combined with permeability links.

## 2.5 Urban Design Strategy for the Draft Plan Area

An urban design strategy for the Draft Plan area is set out in three parts as follows:

- An Urban Design Strategy for the Kiltiernan Road and Kiltiernan – Glenamuck Link Road.
- An Urban Design Strategy for Kiltiernan village.
- An Urban Design Strategy for Glenamuck.

It should be noted that elements of more than one Urban Design Strategy could be interrelated e.g., proposed Kiltiernan Park.

### 2.5.1 Urban Design and Placemaking Strategy for the Kiltiernan Road and Kiltiernan – Glenamuck Link Road

This Urban Design Strategy relates to the following character areas - Glenamuck East Character Area, Central Parkland Character area, Glenamuck North Character Area and Glenamuck South Character Area.

The concepts set out in the dlr commissioned Urban Design Report, which were applied to the Glenamuck District Roads Scheme (GDRS) have been expanded upon and are applicable to the wider character areas.

The urban design and development principles for the Kiltiernan Road and Kiltiernan – Glenamuck Link Road wider area are based on the following concepts:

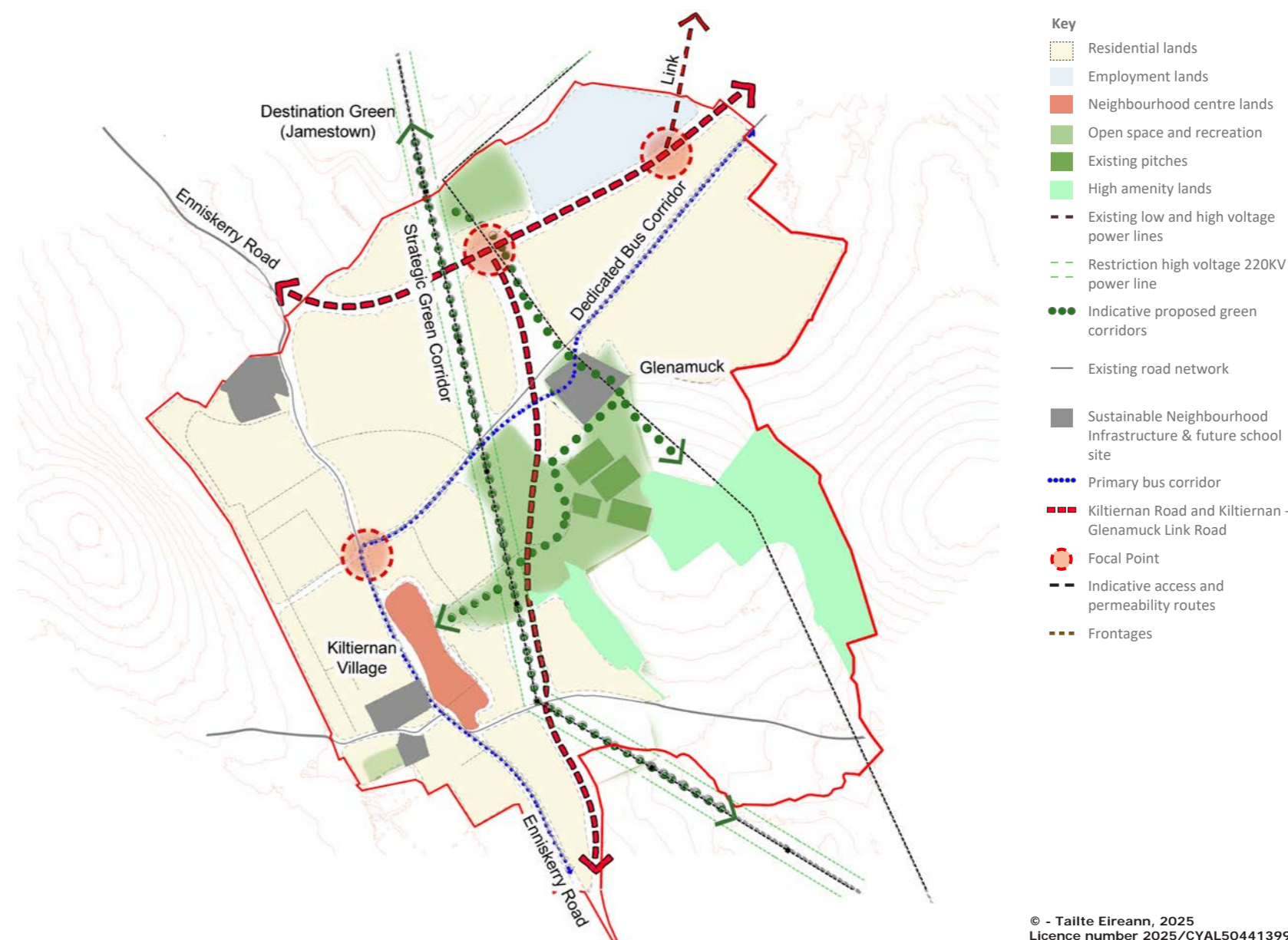
1. Green Infrastructure Concept.
2. Urban Form Concept.

3. Movement Concept.
4. Place Concept.

#### Green Infrastructure Concept

This concept is based on a landscape focused approach with the following key components:

- Provision of a “Strategic Green Corridor” which connects a series of green spaces between Jamestown Park to the north and lands to the south of the Draft Plan
- Utilising the 110 KV and 220KV powerline as an open space spine while recognising the challenges they present.
- Northern destination active green space.
- Concept of a central green area or “heartland” midway along the Strategic Green Corridor including Kiltiernan Park with lands on both sides of the Kiltiernan – Glenamuck Link Road



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Figure 2.3: Indicative Urban Design Strategy map of the Draft Kiltiernan-Glenamuck Local Area Plan

connecting with the amenity of Wayside Celtic lands. This green heartland area also includes Jackson Park, the small, glaciated valley feature which is zoned high amenity and the education site.

- Provide an east west green pedestrian and cycle route from the village green to the central parkland area.
- Acknowledgment of the high amenity and agricultural land use zoning objectives on the western fringe of the Draft Plan lands.

See Chapter 7 for more detailed objectives on green infrastructure and active and passive open space.

#### Urban Form Concept – Integrating landscape and new communities

The second urban design concept focuses on integrating existing and new communities with the landscape.

Key Components are:

- Optimisation of land use reflecting topography and landform. Policy KGLAP 46 Agriculture and High Amenity Lands, Chapter 7 will deliver on this concept which relates to the acknowledgment of the high amenity and agricultural land use zoning objectives on sensitive areas on the western fringe of the Draft Plan lands.
- Strategic location of employment, education, social and community uses to enhance existing land uses.

#### Movement Concept

The third urban design concept focuses on movement through the Draft LAP area and is best articulated through the policies and objectives in Chapter 5 which aim to create a connected Kiltiernan – Glenamuck which will allow people to access what they need on a day to day basis by walking, cycling or using public transport (Ten Minute neighbourhood concept).

#### Place Concept – Providing sense of place, arrival and context

Areas with a “sense of place” have a strong identity that is deeply felt by residents and visitors. The creation of a sense of place, in the Kiltiernan – Glenamuck area, is a key urban design concept of the Draft Plan.

The proposed movement framework and emerging development will provide a sense of place and arrival to the area by fostering a sense of attachment and belonging.

Key concepts include:

- Use of focal points, high quality public realm and building design to create a sense of arrival, identity and place. In urban design terms focal points, recognisable features and elements will signify an entrance to an area and/or identify different areas and will improve upon and enhance the distinct and special character of the Kiltiernan – Glenamuck

Draft Plan area.

- Ensuring connected communities as per the recommendations of the ABTA as set out in Chapter 5.
- Ensuring a secure and community-oriented neighbourhood by way of active street frontages aligned along key routes and amenity areas.

### 2.5.2 Urban Design and Placemaking Strategy for Kiltiernan Village

This Urban Design Strategy relates to the Enniskerry Road and the areas east and west of the road including the following Character Areas; Church of Ireland Character Area, Golden Ball Character Area, Central Village and Kiltiernan Bridge Character Area.

Completion of Kiltiernan Road and Kiltiernan – Glenamuck Link Road will result in lower volumes of traffic on Enniskerry Road allowing a neighbourhood character and village environment to emerge.

Key concepts include:

- Development of a village centre that builds on the special character of Kiltiernan.
- Strengthening of existing character nodes along Enniskerry Road.
- Reinforcement of the node centered on the Our Lady of the Wayside Church by way of provision of a Village Green to provide a central focus at the heart of Kiltiernan Village.
- Consolidating the character areas along the Enniskerry Road by retaining existing low level granite walls where appropriate and building new walls to create visual and spatial enclosure.
- Provision of appropriate / native supplementary tree/hedge planting along Enniskerry Road.
- Retention of existing built form along the Enniskerry Road where appropriate.

### 2.5.3 Urban Design Strategy for Glenamuck

This Urban Design Strategy includes the Glenamuck North Character Area and a portion of the Central Parkland Character Area all of which lie east of Kiltiernan - Glenamuck Link Road. As set out in section 2.3.1 above upon completion of Kiltiernan Road and Kiltiernan - Glenamuck Link Road, the character of the portion of Glenamuck Road which falls east of Kiltiernan - Glenamuck Link Road will change. It is important to ensure that a sense of identity emerges for this area.

Key concepts include:

- Use of focal points, recognisable features and elements to create a sense of identity in the vicinity of the junction of Glenamuck Road with Kiltiernan – Glenamuck Link Road.

- Ensuring connected communities as per the recommendations of the ABTA as set out in chapter 5.
- Consolidation of the central parkland area by way of provision of permitted and proposed Kiltiernan Park (see chapter 7).

## 2.6 General Urban Design Policies

### Policy KGLAP 1 – Urban Design:

It is Policy to promote a high standard of urban design throughout Kiltiernan - Glenamuck in accordance with the relevant policies set out in the County Development Plan, Section 28 Guidelines and other relevant guidance documents including: The Compact Settlement Guidelines (2024), and the Design Manual for Urban Roads and Streets (2019). Development shall be design-led, prioritising place making and accord with the Urban Design and Placemaking Vision for the area as set out in Section 2.4 and 2.5.

### Policy KGLAP 2 – Kiltiernan - Glenamuck Character:

It is Policy that development shall contribute positively to the distinct character of Kiltiernan - Glenamuck by ensuring that:

- New architecture complements and visually integrates with the historic vernacular structures in terms of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, material finishes, street width, urban grain and street frontage.
- Development positively contributes to the established character and enhances the identity and sense of place for Kiltiernan-Glenamuck.

### Policy KGLAP 3 – Public Realm:

It is policy that new development provides connected, attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating pedestrian centred environments with active, inviting public spaces and parks.

### Policy KGLAP 4 - Site Development Frameworks:

It is policy that future development shall accord with the objectives set out in the site development framework section for each development site (see section 2.7). Planning applications shall include a consistency statement setting out how each of the objectives in the Site Development Framework will be delivered.



## 2.7 Kiltiernan - Glenamuck Site Development Frameworks (SDF)

This section sets out site development frameworks to provide guidance for future planning applications. The former Bective lands which are identified in this Draft LAP for active recreational use and the lands identified as a new phase of Kiltiernan Park are also included in this section.

This section also sets out objectives for smaller infill/backland sites (see 2.7.11). Development of sites not specifically identified in this section will be assessed against the overall policy and objectives set out in this Draft Plan in addition to the relevant policy objectives in the County Development Plan.

Any reference to density is net density, in accordance with the glossary set out in Appendix 4.

### 2.7.1 Employment Lands – Site Development Framework 1 (SDF1)

This 8-hectare site is subject to land use zoning objective ‘E’ – ‘To provide for economic development and employment’.

This site is located to the south of ‘The Park’, Carrickmines and to the east of the former Bective lands with frontage onto the Kiltiernan Road to the south.



CDP extract showing Land Uses of SDF1



Aerial View of SDF1

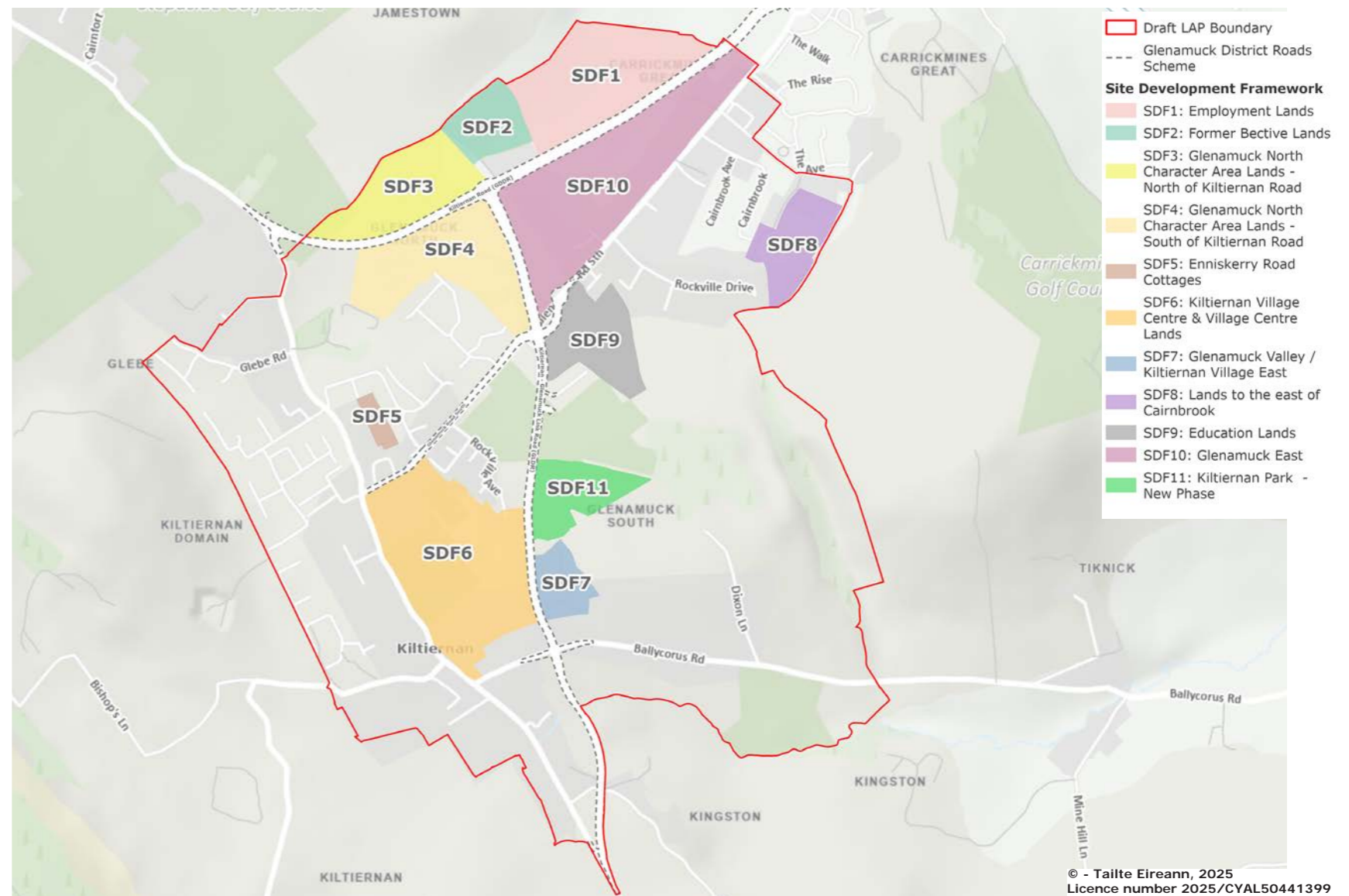


Figure 2.4: Map showing Site Development Frameworks within Draft Kiltiernan-Glenamuck LAP

#### Movement Objectives

##### SDF1-1

- Planned / approved links on adjacent sites to be taken into account in any proposed layout for the ‘E’ zoned lands to ensure that there is a network of legible connected routes through the area and to maximize active travel linkages with adjoining/adjacent sites, Kiltiernan Road and Kiltiernan – Glenamuck Link Road.
- In tandem with the adjoining land holder, access through the site from ‘The Park’, Carrickmines to be provided, as identified in the County Development Plan, in addition to access from Kiltiernan Road.
- Provide active building frontage along Kiltiernan Road which will create a sense of identity and place.

#### Built Form Objectives

##### SDF1-2

- Development to complement existing development in the ‘The Park’ Carrickmines.
- Development to incorporate a transition between large scale employment uses to the north and open space to the south.
- Provide active building frontage along Kiltiernan Road which will create a sense of identity and place.

#### Height Objectives

##### SDF1-3

- Heights to be a maximum of 5 storeys fronting onto Kiltiernan Road.
- Heights on the remainder of the site to range from 3 storeys

- to 5 storeys having regard to topography, surrounding existing developments, any adjacent residential development and the retention of views to the Dublin Mountains.
- Ensure proposed heights achieve a balance between height and scale, contribute to variety in design and avoid against monolithic and monotonous buildings.

**Environment Objectives**

**SDF1-4**

To retain the hedgerow along the boundary of the 'E' zoned lands with 'The Park' to the north and along the boundary with the adjoining open space area to the northwest.

**2.7.2 Former Bective Lands – Site Development Framework 2 (SDF2)**

This site is zoned land use objective 'F' – 'To preserve and provide for open space with ancillary active recreational amenities' and was last in use as a private pitch facility.



CDP extract showing Land Uses of SDF2

This site is located to the south of 'The Park', Carrickmines and to the east of the former Bective lands with frontage onto the Kiltiernan Road to the south.



Aerial View of SDF2

**Movement Objectives**

**SDF2-1**

- Ensure permeability and connectivity to the north-south green corridor.
- Provide connections:
  - Northwards with the proposed Jamestown Park.
  - Eastwards to the employment lands and beyond to the "The Park".
- Explore options for shared parking for the Bective site on the adjoining employment lands

**Environment Objectives**

**SDF2-2**

Ensure retention of hedgerows including those along the following boundaries of the lands, northwest, west to the adjoining site identified for residential development and east to the adjoining employment zoned lands.

**2.7.3 Glenamuck North Character Area Lands, north of Kiltiernan Road – Site Development Framework 3 (SDF3)**

This site is located to the north of Kiltiernan Road and south of the proposed Jamestown Park. The site is subject to land use zoning objective 'A' - 'To provide residential development and improve residential amenity while protecting the existing residential amenities' and is constrained by the 220kv and 110kv overhead powerlines.



CDP extract showing Land Uses of SDF3

In accordance with the urban design strategy set out in Section 2.5 this site offers opportunities to provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.

There is also an opportunity to provide high quality urban realm and active street frontage onto Kiltiernan Road and to take advantage of proximity to the future Jamestown Park in layout and design.



Aerial View of SDF3

**Movement Objectives**

**SDF3-1**

- Ensure that there is a network of legible connected routes through the site, both north-south and east- west.
- Provide a new north to south pedestrian route through the scheme northwards to the future Jamestown Park. This route should also connect southwards and illustrate clear wayfinding to the Central Parkland Character Area and onwards to the Kiltiernan Village Character Area. (See PY6 in Chapter 5 Section 5.6.4.3 and Figure 5.4).
- Ensure no parallel vehicular carriageway immediately adjoining Kiltiernan Road.
- Vehicular access to the land parcel will be via one access from the Kiltiernan Road.

**Placemaking Objectives**

**SDF3-2**

- Provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.
- Provision of a hierarchy of complementary open spaces that are well connected both visually and physically by way of urban greening.

- Provide a street planting scheme with suitable planting and trees along the Kiltiernan Road.
- Proposed tree planting shall be mainly semi-mature native species.

**Built Form Objectives**

**SDF3-3**

- Provide active building frontage along Kiltiernan Road. This active frontage should include own door access.
- Ensure the design and layout of any scheme provides passive surveillance of the future Jamestown Park.

**Heights Objectives**

**SDF3-4**

- 2-4 storeys with potential for 5 at appropriate focal points along Kiltiernan Road.
- Ensure heights along the Kiltiernan Road achieve a balance between height and scale, contribute to variety in design and avoid against monolithic and monotonous buildings.
- Heights shall have regard for topography, surrounding existing developments and the retention of views towards the Dublin Mountains.

**Density Objectives**

**SDF3-5**

Generally, 40 dwellings per hectare (dph).

**Environment Objectives**

**SDF3-6**

Layout design should maximise retention and integration of hedgerows into public open space.

**2.7.4 Glenamuck North Character Area Lands, south of Kiltiernan Road – Site Development Framework 4 (SDF4)**

This land parcel comprises the Glenamuck North Character Area lands which are located to the south of Kiltiernan Road, west of the Kiltiernan – Glenamuck Link Road and east of Enniskerry Road. It adjoins the Shaldon Grange and Glenamuck Manor residential schemes.

The lands are subject to land use zoning objective 'A' - 'To provide residential development and improve residential amenity while protecting the existing residential amenities' and is constrained by the 220KV and 110KV overhead powerlines.



CDP extract showing Land Uses of SDF4

In accordance with the urban design strategy set out in Section 2.5 this site offers opportunities to provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.

There is also an opportunity to provide high quality urban realm and active street frontage onto Kiltiernan Road.



Aerial View of SDF4

**Movement Objectives**

**SDF4-1**

- Ensure that there is a network of legible connected routes through the site, both north- south and east- west. (See Chapter 5 Section 5.6.4 and Figure 5.4 for permeability links).
- Provide a new north to south pedestrian route through the scheme southwards through Shaldon Grange and/ or Glenamuck Manor and illustrate clear wayfinding to the central green area and onwards to Kiltiernan Village Character Area. (See Chapter 5 Section 5.6.4 and Figure 5.4 for permeability links).
- Ensure no parallel vehicular carriageway immediately adjoining Kiltiernan Road.
- Vehicular access to the site will be via existing schemes which access from Glenamuck Road.

**Placemaking Objectives**

**SDF4-2**

- Provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.
- Contribute to the provision of a hierarchy of complementary open spaces that are well connected both visually and physically by way of urban greening.
- Provide a street planting scheme with suitable planting and trees along Kiltiernan Road.
- Proposed tree planting shall be mainly semi-mature native species.

**Built Form Objectives**

**SDF4-3**

- Provide active building frontage along Kiltiernan Road. This active frontage should include own door access.
- Ensure any development responds to the layout and design of the adjoining schemes, Shaldon Grange and Glenamuck Manor.

**Heights Objectives**

**SDF4-4**

- 2-4 storeys with potential for 5 at appropriate focal points along Kiltiernan Road.
- Ensure heights along the Kiltiernan Road achieve a balance between height and scale, contribute to variety in design and avoid monolithic and monotonous buildings.

- Heights shall have regard for topography, surrounding existing developments and the retention of views towards the Dublin Mountains.

**Density Objectives**

**SDF4-5**

Generally, 40 dph.

**Environment Objectives**

**SDF4-6**

Layout design should ensure retention of hedgerows in accordance with objective GI1, chapter 7.

**2.7.5 Enniskerry Road Cottages – Site Development Framework 5 (SDF5)**

This land parcel comprises the semi-detached traditional cottages (circa 1900) along Enniskerry Road on long narrow plots which are zoned 'A' - 'To provide residential development and improve residential amenity while protecting the existing residential amenities'.



CDP extract showing Land Uses of SDF5

Vehicular access has been provided in the adjoining residential scheme, Dun Óir, as far as the eastern (rear) boundary of No. 180 Enniskerry Road. There is also a vehicular access road in Dun Óir which adjoins the northern boundary of the rear garden of Saint Annes, a detached house on Enniskerry Road.

These potential accesses create an opportunity for small scale infill development and land parcel assembly would provide the potential for larger scale development, subject to the protection of existing residential amenity.



Aerial View of SDF5

**Movement Objectives**

**SDF5-1**

Provide shared access for infill development via Dun Óir.

**Placemaking Objectives**

**SDF5-2**

- Infill development shall be sensitive to and have regard to impact on existing residential amenity, in-situ vernacular features, materials and elements.
- Encourage site assembly to achieve coherent, planned, high quality design and layout.

**Built Form Objectives**

**SDF5-3**

Ensure any development responds to the form and design of existing cottages and the adjoining scheme at Dun Óir.

**Heights Objectives**

**SDF5-4**

- 1 storey (2 storeys if appropriate) for infill.
- 2—3 storeys if there is site amalgamation.

**Density Objectives**

**SDF5-5**

Development may define its own density (as agreed by the planning authority) in response to the scale and form of surrounding development.

**2.7.6 Kiltiernan Village Centre and Village Centre Lands - Site Development Framework 6 (SDF6)**

This site which comprises lands on the eastern side of Enniskerry Road, 'Kiltiernan Village Centre', is subject to land use zoning objective 'NC' – 'To protect, provide for and-or improve mixed-use neighbourhood centre facilities', and will be a focal point in the village providing retail, commercial and community support, sustainable neighbourhood infrastructure uses for the existing and new community.

The eastern part of the site, 'Village Centre Lands' is subject to land use zoning objective 'A' – 'To provide residential development and improve residential amenity while protecting the existing residential amenities'. This part of the site, which is zoned residential has frontage onto Enniskerry Road and Kiltiernan – Glenamuck Link Road.



CDP extract showing Land Uses of SDF6

A green route will link the neighbourhood centre to Central Parkland and the education site, onwards to the Glenamuck Road section of the Draft LAP and northwards along the green corridor to other residential areas and the future Jamestown Park.

The eastern portion of the lands are constrained by the existing 220KV overhead powerline. There are notable tree lines and hedgerows on site.

The vision for the residential zoned part of the site is for

residential development which complements the adjoining Kiltiernan Village and provision of the green link connecting across the north south green corridor and the central green area and onwards to Dingle Glen. There is also potential for this to link eastwards beyond the Draft Plan lands towards Ticknick Park.



### Masterplan Objectives

#### SDF6-1

- It is an Objective that a Masterplan for the entire site shall be prepared and accompany all planning applications for significant development on the site. The Masterplan shall accord with the Objectives set out in this Site Development Framework accompanied by a 'Consistency Statement' detailing how each of the Objectives in this SDF will be delivered.
- The Masterplan shall include details of how development and infrastructure will be phased including the provision of different uses and services that will serve an emerging community. It must also be informed and guided by all relevant environmental considerations, including the need to manage and mitigate (where necessary) the potential effects development in this area may have on sensitive environmental receptors.

### Movement Objectives

#### SDF6-2

- Ensure that there is a network of legible connected routes through the site, both north-south and east-west linked with streets and open spaces.
- Provide an east west green pedestrian and/or cycle route through the scheme and illustrate clear wayfinding to both the Village Centre and the central parkland area.

### Placemaking Objectives

#### SDF6-3

- Any development shall enhance the existing character of Kiltiernan.

- The Kiltiernan Village site shall include a village green fronting onto Enniskerry Road. The design of the village green shall resonate with the rural nature of Kiltiernan and also explore opportunities for a portion of the area to be used as a market space, acknowledging the important role played historically by the Kiltiernan country market. The design shall create a visual connection with and reinforce the character area centred on Our Lady of the Wayside Church.
- Incorporate low granite walls where possible and, where appropriate, build new walls to create visual and spatial enclosure.
- Building materials shall incorporate an element of granite.
- Ensure creation of a vista from the village green towards the Our Lady of the Wayside Church and beyond to the Dublin



Figure 2.5: Indicative illustration showing an Urban Framework Plan for SDF6, SDF7 and adjoining lands

Mountains.

- Retain long distance views of the Dublin Mountains via streets and gaps in buildings.

#### Land Use Objectives

##### SDF6-4

- Provide for a sustainable mix of uses commensurate with the NC land use zoning objective.
- Provide for a minimum of 4,500 sq metres gross floorspace of non-residential uses.
- Provide for a community centre of circa 300 sq metres (See objective in chapter 4).
- Provide for a creche (this requirement is in addition to the community use requirement above).
- Provide for a supermarket of circa 1300 square metres within the land parcel.
- Provide suitably designed residential units for older people and for “rightsizing” and/or “downsizing” in close proximity to Kiltiernan Village.

#### Built Form Objectives

##### SDF6-5

- Provide for active frontage along Enniskerry Road.
- The design of ‘Kiltiernan Village’ shall be carefully scaled and be of a fine urban grain. The design shall avoid repetitious and monotonous development.
- Plot widths within blocks shall achieve a fine urban grain.
- Contemporary development shall make reference to local traditions of building and layout.
- Design of development on the ‘Kiltiernan Village’ site and ‘Village Centre Lands’ shall be complementary to each other.
- Development adjoining the surrounding residential area shall ensure that the layout and design has regard to protection of residential amenities. The masterplan shall include details of how the ‘Kiltiernan Village’ site relates coherently to adjoining development areas.

#### Heights Objectives

##### SDF6-6

- 2 – 4 storeys.
- Some five storey elements may be acceptable subject to visual impact assessment and compliance with the Building Height Strategy as set out on the CDP 2022 – 2028.
- Ensure that the proposed heights along Enniskerry Road

are sensitive to the original streetscape, in keeping with the character and scale of Kiltiernan.

- Allow for increased heights proximate to the village green. Any buildings at this location shall complement Our Lady of the Wayside Church, which is a protected structure.

#### Density Objectives

##### SDF6-7

Generally, 45 dph, with any proposed higher density located proximate to ‘Kiltiernan Village’ site.

#### Environment Objectives

##### SDF6-8

- Require a street planting strategy with suitable native trees and planting along Enniskerry Road.
- Provide a green pedestrian/cycle link from Enniskerry Road across to the central green area and beyond. Development shall be designed to ensure passive surveillance of this link. Along this route as many of the key landscape features as possible must be retained and celebrated in order to respect and enhance the uniqueness of the place. Wherever possible, stands of trees should be retained and strengthened. The potential for these spaces to assist wildlife movement, a wide range of walking and cycling circuits and for providing open and play spaces should be explored.
- Ensure protection and retention of the double tree line/hedgerow which runs north-south and east-west across the lands.

#### Detailed Design Objectives

##### SDF6-9

- The masterplan shall include detailed design codes for building and landscape finishes and materials. Codes will also establish palettes for windows, door, railings, roof styles, skyline treatment, etc.
- Attention shall be paid at an early stage to the location of all building services, particularly where they interface with the public realm (including ESB substations). All building services shall be carefully designed to be visually acceptable and located to avoid over concentration on any particular street or frontage.
- Services on roofs, including lift and stair over runs, ventilation and smoke shafts, photovoltaic cells and other plant and services will be so designed and sited so as not to be visually prominent.
- The areas around the village green and the crossroads shall have hard natural stone paving giving a high-quality landscape environment while softer surfaces may be appropriate along the route from Our Lady of the Wayside

Church.

- Avoid large areas of visually prominent surface car parking – undercroft / basement car parking will be encouraged.

#### Shopfronts Objectives

##### SDF6-10

- The design of shopfronts shall enhance the overall character of the façade and relate carefully to the upper levels.
- Where branded/corporate signage is required, this should be discreet and relate sympathetically to the façade.

### 2.7.7 Glenamuck Valley/Kiltiernan Village East – Site Development Framework 7 (SDF7)

This site to the east of Kiltiernan-Glenamuck Link Road adjoins the mini glaciated valley high amenity area and a small area of biodiversity importance to the north. Detached housing fronts onto Ballycorus Road.

The site is subject to the land use zoning objective ‘A’ – ‘To provide residential development and improve residential amenity while protecting the existing residential amenities’.



CDP extract showing Land Uses of SDF7

The vision for this area is for residential development. Any development needs to take account of the adjoining high amenity lands. The site to the north is proposed Kiltiernan Park (see chapter 7).



Aerial View of SDF7

**Movement Objectives**

**SDF7-1**

Layouts shall, where possible, provide pedestrian connections to Kiltiernan Park to the north, having regard to the biodiversity value of the lands on the boundary between the two sites.

**Placemaking Objectives**

**SDF7-2**

Granite materials to be incorporated in any proposed development.

**Built Form Objectives**

**SDF7-3**

Appropriate buffer to be provided between buildings, car parking and general circulation areas and lands zoned high amenity.

**Heights Objectives**

**SDF7-4**

2 – 3 storeys. With any proposed taller buildings located along the Kiltiernan – Glenamuck Link Road.

**Density Objectives**

**SDF7-5**

Generally, 40 dph.

**Environment Objectives**

**SDF7-6**

Design and layout of any development shall ensure no adverse impact on the adjoining high amenity and high value biodiversity lands. Minimise lighting / sensitive lighting adjacent to high amenity lands.

**2.7.8 Lands to the east of Cairnbrook – Site Development Framework 8 (SDF8)**

This site which is located on the outer edge of the Draft LAP lands to the east of the Cairnbrook residential scheme is subject to the land use zoning objective 'A' – 'To provide residential development and improve residential amenity while protecting the existing residential amenities'.



CDP extract showing Land Uses of SDF8

Lands immediately to the east of the site are subject to the land use zoning objective 'B' – 'To protect and improve rural amenity and to provide for the development of agriculture'.



Aerial View of SDF8

**Movement Objectives**

**SDF8-1**

- Vehicular access to the land parcel shall be from Cairnbrook.
- Provide opportunities for active travel linkages to the east towards Springfield Lane.
- Provide a pedestrian/cycle link into Rockville Drive.

**Placemaking Objectives**

**SDF8-2**

Have regard to the rural character and transition to the lands rising to the east which are subject to the land use zoning objective 'B' – 'To protect and improve rural amenity and to provide for the development of agriculture'.

**Built Form Objectives**

**SDF8-3**

Ensure development responds to the form of existing properties within Cairnbrook and the adjoining rural character to the east.

**Heights Objectives**

**SDF8-4**

Maximum 4 storeys, however heights of buildings located in the eastern portion of the site to be restricted because of the elevated nature of the site.

**Density Objectives**

**SDF8-5**

Generally, 40 dph.

**Environment Objectives**

**SDF8-6**

- Retain hedgerow to the east as shown on Fig 7.1, chapter 7, and avoid private gardens bounding onto hedges to be retained.
- Sensitive lighting along transitional boundaries.

### 2.7.9 Education Lands – Site Development Framework 9 (SDF9)

This site which is subject to the land use zoning objective 'B' – 'To protect and improve rural amenity and to provide for the development of agriculture' is identified for Education purposes.



CDP extract showing Land Uses of SDF9

The site is bounded to the northwest by Glenamuck Road and to the west by Kiltiernan – Glenamuck Link Road.



Aerial View of SDF9

#### Movement Objectives

##### SDF9-1

- Facilitate provision of pedestrian link to Jackson Park.
- Vehicular access to the land parcel shall be from Kiltiernan – Glenamuck Link Road.

#### Placemaking Objectives

##### SDF9-2

Create a relationship with Glenamuck Road and Kiltiernan – Glenamuck Link Road.

#### Built Form Objectives

##### SDF9-3

- Explore relocation/reuse of granite wall along Glenamuck Road.
- Promote urban typology school buildings.

#### Heights Objectives

##### SDF9-4

2-3 storeys. Have regard to rural character and adjoining residential amenities.

#### Supporting Uses and Facilities Objectives

##### SDF9-5

- Promote shared outdoor pitches and facilities.
- Promote and encourage synergies with facilities at Jackson Park.
- Promote community-based activities outside of school hours.

### 2.7.10 Glenamuck East – Site Development Framework 10 (SDF10)

This site is located to the south of Kiltiernan Road and north of Glenamuck Road and is subject to land use zoning objective 'A' – 'To provide residential development and improve residential amenity while protecting the existing residential amenities'.



CDP extract showing Land Uses of SDF10



Aerial View of SDF10



**Movement Objectives**

**SDF10-1**

- Promote permeability and connectivity between Kiltiernan Road and Glenamuck Road.
- Provide linkages onto the north-south greenway, See Figure 7.2, Chapter 7.

**Placemaking Objectives**

**SDF10-2**

- Provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.
- Contribute to the provision of a hierarchy of complementary open spaces that are well connected both visually and physically by way of urban greening.
- Provide a street planting scheme with suitable planting and trees along Kiltiernan Road.
- Proposed tree planting shall be mainly semi-mature native species.

**Built Form Objectives**

**SDF10-3**

Provide active frontage and passive surveillance along Kiltiernan Road. Ensure frontage and active surveillance onto the north-south greenway adjoining Kiltiernan - Glenamuck Link Road.

**Heights Objectives**

**SDF10-4**

- 2-4 storeys with potential for 5 storeys at appropriate locations along Kiltiernan Road.
- Ensure proposed heights achieve a balance between height and scale, contribute to variety in design and avoid against monolithic and monotonous buildings.

**Density Objectives**

**SDF10-5**

Density generally 50-80 dwellings per hectare. Higher densities may be considered at locations where it can be demonstrated that a 1km or less walking distance to a Luas stop can be achieved by the provision of a route through 'The Park', Carrickmines.

**2.7.11 Kiltiernan Park - New Phase**

This site is located to the east of the Kiltiernan - Glenamuck Link Road and south of Jackson Park and is predominantly subject to land use zoning objective 'B' - 'To protect and improve rural amenity and to provide for the development of agriculture'. A small portion of the site is subject to land use zoning objective 'A' - 'To provide residential development and improve residential amenity while protecting the existing residential amenities'.

**Movement Objectives**

**SDF11 - 1**

- Ensure permeability and connectivity to both the "Strategic Green Corridor" and the east-west route to the Village Centre.
- Facilitate pedestrian and cycle connectivity to Jackson Park.
- Facilitate pedestrian and cycle connectivity connectivity to education lands (SDF9).
- Facilitate pedestrian and cycle connectivity to permitted Kiltiernan Park (see figure 7.2 in chapter 7).
- Facilitate where feasible connectivity to Glenamuck Valley/ Kiltiernan Village East (SDF7) .

**Environment Objectives**

**SDF11 - 2**

- Ensure retention of hedgerows and trees.
- Ensure protection of the ecologically sensitive glaciated valley feature to the south east.



CDP extract showing Land Uses of SDF11



Aerial View of SDF11

**2.7.12 Smaller Infill/Backland Site Development Objectives-(SDO)**

This section provides overall guidance for smaller infill/backland sites including any infill at Wayside Cottages and Glenamuck Cottages.

**Placemaking Objectives**

**SDO-1**

- Overall character of streetscape shall be retained.
- Any infill developments west of the Enniskerry Road shall be sensitive to the overall enclosed, fine grain character of this area moving southwards from Kiltiernan Village.

**Built Form Objectives**

**SDO-2**

- Any proposed development shall be sympathetic to existing development and shall not impact negatively on residential amenity.
- For infill development west of the Enniskerry Road design shall have regard to the mountain backdrop.

**Heights Objectives**

**SDO-3**

Heights in any infill proposal shall be sensitive to the surrounding built form.

**Density Objectives**

**SDO-4**

- Generally, 40 dph.
- Smaller infill sites may define their own density (as agreed by the planning authority) in response to the scale and form of surrounding development.



3

## **Climate Action and Infrastructure**



### 3.1 Introduction

The creation of a climate resilient County is an overarching strategic policy ambition of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. The creation of a climate resilient County is also important in the context of the United Nations Sustainable Development Goals (UNSDGs) Goal 13 - Take urgent action to combat climate change and its impacts <sup>1</sup>.

SDG 13 has five targets to be achieved by 2030 covering a wide range of issues surrounding climate action. These relate to:

- Strengthening resilience and adaptive capacity towards climate change-related disasters.
- Integrating climate change measures into policies and planning, building knowledge and capacity and,
- Outlining the means of implementing the targets.

Given the ever-increasing challenge of and need to urgently address climate change, climate action is a central theme of this Draft Local Area Plan. The “dlr Climate Action Plan, 2024 -2029” (CCAP) addresses both adaptation and mitigation across six themes as follows:

- Energy and Building
- Transport
- Flood resilience
- Nature Based solutions
- Circular Economy & Resource Management and
- Citizen Engagement

The 2025 Draft Local Area Plan has been prepared with the purpose of integrating and implementing the policies and provisions of the CDP and CCAP where relevant. This Chapter of the Draft LAP sets out how climate change adaptation and mitigation measures will be applied within the Draft LAP area and focuses on how the Draft Plan interacts with climate mitigation and adaptation from the perspective of the approach to sustainable water management, flood risk and energy planning. Climate Action, Biodiversity and Natural Heritage are dealt with in Chapter 7.

Measures to deal with climate change can be defined as either mitigation measures which reduce emissions (energy efficiency and sustainable transport) or adaptation measures (flood alleviation), with some measures incorporating elements of each (Green Infrastructure). This Chapter addresses both. The approach towards transport, which is set out in Chapter 5, also addresses climate impact mitigation.

Climate change mitigation objectives are integral to the overarching objectives and principles of the Draft Plan, including, in particular, the concept of ten-minute neighbourhoods,

proximity to high quality public transport, public transport improvements, accessible employment and sustainable neighbourhood infrastructure, compact growth, energy efficiency in new buildings and maintenance of green spaces within the area.

### 3.2 Issues raised at Pre-draft Consultation Stage

Various Climate Action issues were raised by prescribed bodies (Department of Housing, Local Government and Heritage, Department of Environment, Climate & Communications) and by way of submissions from individuals in the community.

The key issues on this topic centered on the inclusion of climate mitigation and adaptation policies and objectives within the Draft LAP, such as nature-based solutions, the use and promotion of renewable energy and energy efficiency in buildings. While primarily covered in Chapter 5 Transport and Movement, a number of submissions on climate action related to a modal shift to more sustainable transport modes such as walking and cycling. The issue of localised flood management was also raised.

### 3.3 Policy Context

By implementing the Draft Plan, the Council will support relevant provisions contained in the National Climate Change Adaptation Framework (2018) <sup>2</sup>, the National Mitigation Plan <sup>3</sup> (2017), the National Climate Action Plan 2024 <sup>4</sup>, the National Energy and Climate Plan 2021-2030 <sup>5</sup>, dlr’s Climate Action Plan 2024-2029<sup>6</sup> and any Regional Decarbonisation Plan prepared on foot of commitments included in the Regional Spatial and Economic Strategy for the Eastern and Midland Region. In line with the above the Draft Plan will have regard to the requirements of the Climate Action and Low Carbon Development (Amendment) Act 2021, to deliver climate resilience and low carbon development in the Draft Plan area.”

#### 3.3.1 County Development Plan 2022-2028

The County Plan sets out overarching policies in relation to energy efficiency, renewable energy, decarbonising motorised transport and urban greening. The relevant Policy Objectives contained in the County Development Plan apply to development in the Draft Plan area and therefore have generally not been duplicated in this local area plan. Policy and objectives for inclusion have been based on the iterative SEA process.

### 3.4 Sustainable Infrastructure

Sustainable Infrastructure encompasses the actual delivery of physical utilities infrastructure and its subsequent management. Utilities infrastructure includes potable water, foul sewers, electricity, gas and renewable energy. To support the sustainable

development of Kiltiernan-Glenamuck, it is an imperative to facilitate and provide the appropriate quantum of utilities infrastructure to cater for both the existing and future needs of the area.

#### 3.4.1 Water Supply and Wastewater

Uisce Éireann is the Agency primarily responsible for the operation of public water services nationally. Uisce Éireann is mandated to provide both drinking water and wastewater capacity to facilitate future settlement growth, in line with national and regional planning policies and objectives, subject to the availability of funding, environmental and financial sustainability criteria.

Dún Laoghaire-Rathdown County Council is committed to working with Uisce Éireann to ensure that the provision of water services will not be a limiting factor in terms of allowing growth within the KGLAP area.

##### 3.4.1.1 Water Supply

Higher level County Development Plan policy aims to protect drinking water sources in the local area from the effects of development, in collaboration with relevant statutory authorities. Water supply for the KGLAP area is facilitated primarily through the Sandyford High Level Water Supply Scheme. Execution of this scheme consisted of the provision of new water facilities including a pumping plant, rising main, service reservoirs and distribution mains which has improved security of existing water supply and facilitates development in Sandyford, Ballyogan, Stepside and adjoining areas.

This facility provides an extensive and necessary water supply infrastructure for the Ballyogan and Kiltiernan areas. The project addressed a number of previous issues relating to the drinking water supply by providing a single source of supply, elimination of small variable sources, adequate storage, adequate pressures and capacity to meet future demand. It is noted that the most recent Uisce Eireann Capacity Register (December 2024) indicates that there may be potential capacity issues in the future until delivery of the Eastern and Midland Water Supply Project

##### 3.4.1.2 Foul Drainage

The completion of the Kiltiernan/Glenamuck Water and Drainage Scheme in 2009 involved the construction of a new gravity sewer and a water main connecting Kiltiernan (village) to the existing network at Carrickmines and Ballyogan. A pumping station is situated at Kiltiernan Bridge which links Ballybetagh Road to the Carrickmines Sewer. The Draft LAP area is within the catchment of the Shanganagh Wastewater Treatment Plant which has surplus capacity to cater for the foul drainage requirements of the Draft LAP area.

Uisce Éireann (UE) has confirmed that foul water treatment services of effluent and the ability of UE to service it within the

<sup>1</sup> <https://sdgs.un.org/goals/goal13#overview>

<sup>2</sup> <https://www.gov.ie/en/publication/fbe331-national-adaptation-framework/>

<sup>3</sup> <https://www.gov.ie/en/publication/48d4e-national-mitigation-plan/>

<sup>4</sup> <https://www.gov.ie/en/publication/79659-climate-action-plan-2024/>

<sup>5</sup> <https://www.gov.ie/en/publication/a856a-national-energy-and-climate-plan>

<sup>6</sup> <https://www.dlrcoco.ie/climate-action-plan-2024#:~:text=The%20Climate%20Action%20Plan%202024,extreme%20weather%20events%20and%2C%20drought.>

current network will be maintained due to capacity increases within the current network. Further upgrade works are to be aligned with provision of the new road network (GDRS). Uisce Éireann have indicated that this should not impact the delivery of housing units.

#### Policy KGLAP5 – Supporting Uisce Éireann:

It is Policy to support Uisce Éireann in the provision of adequate water and wastewater treatment infrastructure to serve the needs of the existing and future population of the LAP area and ensuring that such infrastructure is provided prior to, or in tandem with, new development.

#### Policy KGLAP6 – Wastewater Treatment:

It is Policy to facilitate Uisce Éireann in ensuring that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance.

#### Policy KGLAP7 – Water Framework Directive:

It is Policy to facilitate compliance with the requirements of the EU Water Framework Directive and any relevant legislation. In this regard, the Council will facilitate compliance with the relevant objectives and measures set out in the ongoing 'River Basin Management Plan' (2022- 2028) and associated Programme of Measures, where relevant. Applications for development under this Draft LAP must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.

#### Policy KGLAP8 – Groundwater:

It is Policy to ensure the protection of groundwater resources within the Draft KGLAP area and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the Draft LAP boundary shall have regard to any likely impacts the proposed development may have on groundwater resources.

## 3.5 Sustainable Water Management

A key theme within Appendix 14 "Green Infrastructure Strategy" of the dlr County Development Plan is "Water Management" outlining the role and potential of Green Infrastructure to better manage surface and flood water in contributing to maintaining and improving water quality in the County.

### 3.5.1 Surface Water Management

Surface water management has moved away from more traditional interventions such as piping, culverting and the use of underground attenuation with a new focus on nature-based

solutions such as Sustainable Urban Drainage Systems (SuDS). Surface water within the Draft LAP area drains toward the Loughlinstown River and its tributaries which generally flow east towards the coast before outflowing into the Irish Sea.



*Glenamuck River, Glebe Road*

Although culverted in places, the Loughlinstown River is an important green/blue infrastructure corridor and habitat in the Kiltiernan-Glenamuck area, providing multi-functional ecosystem services such as land drainage, recreational amenity, clean/cool air and a wildlife corridor.

### 3.5.2 Sustainable Urban Drainage systems (SuDS)

The Strategic Flood Risk Assessment (SFRA), set out as an Appendix to this Draft LAP, provides details of the Sustainable Urban Drainage Systems (SuDS) measures to be used within the Plan Area. SuDS measures are a necessary method of managing surface and ground water regimes sustainably both within future development sites and the public realm. The choice and location of SuDS measures within the public realm shall have due consideration for the necessity to protect habitats and existing tree root structures. In addition, future developments within the Draft Plan Area shall accord with the County's Green Roofs Guidance Document which forms Appendix 7 of the County Development Plan. Further guidance on Nature Based Solutions can also be found in 'Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas'<sup>7</sup>.



*SuDS installation in Kiltiernan Wood*

The geological strata within the region is comprised of sand and gravels interbedded with clays and tills. These strata play a significant role in the groundwater flow regime of this region, and their hydrological significance is variable depending on their permeability, thickness and extent.

Groundwater within the study area is normally of potable quality. Implementation of nature-based solutions to support a reduction of any pollution impacts will help improve groundwater quality over time and are included in the objectives to inform future development decisions.

#### Policy KGLAP9 – Sustainable Water Management:

It is Policy to implement the main elements of the dlr GI strategy in relation to water management including:

- Reducing the rate, volume, and improving the quality of surface water runoff.
- Managing runoff at source through the use of infiltration systems.
- Promoting local sustainable urban drainage systems (SuDS), 'Green Streets' and green roofs.
- Enabling SuDS to be located in the public realm.

#### Policy KGLAP10 – SuDS:

It is Policy to ensure that Sustainable Drainage Systems (SuDS) are applied to any development in the KGLAP area and that site specific solutions to surface water drainage systems are developed which meet the requirements of the Water Framework Directive and associated River Basin Management Plan. SuDS measures may include green roofs, permeable paving, detention basins, infiltration systems etc.

#### Policy KGLAP11 – Surface Waters Regulations:

It is Policy to ensure the implementation of the surface water legislation

'Environmental Objectives (Surface Waters) Regulations 2009' to ensure that development permitted will not have an unacceptable impact on water quality including surface waters, ground water, river corridors, estuarine waters, bathing waters, coastal and transitional waters.

Development within the LAP area shall comply with the Policies and Objectives of the County Development Plan relating to protection of existing water and drainage infrastructure.

#### Policy KGLAP12 Groundwater protection

It is policy to ensure that planning applications take into account any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.

### Policy KGLAP13 EU Directives

It is policy to ensure the implementation of the EU Water Framework Directive and the EU Groundwater Directive to encourage protection of the groundwater resources and associated habitats and species in and around the LAP.

### 3.5.3 Water Catchment Areas and Surface Drainage

The predominant water body relevant to Kiltiernan-Glenamuck is a tributary of the main Loughlinstown River known as Loughlinstown River South. This river rises east of Two Rock Mountain from within the Ballyedmonduff Forest on the southern line of the LAP and flows east-southeast through the southern area of Kiltiernan, south of the Ballycorus Road, where it then flows eastwards to the M50 for approximately 6km until it joins the main Loughlinstown River and enters the sea at Killiney Bay. Upstream of the LAP area the Loughlinstown River South passes through rural areas of residential housing located off Vard Lane, Bishops' Lane and Ballybetagh Road.

A secondary influence on the LAP area is the Glenamuck River/Stream, which is a tributary of the Ballyogan Stream and Carrickmines Stream, located to the northwest of Glenamuck Road which flows in a south-west to north-east direction. The Ballyogan and Carrickmines Streams connect into the Shanganagh River located to the south of the R116.

The additional stream present within the LAP area is Jamestown Stream (a tributary of the Glenamuck Stream), which flows along the north-western boundary of the LAP area before joining the Glenamuck River at Carrickmines.

In addition to the already mentioned rivers and streams, a number of smaller interceptor ditches occur in the area, most notably alongside and parallel to Glenamuck Road. Some of these ditches contain notable flows. A number of minor flood events have been recorded in the Glenamuck Road environs in the past. This flooding may be as a result of locally poor draining soils, river flood, and the rising of the water table above land surfaces. Minor spot flooding has occurred on Enniskerry Road, just north of the Church of Ireland Church. Flooding has also occurred in the vicinity of the Ballybetagh Road.

Historical reliance on the local rivers in Kiltiernan-Glenamuck for water and power supply has led to human intervention in altering their courses at a number of locations. This included changing the flow of the Loughlinstown River into a millstream watercourse west of Enniskerry Road where the former cotton mill was in operation.

The semi-rural location of Kiltiernan-Glenamuck and its numerous river tributaries opens up possibilities to integrate nature-based solutions by way of integrated wetlands and retention of hedgerows and trees.



Loughlinstown River under Kiltiernan Bridge, Enniskerry Road, (Credit: NBHS)

## 3.6 Flood Risk Management

The publication of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) has seen the introduction of an integrated and standardised approach to flood risk management within the planning system.

The Guidelines support a sequential approach to flood risk management where the first option is to avoid flood risk where possible, followed by substituting less vulnerable uses where avoidance is not possible and finally, mitigating and managing the risk, where avoidance and substitution are also not possible.

### 3.6.1 County Development Plan Policy

Chapter 10 of the CDP Environmental Infrastructure and Flood Risk relates to flood risk management and states that:

#### 10.7.2 Policy Objective EI22: Flood Risk Management

It is a Policy Objective to support, in cooperation with the OPW, the implementation of the EU Flood Risk Directive (2001/60/EC) on the assessment and management of flood risks, the Flood Risk Regulations (SI No 122 of 2010) and the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management' (2009) and relevant outputs of the Eastern District Catchment and Flood Risk Assessment and Management Study (ECFRAMS Study). Implementation of the above shall be via the policies and objectives, and all measures to mitigate identified flood risk, including those recommended under part 3 (flood risk considerations) of the Justification Tests, in the Strategic Flood Risk Assessment set out in Appendix 15 of this Plan".

Council's approach to the implementation of the Guidelines further to Policy Objective EI22 is as follows:

- Through the policies and objectives set out in Appendix 15 (Strategic Flood Risk Assessment) in accordance with the over-arching sequential approach of Avoid, Substitute, Justify, and Mitigate. As set out in Section 5.1 of Appendix 15 all applications for development must be accompanied by an appropriately detailed SSFRA.
- Any other flood risk areas that may be identified during the period of the Plan or in relation to a planning application (refer to Section 6 of Appendix 15 Strategic Flood Risk Assessment). For this Draft LAP the National Indicative Flood Map (NIFM) have informed the SFRA.
- Support for mitigation measures as set out in Appendix 15 CDP 2022 – 2028 SFRA.
- Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.
- Flood Risk Management and Strategic Flood Risk Assessment shall be incorporated into the preparation of all statutory plans.
- Regard shall be had to any future flood hazard maps, flood risk maps and flood risk management plans prepared as part of the Eastern Catchment Flood Risk Assessment and Management Study and future iterations of other similar studies of impacts of climate change in the preparation and assessment of the Site-Specific Flood Risk Assessments. Figure 3.1 shows Flood zones A and B as depicted in the dlr County Development Plan 2022 - 2028. Since the publication of the County Plan the OPW flood maps have been updated based on the National Indicative Fluvial Maps (NIFM) flood extents. Following consultation with the OPW the NIFM extents subject to Local Authority confirmation have informed the SFRA. See Appendix 1 SFRA.
- Where flood protection or alleviation works take place the Council will ensure that the natural and cultural heritage and rivers, streams and watercourses are protected and enhanced.
- Existing wetland Habitats within the County which serve as flood protection/management measures shall be managed and enhanced.
- The Council will also require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any European Sites and that the requirements of Article 6 of the EU Habitats Directive are met <sup>8</sup>.

<sup>8</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place.

**Policy KGAP14 – Flood Risk Assessment:**

It is Policy to manage flood risk in the KGLAP area in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014), and to require all proposed developments to carry out a Site-Specific Flood Risk Assessment that shall demonstrate compliance with:

- The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG/OPW, 2009), as may be revised and/or updated.
- The prevailing Dún Laoghaire-Rathdown County Development Plan and/or updated extents as per the NIFM flood extents.
- The SSFRA which shall pay particular emphasis to site specific mitigation measures and any necessary management measures per Appendix B4 of the above-mentioned 2009 National Guidelines.

**Policy KGLAP 15 - Flood Risk Considerations:**

It is policy that proposed development in and adjacent to Flood Zone A and B will include for the management of flooding on site, and within the scope of the SSFRA. Use of the sequential approach should be presented in a Masterplan which should demonstrate that there is no highly vulnerable development within Flood Zones A or B. There should be no loss of floodplain storage for the 1% AEP event and the impact of any changes to ground levels and storage areas as part of flood management proposals should be assessed for the 0.1% AEP flood. As overland flow is the primary source of flood risk, it is important that conveyance routes through the site are maintained. The SSFRA will also need to demonstrate there is no impact in flood risk to third party lands.

**3.7 Climate mitigation - Energy Efficiency in buildings**

The integration of energy and carbon reduction measures into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level. As stated in the County Development Plan, the planning Authority will support and encourage buildings of innovative design which seek to achieve Passive or Net Zero Carbon design standards and support the use of structural materials that have low to zero embodied energy and CO2 emissions. All major developments within the Plan area will be encouraged to develop district heating where appropriate.

**3.8 Climate Mitigation – Renewable Energy**

The increased use of renewable energy and low carbon resources in the KGLAP lands, including solar photovoltaic, geothermal,

heat pumps, and solar thermal, is supported and promoted by this Plan. Increased use of renewable energy is key to supporting the transition of the plan area to a low carbon community.

Roof-mounted solar panels should be encouraged on all suitable flat or generally south-facing pitched roofs on all new developments within the LAP lands, in accordance with Section 3.4.2.4 of the County Development Plan.

**Policy KGLAP16 – Renewable Energy Use:**

It is Policy to:

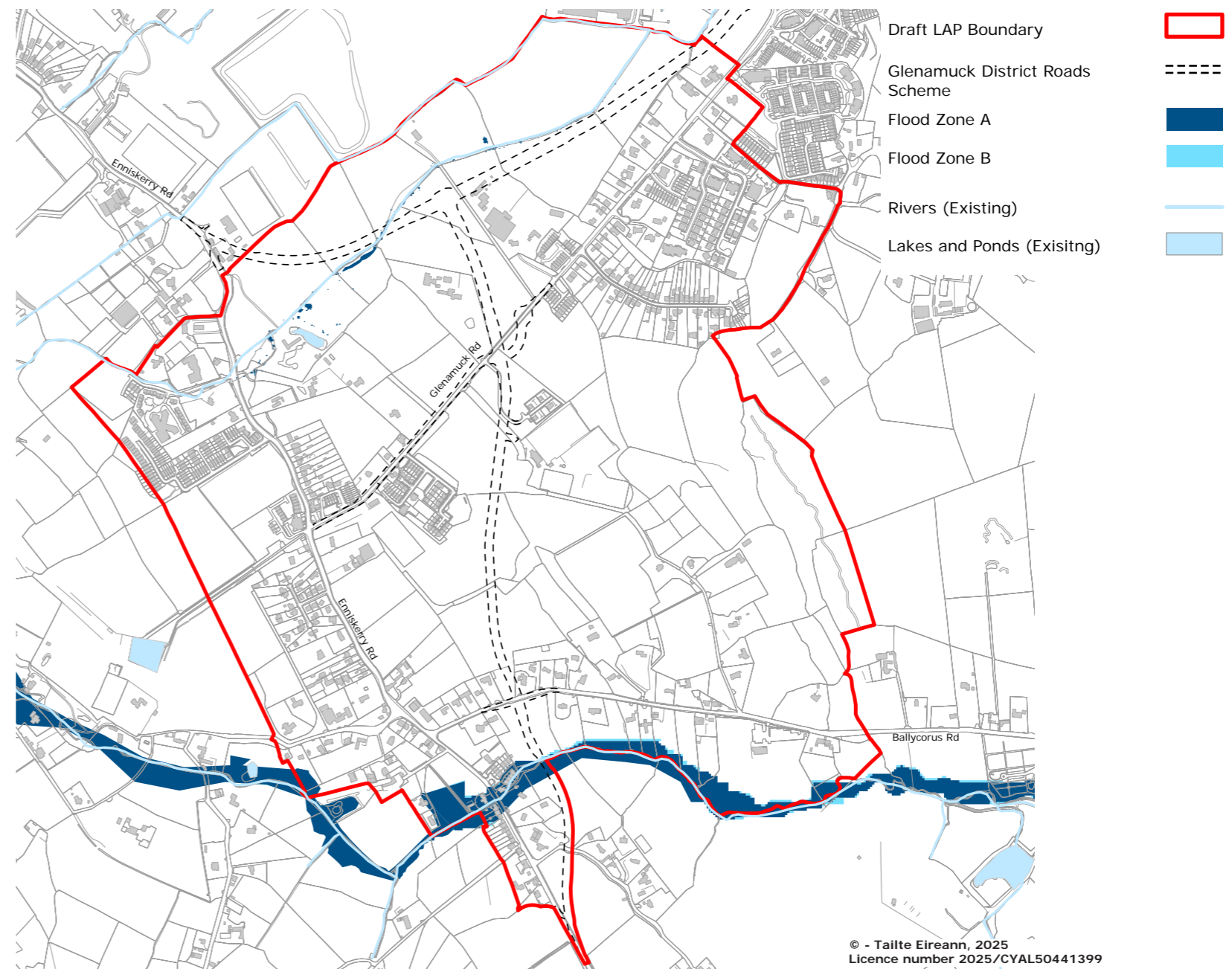
- Encourage and support the development of solar energy infrastructure, including photo voltaic (PV) in appropriate locations. where it is demonstrated that such development will not introduce significant adverse environmental effects.

- Support the development of district heat networks and the utilisation of waste heat recovery having due regard to potential environmental impacts typically associated with district heating development.”.

**3.9 Electricity**

In terms of supply for future development in the plan lands ESB have indicated that there is some existing residential capacity in the area, but they noted that the domestic demands for electricity are increasing due to use of EVs etc. They are also aware of future growth in other areas in dlr including in the southeast of the County.

Eirgrid, who develop and operate the national electricity grid, have recently embarked on a project to transform and modernise the country’s electricity infrastructure.



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Figure 3.1: Map showing Flood Zones from CDP 2022-2028 of Draft Kiltiernan-Glenmauck LAP

In terms of overground electricity infrastructure, the LAP Area is traversed by three ESB High Voltage Cables (i.e. 110kV or higher, identified in Fig. 3.2).

These are as follows:

- Carrickmines-Fassaroe East 110kV line which originates from the Carrickmines 220kV Station located at the Ballyogan Road and crosses Glenamuck Road at the road entrance leading to the Carrickmines Equestrian Centre.
- Carrickmines-Fassaroe West 110kV line which also originates from the Carrickmines 220kV Station and which crosses Glenamuck Road further to the south of the Carrickmines Fassaroe East line.
- The Arklow-Carrickmines 220kV Double Circuit Line also originates from the Carrickmines 220kV Station and crosses Glenamuck Road at a location in the vicinity of the zoned Open Space site.



For planning and development purposes, certain limits are imposed on building activity adjacent to transmission lines, especially in the case of suburban-type residential developments and commercial/industrial developments.

There are also a number of low (10KV) and medium (38KV) voltage cables that traverse the Draft LAP area. There are no specific clearance requirements required by ESB for these cables, although for 38kV lines, ESB may need to re-enforce or divert the line/s.

As set out in the previous LAP, the 110kV and 220kV overhead transmission lines represent a predominant and intrusive feature of the Draft Plan area although developments have been designed to offset the negative visual impact and to also accommodate the required clearances. To encourage the undergrounding of the lines continues to be an objective of this Draft Plan, although development has taken place either side of the clearance areas. The undergrounding of the 220kV line in particular would be hugely beneficial to the general area particularly from a visual perspective and also in terms of making

the areas more useable for leisure and as active travel routes to areas beyond the Draft Plan.

The Council have over the years endeavored to progress undergrounding of the lines with ESB International. An assessment of the feasibility of undergrounding the line through the Draft Plan lands and onwards to the substation at Ballyogan carried out by ESI concluded that the undergrounding was not feasible. As part of the background work for this LAP the Council have again engaged with Eirgrid.

### 3.10 Climate Mitigation: Decarbonising Motor Transport

Investment in and improvement of sustainable transport in Kiltiernan-Glenamuck is a key objective in the transition of Kiltiernan-Glenamuck to a climate resilient low carbon community.

As set out in Chapter 5 of the Draft KGLAP, significant transport interventions are targeted in the Draft KGLAP, in particular the promotion of active travel in the form of walking and cycling. Increased bus priority through the Draft Plan lands is also targeted.

In line with the policy guidance of Section 3.4.3 of the current

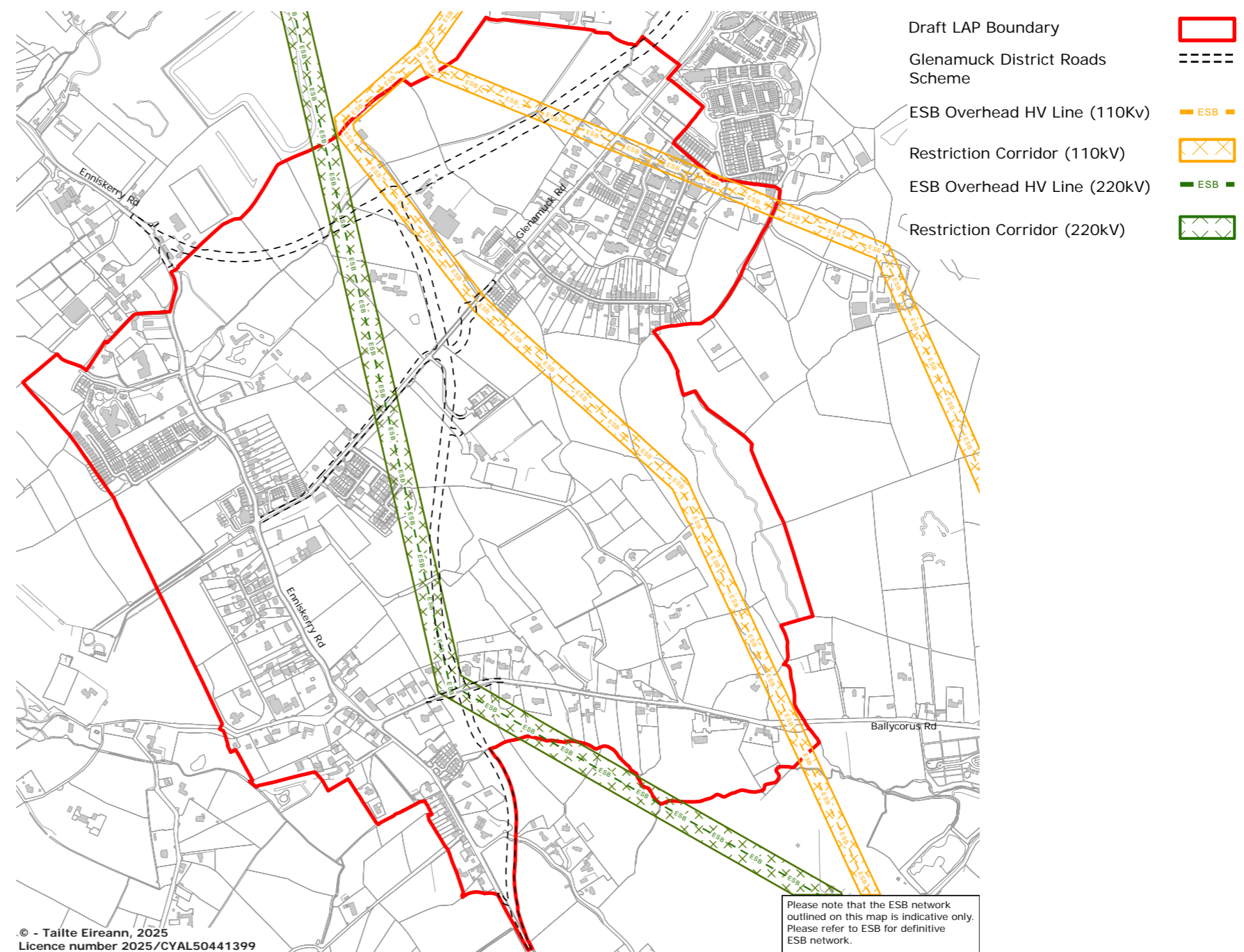


Figure 3.2: Map showing Location of Overhead Powerlines within Draft Kiltiernan-Glenamuck LAP



County Development Plan, the Draft Plan is committed to supporting and facilitating use of low emission vehicles and electric vehicles.

The Draft KGLAP seeks the continuing provision of on-street charging points as part of new developments within the LAP lands.



*EV charging at home - EV point in Glenamuck*



4

**People and Homes**



## 4.1 Introduction

This Chapter sets out the policies and objectives aimed at creating, maintaining and integrating communities, neighbourhoods and residential amenities within the Draft KGLAP area. The 10-minute neighbourhood concept which is centred around creating sustainable neighbourhoods is an important concept underpinning this Chapter. The Chapter is divided into 2 sections as follows:

- **People** – This section deals with sustainable neighbourhood infrastructure (SNI) including facilities that support existing and emerging residential communities such as community facilities, schools, and childcare. There is a range of what is termed sustainable neighbourhood infrastructure within the Draft Plan area and within a wider area. However, it is evident that residential development is outpacing supporting facilities, and this gap is addressed through appropriate phasing of development. The Department of Education was consulted and have indicated the requirement for an additional school(s). Provision of community facilities and childcare facilities has also been examined. Additional supporting infrastructure such as open space, recreation and multifunctional retail facilities are addressed elsewhere in the Draft Plan.
- **Homes** – This section deals with delivery of homes and communities in the Draft Plan area and includes policy objectives on housing mix, density, design and building height.

## 4.2 People

### 4.2.1 Pre-Draft Consultation - 'People'

A reoccurring theme across a number of submissions received at pre-draft stage was the need to provide adequate sustainable neighbourhood infrastructure to serve the growing population of the area. This included the need for additional community facilities, schools, childcare and healthcare facilities. Many submissions requested this supporting infrastructure be progressed before any further residential development occurs within the area.

Observers at pre-draft stage also requested that new developments in the area should incorporate the 10-minute neighbourhood concept enabling existing and future residents to walk and/or cycle to existing and new facilities, reducing the need to rely upon the private car to access supporting community and social infrastructure.

### 4.2.2 Sustainable Neighbourhood Infrastructure

As set out in the overarching County Development Plan 2022-2028, Sustainable Neighbourhood Infrastructure (SNI) is an umbrella term that includes land or buildings related to serving the needs of the local and wider community for social, educational, health, religious, recreational and leisure, cultural,

and civic needs. Such uses are an essential component in planning for balanced and sustainable communities. These facilities provide a communal resource through which residents can gain support, information, education, medical or welfare assistance and social contact. Post offices, banks and local shops are also important local facilities and amenities that contribute to the effective functioning of communities and improve the liveability of an area.

The overarching objective of the Draft KGLAP is to ensure that the needs of both the existing and future population of the Draft KGLAP area are adequately catered for in terms of Sustainable Neighbourhood Infrastructure. This also links in with the 10-minute neighbourhood concept. The clustering of such facilities can also be beneficial as it allows for better use of all facilities.

The 10 Minute Neighbourhood Concept



Community facilities play an important role in bringing people together, building community spirit, social networks, and reducing social isolation. There is also evidence to suggest that investment in community facilities can foster broader economic prosperity and growth in an area.

The vehicle of Local Area Plans, as outlined in the Section 38 Guidelines 'Local Area Plan Guidelines for Planning Authorities', are well placed to support the delivery of sustainable neighbourhood infrastructure by containing policies, objectives and measures which implement and co-ordinate the plans and programmes of government Departments and other service providers.

### Policy KGLAP17 - Provision of SNI uses and delivery of the ten-minute neighbourhood:

It is a policy to support the delivery of sufficient SNI uses including community and educational uses that will be required to ensure sustainable living - in line with the ten minute neighbourhood concept - for existing and future residents of the Draft Kiltiernan-Glenamuck LAP area, in accordance with Policy Objectives PHP1, PHP2, PHP3 and PHP4 in the County Development Plan 2022-2028.

### Policy KGLAP18 - Co-location of Community Facilities:

It is policy to encourage the co-location of existing and future sustainable neighbourhood facilities including community centres, schools, childcare facilities, healthcare services and also colocation of playgrounds and amenity spaces in accordance with Policy Objective PHP5 in the County Development Plan 2022-2028. Such an approach may enable the sharing of facilities such as car and cycle parking.

### 4.2.3 Existing SNI

Within the Kiltiernan-Glenamuck Draft Plan area, the Sustainable Neighbourhood Infrastructure (SNI) land use zoning objective, as set out in the County Development Plan, applies to lands at:

- Our Lady of the Wayside National School
- Kiltiernan Church of Ireland National School
- Our Lady of the Wayside Church (the 'Blue Church')
- Kiltiernan Parish Church
- Kiltiernan Parish Centre
- Kiltiernan Adult Education Centre (K.A.E)

An audit of existing SNI facilities within 1-1.5km of the Draft Plan area has identified the following facilities:

- Samuel Beckett Civic Campus
- White House (Ballyogan) Community Centre
- 3no. schools at Ballyogan:
  - Gaelscoil Shliabh Rua National School
  - Holy Trinity National School
  - Stepside Educate Together Secondary School
- medical facilities in Stepside Village and Leopardstown Valley.
- although not specifically identified as SNI in the County Development Plan, the VHI 360 Health Centre is located within the Park, Carrickmines.

In addition to SNI facilities, the SNI audit has identified a number of existing childcare facilities (refer to section 4.2.3.5) and recreational facilities that serve Kiltiernan-Glenamuck, including:

- Wayside Celtic Football Club – Jackson Park
- Kiltiernan Parish Lawn Tennis Club – Kiltiernan Parish Centre
- Old Wesley R.F.C and Lansdowne F.C. – Ballycorus Road
- De La Salle Palmerston F.C. – Enniskerry Road
- Stepside Golf Centre and Driving Range – Enniskerry Road
- Stepside Golf Course and dlr all weather pitch – Enniskerry Road
- Jamestown Pitch and Putt – Enniskerry Road
- Carrickmines Golf Course, Golf Lane
- Carrickmines Equestrian Centre – Springfield Lane
- Carrickmines Croquet and Lawn Tennis Club – Glenamuck Road North.

Figure 4.1 identifies existing SNI, recreation and childcare facilities both within the Draft Plan area, and within 1.5km of the Draft Plan boundary.



Jackson Park

#### 4.2.3.1 Existing Community Facilities

There are currently no dlr community facilities located within the Kiltiernan-Glenamuck LAP Draft Plan area, however, the Samuel Beckett Civic Campus is located within 1km to the northeast of the Draft Plan boundary. This facility is a district level civic facility that serves a wide area, including the Draft KGLAP area. Currently, there is a community facility within the civic centre and a fit out of a new library is underway within this facility. At present, there is no library serving this area resulting in residents having to travel to Shankill, Cabinteely, Deansgrange or Dundrum to avail of library services.

Located to the northern end of the Draft Plan area is the

Kiltiernan Church of Ireland Parish Centre which includes a major and minor hall, meeting rooms, the Gathering Grounds café and hospitality area. This facility serves the Kiltiernan-Glenamuck and wider area and is home to a number of services, including pastoral care, scouts, girl guides, youth groups, fitness classes, Sunday club etc.



Church of Ireland Community facility / the Gathering Grounds

#### 4.2.3.2 Future Community Needs

A dlr Community Strategy is being prepared in accordance with Policy Objective PHP5: Community Facilities in Chapter 4 of the County Development Plan 2022-2028. The preparation of this strategy involves an audit of dlr community facilities in order to identify where gaps occur across the County. The emerging audit notes, that while the Samuel Beckett Civic Campus is a valuable resource for the Glencullen-Sandyford Local Electoral Area (LEA), a large part of the LEA, including the Kiltiernan-Glenamuck area, does not have easy access to the campus by means of public transport or active travel (i.e. walking or cycling).

The emerging Community Strategy identifies Kiltiernan-Glenamuck as an area in need of additional community facilities to support its growing population. A new local level community facility with a floor area of c.300sq.m. is being considered for the

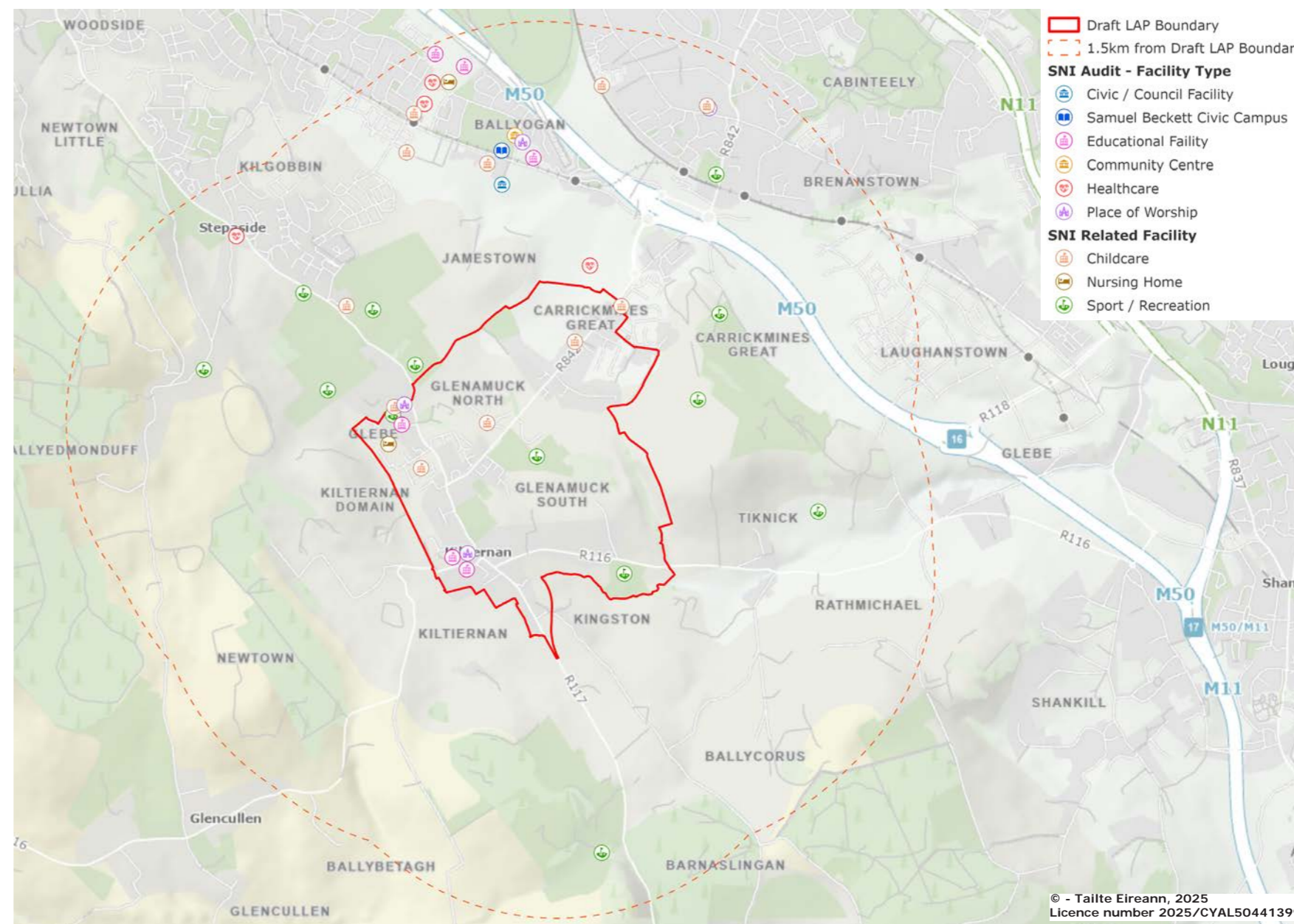


Figure 4.1: Map showing Existing SNI, Recreation and Childcare Facilities within and surrounding the Draft Kiltiernan-Glenamuck LAP

Draft Plan area. It is noted that planning permission has been granted for a new community facility as part of a larger mixed used residential development within the Kiltiernan Village Centre and Village Centre Lands Site Development framework area (Reg. Ref. D23A/0616). The permitted community facility has a stated floor area of c.332 sq.m. and is located within lands zoned 'NC' along the Enniskerry Road.

#### Objective SNI 1 – New Community Facility:

To provide for a new purpose-built community facility with a floor area of not less than 300sq.m. within lands zoned 'NC' – “To protect, provide for and-or improve mixed-use neighbourhood centre facilities” generally in accordance with the location identified in figure 4.3. The requirements of dlr Community Section shall be ascertained and agreed upon as early as possible in the design process to ensure that the future needs of the area are addressed in an appropriate manner.

#### Objective SNI 2 – Community Facility Requirements:

A new community facility in accordance with Objective SNI1 shall:

- Be constructed in tandem with any residential development forming part of the overall site development framework.
- Be completed to a standard to the satisfaction of dlr Community Section.
- Be completed prior to the occupation of 50% of any residential property within the subject site or as otherwise agreed by dlr Community Section.

#### 4.2.3.3 Existing Schools and Education Facilities

The Draft Plan area currently contains three education facilities with additional facilities being located within c.1.5km of the Draft Plan area. The following sets out details of existing education facilities both within the Draft Plan area and in close proximity to Kiltiernan-Glenamuck.

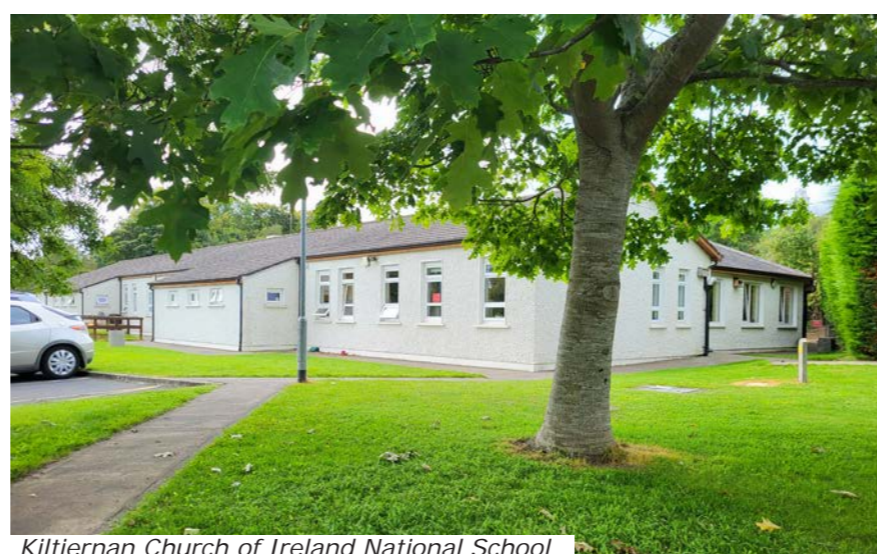
##### i. Primary Schools

Our Lady of the Wayside National School is located along Ballybetagh Road and immediately adjoins Our Lady of the Wayside Church (the Blue Church). The school is a co-educational Catholic School with over 300 children enrolled.

The Kiltiernan Church of Ireland National School is located between Glebe Road and the Kiltiernan Church of Ireland Church and Parish Centre. This school is co-educational with over 200 children enrolled.



Our Lady of the Wayside National School



Kiltiernan Church of Ireland National School

Within 1.5km of the Draft KGLAP boundary are a further 2 primary schools - Gaelscoil Shliabh Rua and Holy Trinity National School, both of which are located within the area of the adjoining Ballyyogan and Environs Local Area Plan (BELAP).

##### ii. Post-Primary Schools and Further Education Facilities

There is no post primary school within the Draft Plan area. The closest post primary school is Stepside Educate Together Secondary School located within 1.5km of the Draft KGLAP boundary in Ballyyogan.

The Kiltiernan Adult Education Centre (K.A.E.), located on Ballybetagh Road, is administered by the Dublin and Dún Laoghaire Education Training Board and offers a variety of adult education classes.

The activities associated with the Kiltiernan Adult Education Centre should continue to be supported and facilitated where possible and if appropriate.

#### 4.2.3.4 Future School Provision

The Planning Authority has had on-going liaison with the Department of Education regarding future school requirements for the Draft LAP area and surrounding area. As set out in Policy Objective PHP7: 'Schools' in Chapter 4 and Map 9 of the County Development Plan 2022-2028, a future school site has been identified within the Draft Plan area. The Department of Education also recognises that there may be a need for another school to serve the area.

In its submission at pre-draft stage, the Department of Education noted that the increase in homes and corresponding population increase will have a significant impact on school demand at both primary and post-primary level in both the immediate and surrounding areas. While the submission refers to a post-primary level school, it is noted that the Ballyyogan and Environs Local Area Plan (BELAP), that immediately adjoins the Draft KGLAP, makes provision for both primary and post primary schools within Policy BELAP COM4. The BELAP states that, “the Department advised that in addition to the current schools provision and the post-primary school for which permission has been sought <sup>1</sup>, and on the basis of the population projections provided by dlr, that one additional post-primary school and potentially up to three additional primary schools would be needed”.

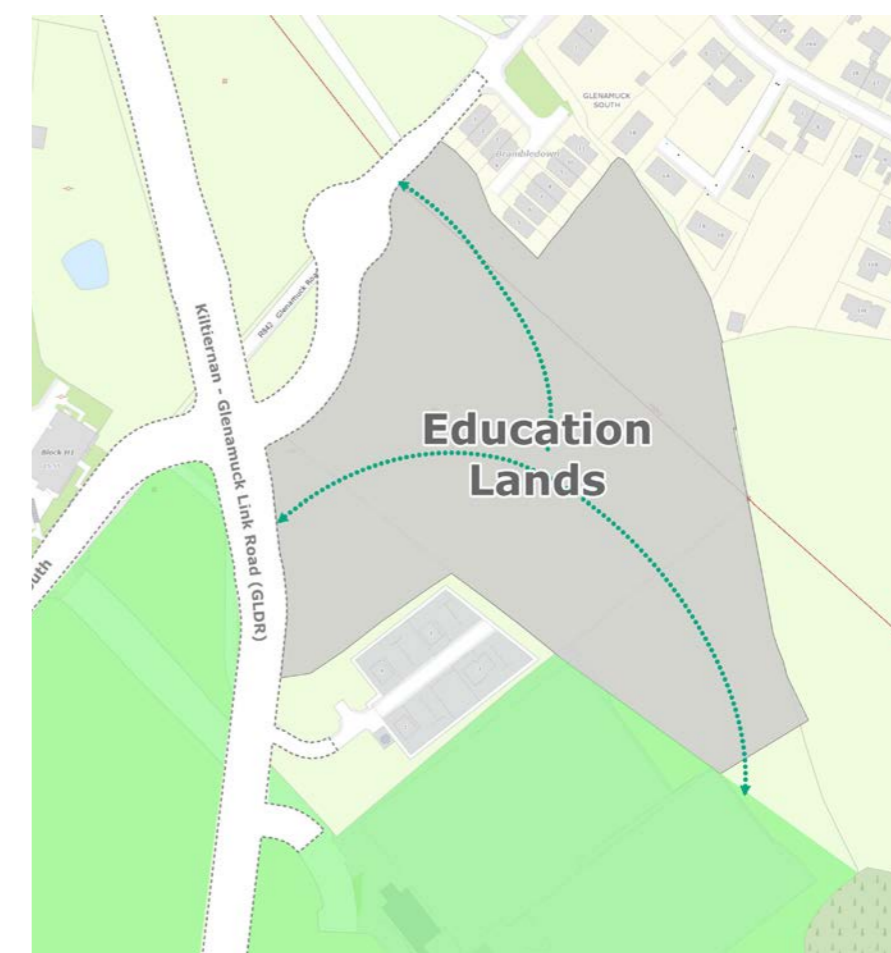


Figure 4.2: Education lands within the Central Parkland Character Area

<sup>1</sup> This refers to the planning permission sought, and subsequently granted, for the Stepside Educate Together Secondary School

Given the policy to provide primary and post primary schools within the BELAP area and the proximity of the Draft Plan area to BELAP, it is considered that an additional post-primary school within the Draft Plan area may not be required. A site of approximately 3.5 hectares has been reserved for the provision of educational facilities and is identified as 'Education Lands' in Site Development Framework 9 in Chapter 2. This site could potentially accommodate 2 new primary schools.

The Department of Education has advised that 2no. 24 classroom primary schools are required to serve the Draft Plan area.

The provision of education lands within the Central Parkland Character Area as shown in figure 4.3 is centrally located within the Character Area. The location would benefit from synergies with adjoining recreational facilities, public open space and will have access onto a calmed Glenamuck Road and Kiltiernan-Glenamuck Link Road. There could also be opportunities for new schools to facilitate community and/or recreational uses outside of school hours promoting this central location as a new community focused hub along the Glenamuck Road.

**Policy KGLAP 19 – School Facilities:**

It is a policy to promote and support – in line with Policy Objective PHP7 of the CDP - the use and access to school facilities including assembly halls, sporting and recreation facilities within school grounds outside of school teaching hours, at weekends and during school holidays by the wider community in order to augment the level of meeting space and sporting and recreational facilities available within the Draft KGLAP area.

**Policy KGLAP 20 – Future School Provision:**

To continue to liaise with the Department of Education to assess the needs for educational facilities, in particular the possible need to provide a secondary school for the broader area given the extent of development in the wider area, including Stepside/Ballyyogan.

**Objective SNI 3 – Education Facilities:**

It is an objective:

- To retain and/or improve existing education provision within the Draft KGLAP.
- To reserve lands for future education use within the Central Parkland Character Area as identified in figure 4.2.
- To promote the use of urban typologies in the design of any education facilities.
- Encourage linkages from any education facility into adjoining green space to maximize permeability to and across education lands.

**4.2.3.5 Childcare**

Policy Objective PHP6: Childcare Facilities in the CDP encourages “the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County” and sets out specific requirements for the provision of childcare facilities in tandem with new residential developments, namely, one childcare facility to be provided where a new residential development of 75+ units is proposed. Figure 4.1 identifies existing childcare facilities within and adjoining the Draft LAP area that provide a full day care facility ranging from pre-school / Montessori to after-school care. Figure 4.3 shows existing and permitted childcare facilities within the Draft Plan area. There are currently 4 existing childcare facilities and 3no. permitted facilities. Once fully operational, the existing and permitted childcare facilities within the Draft Plan area would have capacity for approximately 350 children <sup>2</sup>.

Census 2022 indicates that approximately 8% of the population within the Draft Plan area is aged 4yrs or younger and almost 20% are aged 0-9yrs <sup>3</sup>. Given this emerging, and evolving, demographic, together with comments made at pre-draft stage, there is a clear need to provide additional childcare to cater for both existing and future residents. Accordingly, the provision of a range of childcare facilities within the Draft LAP will be required.

In addition to existing/permitted facilities, new childcare facilities will be required to support emerging residential communities:

- Within lands zoned 'NC' – 'To protect, provide for and-or improve mixed-use neighbourhood centre facilities'.
- Within proposed residential development of more than 75 dwelling units.

There may be further potential to provide childcare facilities within community facilities and/or within existing or future

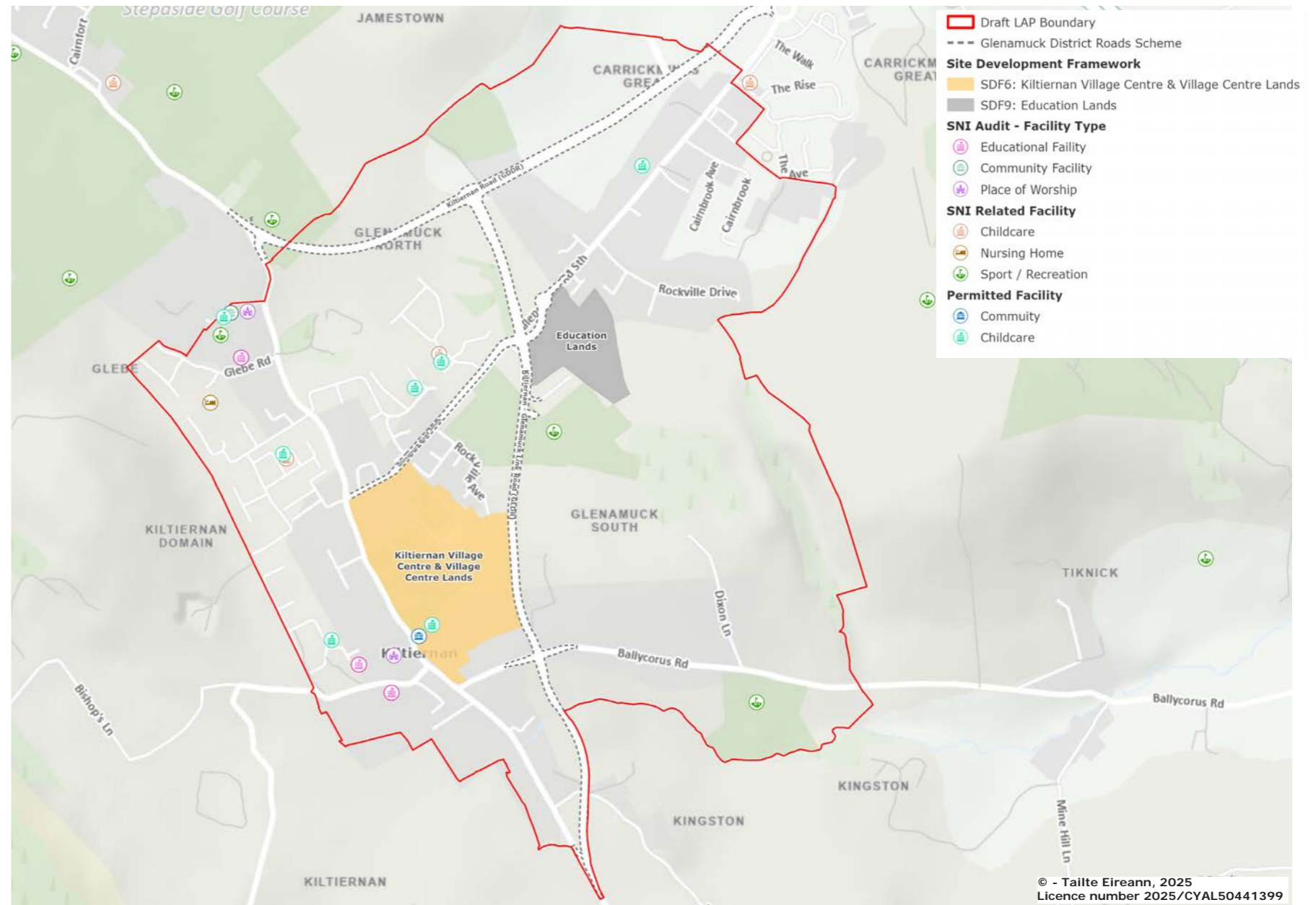


Figure 4.3: Existing and permitted SNI and SNI related facilities within the Draft Kiltiernan-Glenamuck LAP

<sup>1</sup> Based upon planning, Tusla and publicly available facility data.

<sup>2</sup> Derived from Census 2022 figures for the Draft Plan area.

schools, either by co-location or provision of an afterschool facility within the school itself (any such provision would be in addition to any statutory section 28 requirements).

#### Policy KGLAP21 – Childcare Facilities:

It is policy to encourage and support the provision of childcare facilities within the Draft KGLAP area to ensure that existing and future residential developments have access to childcare services. In this regard:

- At least one childcare facility shall be provided within lands zoned 'NC' - 'To protect, provide for and-or improve mixed-use neighbourhood centre facilities'.
- All planning applications for larger residential developments to be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units,

unless it can be satisfactorily demonstrated that there is already an adequate provision in the area.

The provision of childcare facilities within the Draft Plan area shall be carried out in accordance with the provisions set out under Policy Objective PHP6 'Childcare Facilities' and Section 12.4.10 'Childcare Facilities – Parking & Access' of the County Development Plan 2022-2028 and/or any subsequent plan and the provisions of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001) or any updated guidelines.

#### Policy KGLAP22 – Co-location of Childcare Facilities:

It is a policy to support and facilitate the co-location of childcare provision with schools and/or community facilities in the Draft KGLAP area.

#### 4.2.3.6 Healthcare

Glebe House Nursing Home, operated by Cowper Care, is located within the Draft Plan area. This facility provides accommodation for a maximum of 54 residents. This facility is located on Glebe Road, adjacent to the Kiltiernan Parish Centre.

There are no primary health care facilities located within the Draft Plan area meaning that residents must travel to surrounding areas to visit a GP, dentist, physiotherapist etc. In order to promote the 10-minute neighbourhood concept, the provision of healthcare facilities within the Draft Plan area, on lands zoned 'NC' should be encouraged.

#### Policy KGLAP23 – Nursing Home Facilities:

It is policy to encourage and support the continued operation and future provision of nursing homes and/or assisted living accommodation within the Draft KGLAP area and to require that such developments meet the standards set out in Section 12.4.8.2 'Nursing Homes / Assisted Living Accommodation' of

the County Development Plan 2022-2028 and the 'National Standards for Residential Care Settings for Older People in Ireland' (HIQA 2016).

#### Policy KGLAP24 – Healthcare:

It is policy to support and facilitate the provision of healthcare facilities including the provision of primary care facilities within lands zoned 'NC' - 'To protect, provide for and-or improve mixed-use neighbourhood centre facilities'.

#### 4.2.3.7 Inclusion

Development within the Draft Plan area, particularly that of publicly accessible buildings and spaces, should be designed in an inclusive manner that ensures all users can access, navigate, and comfortably make use of all publicly accessible buildings and the public realm.

The dlr Age Friendly Strategy 2022-2028, highlights the importance of inclusion and accessibility in the physical environment in terms of public realm, transport and housing, to ensure people can experience a good quality of life throughout their lifespan.



Seating within open space area - Glenamuck Manor

#### Policy KGLAP25 – Age Friendly Strategy:

It is policy to support and facilitate the 4 Strategic Priorities set out within the Dún Laoghaire-Rathdown Age Friendly Strategy 2022-2028, in particular Strategic Priority 1. In this regard:

- Public realm should seek to facilitate social interaction and healthy lifestyles.
- Safe and accessible transport and infrastructure will be promoted (see Chapter 5).
- Lifetime adaptable housing options will be facilitated (see Section 4.2.8.4).

#### Policy KGLAP26 – Universal Design:

It is a policy to promote Universal Design in all proposals for community facilities and publicly accessible buildings and spaces in order to ensure that all buildings and associated public realm can be utilised to the greatest extent possible by all people,

regardless of age, ability or disability. In this regard, proposed development should have regard to the provisions of 'Building for Everyone: A Universal Design Approach' series of booklets by the National Disability Authority and Centre of Excellence in Universal Design.

#### Policy KGLAP27 – Changing Places Bathrooms:

It is a policy to promote, support and facilitate the roll out of changing places bathrooms in line with Policy Objective PHP17 of the County Development Plan 2022 - 2028.

## 4.3 Homes

### 4.3.1 Introduction

In order to align with the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) and the Dún Laoghaire-Rathdown Core Strategy, and Chapter 4 of the County Development Plan, the Council will use all policy avenues to ensure optimum and appropriate delivery of residential units ensuring a focus on compact growth in line with the Sustainable Residential Development and Compact Settlements Guidelines, 2024.

Even though there has been a significant increase in residential development in Kiltiernan - Glenamuck in recent years undeveloped zoned lands remain available for future growth. An objective of this Draft Plan is to provide sustainable quality housing with a focus on creation of successful, well designed and sustainable communities where new development maximizes connectivity with adjoining sites, open space and supporting sustainable neighbourhood infrastructure.

### 4.3.2 Pre-Draft Consultation - 'Homes'

The issues of rate of delivery, scale, density and design of new residential developments within the Draft KGLAP area were frequently raised in the pre-draft consultation. Concerns about lack of identity, impacts on the rural character of the area and poor quality public realm and streetscape were raised. Issues in relation to density, building height, unit size, finishes and open space provision were also raised. Housing typology/mix and the quantum of apartment schemes recently permitted and constructed were identified as issues in submissions. Affordability of housing in the area was also raised as an issue.

### 4.3.4 Homes and Land Availability within in the Draft LAP

There are areas within the Draft KGLAP which are characterised by older low density housing estates such as Wayside and Glenamuck Cottages and larger one-off properties on large plots, particularly along Ballycorus Road and some remaining along Glenamuck Road. In recent years, a greater mix of housing type has been delivered creating a choice of housing type within the Draft Plan area.





Glenamuck Cottages, Enniskerry Road

Housing development delivered since 2013 has been in the form of suburban type semi-detached and townhouse schemes with duplexes, such as Bishops Gate and Chapel Hill, and more recently, large scale housing and apartment schemes, such as at Glenamuck Manor and Dun Óir have emerged.

Table 4.1 sets out the percentage split between houses and apartments/duplexes at the time of Census 2022 (Q2 2022) and as of Q2 2024. A spatial distribution of residential building types is illustrated in figure 1.9 in Chapter 1. As of Census 2022, 95% of dwellings within the Draft Plan area were individual houses, with only 5% apartments or duplexes.



Chapel Hill

Residential development completions within two years of Census 2022 has resulted in a significant increase in the delivery of apartment / duplex units in larger mixed housing type schemes at Glenamuck Manor, Dun Óir and Kiltiernan Wood.

House Type	Q2 2022		Q3 2024	
	Total Units	% Split	Total Units	% Split
Apartment	30	5	618	45
House	542	95	865	58
<b>Total</b>	<b>572</b>	<b>100</b>	<b>1,483</b>	<b>100</b>

Table 4.1: Residential Building Split between Houses and Apartments/Duplex units<sup>4</sup>

As set out in Section 1.7 in Chapter 1, there is approximately 32 hectares of undeveloped lands zoned for residential development within the Draft KGLAP. Section 1.7 also sets out a residential yield of approximately 2,524 units (inclusive of units delivered to date) should all zoned lands be fully built out.

#### 4.3.5 Tenure

The overarching policies set out in the County Development Plan 2022 – 2028, set out in Chapter 4, Section 4.3.2 Housing Choice, encourage a sustainable mix of housing including tenure mix. Apart from the required 20% social and/or affordable provision, a more precise means of requiring specific tenures in individual schemes is not available to the planning authority under current planning legislation. Government policy sets out in “Housing for All – A new Housing Plan for Ireland, 2021”, that lands in public ownership be used for the delivery of a mix of tenures, including private housing, social housing, affordable purchase and cost rental housing.

#### 4.3.6 Density, Building Height and Residential Mix

Density and height are critical factors in creating compact climate resilient communities. The interrelationship between the two is key to creating successful new developments that complement and are not detrimental to the residential amenities of existing low rise, low density estates, thereby integrating existing and new communities.

Residential density alone may not adequately set parameters for the achievement of sustainable development within proposed mixed use schemes in the Village Centre Character Area .

Even though balancing height and density is important, the provision of a variety and mix of homes is vital to create a sustainable neighbourhood.

Set out below are density, height and residential mix policy objectives for the Draft KGLAP area.

While balancing height and density are important, ensuring a varied mix of homes is also important to create a sustainable neighbourhood. Set out below are policy objectives pertaining to density, height and residential mix for the Draft KGLAP area.

#### 4.3.6.1 Residential Density

Density is defined as the intensity of development on any given area of land. It can have a significant influence on the quality of a development and successful placemaking.

Having regard to the Section 28 ‘Sustainable Residential Development and Compact Settlements Guidelines’, 2024, the entire Draft Kiltiernan-Glenamuck Local Area Plan is identified as a ‘City – Suburban / Urban Extension’ as defined in Table 3.1 ‘Areas and Density Ranges Dublin and Cork City and Suburbs’ of the Guidelines.

The Draft LAP area generally comprises mid to lower density, car orientated developments and is defined as a peripheral location because the majority of the Draft Plan area is more than 1km walking distance of the Luas Green Line and none of the Draft Plan area is within 500m – 1km of an existing or planned high or reasonably frequent bus service.

There may, however, be opportunities to improve permeability for pedestrian and cycle movement. The nearest Luas stop at Ballyogan Wood, is c.970m walking distance from the Draft Plan boundary where it intersects Glenamuck Road. Access to this stop from the Draft plan area is via Glenamuck Road, through the roundabout at Carrickmines and onto Ballyogan Road.

This walking distance to the Draft Plan area could be reduced to under 800m walking distance, if that access is permitted through ‘The Park’, Carrickmines, on towards Kiltiernan Road. There could also be scope to improve bus frequency serving the Draft Plan area (refer to Chapter 5 Transport and Movement).



Townhouses - Suttonfield

<sup>4</sup> Source: Tailte Eireann, Geo Directory

Until it is demonstrated to the satisfaction of the planning authority that access to high capacity public transport is improved the general residential density of the Draft Plan area must be between 40-80 dwellings per hectare in accordance with Sustainable Residential Development and Compact Settlements Guidelines, 2024. Any reference to density is net density, in accordance with the glossary set out in Appendix 4.

The Draft Plan area rises from the east towards the Dublin Mountains to the west, by c.20m from the eastern Draft Plan boundary at Glenamuck Road to the junction of Kiltiernan - Glenamuck Link Road. From this junction as far as Enniskerry Road, the topography of the Draft Plan area rises by a further 30m. The Draft Plan area is more rural in character along Enniskerry Road towards its western boundary.

Given the topography of the Draft Plan area and the more rural character of lands to the west of the Draft LAP area, it is considered appropriate that residential densities on lands zoned for residential development, located to the west of Kiltiernan-Glenamuck Link Road, are generally 40 dwellings per hectare. Residential densities should be consistent with Site Development Frameworks set out in Chapter 2. Higher densities may be permitted within Site Development Framework area 10 where it can be demonstrated that a walking distance of 1km or less to the nearest Luas stop can be achieved through improved active travel links.

#### Policy KGLAP28 – Overall Residential Density:

It is policy to promote and support residential densities in line with Policy Objective PHP18 of the County Development Plan 2022 – 2028 (or any subsequent Plan) and the ‘Sustainable Residential Development and Compact Settlements Guidelines’, 2024. In this regard, residential density shall accord with site development frameworks in Chapter 2 or where density is not provided for in Chapter 2:

- Lands located to the east of the Kiltiernan - Glenamuck Link Road shall achieve a residential density of 50-80 dwellings per hectare.
- Lands to the west of the Kiltiernan Glenamuck Link Road shall achieve a residential density of 40-50 dwellings per hectare.
- Smaller infill sites that are not of sufficient scale will be assessed on a case-by-case basis. Such sites may define their own density (as agreed by the planning authority) in response to the scale and form of surrounding development.

#### Policy KGLAP29 – Higher Residential Density:

Higher density proposals of 50 dwellings per hectare or more shall ensure a balance between the protection of existing residential amenities and the established character of the surrounding area. Such applications must demonstrate the following:

- Provision of adequate social and community infrastructure

- Appropriate design response that considers the characteristics of the site, any development constraints and prevailing character
- An appropriate mix of uses (where the underlying zoning requires same)
- An appropriate mix of housing typologies.
- The provision of high quality public open space and public amenities.

Proposals for residential densities in excess of 80 dwellings per hectare will only be considered where an applicant can demonstrate, to the satisfaction of the planning authority, that a site is accessible to high capacity public transport. In this regard, a walking distance of 1km or less to the nearest Luas stop must be in place and/or provided as part of the proposed development.

#### 4.3.6.2 Building Heights

Residential building heights within the Draft KGLAP area vary from single storey cottages up to 4-6 storey apartment buildings. Appendix 5 of the CDP 2022-2028 contains the Building Height Strategy for the County. This strategy has been informed by the 2018 ‘Building Height Guidelines’ and has had due regard to the relevant ‘Specific Planning Policy Requirements’ (SPPRs) contained in these Guidelines. The guidelines recognise the role that height plays in the achievement of compact cities and densification and its function in placemaking and improving the quality of our urban environment.



Duplex units - Bishops Gate

The Building Height Strategy notes that Kiltiernan falls into a suburban/edge location as set out in the guidelines. Section 3.6 of the guidelines state that “an effective mix of 2, 3 and 4 storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings trees and parkland, river/sea frontage or along wider streets”. The Building Height Strategy goes on to state that “there is potential for increased height for buildings that front onto the proposed Kiltiernan Glenamuck District Distributor Road. In those instances, any such proposals would be subject to providing adequate amenity for future residents and would have to be assessed in accordance with any new performance criteria as set out in section 5 of this Building Heights Strategy as per SPP3”.

Having regard to the topography of the Draft Plan area and provision for higher densities on lands located to the east of the Kiltiernan - Glenamuck Link Road, it is considered that taller buildings, or those of 4 storeys or more, could be located at appropriate locations on lands to the east of the Kiltiernan -Glenamuck Link Road. Building heights to the west of the Kiltiernan - Glenamuck Link Road should be limited to 2-3 storeys, however, taller 4-storey buildings may be considered on a case-by case basis where performance criteria, as set out in section 5 of the Building Heights Strategy in the County Development Plan, can be demonstrated to the satisfaction of the Planning Authority. Detailed height guidance for development sites within the Draft Plan area and the identification of sites for taller buildings is set out in Chapter 2.

#### Policy KGLAP30 – Building Height:

It is policy that building heights in the Draft KGLAP shall generally be 2-4 storeys and accord with the height guidance for each site development framework set out in Chapter 2, subject to policy objectives BHS1 and BHS2 of the Dún Laoghaire Rathdown County Development Plan 2022-2028 (SPPR 3 of the ‘Urban Development and Building Height; Guidelines for Planning Authorities’ 2018), or policy objectives in any subsequent County Development Plan.

Having regard to SPPR3 in the Building Height Guidelines, there may be instances where an argument can be made for increased height and/or taller buildings on lands located to the east of the Kiltiernan – Glenamuck Link Road, or at certain locations along the Kiltiernan Road. In circumstances where compliance with Policy Objective BHS1 and BHS2 of the County Development Plan (see Appendix 5) can be demonstrated additional height may be appropriate, subject to complying with; the safeguards outlined in the CDP, the policies and objectives of this Draft Local Area Plan and the performance based criteria as set out in Table 5.1 of the BH Strategy (See Appendix 5) or as set out in any subsequent County Development Plan.

### 4.3.6.3 Residential Mix

With regard to housing mix, Section 2.9 ‘Implementing the Housing Strategy and HNDA’, Appendix 2 of the County Development Plan 2022-2028 sets out an evidence-based Housing Strategy and Housing Needs Demand Assessment (HNDA), states:

“Within new residential communities as set out in figure 2.9 of the Core Strategy of the County Development Plan, it is important that a mix of type and size of units is provided so as to allow for choice and also facilitate the growth of sustainable neighbourhoods.”.



Appendix 2, Policy Objective PHP27 and Section 12.3.3.1 of the CDP provide the relevant policy guidance for unit mix in new residential developments. As a new residential community, developments of 50 or more residential units in the Draft KGLAP lands “may include up to 60% studio, one and two bed units and with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios”. Additionally, at least 40% of the proposed apartment / duplex units must be 3-bed or larger in size.

The 3 bed requirement set out in the County Development Plan was informed by an evidence based Housing Need and Demand Assessment (HNDA) which is consistent with Specific Planning Policy Requirement 1 contained in the Section 28 2020 Apartment Guidelines.

Census 2022 data indicates that there is an average household size of 3 persons per unit within the Draft Plan area and the age profile of the area, as set out in Table 1.2 in Chapter 1, is indicative of there being a high proportion of families in the area. Housing typologies in recent developments reflect this family demographic with a relatively balanced split between housing and apartment/duplex units overall. Table 4.2 sets out the bedroom mix of apartment units within the Draft Plan area.



Bedrooms	Percentage
1-Bed	27.5%
2-Beds	61.1%
3+ Beds	11.4%

**Table 4.2:** Bedroom mix in permitted apartment/duplex units

In order to facilitate the changing needs of families, it is considered appropriate that, when proposed as part of a new residential development, that larger, 3-bed(+) apartment / duplex units are provided in accordance with Policy Objective PHP27 in the County Development Plan.

#### Policy KGLAP31 – Residential Mix:

It is policy that all new residential developments within the Draft KGLAP area shall accord with the mix requirements set out in Policy Objective PHP27: Housing Mix and Section 12.3.3.1 of the County Development Plan (or any mix requirements in any subsequent County Development Plan). In this regard, all planning applications for residential development within the Draft KGLAP area shall provide for a suitable mix of house types and sizes that meet the needs of a range of households and should incorporate larger flexible housing units that can be adapted to suit changing household needs.

Residential developments shall be required to demonstrate how they both complement and enhance the existing residential mix, and contribute to a diversification of house type and size in the area.

### 4.3.6.4 Housing Options

Housing choice must be considered in tandem with any increase in housing supply within the Draft KGLAP area to ensure that the needs of both existing and future residents are provided for. Policy objectives aimed at providing a range of housing options are set out in Section 4.4.2 Housing Choice, in the County Development Plan 2022-2028.

The Draft KGLAP area has the potential to provide a variety of housing options, including, but not limited to:

- Housing for older people
- Housing for people with a disability
- Social and affordable housing units.

These housing units can be delivered either through the provision of new purpose built accommodation or through adaptation of existing housing stock where feasible and under the provisions of Part V.

While the demographics of the area show that there is a higher percentage of young families compared with other age groups, there is a need to enable these families to evolve within their neighbourhoods and for housing options to be available to allow residents to remain part of their community as their needs change over time, or indeed through a change in circumstances.

National policy, including, ‘Housing Options for our Ageing Population – Policy Statement’ (2019) and ‘National Housing Strategy for Disabled People 2022-2027’, have informed a policy approach in relation to the provision of residential accommodation that would be suitable for older people and people with a disability.



It is important that any new residential development is an attractive and viable option for those wishing to ‘right size’ and allows future residents to age in place. This will be achieved in new residential developments by incorporating facilities that provide space to socialise which will enable connections to be made and/or retained within communities (See Objective H3 below for provision of communal rooms/facilities in apartment schemes). Landscaping proposals must also be designed with all users and abilities in mind.

For Council development under Part 8 or Part 10, the Planning Authority shall have regard to the social housing list of the Council and the provision of existing community facilities in the area when assessing housing options and compliance with objectives H2 and H3 below.

**Policy KGLAP32 – Housing Options:**

It is policy to support and promote housing options for older people and persons with a disability within the Draft KGLAP area, including purpose built accommodation and housing options that meet specific needs in accordance with Policy Objective PHP30 in the County Development Plan 2022-2028. In this regard, new residential developments shall be required to incorporate an appropriate quantum of housing units that:

- Promote aging in place opportunities for older persons to 'right size' within their community.
- Take account of all abilities through the principles of universal homes design.
- Facilitate adaptable layouts to suit changing needs.
- Any proposed development for purpose-built accommodation for a specific need or group shall demonstrate how this objective can be secured long-term.

**Policy KGLAP33 – Social Housing:**

It is policy:

- To support the delivery and integration of social housing within the Draft KGLAP area and to pursue further opportunities for social housing in an integrated manner, through 'Part V' housing, Council own build, Affordable Housing schemes and/or delivery through Approved Housing Bodies, in accordance with Policy Objective PHP31 in the County Development Plan 2022-2028 and the Council's Housing Strategy and HNDA.
- To support new and innovative ways to meet housing demands in the Draft Plan area while also ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future residents of Kiltiernan-Glenamuck.

**Objective H1 – Housing for All:**

It is an objective to ensure the provision of a range of housing options within the Draft KGLAP area, that take account of all ages and abilities as residents progress through different stages of life, that all new residential developments of 10+ units shall include a minimum of 25% of the total housing stock to be designed to facilitate an ageing population / people with a disability. In this regard, the following provisions should be taken into account in the design and location of such units:

- Units should be designed having regard to the universal design homes principles.
- Insofar as possible, units should be located at ground floor level with own door access.
- Units should contain a minimum of 2-bedrooms.
- Ideally, units should be located where residents have a short walk to site entrances that adjoin public transport links and amenities within or adjacent to the proposed development.
- To assist with ease of access to public transport links and amenities, landscaping within any new development shall be designed having regard to ease of movement and legibility for all users.

**Objective H2 – Communal facilities:**

In line with the section 28 Guidelines "Sustainable Urban Housing: Design Standards for new apartments" the Planning Authority will encourage provision of accessible communal rooms and/or facilities for the use of future residents in new residential apartment developments of 50+ units. Such communal facilities should have regard to the needs of all future residents of all ages and abilities. Where such facilities are to be provided details of the management shall be submitted and agreed by the planning authority at application stage.





5

**Transport and Movement**



## 5.1 Introduction

In line with the strategic county objectives of the County Development Plan (CDP), creation of a compact and connected Kiltiernan - Glenamuck can be achieved by integrating land use and transportation policy, thus promoting compact climate resilient growth and ensuring that people can easily access their homes, employment, education and the services they require by walking, cycling or using public transport. This also ties in with the "10-minute neighbourhood" concept. It is acknowledged however, that Kiltiernan- Glenamuck is at the outer edge of the built-up area of the County and is currently relatively poorly served by public transport.

As set out in Chapter 1 as part of the preparation of the Draft Local Area Plan, an Area Based Transport Assessment (ABTA) was carried out.

The ABTA methodology applies the Avoid – Shift – Improve (ASI) principle. This approach is based on avoiding or reducing the need to travel, shifting to more environmentally friendly modes and improving the energy efficiency of motorised transport modes. The aim is to reduce congestion, create more livable cities and reduce greenhouse gas (GHG) emissions.

The ABTA may include proposals that require the development of concept or preliminary designs to demonstrate that the proposed transport interventions are feasible and to inform the public of proposals. These designs are not final or detailed and may be subject to changes if projects are progressed to detailed design and development.

This Chapter focuses on the ABTA recommendations which will set out the movement framework for the Draft Plan lands. The relevant recommendations from the ABTA process are set out as Policies and Objectives.

Transport and movement issues raised in pre-draft consultation and relevant policy context are set out in Sections 5.2 and 5.3 before the ABTA element in section 5.4.

As set out in Chapter 1 for the purposes of this Draft Plan the Glenamuck District Distributor Road (GDDR) is called the Kiltiernan Road and the Glenamuck Link Distributor Road (GLDR) is called the Kiltiernan - Glenamuck Link Road (it is acknowledged that these roads will be officially named upon completion). In the background ABTA documents the Glenamuck District Roads Scheme (GDRS) terminology is used.

## 5.2 Pre-Draft Consultation

Approximately 84% of submissions raised issues in relation to transport and movement with many submissions referring to more than one transport related matter.

A significant number of submissions referred to the issue of increased traffic levels and congestion in the area and that local residents depend on their private car for movement, both in

and around the area, for commuting to work, school drop off/ collection, shopping and recreation.

### 5.2.1 Active Travel

Many submissions expressed concerns about the lack of walking and cycling infrastructure in the area and that poor quality footpaths, particularly along Glenamuck Road, and heavy traffic in the area creates an unsafe environment for children to walk or cycle to school.

### 5.2.2 Public Transport

Poor public transport infrastructure and low frequency of bus services in the Draft Plan area was frequently identified as an issue. This lack of public transport infrastructure serving the area, lack of facilities, and walking or cycling infrastructure are cited as a primary reasons for car dependence within the Draft Plan area.



Bus at Golden Ball Junction

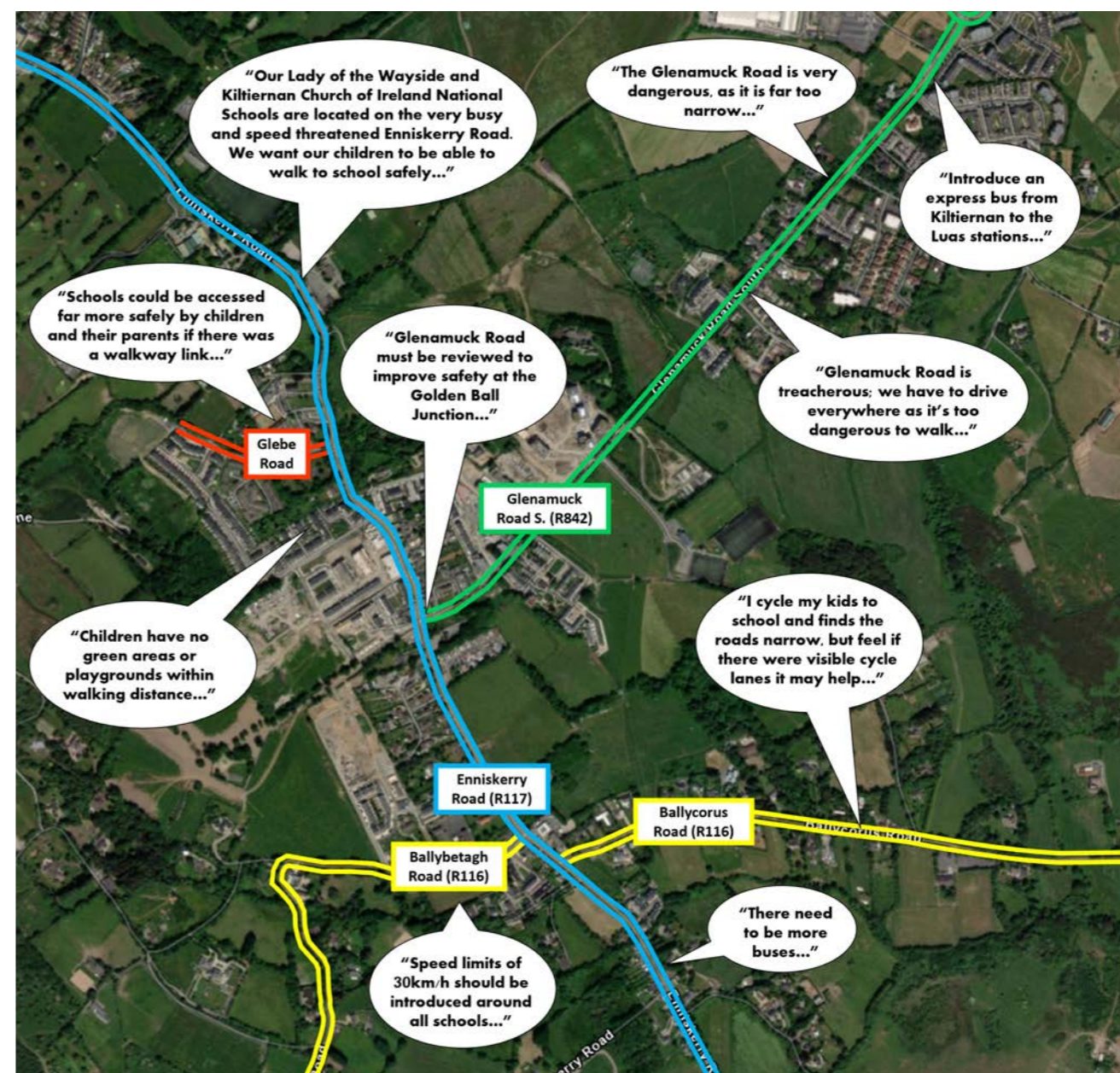


Figure 5.1: Transport Feedback from pre-draft public consultation



### 5.2.3 Road Infrastructure

Concerns about the quality and safety of the existing road network, and in particular Glenamuck Road were repeatedly expressed in submissions.

## 5.3 Policy Context

### 5.3.1 National Transport Authority, Greater Dublin Area Transport Strategy 2022-2042

The overall aim of the Greater Dublin Area Transport Strategy 2022-2042 (Transport Strategy) is to provide a sustainable, accessible and effective transport system for the Greater Dublin Area (GDA) which meets, among other items, the region's climate change requirements.

The Transport Strategy includes objectives for improving connectivity between people and places and delivering a high quality, equitable and accessible transport system.



The Transport Strategy supports the implementation of the BusConnects Dublin, Core Bus Corridor Programme, and it is the intention of the National Transport Authority (NTA) to provide significant improvements to orbital and local bus services through increased frequency of local services and the introduction of priority measures on routes where delays to services are identified.

### 5.3.2 Greater Dublin Area Cycle Network Plan 2022-2024

The Greater Dublin Area Cycle Network Plan which was adopted as part of the GDA Transport Strategy 2022-2042 identifies cycle networks across county boundaries in the GDA to ensure continuity of route networks. Proposals for the delivery of this planned cycle network are included in the Draft Plan.

### 5.3.3 National Sustainable Mobility Policy, Department of Transport

The National Sustainable Mobility Policy (The Policy) sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to support Ireland meet its climate obligations.

The Policy is accompanied by an Action Plan to 2025 which contains measures to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys.

### 5.3.4 Spatial Planning and National Roads Guidelines for Planning Authorities, January 2012

The Spatial Planning and National Roads Guidelines for Planning Authorities, which were issued in 2012, set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmh speed limit zones for cities, towns and villages.

The Guidelines place the onus on Local Authorities to devise and implement sustainable local transport strategies and solutions to cater for the requirements of local development and to discourage short trip traffic on national roads and motorways.

The Draft LAP has regard to the Guidelines because of the proximity of strategic transport infrastructure to the Draft LAP lands, most notably the M50 and its associated junctions and interchanges.

### 5.3.5 dlr County Development Plan 2022 – 2028 (CDP)

The dlr CDP 2022-2028 is consistent with national and regional planning and transport policy.

Section 5.1 of the County Development Plan applies the Avoid – Shift – Improve (ASI) principle.

With regard to promoting and facilitating different modes of transport and active travel, walking and cycling are given highest priority in the CDP.

Policy Objective T11 of the CDP seeks to secure the development of a high quality, fully connected and inclusive walking and cycling network across the County and the integration of walking, cycling and physical activity with placemaking including public realm permeability improvements.

Policy Objective T6 of the CDP facilitates the implementation of the bus network measures set out in the GDA Transport Strategy and the extension of the bus network to other areas where appropriate. Future expansion of the bus network to serve the Draft LAP area will be required.

## 5.4 Area Based Transport Assessment ABTA

The key purpose of the ABTA is to guide the future transport and mobility needs of the Draft Plan area, taking into account the transport demand arising from existing and projected development within the Draft Plan boundary.

### 5.4.1 ABTA Methodology

The Kiltiernan-Glenamuck ABTA follows the methodology set out in the TII/NTA's 'Area Based Transport Assessment (ABTA) Advice Note – December 2018', the 'ABTA and LTPs – Supplementary Guidance Note - 2024' and the NTA's 'ABTA 'How To' Guide - Pilot Methodology'.

This Transport and Movement Chapter sets out the relevant preferred strategy and interventions which emerged from the iterative ABTA process and the Draft Local Transport Plan (LTP). As the ABTA process is an iterative one, the Draft LTP may be subject to change and amendments following submissions in respect of the Draft Local Area Plan.

### 5.4.2 ABTA Baseline Assessment

The aim of the ABTA Baseline Assessment is to establish a clear understanding of the existing spatial characteristics, land uses, transport conditions and constraints relating to the Draft Plan area.

#### 5.4.2.1 Existing Travel Patterns

Census 2022 data reveals that approximately 60% of journeys to work, school, college or childcare by those living within the Draft Plan area were by private car. Of those using public transport 14.2% travelled by either bus, train, or light rail as their main mode of travel in 2022.

Active travel accounted for 5% of journeys to work and 12% of journeys to education in 2022.

These statistics relate to the Census 'Small Areas' which most closely align with the Draft Plan boundary.

#### 5.4.2.2 Existing Road Infrastructure

The road network within the Draft Plan area is shown in figure 5.2.

#### 5.4.2.3 Existing Active Travel Network

The ABTA Baseline Assessment identifies the poor quality of pedestrian and cycling infrastructure in and around Kiltiernan-Glenamuck. Existing footpath widths and quality are largely substandard in terms of those recommended in the Design Manual for Urban Roads and Streets (DMURS) and few formal crossings are in place.

The northern sides of the Glenamuck Road, Ballycorus Road and Glebe Road do not have continuous footpaths. Walking access to

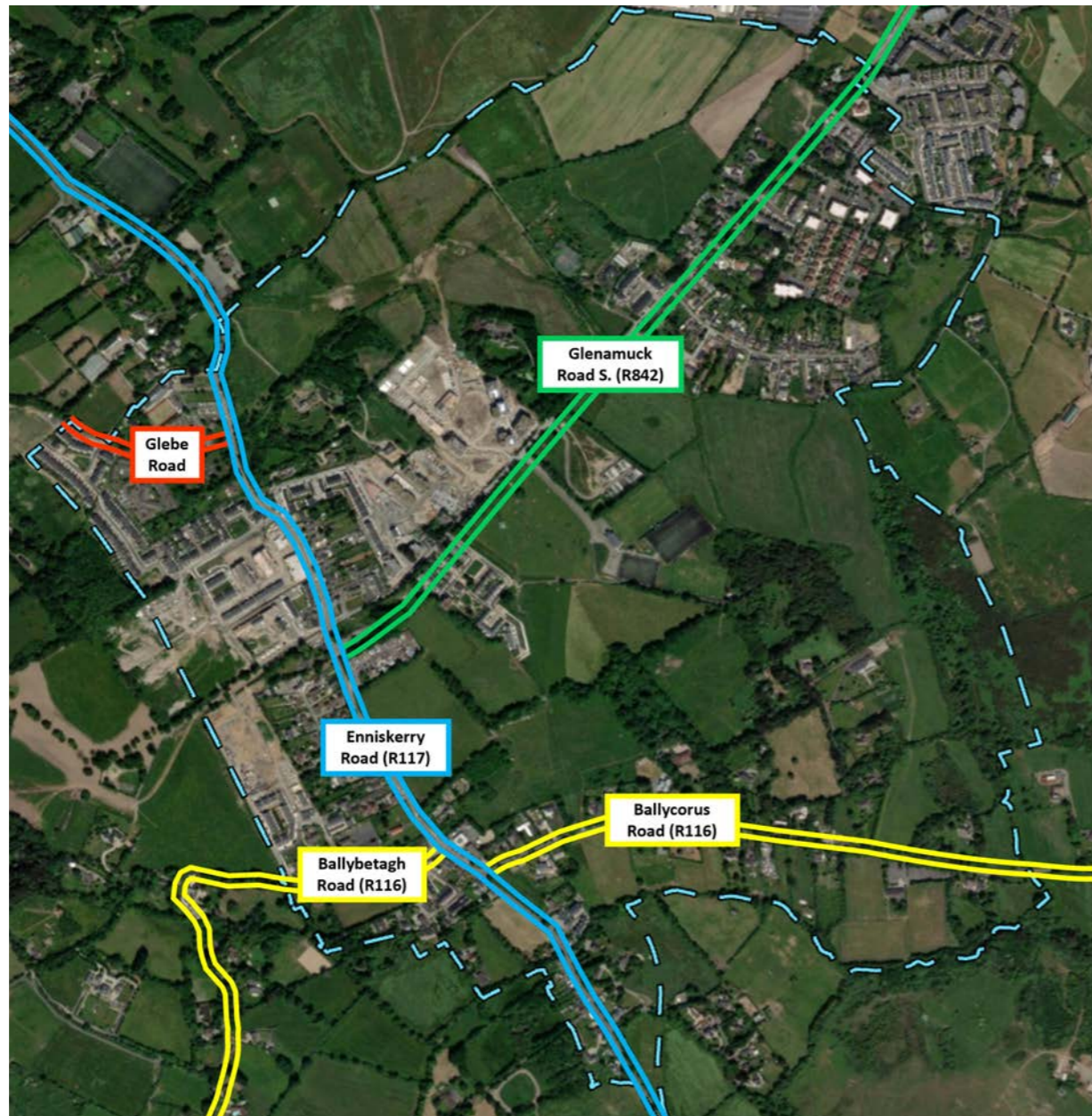


Figure 5.2: Existing Road Network

high-frequency public transport is also limited, with the closest Green Line Luas stations at Ballyogan Wood and Carrickmines each being approximately 33 and 36 minutes' walk from the Golden Ball Junction respectively.

#### 5.4.2.4 Existing Public Transport Network

##### Bus

At present bus services in the Kiltiernan-Glenamuck area run at relatively infrequent intervals. The considerable change and growth in the Draft Plan area, with a notable acceleration in residential schemes will result in an increased demand for higher frequency bus services.

Route 44 operates from Enniskerry Village to Dublin City University (DCU); Routes 63 and 63A operate from Kiltiernan to Dún Laoghaire Station; and Route 118 departs once a day

and operates from Kiltiernan via Stepside to Dublin City Centre (Eden Quay).



Bus - Enniskerry Road

BusConnects is a National Transport Authority (NTA) programme to improve Dublin's bus services, enhance cycling and pedestrian infrastructure, and transition to a zero-emission bus fleet. The BusConnects Network Redesign undertaken as part of the programme will bring about changes to bus services in the Draft Plan area.

Table 5.1 below sets out the new bus services.

Bus Service	Frequency	Origin (Inbound)	Terminus (Inbound)
88	60 mins	Enniskerry	Mountjoy Square
L13	60 mins	Kiltiernan	Ringsend
L26	30 mins	Kiltiernan	Blackrock
P13	4 buses a day	Kiltiernan	UCD

Table 5.1: Frequencies and termini for BusConnects routes

The L27 route which serves Leopardstown Valley operates outside the northern boundary of the Draft Plan area.

The proposed BusConnects routes in some cases mirror the previous service routes – particularly Route 63 – but with some minor modifications to provide interchange with other public transport and higher peak time frequencies.

#### Connectivity with Luas

The closest Luas stop to the Draft Plan area is at Ballyogan Woods on the Luas Green Line. It is approximately 730m north of the Draft Plan boundary, and would take on average 33 minutes to walk from the Golden Ball Junction in Kiltiernan Village to the Luas stop via Glenamuck and Ballyogan Roads.

The Carrickmines Luas stop is an approximately 34 minute walk from the Golden Ball junction, travelling along the busier Glenamuck Road North (north of the M50 roundabouts), for the final part of the journey.

The L26 service that begins in Kiltiernan Village and terminates at Blackrock Station, runs close to the Carrickmines Luas stop. This service provides connectivity with Luas and DART stations, and high-frequency BusConnects Spine route services at Cornelscourt.

#### 5.4.2.5 Road and Traffic Management

The ABTA Baseline Assessment has taken into account the changes that will take place upon delivery of the Glenamuck District Roads Scheme (GDRS).

The Glenamuck District Roads Scheme (GDRS) includes the following:

- The Glenamuck District Distributor Road (GDDR) which runs close to the northern boundary of the Draft Plan area. The road is approximately 1.55km long and connects Enniskerry Road at the De LaSalle Palmerstown Rugby grounds to the Glenamuck Road South roundabout.

As set out in Chapter 1 for the purposes of the Draft LAP the

Glenamuck District Distributor Road (GDDR) is referred to as 'Kiltiernan Road'.

- The Glenamuck Link Distributor Road (GLDR) runs close to the southern boundary of the Draft Plan area south of Barnaslingan Lane. The road is approximately 1.8km long and connects Enniskerry Road with Glenamuck District Distributor Road (GDDR).

As set out in Chapter 1 for the purposes of the Draft LAP Glenamuck Link Distributor Road (GLDR) is referred to as 'Kiltiernan – Glenamuck Link Road'.

- A fully signalised junction at Kiltiernan - Glenamuck Link Road at its intersection with Ballycorus Road.
- Upgrade of the western section of Glenamuck Road between the Golden Ball junction and the Brambledown housing estate.
- Provision of dedicated footpath and cycle ways for the entire length of the scheme.
- Provision of bus-gates <sup>1</sup> at the following locations:
  - at Kiltiernan - Glenamuck Link Road / Enniskerry Road junction.
  - at Kiltiernan - Glenamuck Link Road / Glenamuck Road junction.

An overall benefit of Kiltiernan - Glenamuck Link Road and bus gates will be the significant traffic calming effects on Glenamuck Road (east of the Kiltiernan - Glenamuck Link Road) and Kiltiernan Village, with consequent decreases in air and noise pollution.

## 5.5 Transport Policies

The following transport and movement policies emerged from the ABTA process and underpin the Draft KGLAP.

### Policy KGLAP 34 - Integration of Land Use and Transport:

It is policy to better integrate land-use and transport planning consistent with compact development principles.

### Policy KGLAP 35 - 10-Minute Neighbourhood:

It is policy to support a fully permeable 10-minute neighbourhood that prioritises movement by active travel modes.

### Policy KGLAP 36 - Accessibility, Safety and Sense of Security:

It is policy to improve accessibility, safety and sense of security within the Draft Plan Area for all road users.

### Policy KGLAP 37 - Placemaking:

It is policy to identify key place-making opportunities utilising a 'Healthy Streets' approach <sup>2</sup>.

### Policy KGLAP 38 - Enhancing Public Transport and Active Travel:

It is policy to enhance the accessibility of public transport and active travel to key destinations.

### Policy KGLAP 39 – Connected Network:

It is Policy to provide attractive, high-quality inclusive and connected walking and cycling networks with direct routes to local destinations and public transport hubs and to ensure that such networks do not result in habitat fragmentation and reduced ecological connectivity.

### Policy KGLAP 40 – Modal Shift:

It is Policy to provide an environment which supports moving people from the private car to more sustainable modes of transport. This can be done by way of further developing the network where a range of facilities and services are accessible in a short walking and cycling timeframe from homes or are accessible by high quality public transport located within a short walk from home.

## 5.6 ABTA Recommendations

Objectives set out in the Draft Local Transport Plan (LTP) which are relevant for the Draft LAP are set out in this section. Objectives relate to active travel, cycle parking, permeability, public transport network, road and traffic management, car parking and supporting measures.

Any objectives arising from the ABTA process which are included in the Draft LAP have been subject to SEA/AA.



## Draft Kiltiernan-Glenamuck Local Transport Plan



Proposed transport infrastructure projects, that are not already permitted or provided for by existing plans/ programmes/etc. that have been subject to environmental assessment, will be subject to the undertaking of a Corridor and Route Selection Process in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.

New transport infrastructure will be considered subject to environmental constraints as appropriate, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and including sustainable design and construction techniques. Mapping of transport infrastructure in the Draft Plan that is not already permitted or provided for by existing plans/programmes etc. is indicative.

### 5.6.1 Transition Zones and Gateways

A number of objectives identify the need for what are termed 'Gateways' and 'Transition Zones'.

The Design Manual for Urban Roads and Streets (DMURS), identifies design measures to create 'Gateways', which demarcate a point of arrival from one place to another, and 'Transition Zones', which may be needed for slowing vehicles when entering an urban area like Kiltiernan-Glenamuck from the faster moving Kiltiernan Road and Kiltiernan - Glenamuck Link Road.

A 'Gateway' <sup>3</sup> as a design feature in relation to roads and streets, is used to inform drivers that they are arriving in a town/ village environment with an associated reduction in speed limit. 'Gateway' features are easily identifiable elements along the route that signal a change of context. These 'Gateways' can be used to influence driver behaviour. In their simplest form they consist of signs and lines.

A 'Transition Zone' refers to an area that may be needed for slowing vehicles when entering an urban area from a faster moving road, such as between a rural environment and a more urbanised one.

### 5.6.2 Kiltiernan - Glenamuck Active Travel

Active travel involves travelling with a purpose, using your own energy via sustainable means. It includes walking, wheeling, and cycling or the use of self-powered, non-motorised scooters as part of a purposeful journey. For example, walking to school and cycling to work are both considered forms of active travel.

In order to promote active travel, the Draft LAP promotes a high quality built and pedestrian environment and provision of supporting physical infrastructure to increase access to public transport thereby encouraging active journeys including walking and wheeling.

<sup>1</sup> Bus gate: A short section of road that only buses and authorised vehicles can go through

<sup>2</sup> Healthy Streets is an evidence-based approach to creating sustainable and attractive urban spaces. It is based on 10 healthy street indicators.

<sup>3</sup> Gateways as set out in DMURS differ from "Gateways" in urban design terminology which are referenced in Chapter 2.

dlr has ambitious targets in relation to sustainable travel modes and this is supported in pre-draft submissions received.

The ABTA Baseline Assessment highlighted the poor quality of pedestrian and cycling infrastructure in and around Kiltiernan - Glenamuck (see section 5.4.2).

The ABTA has identified the following as key outcomes for the delivery of the Active Travel Network:

- A fully accessible, permeable, safe, attractive pedestrian and cycling environment, suitable for all ages and abilities.
- A network that provides continuous active travel connectivity for journeys to and within the Draft Plan area, including connectivity to high frequency public transport.
- High-quality urban design having regard to DMURS guidance to prioritise safer and more efficient movement for people walking, wheeling and cycling over the private car.

#### 5.6.2.1 Enniskerry Road - Active Travel 1, Active Travel 2 and Active Travel 3 (AT1, AT2 and AT3)

Enniskerry Road (R117) connects the Draft Plan area with Stepside and Enniskerry.

Kiltiernan Road and Kiltiernan - Glenamuck Link Road will significantly reduce traffic from Enniskerry Road, particularly from the southern approach as a result of the planned Bus Gate on Glenamuck Road.

To support the reduction of traffic speeds, the Draft LTP recommends the provision of a 'Gateway' at the northern and southern approaches to Kiltiernan village.

On the northern end of Kiltiernan village, the Draft LTP recommends a shuttle system with a cycle bypass that would ensure motorists slow down and give cyclists priority to move through.



Shuttle system at Mount Anville

#### Active Travel Objectives

##### AT1 and AT3 Enniskerry Road:

It is an objective to deliver a range of measures on Enniskerry Road to improve safety, accessibility and attractiveness for active travel users.

Key measures may include:

- Gateways at northern and southern approaches to signal the 30km/h speed limit zone.
- Shuttle system with cycle bypass at northern end of Enniskerry Road.
- Local junction tightening.
- Provision of raised pedestrian crossings at desire lines (e.g. at Glebe Road).

##### AT2 'Kiltiernan Village'

It is an objective to improve the safety, accessibility and attractiveness of Enniskerry Road at Kiltiernan Village Centre to create a sense of place and establish it as the main focal point of the village.

Key measures may include:

- Footpath improvements and traffic-calming measures.
- Use of high-quality paving materials and lighting to reflect a 'village centre' feel.

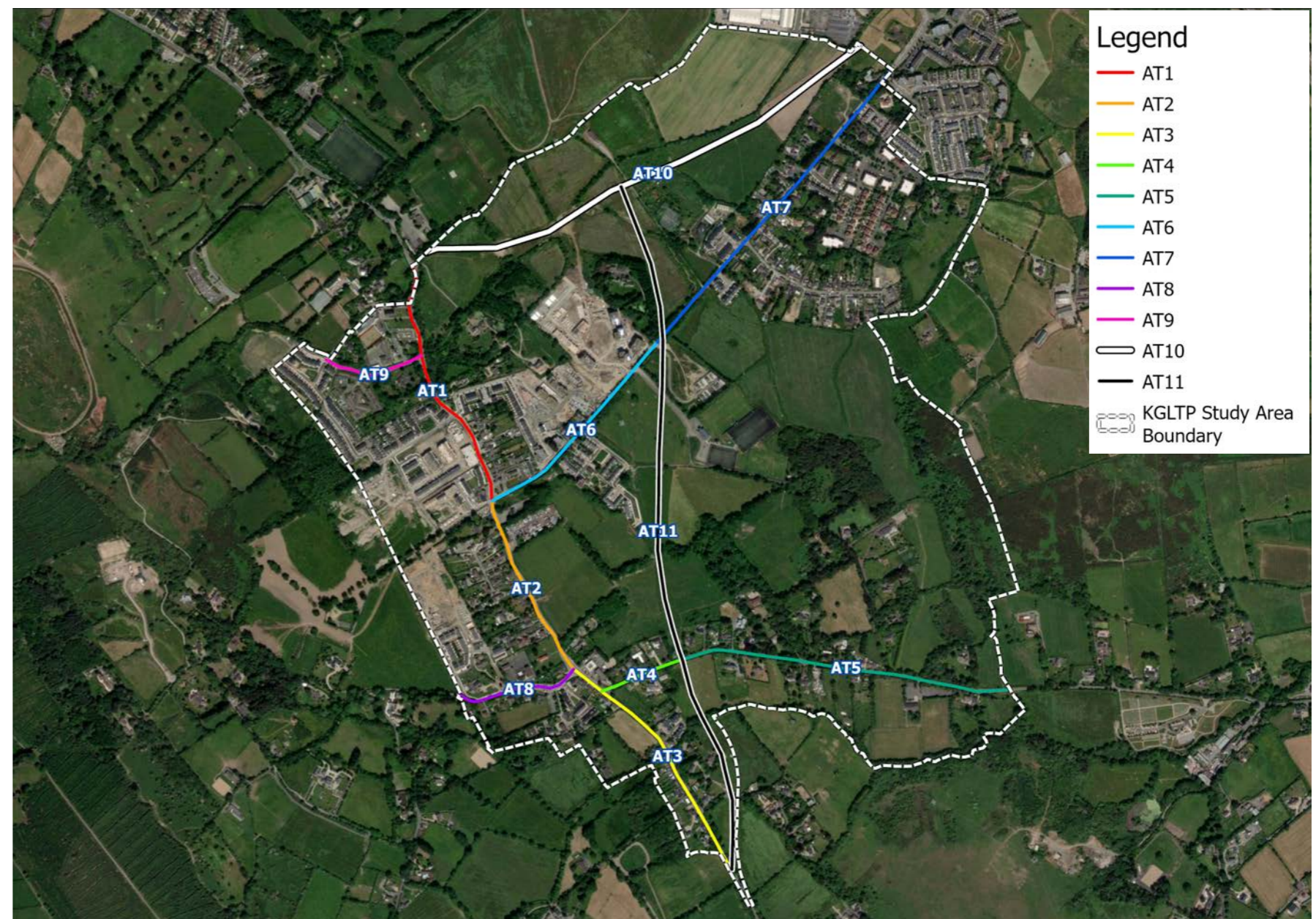


Figure 5.3: Overview of recommended transport improvements.

### 5.6.2.2 Ballycorus Road - Active Travel 4 and Active Travel 5 (AT4 and AT5)

Ballycorus Road (R116) runs eastwards from Enniskerry Road. It is a narrow road with a single lane carriageway in both directions, and a narrow footpath on one side.

Ballycorus Road is constrained in terms of width. It plays an important role in wider connectivity with Rathmichael and Cherrywood and is identified as an Inter-Urban Route in the Greater Dublin Area Cycle Network Plan.

Ballycorus Road is identified in two parts as follows:

- Ballycorus Road 'West': between Enniskerry Road and Kiltiernan – Glenamuck Link Road and
- Ballycorus Road 'East': between Kiltiernan – Glenamuck Link Road to the Draft LAP area boundary.

The Ballycorus Road 'East' portion of road is identified in the County Development Plan for 'Long Term Road Objectives / Traffic Management / Active Travel Upgrades'.

#### Objective AT4 – AT5 Ballycorus Road

It is an objective to deliver a range of active travel improvements on Ballycorus Road to enhance the safety and accessibility of the road for people walking, wheeling and cycling.

Key measures include:

- Introduce 30km/hr speed limit between Enniskerry Road junction and Kiltiernan – Glenamuck Link Road.
- Upgrade Ballycorus Road/Enniskerry Road junction.
- Provide footpaths on both sides of the road, as far as Old Wesley RFC and Lansdowne FC.
- Provision of pedestrian crossings at desire-lines (e.g. Old Wesley RFC and Lansdowne FC).
- Assess cycle options along Ballycorus Road between Enniskerry Road and eastern boundary of Draft Plan area.

### 5.6.2.3 Glenamuck Road - Active Travel 6 and Active Travel 7 (AT6 and AT7)

Glenamuck Road is identified in two parts as follows:

- Glenamuck Road 'West': between Golden Ball junction and Kiltiernan – Glenamuck Link Road and
- Glenamuck Road 'East': between Kiltiernan – Glenamuck Link Road and the northern boundary of the Draft Plan area.

There are a number of existing proposals for Glenamuck Road 'West' as part of the Glenamuck District Roads Scheme (GDRS)

which will inform journey experience for people walking, wheeling and cycling. These include:

- Enniskerry Road /Glenamuck Road 'West' Junction improvements and the delivery of footpath and dedicated cycle facilities on both sides of Glenamuck Road 'West'.
- Bus Gate where the Kiltiernan – Glenamuck Link Road intersects with the Glenamuck Road, limiting vehicular access.

#### Objective AT6 - Glenamuck Road 'West'.

It is an objective to deliver a range of Active Travel improvements along Glenamuck Road 'West'. These improvements form part of the wider Glenamuck District Roads Scheme (GDRS).

Key components of which comprise:

- Provision of segregated cycling facilities and footpaths on both sides of Glenamuck Road.
- Upgrade of Enniskerry Road / Glenamuck Road 'West' junction (Golden Ball junction).

#### Objective AT7 - Glenamuck Road 'East'.

It is an objective to deliver a range of improvements to the safety and quality of the Active Travel environment on Glenamuck Road 'East', between the Kiltiernan – Glenamuck Link Road and the northern boundary of the Draft Plan area.

Key measures include:

- Footpath provision.
- Provision of pedestrian crossings at desire lines.
- Mixed Traffic approach where cyclists share the road in the short to medium term.
- Local junction tightening.

### 5.6.2.4 Ballybetagh Road – Active Travel 8 (AT8)

A portion of the Ballybetagh Road (R116) lies within the Draft Plan boundary and runs from Enniskerry Road to the western Draft Plan boundary. It serves the Kiltiernan Adult Education Centre, Our Lady of the Wayside National School, Suttonfield residential estate and connects to places beyond the Draft Plan area including the village of Glencullen.

#### Objective AT8 - Ballybetagh Road

It is an objective to deliver a range of improvements to the safety and quality of the active travel environment on Ballybetagh Road, between Enniskerry Road / Ballybetagh Road

junction and the western boundary of the Draft Plan lands.

Key measures include:

- Establishing a 'Transition Zone' between Bishop's Lane and Suttonfield vehicular entrance.
- Delivering 'Gateway' improvements at Suttonfield vehicular entrance to demarcate the beginning of the 30km/h speed limit.
- 'Safe Routes to School' traffic-calming improvements between the Enniskerry / Ballybetagh Junction and Suttonfield vehicular entrance.
- Provision of crossing points at desire lines.
- Re-allocation of on-street parking spaces for active travel and public realm improvements.

### 5.6.2.5 Glebe Road – Active Travel (AT9)

Glebe Road is a narrow cul de sac west of Enniskerry Road which serves Kiltiernan Church of Ireland National School (NS), Glebe House Nursing Home and Chapel Hill residential development. It has one footpath on its southern side and does not have a footpath at the vehicular entrance to the primary school.

#### Objective AT9 - Glebe Road

It is an objective to deliver a range of improvements to the safety and quality of the active travel environment on Glebe Road.

Key measures include:

- 'Safe Routes to School' traffic-calming improvements outside of the Church of Ireland National School.
- Widening of southern footpath to DMURS standards to benefit students, as well as residents of the Glebe House Nursing Home, and Chapel Hill.
- Local junction tightening.
- Provision of crossing points at desire lines.

### 5.6.3 Cycle Parking (CP)

#### Objective CP1 Cycle & Micromobility Parking

It is an objective to:

- Support an uplift in both high-quality short-stay and long-stay public cycle parking at key locations.
- Encourage increased and improved cycle parking facilities

where required, such as Our Lady of the Wayside National School and Kiltiernan Church of Ireland National School.

- Ensure the provision of off-street, accessible cycle parking facilities as part of new development in line with the Sustainable Residential Development and Compact Settlements Guidelines.

### 5.6.4 Permeability

Permeability describes the extent to which an urban area facilitates the movement of people either by walking or cycling. Filtered permeability measures aim to separate sustainable modes of travel from private vehicle traffic to give them an advantage in terms of speed, convenience and safety.

Filtered Permeability measures can include:

- Closure of existing streets to vehicular traffic using planting, bollards, etc.
- Providing a link for active travel, including pedestrians and cyclists via existing cul-de-sacs or through fences/blank walls.
- Providing a link for active travel, including pedestrians and cyclists via green areas or along water courses.



Existing pedestrian and cycle link at Suttonfield

The significant number of existing and future residential development sites within the Kiltiernan-Glenamuck Draft Plan area creates opportunities to establish new active travel links and confirm existing informal links between adjoining impermeable areas.

Recommended permeability measures are proposed on the basis of their potential to:

- Improve access to schools.
- Improve access to public transport links.

- Improve access to key retail and employment destinations.
- Improve access to sport and leisure facilities and / or amenity areas.

Existing and recommended new connections are illustrated in Figure 5.4.

#### 5.6.4.1 Permeability to Schools

The Kiltiernan - Glenamuck area does not have good quality pedestrian connectivity between schools and residential developments in their immediate vicinity.

The following permeability (PY) links are recommended to improve journey quality to and from schools in the Draft LAP area. These links include the provision of safer, more direct pedestrian and cyclist access to schools via traffic-calmed streets, and the creation of a continuous link between the two

national schools:

- PY2 –Enniskerry Road to Our Lady of the Wayside via Suttonfield
- PY3 – Kiltiernan Wood to Suttonfield.
- PY9 – Chapel Hill to Bishops Gate.

#### 5.6.4.2 Permeability to Sport, Leisure, Services and Amenity Areas

The following permeability links are recommended to improve journey quality to and from sport, leisure and amenity areas in the Draft LAP area.

- PY1 – Rockville Avenue to Jackson Park.
- PY4 – Jamestown Park to Jackson Park along with connectivity to PY13.

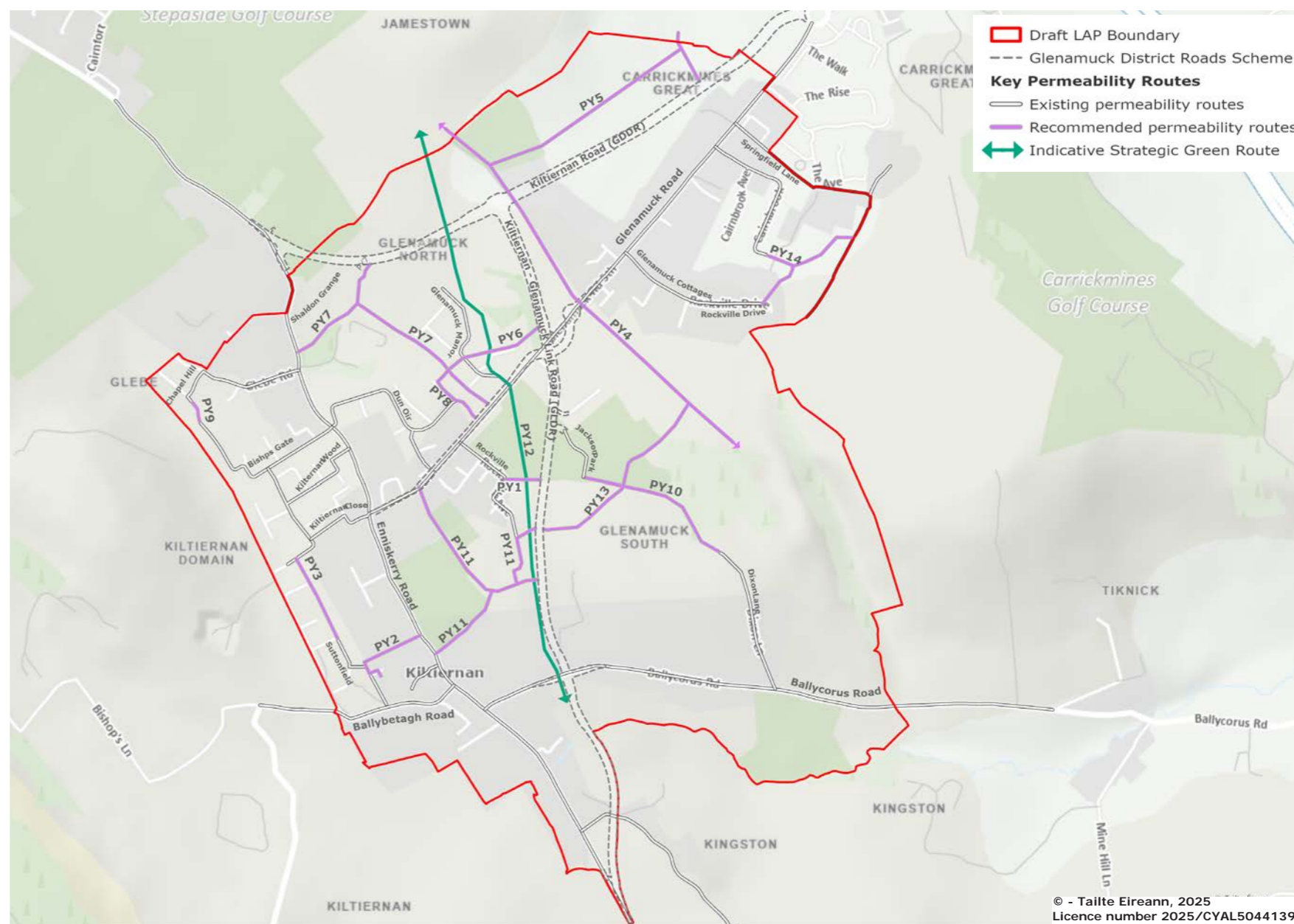


Figure 5.4: Overview of existing and recommended permeability routes (Routes are indicative)

- PY5 - The Park Carrickmines to the former Bective lands and Kiltiernan Road.
- PY10 – Ballycorus Road to Jackson Park via Dixon Lane.
- PY12 – Strategic Green Corridor linking Jamestown Park with Ballycorus Road.
- PY13 - Kiltiernan - Glenamuck Link Road to Jackson Park along with connectivity to PY10 and PY4.

#### 5.6.4.3 Permeability Links between Residential Developments

The following permeability links are recommended to establish links between the Enniskerry Road, Glenamuck Road, and Kiltiernan Road via a network of neighbouring residential developments:

- PY6 – Kiltiernan - Glenamuck Link Road to Glenamuck Manor along with connectivity to PY7 and PY8.
- PY7 – Kiltiernan Road to Glenamuck Rd (via Shaldon Grange) along with connectivity to PY6 and PY8.
- PY8 – Enniskerry Rd to Glenamuck Rd (via Dún Óir) along with connectivity to PY6 and PY7.
- PY14 - Cairnbrook to Rockville Drive and Springfield Lane.

The key objective is the linkage between the various residential areas.

#### 5.6.4.4 Permeability Links and Kiltiernan Village

Permeability and accessibility must be maximised for those walking, cycling and wheeling to, from, and throughout Kiltiernan Village.

The following permeability link is recommended:

- PY11 – Enniskerry Road to Glenamuck Road, Rockville Avenue and Kiltiernan - Glenamuck Link Road via the Village Centre.

#### 5.6.4.5 Permeability Objectives (PRM)

##### Objective PRM1 - Permeability Improvements

It is an objective to secure permeability improvements across Kiltiernan-Glenamuck. Through confirmation of identified informal links, as well as the establishment of new links, dlr will facilitate safer, easier and more enjoyable trips via active travel modes.

##### Objective PRM2 - Phasing of Permeability Improvements

It is an objective that delivery of permeability links through existing or future residential developments shall where feasible be carried out as part of the development management process and/or by other appropriate means.

### 5.6.5 Public Transport Network

It is anticipated that there will be a need for more frequent bus services to serve future residents as development progresses.

#### Objective PT1 - Improved Bus Services

It is an objective to work with the National Transport Authority with a view to increasing bus frequencies serving the Draft LAP area as development is progressed.

Key considerations include:

- Increasing the frequency of the L26 service from a 30-minute frequency to a 20-minute frequency in tandem with the completion of the developments in the Draft Plan area.
- Reviewing the frequency of other bus services.

#### Objective PT2 - Bus Stop Provision

dlr will work with the NTA to determine the location and siting of bus stops within the Draft Plan area in a manner that:

- Minimises walking distances between residential areas and bus stops.
- Is fully accessible to all users.
- Is aligned with safe, secure and well-lit routes and crossing points on desire lines.
- Incorporates additional place-making opportunities such as Green Infrastructure (GI) and wayfinding signage where appropriate.

#### 5.6.5.1 Kiltiernan Bus Terminus

A terminus is proposed at Kiltiernan Village for BusConnects routes L13, L26 and P13 and this will require the upgrading of existing bus stop facilities. dlr is working with the NTA to deliver an interim bus terminus close to Our Lady of the Wayside Church on Enniskerry Road.

However, there is a recognised need to provide a longer-term dedicated off-road facility incorporating bus parking bays, electric vehicle charging facilities and welfare facilities for drivers.

#### Objective PT3 - Kiltiernan Bus Terminus

It is an objective to work with the National Transport Authority on the:

- Delivery of an interim bus terminus at Enniskerry Road close to the junction with Ballybetagh Road.
- Identification and delivery of a dedicated bus terminus facility that will include bus parking, driver welfare facilities and electric vehicle charge points to support low emission buses.

#### 5.6.5.2 Kiltiernan Village Mobility Hub

Mobility hubs are where a range of shared travel options including, for example, shared bikes, electric bikes or e-cars, come together and can be accessed in one place by people who need them. They are often located close to other public travel nodes.

#### Objective PT4 - Kiltiernan Village Mobility Hub

It is an objective to liaise with relevant stakeholders to establish the feasibility of providing an on-street Mobility Hub for Kiltiernan Village. At a minimum, the Mobility Hub should be highly visible and easily accessible to the public and include consideration of:

- Bus stop provision
- Cycle parking
- Car club bay(s)
- EV Charging bays (EVCP)
- E-mobility shared bikes/ scooters
- Proximity to local services and,
- Parcel collection points

### 5.6.6 Road and Traffic Management

The delivery of the Glenamuck District Roads Scheme (GDRS) will create an opportunity to provide high quality public realm in the new neighbourhood environment in Kiltiernan Village and create safer conditions for walking and cycling. See Figure 5.5 for road and traffic management recommendations as set out in the Draft Local transport Plan..

#### Objective RT1 - Transition Zones and Gateways

It is an objective to review and assess the need for Transition Zones in the following locations:

- On the R116 Ballybetagh Road at the junction of Bishop's Lane to the entrance with Suttonfield estate.

Gateway treatments signalling the transition to 30km zones are required at:

- Suttonfield estate in tandem with other road safety measures including the provision of better sightlines west of the estate entrance and provision of a raised junction.
- South of the junction of Enniskerry Road and Kiltiernan Road.
- On Enniskerry Road close to the junction with Barnaslingan Lane.

### 5.6.6.1 Junction Improvements

The Design Manual for Urban Roads and Streets (DMURS), adopts a sustainably balanced approach to the design of roads and streets, with an emphasis on the provision of junctions to maximise safe and efficient movement of vulnerable road users including pedestrians and cyclists, together with all other road users.

#### Objective RT2 Local Junction Improvements

It is an objective to upgrade local junctions throughout the Plan period through the development management process and other appropriate mechanisms.

### 5.6.7 Car Parking

#### Car Parking Management (CPM)

Best practice in urban design identifies the role of streets as places that support a broad range of functions. Promotion of urban development which prioritises pedestrian movement and sustainable travel, also requires innovative and alternative approaches to car parking standards.

The Sustainable Residential Development and Compact Settlements Guidelines (2024) includes several transport-related policies relevant to the development of car parking standards, set out according to the area.

Effective parking management in the Draft Plan area will enable the provision of a high-quality public realm, provide space for people to stay and linger, and promote a modal shift towards sustainable travel and reduced car dependency.

#### Objective CPM1 Residential Car Parking

Car parking shall accord with the requirements of Specific Planning Policy Requirement (SPPR) 3 - Car Parking, of the Sustainable Residential Development and Compact Settlements Guidelines (2024) as applicable.

#### Objective CPM2 Non-Residential Car Parking

Non-residential car parking will be assessed in accordance with Section 12.4.5 Car Parking Standards of the dlr County Development Plan 2022-2028 and will take an area-based parking approach parking that will:

- Discourage the use of on-street parking for long-stay purposes such as commuter parking.
- Support a hierarchy of car parking need in mixed-use areas, prioritising the needs of disabled and Age Friendly users.
- Ensure that the design and layout of parking facilities does not impede pedestrian and cycle desire lines to entrances of shops and local services.

- Reduce the visual impact of surface car parking through the development management process.

### 5.6.8 Supporting Measures and Demand Management

Supporting measures will be essential to create high quality physical and social environments where walking, cycling and public transport are attractive alternatives to the private car.

#### 5.6.8.1 Wayfinding

#### Objective SM1 - Wayfinding

It is an objective that the Council in conjunction with the NTA ensure that a consistent wayfinding system will be introduced and maintained across Kiltiernan - Glenamuck's transport network.

### 5.6.8.2 Universal and Inclusive Design

#### Objective SM2 - Accessibility

It is an objective to ensure that future developments within the Kiltiernan-Glenamuck area, including its public realm and any Active Travel Networks, are accessible to all. The following guidance in particular should be referred to and followed:

- Design Manual for Urban Roads and Streets (DMURS).
- Centre for Excellence in Universal Design (National Disability Authority).
- Age-Friendly Ireland.
- Safe Routes to School.
- Child Friendly Cities & Communities Handbook.

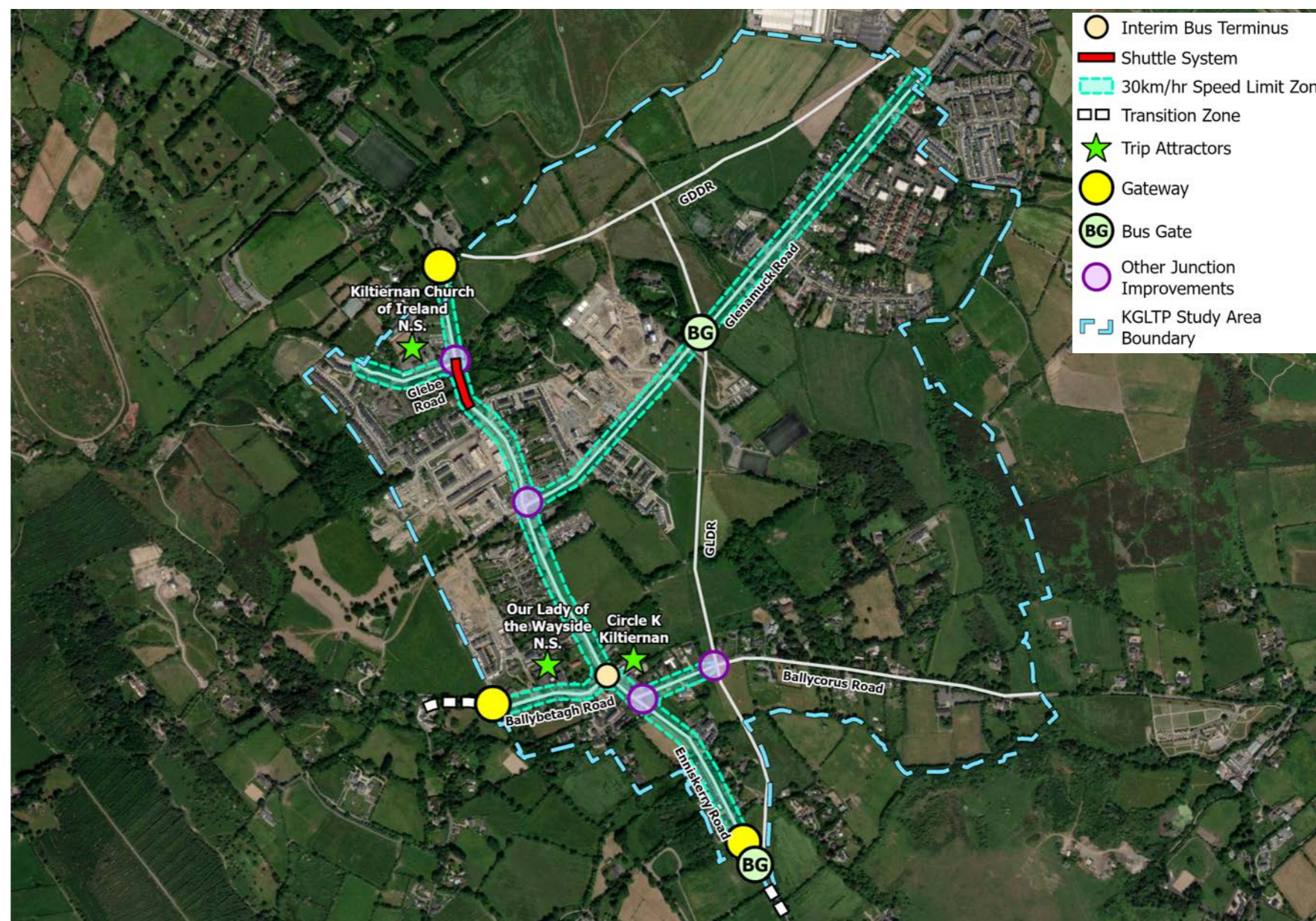


Figure 5.5: Overview of Roads and Traffic Management recommendations





A decorative graphic on the left side of the page. It features a large, stylized number '6' in a light green color. The background consists of various shades of green geometric shapes, including triangles and polygons, arranged in a pattern that suggests a modern, architectural style. The overall aesthetic is clean and professional.

6

## **Multifunctional Neighbourhood Centre and Employment**



## 6.1 Introduction

In line with the overarching Strategic County Outcome of the dlr County Development Plan 2022 - 2028 which looks to create a network of liveable towns and villages which work better for the people who use them, this Draft Local Area Plan is focused on ensuring delivery of employment opportunities and a multifunctional neighbourhood centre in Kiltiernan.

As set out in the County Plan a neighbourhood centre usually contains convenience retail ranging in size from 1,000-2,500 sq. m. with a limited range of supporting shops and retail services and possibly other services such as a post office, community centre or health clinic grouped together to create a focus for the local population

Providing employment opportunities on lands subject to both the neighbourhood centre and the employment land use zoning objectives, which people can easily access from their homes also supports the strategic County outcomes of the County Plan and the ten-minute neighbourhood.



The Golden Ball Public House

## 6.2 Background and Context

As explored in the Historic Landscape Character Assessment (See background papers), the morphology of the village of Kiltiernan historically followed the Enniskerry Road with various nodes of development emerging. The three most significant nodes were identified as the Church of Ireland node at the Northern end of the Enniskerry Road, the Central Crossroads node (Stretching from the Our Lady of the Wayside church to where Ballycorus Road meets the Enniskerry Road) and the Kiltiernan Bridge node. In the modern day streetscape a node has also emerged at the junction of the Enniskerry Road and Golden Ball. In both the 2007 Plan and the 2013 Local Area Plan proposed neighbourhood centres were shown at lands at the Golden Ball and Central Crossroads nodes. A review of neighbourhood centre facilities resulted in changes

to the land use zoning in the 2016 – 2022 County Development Plan whereby the land use zoning objective for a neighbourhood centre at Golden Ball was removed. This change was retained in the dlr County Development plan 2022 – 2028. The remaining undeveloped site is 3.8 hectares.

The Northern Glenamuck end of the Plan lands are near the site earmarked for a neighbourhood centre facility which is supported by way of a Specific Local Objective in the dlr County Development plan 2022 – 2028. It is considered that a future facility on these lands will serve the population in the northeastern portion of the Draft LAP lands.

In terms of employment the Draft LAP includes a small portion of land subject to the employment land use zoning objective (approximately 8 hectares). These lands are effectively a

continuation of the strategic employment node at Carrickmines and given their close proximity to the Luas they may be suitable for high intensity office employment uses.

As set out in the pre-draft consultation paper issued in September 2023, at present there is limited supporting multifunctional infrastructure in the plan lands. Day to day needs are met by the service station on the Enniskerry Road while Golden Ball pub and “Gathering Grounds” café in the Church of Ireland community centre provide food and beverage offerings.

### 6.2.1 Capacity Assessment for Retail and Non-Retail Floorspace in Kiltiernan

In September 2023 dlr commissioned a “Capacity Assessment

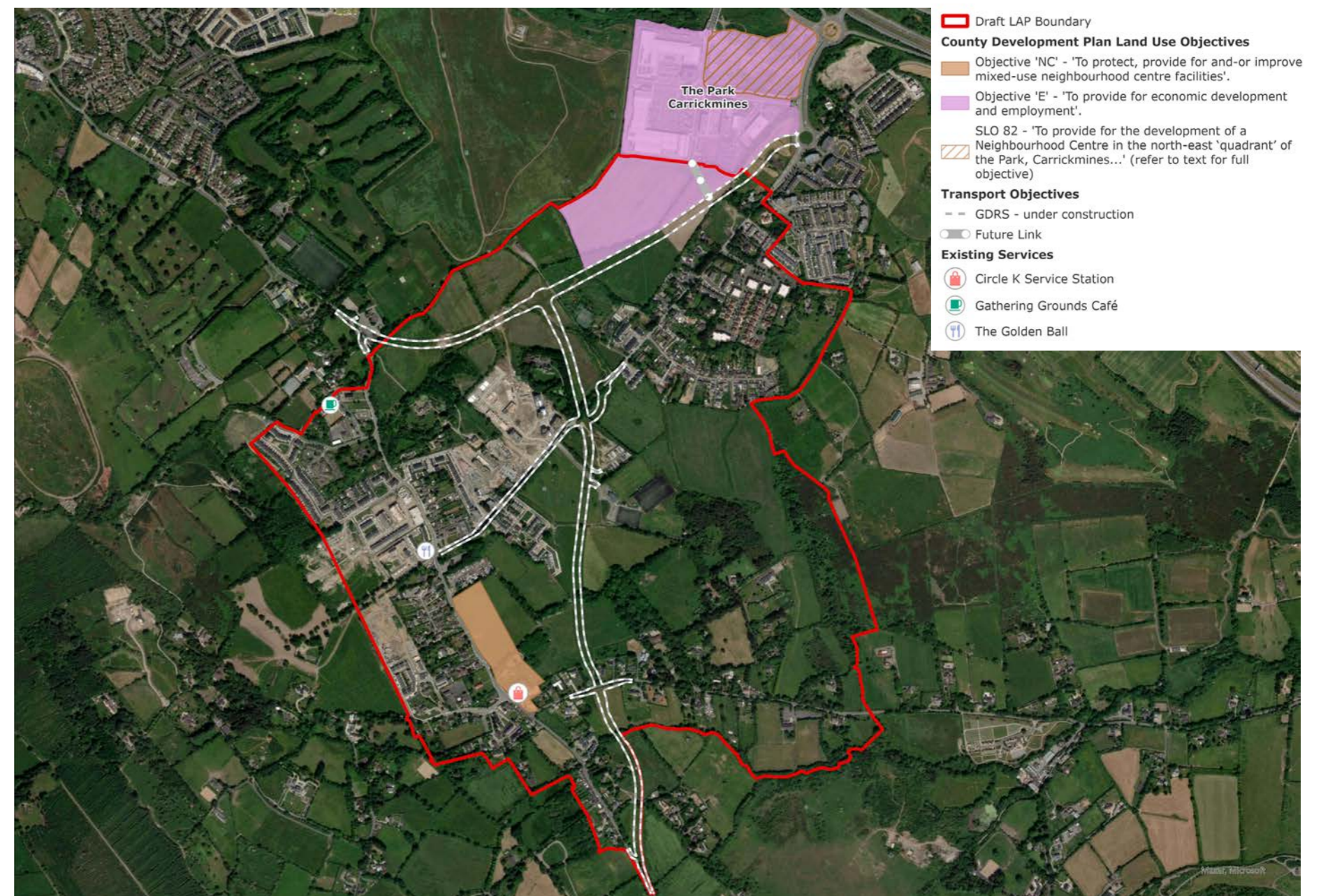


Figure 6.1: Multifunctional Centres within Kiltiernan-Glenamuck Local Area Plan

for retail and non retail floorspace in Kiltiernan.” This report was commissioned to both guide the evaluation of proposals in the centre and to inform policy making including this Draft Local Area Plan. The report concluded that:

- By the year 2034 there is potential to develop in the region of 3,927 and 4,151 gross sqm of retail and service uses in the local centres of Kiltiernan. The development of other non-residential uses could conceivably increase this level of floorspace to between 4,800 and 5,024 gross sqm.
- Based upon the maximum retail floorspace capacity projection of 2,237 gross sqm, Kiltiernan has scope to accommodate a fairly large convenience store.

### 6.3 Pre-Draft Consultation

The pre-draft consultation paper issued in September 2023 set out that the provision of a multi functional centre is fundamental to the establishment of a sustainable community at Kiltiernan. The lack of facilities and services within the plan area and the need to use the private car to access services in other areas was raised by many at the two open evenings held and was also raised in circa 40% of submissions received. Other issues raised included a concern in relation to the size of the future neighbourhood centre and the need for any such centre to be of a high-quality design with appropriate urban realm improvements.



Beschoffs Stoves, Enniskerry Road

### 6.4 Policy Context

Policy Objective RET7 of the dlr County Development Plan 2022 – 2028 supports the development of neighbourhood centres as the focal point of the communities and neighbourhoods they serve and recognises that the residential amenities of the surrounding areas should also be protected.

Overarching policy to which this Local Area Plan has had regard include the Governments “Town Centre First” policy, the outdated “Retail Strategy for the Greater Dublin Area 2008-2016” and the Section 28 Retail Planning Guidelines for Planning Authorities (2012). The latter recognises the important economic and social role of neighbourhood centres particularly having regard to the

fact that they improve “access to local facilities especially for the elderly and persons with mobility impairments, families with small children, and those without access to private transport.”

### 6.5 Multifunctional neighbourhood centres

The future local neighbourhood centre at the Kiltiernan Crossroads node will play a critically important role in providing accessible day-to-day retail, services, and community uses that can become the heart of the local area plan and also allow the area and its community to flourish.

Chapter 2 of this Draft LAP includes a detailed site development framework for the neighbourhood centre lands at the Village Crossroads node.

#### 6.5.1 Multifunctional neighbourhood centre Policy and Objectives

##### Policy KGLAP 41

It is a policy to

- provide an appropriate multifunctional mix of residential/ commercial/ retail/ community service uses in the new neighbourhood centre.
- to ensure a high quality and attractive civic environment in the neighbourhood centre and a sense of both place and vitality which also optimises access to public transport corridors.

##### Objective NC1 - Neighbourhood Centre & residential Amenity:

It is an objective to ensure development in the neighbourhood centre respects and protects existing and planned surrounding residential amenities.

##### Objective NC2 - Village Green:

It is an objective to ensure development of the neighbourhood centre includes a high-quality Village Green as set out in the site development framework in Chapter 2.

##### Objective NC3 - Centre Context:

It is an objective to ensure that new development relates to the existing/ established perceived village core, and to respect any key views, landmarks and/or other features if applicable.

##### Objective NC4 - Neighbourhood Centre and Permeability:

It is an objective to develop clear permeability and linkages between the neighbourhood centre and adjoining land uses (see Chapter 5).

### 6.6 Employment

The lands encompassing the Draft LAP offer employment opportunities that can support the ten – minute neighbourhood concept, including possible high intensity office type uses on the northern plan lands which carry land use zoning Objective E “To provide for economic development and employment”. These lands form an extension of the strategic employment location at “The Park” Carrickmines. There will also be employment uses in the neighbourhood centre. Other areas in the Draft Plan Lands offer employment including community and sports and recreational uses such as schools, childcare facilities, sports clubs and community centres. Changing work practices also means that some existing and future residents may be “working from home” on a full time or part time basis.

#### 6.6.1 Employment Objectives

##### Objective E1 - Employment zoned lands proximate to residential areas:

It is an objective to develop specific design responses in respect of scale, form and layout where employment zoned lands are proximate to residential areas.

##### Objective E2 - Employment Zoned lands:

It is an objective that the employment-zoned lands to the north of the Draft Plan Lands should be linked physically and contextually to development on the balance of ‘The Park’ at Carrickmines. Further retail warehousing uses will be discouraged.

##### Objective E3 - Transitional Development:

It is an objective that employment development which immediately abuts lands zoned for future residential and/or open space development, should take cognisance of this adjacent land use in terms of mitigating potential adverse impact on future residential amenity.

##### Objective E4 - Remote Working Hub.

It is an objective to support the provision of a small scale remote working hub on land subject to the Employment or Neighbourhood Centre land use zoning objective within the Plan lands.



**7**

**Biodiversity, Open Space and  
Recreation**



## 7.1 Introduction

This chapter sets out how biodiversity, open space and recreation will be addressed in the Kiltiernan- Glenamuck Local Area Plan. As set out in the National Biodiversity Plan (2023 – 2030) biodiversity describes the variety of life in any area and includes all living things and the ecosystems of which they are a part. Whilst the plan lands have been intensively managed by humans, the area has been until relatively recently predominantly a rural area. The plan lands have, however, since the early part of the century, have changed rapidly and it is therefore important to protect biodiversity and ensure ecological connections. The agricultural and high amenity land use zonings on the edge and surrounding the Draft Plan lands also play an important role in protecting the more sensitive rural upland areas. Change in the area presents both challenges and opportunities for biodiversity, climate resilience and green infrastructure.

Protecting and enhancing biodiversity while also allowing for the provision of open space for passive and active recreation at easily accessible locations in the Draft Plan lands is important in terms of meeting the overarching Strategic County Outcomes set out in the dlr County Development Plan 2022 – 2028 relating to creation of an inclusive and healthy county and also creating the ten-minute neighbourhood.



View towards Lead Mines

## 7.2 Issues raised in pre-draft consultation process

Approximately 66% of submissions received during the pre-draft consultation raised issues in relation to provision of public open space, local recreation facilities and the impact of development on biodiversity. In relation to biodiversity, submissions noted the proximity to Dingle Glen (pNHA) and also noted the smaller similar glaciated valley feature to the west of Dingle

Glen. Concerns were raised in relation to removal of tree and hedgerows. Submissions considered that there was a need for more public open space areas, playgrounds and playing pitches. Reference was also made to a number of potential facilities, including GAA pitches, allotments, a running track, bike tracks, a hurling ball wall, walking routes and a dog park. Concerns were raised in relation to the proposed park as part of the GDRS and its setting between pylons and under overhead powerlines.

## 7.3 Policy Context

The County Development Plan sets out overarching policies in relation to open space, parks, recreation, Green Infrastructure (GI) and biodiversity. The relevant Policy Objectives contained in the County Development Plan apply to development in the KGLAP area and therefore have not been duplicated in the Draft Plan.

### 7.3.1 dlr County Biodiversity Action Plan 2021-2025

The Draft Plan has had regard to the provisions of dlr Biodiversity Action Plan 2021-2025. This Plan is focused on nature recovery, restoration and reconnection and it establishes a county-wide ecological network including the Fernhill to Brides Glen ecological corridor which traverses the KGLAP lands from future Jamestown Park through to Dingle Glen pNHA and onwards to Brides Glen, and the Brides Glen corridor which run along the Loughlinstown River.

The Plan sets out overarching objectives and more specific actions, the implementation of which will ensure the protection and restoration of the identified corridors. It should be noted that the wildlife corridors set out in the Biodiversity Plan do not preclude development of the lands subject to assessment under the planning process and subject to any other legal obligations.



Wildflower Meadow at Glenamuck Manor

### 7.3.2 Historic Landscape Character Assessment (HCLA)

To fulfill the actions of the dlr Heritage Plan 2004 – 2010 a Historic Landscape Character Assessment (HCLA) was carried out for the Kiltiernan Glenamuck area. As a study it informed the previous LAPs for the area and continues to have relevance. A HCLA is a holistic study of historical development and environmental significance with a focus on physical, natural, human and cultural heritage. The study area for the HCLA differs to the Draft Plan area. While it is acknowledged that the physical and natural landscape has changed since the study was first carried out, the comprehensive content of the HCLA still has currency. It helps to identify the characteristic features of the Kiltiernan Glenamuck area. The following features of note were identified:

- Granite as the main physical feature of the landscape which is reflected in the use of native stone.
- Hedgerows in the area had a high biodiversity value.
- The area around Kiltiernan displays evidence of settlement which spans approximately 5000 years.
- Many of the existing roads – Bishops Lane, Enniskerry Road and Glenamuck Road follow historical townland boundaries.
- Although they only play a limited role in the visual character of the village, the area does contain some highly significant archaeological monuments.
- While currently having a low visual impact the Loughlinstown River is historically significant as it provided power to a number of mills.
- Stone boundary walling and accompanying gateways are a prominent feature of the village character.
- Whilst there are no formal or closing vistas the extensive upland and rural backdrop views from the village are strong features of the village.



Granite wall and hedgerow



8 historic nodes including the Kiltiernan Church node and the Kiltiernan Bridge node were examined along with an appraisal of building therein.

The HCLA also includes a thorough Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis which highlights weaknesses including private ownership of heritage assets and waterways and opportunities including incorporation of mature hedgerows into future development proposals and the strengthening of the village fabric by way of connecting the existing development nodes. The HCLA culminated with a series of recommendations including incorporation of granite features into new built elements and adoption of local placenames. These fed into the original 2007 LAP and were also subsequently brought forward to the 2013 LAP. They in turn informed this Draft Plan.

### 7.3.3 dlr Hedgerow review and evaluation (2021)

A dlr Hedgerow Review and evaluation was carried out in 2021. This built on an earlier 2008 study and indeed builds on recommendations contained in the aforementioned HCLA. The review involves mapping of hedgerows, ecological evaluation, an assessment of conservation condition and the identification of “priority hedgerows systems” of high biodiversity importance in a landscape context (see Fig.7.1). A number of priority hedgerow systems are identified within the KGLAP area.

Hedgerows are also given an ecological evaluation scoring – ranking from low (local) value to moderate (local) value to High (county) value. The KGLAP area contains some hedgerows of County value.

The study also gave hedgerows an Ecosystem Services Scoring (ESS) which scores the ability of a hedgerow to provide different ecosystem services.

#### Objective GI 1 – Hedgerows:

It is an Objective to protect and maintain important hedgerows / tree lines, where appropriate, within the LAP lands (including those identified in the ‘dlr Biodiversity Action Plan, 2021-2025’ and the dlr Hedgerow review and evaluation (2021) and any hedgerows which form part of townland boundaries) and promote native hedgerow enhancement and planting.

### 7.3.4 Landscape Character Assessment

The dlr County Development Plan 2022 – 2028 includes policy objective GIB2: Landscape Character Assessment – “to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the County’s landscapes...” Landscape Character Areas along with an identified strategy, are outlined in appendix 8 of the CDP 2022 - 2028. Within the KGLAP boundary three Landscape Character Areas have been identified, namely the Kiltiernan Plain (No. 5), Ballycorus (No. 6)

and Carrickmines (No. 13). Associated sensitivities/strategies for each respective area are set out in tabular form in Appendix 8 of the County Development Plan.

### 7.3.5 Protected Views and Prospects

The dlr County Development Plan 2022 – 2028 includes policy objective GIB6: Views and prospects – “to preserve, protect and encourage the enjoyment of views and prospects of value.” Roads or other public areas from which there is a view worthy of protection are shown on the County Development Plan Maps. Within the Draft Plan area views southwards from Ballycorus Road are identified as important (see Map No. 9 in County Development Plan 2022-2028). Prospects (i.e. the distant object, notably mountains, being viewed), in the Draft Plan area, include (amongst others) the following:

- Carrickgollogan from the Enniskerry Road (south of Kiltiernan Village)

- Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford -Kiltiernan area) and Sandyford Village.

#### Objective GI 2 - Views and Prospects:

It is an objective to ensure the preservation of the prospect of Three Rock, Two Rock Mountain and Carrickgollogan from Enniskerry Road and the designated protected views southwards from Ballycorus Road.

## 7.4 Green Infrastructure

As set out in the County Development Plan and the RSES Green Infrastructure (GI) can be “broadly defined as a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and

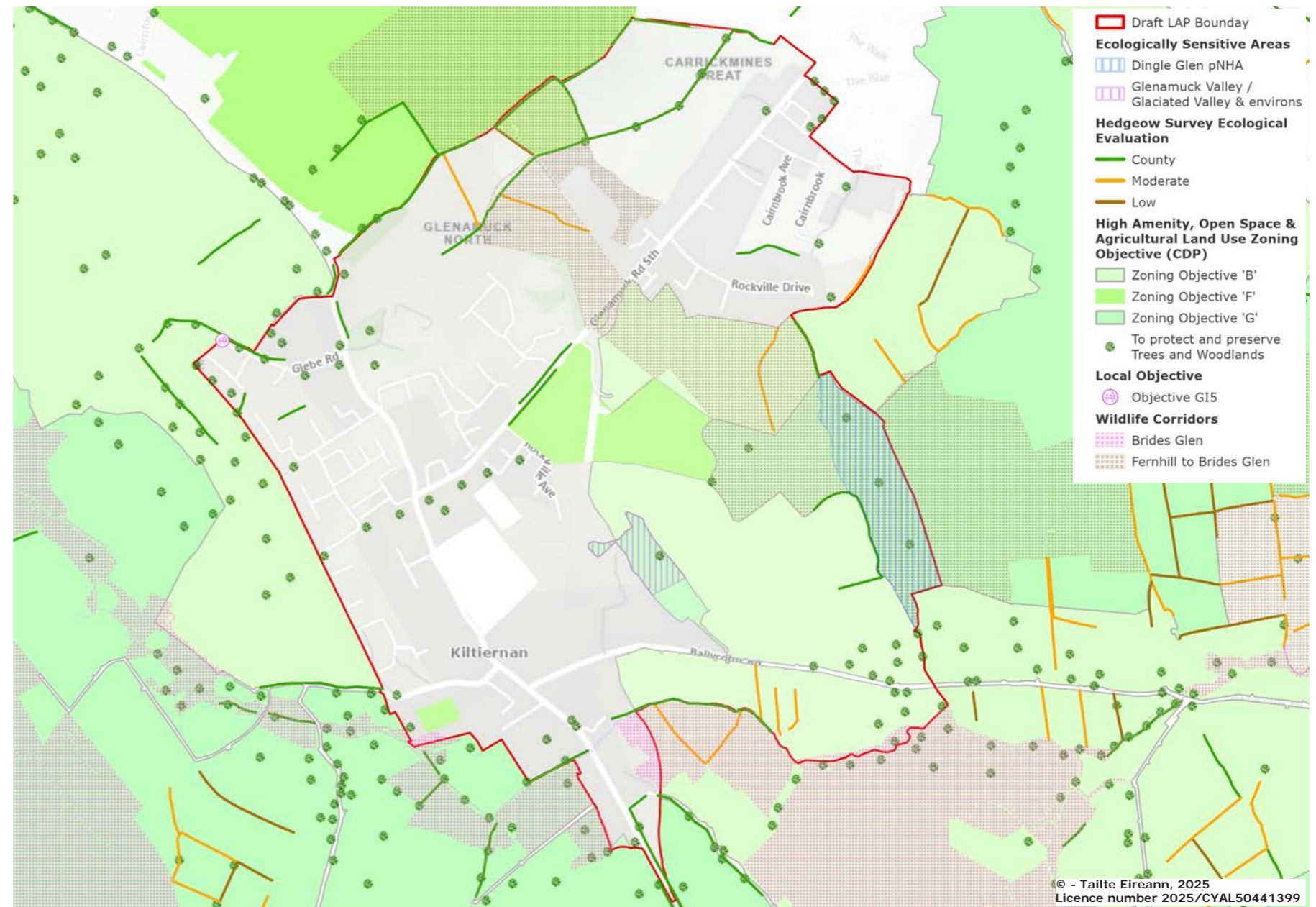


Figure 7.1: Map showing High Biodiversity Importance within Draft Kiltiernan-Glenamuck LAP

protect biodiversity in both rural and urban settings". Green infrastructure provides ecological, economic and social benefits through natural solutions. GI serves a wide variety of important functions including but not limited to; provision of habitat, increased biodiversity, provision of ecological corridors, climate change adaptation and mitigation, water treatment, water retention, local amenity provision, air quality improvement, cultural and heritage preservation, provision of a mentally restorative environment and flood mitigation.

### 7.4.1 Green Infrastructure – Climate Action and Biodiversity Conservation

Biodiversity forms part of the overall Green Infrastructure of the County. The condition of natural habitats and species affects how they can provide ecosystem services, including providing us with resilience to climate change and improving quality of life for all.

#### 7.4.1.1 Fauna

Within the Draft Plan lands, Kiltiernan-Glenamuck is home to a range of mammals that use the landscape for both habitation and feeding. Species present include: bat, fox, badger, rabbit, hare, stoats, rats, mice and sika and red deer from the nearby uplands. The submission from the DHGLG notes that pine marten, a mammal species of conservation significance, has been recently reported as occurring in the area. Hedgerows within the area are potential roosts for bats in the summer months. These hedgerows may also be used as a base for foraging in the surrounding landscape. Bird species of conservation importance in the area include meadow pipit and skylark, and raven, jay and buzzard are also present. The Loughlinstown River, that flows through the LAP, is important for otters, trout, kingfisher, dipper and grey wagtail. Lighting and adverse effects on bat species may be an issue. An additional resource for guidance on lighting impacts on bats can be found in the non statutory Guidance Note GN08/23 Bats and Artificial Lighting at Night - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

#### 7.4.1.2 Protected Areas

Within the Draft Plan area there are no designated or candidate/proposed Special Protection Areas (SPAs) or Special Areas of Conservation (SAC). There is one proposed Natural Heritage Areas (pNHAs) referred to as Dingle Glen (Site Code 001207) which is identified in Fig. 7.1. This is a dry valley formed as a glacial lake overflow channel. The site is secluded and not subject to significant disturbance. While not afforded any statutory protection, a smaller similar glaciated valley feature lies closer to the central area of the Draft Plan lands. For the purposes of this Draft Plan, this feature has been named 'Glenamuck Valley' and is identified in Fig. 7.1. County Development Plan Policy Objective GIB21: 'Designated Sites' and GIB22 'Non Designated Areas of Biodiversity Importance' afford protection to protected and non protected areas of natural heritage.

#### 7.4.1.3 Biodiversity Net Gain (BNG)

Biodiversity Net Gain (BNG) can be described as development that leaves biodiversity in a measurably better state than before. BNG involves a design led approach whereby biodiversity is considered at a very early stage in any project. BNG is mandatory in the UK but is not yet a requirement in Ireland. BNG in the UK requires developers to deliver a BNG of 10% using a statutory defined metric which measures the biodiversity in a habitat before development and then what is required to replace the units lost and to achieve a 10% BNG. Whilst this approach has no statutory footing or guidance as yet, the planning authority would welcome development that explore this option using the UK guidance and metrics.



View towards Dingle Glen pNHA

#### Policy KGLAP 42 Biodiversity led design

It is a policy that all multi-unit residential schemes and commercial developments demonstrate at pre planning and application stage how biodiversity has informed the layout and overall site framework for development.

#### Policy KGLAP 43 Biodiversity Net Gain (BNG)

It is policy that at pre planning stage applicants are encouraged, where appropriate, to pilot the Biodiversity Net Gain Approach (BNG) for development.

#### Policy KGLAP 44 Ecologically important areas

It is policy to acknowledge and respect areas of ecological importance, local topography, watercourses, hedgerows, woodlands, mature trees and views when providing open space and to ensure the protection of ecological linkages when providing open space within the Draft Plan area.

#### Policy KGLAP 45 – Protected areas and habitats and species:

It is Policy to:

- Conserve Protected Areas and other high-quality habitats and species thereby ensuring a rich and diverse environment within the Draft Plan area.
- Ensure biodiversity is factored into nature-based solutions

when developing proposals within the KGLAP area.

- Conserve and restore biodiversity in line with the key theme of the dlr County Biodiversity Action Plan 2021 – 2025.

#### Objective GI3 – Wildlife Corridor:

It is an Objective to:

- Allow the relevant wildlife corridors – Fernhill to Brides Glen corridor and Brides Glen corridor - as set out in the dlr County Biodiversity Action Plan 2021 - 2025 to inform decision making within the KGLAP area.
- Identify opportunities to enhance and restore the Fernhill to Brides Glen corridor and Bride's Glen corridor within the LAP lands, using best practice under the supervision of suitably competent professionals as deemed appropriate by the Planning Authority.

#### Objective GI4 - Re-wilding and Habitat restoration / creation:

It is an Objective to support the development and implementation of re-wilding projects using best practice under the supervision of suitably competent professional as deemed appropriate by the Planning Authority, on appropriate sites within the LAP and to promote the use of these sites for the enhancement and preservation of Biodiversity.

#### Objective GI5 - Sustainable recreation and rewilding project:

It is an objective to support the community led sustainable recreation and rewilding project on lands to the north and northwest of Chapel Hill promoting best practice and the use of native species.

#### Objective GI6 – Lighting:

It is an objective that the design of lighting within the LAP area should seek to minimise light pollution and adverse effects on bat species.

#### Objective GI7 – Buffer areas:

It is an objective that where development sites adjoin an ecologically sensitive area adequate buffer areas shall be provided. In accordance with the County Development Plan ecological and hedgerow assessment shall be carried out for such developments.

#### Objective GI8 – Glenamuck River Riparian Corridor:

It is an objective to protect the riparian corridor along Glenamuck stream in line with the overarching objectives set out in the County Development Plan. Please see

Please see Chapter 3 for policies and objectives on Nature Base Solutions.

### 7.4.2 Green Infrastructure – Open Space and Recreation

New public open space areas are being delivered in residential schemes such as Bishops Gate, Glenamuck Manor, Dun Oir and Suttons Field. In Glenamuck Manor some of the open space area falls under the overhead lines and clear line of sight is visible across future Jamestown Park and beyond (see Fig. 7.2). Planning applications for residential schemes within the plan lands have applied for circa 30,000 sq metres (3 hectares) of open space.



Permission is also in place for the development of a Park and Recreational facilities (Kiltiernan Park) on lands adjacent to Glenamuck Road South, between Rockville house and Jackson Park. Phase 1 of this development will involve the construction of an attenuation pond and the deposition of excavated material from the overall road construction. Phase 2 will involve fit out of the public park which will include natural play areas, a kickabout area and an exercise loop.

The wider area is well served with public open space and recreational facilities including the existing Samuel Beckett facility and the planned Phase 2 elements, Stepside sports facility –at the 8-acre field, Ticknick Park and Fernhill Park. Ensuring connections to these facilities is important. There is also a very wide range of private facilities.

#### 7.4.2.1 Play Facilities

The Planning Authority recognises the right of children to rest and leisure, to engage in play and recreational activities. The pre-draft consultation, including the Council’s engagement with local children, identified the need for publicly accessible play facilities across the Draft Plan area. Figure 7.2 identifies existing and permitted play facilities within residential developments as part of their open space provision together with potential future play facilities.

Policy Objective OSR13 in the County Development Plan recognises the importance of inclusive and accessible play facilities for children. New residential schemes will bring forward new play facilities, however the need for centrally located playgrounds within the Draft Plan area has also been identified. A new playground will be provided within the new Kiltiernan Park that will be provided as part of the Glenamuck District Roads Scheme. There are also opportunities to provide additional play facilities within the designated parkland area, expanding Kiltiernan Park to the east and within future residential developments, including within the Kiltiernan Village Centre lands (see fig. 7.2 for general locations). Additional play facilities would also complement active travel routes within the Draft Plan area and help to create a more inclusive and vibrant public realm.

#### Objective OS1 – Play Facilities:

It is an objective to provide inclusive and accessible play facilities within new residential developments, in accordance with site framework strategies in Chapter 2, and at other suitable locations including, but not limited to:

- the Kiltiernan Village Centre lands
- Kiltiernan Park (permitted and proposed)

### 7.4.3 Green Infrastructure – Open Space and recreation strategy

While existing and planned provision in the wider area beyond the Draft Plan lands is significant and while new residential developments are also delivering on public open space provision, in any new emerging community (acknowledging the existing

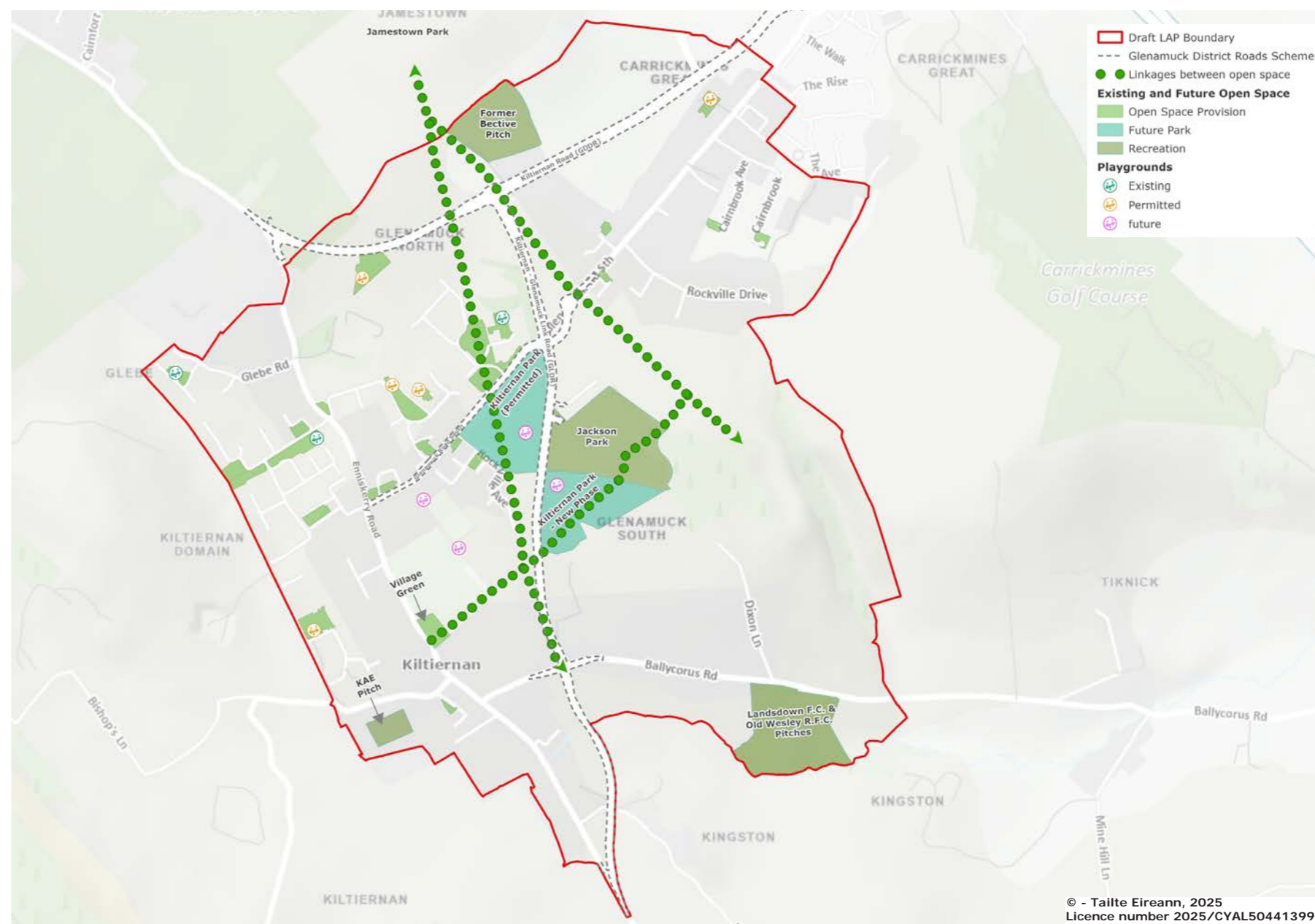


Figure 7.2: Map showing Open Spaces within Draft Kiltiernan-Glenamuck LAP

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community) it is important to factor in adequate provision of areas for open space and recreation particularly as it is very difficult to retrofit such uses. The community also identified open space as a key issue in the pre-draft consultation process.

In relation to Land use zoning, it is noted that the DHLGH recommend that the Draft Plan retains the high amenity land use zoning for the entire Glenamuck valley area.

Based on submissions received, background work with the environmental consultants, dlr parks department, dlr biodiversity officer, topography, environmental sensitivities and the emerging form of development in the area, a green infrastructure concept strategy based on the following elements is supported.

- Acknowledgement of the important protection role played by agricultural and high amenity lands which bound the Draft Plan lands particularly to the west and also adjoining lands along the Glenamuck Road.
- Support for the local community rewilding project at the Scouts Field to the north and northwest of Chapel Hill.
- Provision of a “Central Parkland Character Area” (see chapter 2).
- Provision of a Strategic Green Corridor of active and passive green spaces including the southern edge of future Jamestown Park, former Bective lands, and the “Central Parkland Character Area” (see chapter 2). This Central Parklands area includes “Kiltiernan Park” which is made up of the park permitted as part of the Glenamuck District Roads Scheme (GDRS) planning application along with an additional passive recreational area to the east of the Kiltiernan – Glenamuck Link Road stitched together by way of the Strategic Green Corridor. See SDF11 in chapter 2 for details of the proposed new park area.
- Provision of an East West corridor from a new Village Green at the neighbourhood centre lands on Enniskerry Road through to Kiltiernan Park, Jackson Park and the school site.



Wayside Celtic Upper Pitches

### Policy KGLAP 46 Green Infrastructure and Open Space Strategy

It is policy to implement the main elements of the green infrastructure open space strategy set out in figure 7.2 above including a north south and east west green corridor and a Central Parkland Character Area.

### Policy KGLAP 47 Agricultural and High Amenity lands

It is policy to acknowledge the important protection role played by agricultural and high amenity lands both within and adjoining the Draft Plan lands. The agricultural and high amenity land use zoning objective provide for a transition area between the built-up area of Kiltiernan- Glenamuck and the more sensitive rural upland areas.

### Objective OS2 - Links to Sports and Recreation Facilities in wider area:

It is an objective to develop sustainable and active travel connections to existing and planned open space and recreational facilities that, while falling outside the KGLAP area, can play a role in serving the current and future population including future Jamestown Park, Samuel Beckett Centre, Stepside sports facility – at the 8-acre field, Ticknick Park and Fernhill Park. The potential for habitat fragmentation as a result of the development of linear connection routes and the need to ensure ecological connectivity within and surrounding the Plan area shall be taken into consideration in the development of any connections.

### Objective OS3 - Kiltiernan Park:

It is an objective to support the development of Kiltiernan Park as permitted by way of the GDRS planning application. An additional phase will include provision of new, high-quality landscaped, passive, public open space on the centrally located lands to the east of the Kiltiernan – Glenamuck Link Road and to the south of Jackson Park. Any design shall ensure protection of the ecologically sensitive glaciated valley feature to the southeast. (See figure 7.1 and SDF11 in Chapter 2).

### Objective OS4 - Former Bective Lands:

It is an objective to provide for active recreational facilities accessible for all on the former Bective Grounds. This shall form part of the north south green corridor.

### Objective OS5 - Village Green:

It is an objective to provide a village green fronting onto the Enniskerry Road on the lands subject to the NC land use zoning objective. This village green shall form a focal point for the surrounding neighbourhood centre and SNI facilities. The Village Green location shall align with new green corridors and pedestrian cycle access running east west from Enniskerry Road towards the new Kiltiernan - Glenamuck Link Road and beyond.



Proposed Kiltiernan Park location



Permitted Kiltiernan Park



8

**Heritage and Conservation**



## 8.1 Introduction

Kiltiernan - Glenamuck is a locality rich in heritage which contributes positively to its identity and unique sense of place in the area. Historical elements include artifacts of an ancient archaeological heritage alongside both the built and industrial heritage reflecting the long-term development progress of the locale. Heritage is a social, cultural and economic asset for the development of places, while tangible and intangible heritage is a driver of creativity, innovation and urban regeneration. The conservation and preservation of this heritage is important for the County in terms of protecting the existing heritage and ensuring that new development respects the historic grain, built environment and archaeology that currently exists.

This Chapter sets out general Policy and Objectives for the conservation of heritage in Kiltiernan - Glenamuck.

As in the previous local area plans, there will be continuing regard for the existing Architectural, Industrial and Cultural heritage within the Draft KGLAP to inform land development.

In the case of relevant overarching Policy Objectives already contained in the County Development Plan relating to heritage, these Policy Objectives are generally not repeated in the Draft KGLAP.

### Policy KGLAP48 – Historic Character

It is Policy to ensure the protection of the historical character of Kiltiernan-Glenamuck and ensure that any future development / redevelopment is carried out in a manner sympathetic to its special character, thus ensuring that the distinct character and intrinsic heritage qualities of the Kiltiernan-Glenamuck area are recognised.

## 8.2 Pre-Draft Consultation

In addition to the submission from the Department of Housing, Local Government and Heritage with regard to both archaeological and architectural heritage, there were a number of submissions that noted the heritage and cultural value of the area, particularly with regard to its archaeological heritage. Concerns were noted regarding the provision of appropriate safeguards and signage for archaeological heritage within the LAP. The Chief Executive's response reflected that the Draft KGLAP would be informed by County Development Plan 2022-2028.

Regarding archaeological designation or the provision of signage it is important to note that the National Monuments Service has responsibility for the addition, amending and removal of archaeological sites and/or zones of influence.

## 8.3 Historical Context

### 8.3.1 Brief History

There is evidence that the Kiltiernan/Glenamuck area has been inhabited since the Neolithic period with archaeological findings such as domestic artifacts in the form of pottery and flint arrowheads along with ancient burial monuments reflecting inhabitants being present in Kiltiernan over 5,000 years ago. Further to the late Bronze and Iron Ages, it was during the Early Christian period (pre-Norman) that the now-ruined church at Kiltiernan appears to have been established on Bishop's Lane.

One of the earliest recorded mentions of the name Kiltiernan (i.e. The Church of Tiernan) appears to be dated circa 1306. Kiltiernan, or Cill Tiernan, is said to have taken its name from an ancient church, the ruins of which are located on Bishop's Lane west of the south-western boundary of the LAP area. The foundation of the church at this site on Bishop's Lane has been attributed to a saint called Tiernan, whose festival is April 8, but little else is known about him. 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 appear 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 the settlement was to the west of the present-day village of Kiltiernan, in the vicinity of the old medieval church. This is clearly evident in Roque's 1750 map and here in Taylor's 1816 map also.

Kiltiernan's original economic purpose appears to have centred on income from the local paper and cotton mills and the paying of farmland tithes to landlords delivered on horseback to



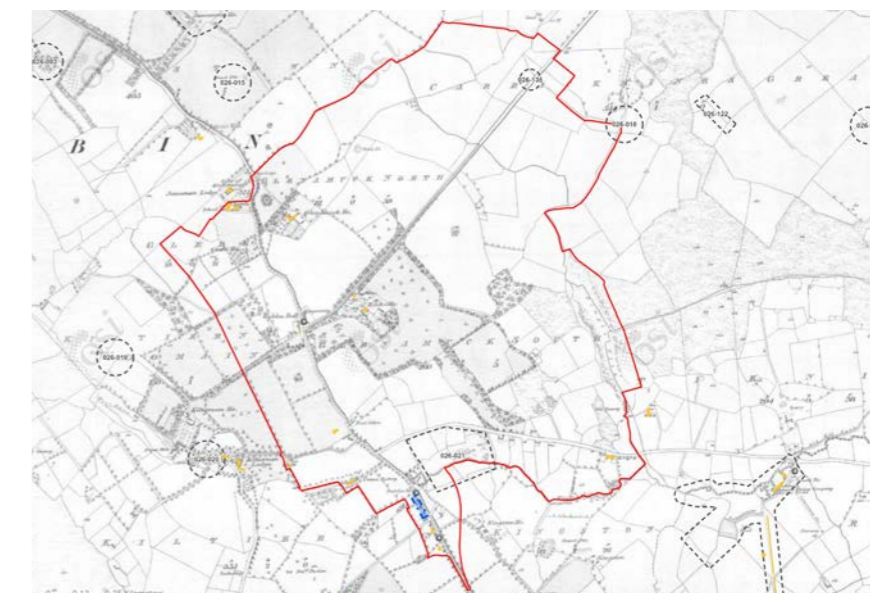
*Kiltiernan reflected in an excerpt from Taylor's 1816 Map of Dublin*

commissioners in Dublin. This led to the establishment of the area's first postal service which was improved with the update of Ireland's postal system and a purpose-built post-office for Kiltiernan in 1849. The carved milestone on Kiltiernan Bridge shows the point's distance to the GPO and a crow's foot benchmark used during Ireland's countrywide survey.



*Distance marker with surveyor's benchmark on Kiltiernan Bridge*

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 crossroads. These sites appear to form the core around which later settlement evolves.



*Ordnance Survey Map 1837 - 1842*



The 1837 map further 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 parkland and demesne land on the landscape is also evident from this time. While there was a long tradition of lead mining at nearby Ballycorus, no direct evidence has been found of a linkage between the two areas possibly because maintenance of the local 'big houses', and the mills between them, provided sufficient employment for the working-class population.

The 1837 historical 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 into a mill site - moved eastwards in the subsequent decades.

Kiltiernan-Glenamuck's heritage is an important component to its identity; therefore, it is important to recognise and protect these important attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservation Areas and through the appropriate integration of new development.

It is recognised that the historic built environment makes a significant contribution to the economic prosperity of an area by attracting investment, providing direct and indirect employment, as well as in some instances sustaining a traditional skills base. Built heritage assists in creating a sense of place and reflects changes in landscapes across the centuries. The value of KG's local heritage is best recognised by its integration with local landscapes and complemented by the requisite design values of new development.

**Policy KGLAP49 – Built Heritage:**

It is Policy to conserve, protect and enhance (as appropriate) the built heritage of Kiltiernan-Glenamuck including the Architectural Conservation Areas, Protected Structures and attendant grounds, in accordance with best conservation practice and Policy Objectives set out in Chapter 11 and Section 12.11 in the County Development Plan, 2022-2028.

**Policy KGLAP50 – Character:**

It is Policy to seek to achieve an interesting mix of the old and the new buildings, to enhance the sense of place, character and identity of the Kiltiernan-Glenamuck area.

**Policy KGLAP51 – High Quality Architecture:**

It is Policy to support appropriate development that has regard to Kiltiernan-Glenamuck's historical past character while contributing new built form, adding to its visual amenity.

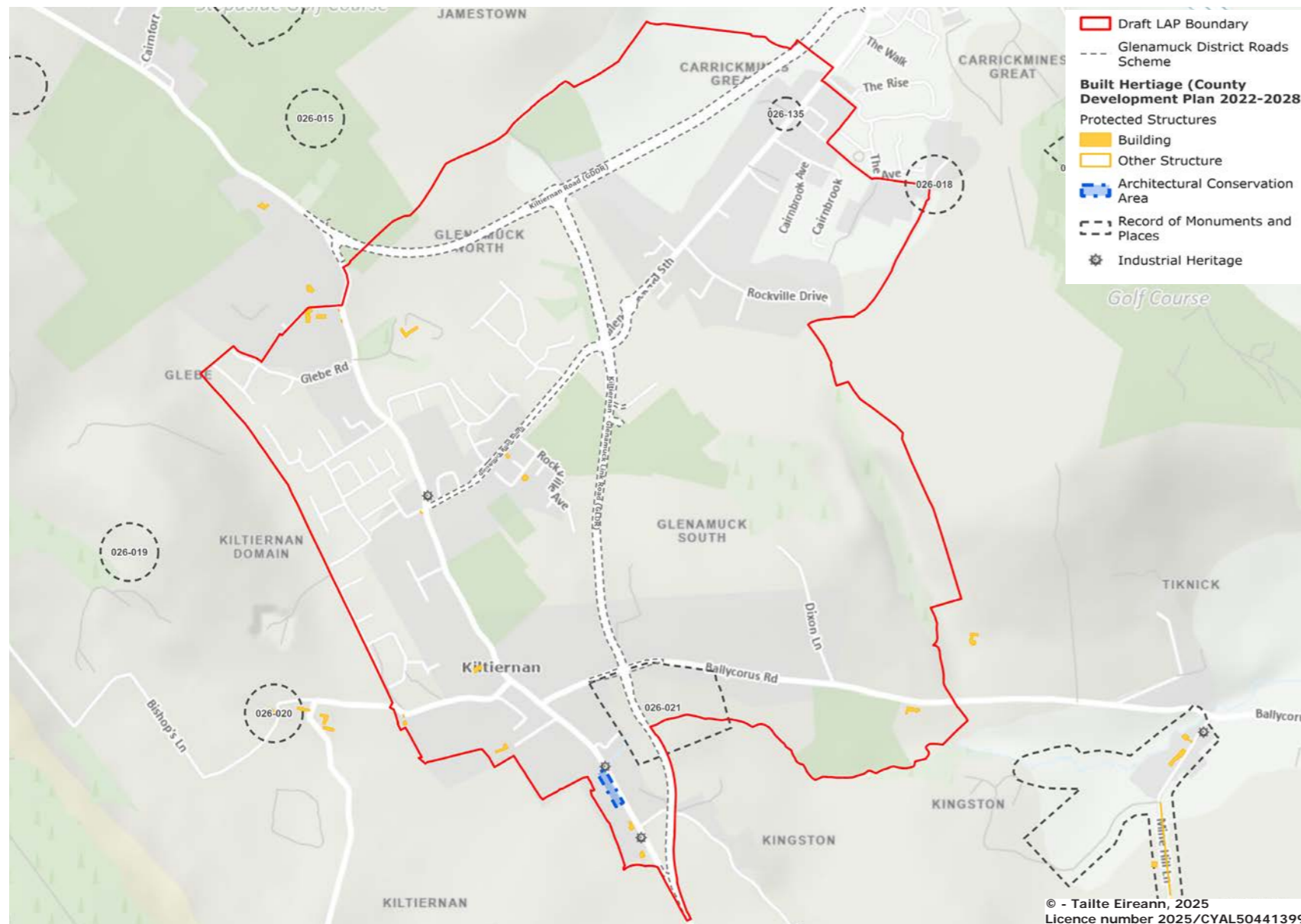


Figure 8.1: Built and Archaeological Heritage within the Draft Kiltiernan-Glenamuck LAP per the CDP (see Appendix 5 for further detail).

**8.4 Policy Context**

**8.4.1 County Heritage Plan**

It is Council policy to implement the Dún Laoghaire-Rathdown Heritage Plan 2021-2025 and successive versions. This third iteration of the dlr Heritage Plan <sup>1</sup> targets the implementation of new projects in the areas of heritage education and research, improving heritage management and access and raising awareness among a broad audience.

**8.4.2 dlr County Development Plan, 2022-2028**

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

Council policy is intent on protecting the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA) and to carefully consider any proposal for new development. There is one ACA within the Plan area – Moss Cottages (see section 8.6.2 for further detail).

**8.5 Buildings of Vernacular and Heritage Interest**

Kiltiernan-Glenamuck has existing older buildings and features of heritage interest which are not included on the RPS. Such structures are the focus of Council policy to retain, where appropriate, and encourage their rehabilitation and suitable reuse (even where not designated as a protected structure). Their inclusion is in acknowledgement of their positive contribution to the character and appearance of local

<sup>1</sup> [https://www.dlrco.ie/sites/default/files/atoms/files/dun\\_laoghaire-rathdown\\_county\\_heritage\\_plan\\_2021-2025\\_final\\_screen.pdf](https://www.dlrco.ie/sites/default/files/atoms/files/dun_laoghaire-rathdown_county_heritage_plan_2021-2025_final_screen.pdf)

streetscapes (Policy Objective HER20: 'Buildings of Vernacular and Heritage Interest' contained within 'Chapter 11: Heritage and Conservation 2' of the current CDP refers). The retention and reuse of these buildings adds to the area's sense of place, encourages inter-generational connections within the community and has an important role in the future sustainable development of the Kiltiernan-Glenamuck LAP area.

In addition to the existing 19th century vernacular cottages and houses, other distinctive features in this area include a stone bridge over the Loughlinstown River which includes carved stone signage indicating 'Kiltiernan Bridge' and 'GPO 9 Miles' which are recognised as important elements adding to Kiltiernan-Glenamuck's heritage value. A wooden framed water pump, pillar-box and a surface cobbled rainwater channel aligned in front of the Moss Cottages. Any future development of this area shall be required to have regard for these character features.



Our Lady of the Wayside Church built in 1929

## 8.6 Protected Structures and Architectural Conservation Areas

### 8.6.1 Protected Structures

As set out on Table 8.1, the LAP lands contain several buildings that feature on the RPS contained in the current County Development Plan. Appendix 4 in the County Development Plan 2022-2028 lists the structures included in the RPS, these are shown in figure 8.2 along with the architectural conservation areas (ACAs).

The most appropriate way to conserve historic buildings is to maintain them in active use. Therefore, it is Council policy to permit the refurbishment, re-use and, where appropriate, redevelopment of Protected Structures, attendant grounds, curtilage and setting. Any proposed changes should not adversely affect the Protected Structure and its setting; should not damage its special interest or character, and proposals should be reversible if appropriate. It is noted that most protected structures have been maintained in ongoing use whether as community places, private residences or part of the local vernacular.

<sup>2</sup> [https://www.dlrcoco.ie/sites/dlrcoco/files/atoms/files/chapter\\_11.pdf](https://www.dlrcoco.ie/sites/dlrcoco/files/atoms/files/chapter_11.pdf)

Location	Protected Structure	Description
Enniskerry Road (north)	<ul style="list-style-type: none"> <li>Shaldon Grange</li> <li>Kiltiernan Abbey (at Golden Ball)</li> </ul>	House Entrance Piers
Glenamuck Road	Rockville	House and Gate Lodge
Kiltiernan	Church of Our Lady of the Wayside	Church
	Church of Ireland Parish Church	Church, School, Sexton's Lodge, Boundary Walls and Gates
Enniskerry Road (south)	<ul style="list-style-type: none"> <li>An Muilleán</li> <li>Old Post Office</li> <li>Orange Lodge</li> </ul>	<ul style="list-style-type: none"> <li>House (formerly a cotton factory)</li> <li>House &amp; Shop</li> <li>House</li> </ul>
Bishops's Lane (Kiltiernan)	Kiltiernan Lodge	Entrance Gates (Plus Kiltiernan House and barn which are outside the LAP area)

Table 8.1: Protected Structures within Draft Plan area (See appendix 5 for further details).

It is also a policy of the Council to retain historic items of street furniture wherever possible. The presence of an interesting range of street furniture including a wooden water-pump and two 'lion's mane' water fountains located opposite the Golden Ball pub and within the Wayside Cottages estate reflects this heritage policy.

The extreme southern portion of the LAP area has a very distinctive character comprising Nos. 1-9 Moss Cottages (a designated Architectural Conservation Area) and two Protected Structures, namely, the Old Post Office, built in 1860 and the former local school now an adapted residence called Orange Lodge.



Old School House (Orange Lodge, 2025)

### Policy KGLAP52 – Alterations to Protected Structures

It is Policy to support proposals that enhance, extend or change the use of Protected Structures which result in a viable modern use, subject to appropriate design, materials and construction methods. All such proposals shall accord with Policy Objective HER8 and Section 12.11 of the County Development Plan 2022 - 2028.

### 8.6.2 Architectural Conservation Area (ACA)

The Moss Cottages on Enniskerry Road were adopted as an Architectural Conservation Area (ACA) by way of a Variation to the County Development Plan, 2010-2016 in February 2011. An Architectural Conservation Area is defined as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social, technical interest or value, or contributes to the appreciation of Protected Structures. While the purpose of the designation is to protect and enhance the special character of the area, this does not preclude any appropriate forms of development if it can be demonstrated that these changes do not adversely affect the special character of the structures and their concomitant setting.



Area of Architectural Conservation (ACA) - Moss Cottages

Policy around protected structures and ACAs are guided by specific dlr CDP 2022 – 2028 Heritage Policy Objectives whereby any future development is required to consider potential impacts on the Protected Structures, their curtilage and setting and have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities 3' published by the Department of Housing, Local Government and Heritage. Any development proposals pertaining to Moss Cottages must respect, also be considerate of, the ACA designation for the area.

<sup>3</sup> <https://www.gov.ie/en/publication/0937a-architectural-heritage-protection-guidelines-for-planning-authorities/>

## 8.7 Archaeology

Three records of monuments located within zones of archaeological potential are located within the Draft LAP area boundary (see Map in Fig. 8.1) and are as follows:

A Cross Base and a 'Fulacht Fia' (ancient cooking site) are located in the Glenamuck East land parcel. Another location adjacent to Ballycorus Road is listed as an Enclosures Site. The Cross Base is also classified as a Protected Structure.

It is Council policy to presume in favour of the preservation in situ of archaeological remains of importance and their settings. The Council will strictly control development proposals that may negatively impact on the significance of archaeological sites and monuments and their setting and interpretation. Any proposed development in the environs of these archaeological sites will need to have due regard for the requirements pertaining to their protection. Development proposals within zones of archaeological potential and in or near recorded monuments, will only be considered when accompanied by an archaeological assessment.

### Policy KGLA53 – Archaeological Heritage

It is Policy to manage the development of the Plan area in a manner that protects and conserves the Archaeological Heritage of the area and fully recognises its role in protecting this resource for future generations to enjoy.

### Policy KGLAP54 – Monuments and Places:

It is a policy to protect archaeology sites, National Monuments (and their settings), which have been identified on the Record of Monuments and Places (RMP) set out in Appendix 4 of the County Development Plan 2022-2028.

## 8.8 Industrial Heritage

The CDP identifies items of industrial heritage significance within the county, which are to be documented, protected, conserved and assessed for inclusion on the Record of Protected Structures. Such items are listed in the Industrial Heritage Survey in Table 4.5 of Appendix 4 of the CDP. The survey includes a water pump with a wooden exterior located south of the Moss Cottages on Enniskerry Road.

This granite bridge marked 'Kiltiernan Bridge' carrying Enniskerry Road over the Loughlinstown river is another historic inclusion in the list of industrial heritage which also reflects the given spelling for the name of the village.



Granite Bridge, Kiltiernan - (image courtesy of NBHS)



Granite Kiltiernan Bridge marker



Wooden exterior standing water pump on Enniskerry Road



The old post office front door



9

## **Implementation and Monitoring**



## 9.1 Introduction

Dún Laoghaire-Rathdown County Council will seek to progress and secure the policies and objectives of the Draft KGLAP in accordance with the vision set out in Chapter 1.

dlr is responsible for the delivery of some of the elements which are key to achieving the Draft LAP objectives, including parks/amenity spaces and active travel improvements. These will be subject to securing funding. Some of these elements will, however, be delivered through private sector development.

Further consultation between dlr and the local community will form an important role in the process of delivering on some of the Draft Plan Policies and Objectives.

Some of the implementation of the Policies and Objectives of the Plan will be through the development management process. The Planning Authority will ensure that all planning applications made within the KGLAP area are assessed fully for compliance with the Policies and Objectives set out within this Draft Plan, as well as the objectives, policies and standards of the County Development Plan.

Throughout the lifespan of this Plan, dlr will monitor and report on the progress of the Policies and Objectives. SEA monitoring will also be carried out in line with the SEA Directive and dovetailing with the County Development Plan SEA monitoring.

Site Development Frameworks outlined in Chapter 2 provide objectives for their future development. Objectives specific to each of these sites seek to ensure that their development will contribute to achieving the co-ordinated vision for Kiltiernan-Glenamuck as set out in this Draft Plan. The area is expected to continue developing on an incremental, site-by-site basis.

## 9.2 Phasing

Phasing is typically based on an integrated delivery of residential and commercial development with community and transport facilities. This is the third Local Area Plan to be prepared to guide development in the area and development has taken place in line with the framework set out in the previous two Local Area Plans. In the 2013 plan phasing of residential units was linked to the progression of the Glenamuck District Road Scheme (GDRS). As set out in Chapter 1 this phasing element is no longer required. The primary focus of this Draft LAP is to ensure that an adequate level of supporting services and amenities is provided in tandem with new developments within the Draft LAP lands. Supporting infrastructure will be delivered by dlr and other infrastructure providers.

## 9.3 Area Based Transport Assessment (ABTA) Recommendations

Chapter 5 sets out objectives relating to active travel network improvements, permeability improvements and junction improvements. Each measure recommended will require full individual appraisal in terms of feasibility, design, planning, approval and funding. The pace of implementation of some of the measures set out in Chapter 5 will be dependent on funding and the relevant consent process. Public Transport provision is a matter for the relevant providers.

The Draft Local Transport Plan (LTP) recommends delivery in accordance with the following timelines:

- Short term (up to 2028): Measures intended to begin / go under construction shortly before 2028, during the current Dún Laoghaire-Rathdown County Development Plan 2022-2028.
- Medium term (up to 2035): Measures intended for implementation before 2035.
- Long term (up to 2042): Measures intended to be completed by 2042 to correspond to the Greater Dublin Area Transport Strategy 2022-2042.

## 9.4 Implementation

Table 9.1 sets out the implementation and/or phasing of delivery on relevant LAP Policy and Objectives, in the case of Policies/Objectives for which a timeframe can be defined. Many policies and objectives which are implemented through the Development Management planning consent process are not listed.



Construction works at Rockville & Kiltiernan - Glenamuck Link Road

**Table 9.1:** Implementation of delivery on relevant LAP Policy and Objectives

Policy / Objective	Implementation
<b>Chapter 2 Urban Design</b>	
Overall site development framework delivery. Chapter 2 outlines detailed development objectives for 11 different sites. Objectives relate to movement, placemaking, built form, heights and density.	Implementation will primarily be through the Development Management process as development proposals come forward on each site. The objectives will inform the pre planning process and recommendations and decisions on any subsequent planning applications.
<b>Chapter 4 People and Place</b>	
<b>Objective SNI1:</b> To provide for a new purpose-built community facility with a floor area of not less than 300sq.m. within lands zoned 'NC' – "To protect, provide for and-or improve mixed-use neighbourhood centre facilities". The requirements of dlr Community Section shall be ascertained and agreed upon as early as possible in the design process to ensure that the future needs of the area are addressed in an appropriate manner.	Construction shall be developer led as part of any development on the neighbourhood centre site.
<b>Objective SNI2:</b> A new community facility in accordance with Objective SNI1 shall: <ul style="list-style-type: none"><li>Be constructed in tandem with any residential development forming part of the overall site development framework.</li><li>Be completed to a standard to the satisfaction of dlr Community Section.</li><li>Be completed to the satisfaction of dlr Community Section prior to the occupation of 50% of any residential property within the subject site.</li></ul>	Facility to be completed to the satisfaction of dlr Community Section prior to the occupation of 50% of any residential property within the subject site.
<b>Objective SNI3: - Education Provision</b> It is an objective: <ul style="list-style-type: none"><li>To retain and/or improve existing education provision within the KGLAP.</li><li>To reserve lands for future education use within the Central Parkland Character Area.</li><li>To promote the use of urban typologies in the design of any education facilities.</li><li>Encourage linkages from any education facility into adjoining green space to maximize permeability to and across education lands.</li></ul>	Provision of new schools on the site shall be as per the requirements of the Department of Education.  Urban typologies can be achieved via the Development Management process.

Policy / Objective	Implementation
<b>Chapter 5 Transport and Movement</b>	
<b>Active Travel (AT) AT1 to AT9.</b>	Delivery of active travel objectives will require full individual appraisal in terms of feasibility, design, planning, approval and funding. A number of stakeholders will be involved. Timelines may fall outside the lifespan of the Draft Plan.
<b>Permeability Objectives P1 &amp; P2.</b>	Delivery may be through the Development Management process. Other mechanisms will also be required. The time frame for delivery may be outside the lifespan of the Draft Plan.
<b>Objective PT1 - Improved Bus services:</b> It is an objective to work with the National Transport Authority's Service Planning team with a view to increasing bus frequencies serving the Study Area as development is rolled out.	Public transport is a matter for the relevant providers. dlr will continue to liaise and work collaboratively with all public transport infrastructure providers.
<b>Objective RT 1 - Transition Zones and Gateways.</b>	To be progressed during the lifetime of the plan subject to resources and funding.
<b>Objective RT2 - Local Junction Improvements:</b> It is an objective to undertake a review of local junctions throughout the Plan period and prioritise interventions.	To be progressed during the lifetime of the plan subject to resources and funding.
<b>Chapter 6 Multifunctional Neighbourhood Centre &amp; Employment</b>	
<b>Policy KGLAP 41</b> It is a policy to: <ul style="list-style-type: none"><li>provide an appropriate multifunctional mix of residential/ commercial/ retail/ community service uses in the new neighbourhood centre.</li><li>ensure a high quality and attractive civic environment in the neighbourhood centre and a sense of both place and vitality which also optimises access to public transport corridors.</li></ul>	The proposed commercial uses surrounding the village green shall be built out and made available for rent/purchase prior to the occupation of 50% of the dwellings on the overall site covered by site development framework 6 (SDF6) in chapter 2.
<b>Objective NC2 - Village Green:</b> It is an objective to ensure development of the neighbourhood centre includes a high-quality Village Green as set out in site development framework 6 (SDF6) in Chapter 2.	Any application for development of the village centre site shall address the delivery of the village green in a phasing plan which should target completion of the green to taking in charge standard prior to occupation of 50% of any residential units on the wider framework site.

Policy / Objective	Implementation
<p><b>Objective NC4 - Neighbourhood Centre and Permeability:</b></p> <p>It is an objective to develop clear permeability and linkages between the neighbourhood centre and adjoining land uses (see Chapter 5).</p>	<p>Any application for development of the neighbourhood centre site shall address the delivery of linkages in a phasing plan which ensures provision of permeability linkages in tandem with occupation of new homes and retail uses in the neighbourhood centre.</p>
<p><b>Objective E2 - Employment Zoned lands:</b></p> <p>It is an objective that the employment-zoned lands to the north of the plan lands should be linked physically and contextually to development on the balance of 'The Park' at Carrickmines. Further retail warehousing uses will be discouraged.</p>	<p>Will be delivered through the Development Management process.</p>
<p><b>Chapter 7 Natural Heritage, Open Space and Recreation</b></p>	
<p><b>Objective OS3 - Former Bective lands:</b></p> <p>It is an objective to provide for active recreational facilities accessible for all on the former Bective Grounds. This shall form part of the strategic green corridor (see Chapter 2).</p>	<p>Subject to Parks capital funding.</p>
<p><b>Objective OS2 - Kiltiernan Park:</b></p> <p>It is an objective to support the development of Kiltiernan Park as permitted by way of Glenamuck District Roads Scheme (GDRS) planning application. An additional phase will include provision of a new high quality landscaped passive public open space on the centrally located lands to the east of the Kiltiernan – Glenamuck Link Road and to the south of Jackson Park. This shall serve as an extension to the approved Park.</p>	<p>The first phase of this park will be delivered as part of the GDRS, subject to Parks capital funding.</p>







## **Appendices**

## **Appendix 1: Draft Strategic Flood Risk Assessment (SFRA)**

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## 1.0 Introduction

This Strategic Flood Risk Assessment (SFRA) of the Draft Kiltiernan-Glenamuck Local Area Plan (LAP) has been prepared and informed having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009), (DEHLG & OPW) and the SFRA undertaken at County level for the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP). It has also been informed by updated flood maps namely the National Indicative Fluvial Maps (NIFM) which have been verified by way of a site walkover combined with knowledge of local flood events.

The Planning System and Flood Risk Management Guidelines state that Planning Authorities are required to introduce flood risk assessment as an integral and leading element of their Development Plan functions. It sets out that Development Plans and Local Area Plans must establish the flood risk assessment requirements for their functional area. The Guidelines further state that flood risk management should be integrated into spatial planning policies at all levels to enhance certainty and clarity in the overall planning process.

An SFRA is an area-wide assessment of the existing risks of flooding and the impact of those risks arising from proposed spatial planning decisions. A staged approach has been adopted in the preparation of this SFRA, as advocated under the Guidelines.

**Stage 1:** Identifies if the area is at risk of flooding and if so, the principal sources of flooding.

**Stage 2:** Flood Risk Assessment confirms sources of flooding that affect the Draft Plan area and involve the preparation of a flood zone map, based on best available data. This assessment will also detail a flood management strategy for the Draft Plan area, if necessary.

**Stage 3:** Where a detailed Flood Risk Assessment is required to assess flood risk areas in sufficient detail and to provide quantitative appraisal of potential flood risk to a proposed or existing development, a Stage 3 Flood Risk Assessment will be carried out.

The Guidelines require the Planning system at National, Regional and Local levels to:

A: Avoid development in areas at risk of flooding, particularly flood plains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere.

B: Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk, and incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

### 1.1 Flooding & Strategic Environmental Assessment (SEA)

The 'Planning System and Flood Risk Management Guidelines' (2009) set out best-practice in terms of integrating SFRA and SEA. In this regard, Section 3.10 of the Guidelines states that, "The SEA Process provides a good practice framework for scoping and considering a range of planning and environmental issues, including flooding, in the Draft Plan making process" and that "Flood risk assessments carried out in response to these Guidelines, should be integrated with the SEA process".

The Guidelines further state that, "Where SEA and the environmental report is required, flood risk assessment should be undertaken as early as possible in the process so that the SEA is fully informed of the flood risks and impacts of the proposed zoning or development...".

Accordingly, this SFRA for the Draft Kiltiernan-Glenamuck LAP has been prepared at the very outset of the Draft Plan-making process, as a working document to align with the initial scoping stage for the SEA. In this way, it is envisaged that the SFRA may be integrated into the parallel SEA Process.

### 1.2 Flood Risk Management – Development Plan Policy

Chapter 10 of the 2022-2028 CDP Environmental Infrastructure and Flood Risk relates to flood risk management and states that:

"10.7.2 Policy Objective EI22: Flood Risk Management. It is a Policy Objective to support, in cooperation with the OPW, the implementation of the EU Flood Risk Directive (20010/60/EC) on the assessment and management of flood risks, the Flood Risk Regulations (SI No 122 of 2010) and the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management' (2009) and relevant outputs of the Eastern District Catchment and Flood Risk Assessment and Management Study (ECFRAMS Study). Implementation of the above shall be via the policies and objectives, and all measures to mitigate identified flood risk, including those recommended under Part 3 (flood risk

considerations) of the Justification Tests, in the Strategic Flood Risk Assessment set out in Appendix 15 of this Plan".

dlr Council's approach to the implementation of the Guidelines further to Policy Objective EI22 are as follows:

- Through the policies and objectives set out in Appendix 15 (Strategic Flood Risk Assessment) in accordance with the over-arching sequential approach of Avoid, Substitute, Justify, and Mitigate. As set out in Section 5.1 of Appendix 15 all applications for development must be accompanied by an appropriately detailed SSFRA.
- Any other flood risk areas that may be identified during the period of the Draft Plan or in relation to a planning application (refer to Section 6 of Appendix 15 Strategic Flood Risk Assessment).
- Support for mitigation measures as set out in Appendix 15 SFRA.
- Where certain measures proposed to mitigate or manage the risk of flooding associated with new developments are likely to result in significant effects to the environment or European sites downstream, such measures will undergo environmental assessment and Habitats Directive Assessment, as appropriate.
- Flood Risk Management and Strategic Flood Risk Assessment shall be incorporated into the preparation of all statutory plans.
- Regard shall be had to any future flood hazard maps, flood risk maps and flood risk management plans prepared as part of the Eastern District Catchment Flood Risk Assessment and Management Study and future iterations of other similar studies of impacts of climate change.
- Where flood protection or flood alleviation works take place the Council will ensure that the natural and cultural heritage of rivers, streams and watercourses are protected and enhanced.
- Existing wetland Habitats within the County which serve as flood protection/management measures shall be managed and enhanced.
- The Council will also require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any European Sites and that the requirements of Article 6 of the EU Habitats Directive are met<sup>1</sup>.

<sup>1</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:  
a) no alternative solution available,  
b) imperative reasons of overriding public interest for the project to proceed;  
and  
c) Adequate compensatory measures in place.

### 1.3 Draft Kiltiernan-Glenamuck Local Area Plan – Statutory Context

The Draft Kiltiernan-Glenamuck LAP has been prepared as a result of, and in accordance with, the policies and objectives contained within the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP), the overarching statutory framework for the development of the County. The CDP states that spatially based Local Area Plans have been, and will continue to be, prepared by the Council, primarily targeted at new development nodes and areas of the County in need of redevelopment and/or regeneration.

The Draft Plan lands at Kiltiernan-Glenamuck are considered an important part of the Council's residential land supply, given its ability to accommodate a considerable proportion of housing development due to the relatively large banks of residential zoned land adjacent to current and future-intentioned transport links including the approved Glenamuck District Roads Scheme (GDRS). Within the the RSES settlement hierarchy Kiltiernan is considered a location for a new mixed-use centre to support the anticipated new residential community which will be served by, public transport and road upgrades alongside new road, bridge, N11 (Cherrywood) and water upgrades. Under the Settlement Hierarchy in the CDP, Kiltiernan-Glenamuck is identified as a New Residential Community.

Kiltiernan-Glenamuck falls under the category of 'serviced land' and proportionally 'part-serviced land' in the Core Strategy which includes the area in the same category as Cherrywood. The Core Strategy identifies that all serviced land in the County combined has the capacity to accommodate between 22,763 and 25,353 residential units across a total of 553.28 hectares of land. Kiltiernan-Glenamuck will accommodate an appropriate proportion of these units, subject to local capacity and conditions, to be assessed through the development management process. The Development Plan contains policy objective RET7 which seeks to support the development of Neighbourhood Centres as the focal point of the communities and neighbourhoods they serve, by way of the provision of an appropriate mix, range and type of uses – including retail and retail services subject to the protection of the residential amenities of the surrounding area. As such a site has been identified with zoning objective NC to provide for a neighbourhood centre. Policy Objective CS10, as contained in the CDP, specifies the requirement of the preparation of a new LAP for Kiltiernan-Glenamuck and is the policy source of the LAP process.

The Draft Kiltiernan-Glenamuck LAP is being prepared in accordance with Sections 18-20 of the Planning and Development Act, 2000 (as amended). The parallel environmental assessments, namely, the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and the Strategic Flood Risk Assessment (SFRA) are being



Figure 1.1: Kiltiernan-Glenamuck LAP –Plan Boundary Area

undertaken in tandem, as iterative processes, informing the preparation of the Draft Plan.

### 1.4 Plan Area

The Kiltiernan/Glenamuck area is situated to the south of Dublin City and adjoining the foothills of the Dublin Mountains. To the north of the Draft Plan lands are the developed and developing areas of Stepside, Ballyyogan and Carrickmines. To the west are upland townlands of rural land uses and dispersed housing while to the south and east are further areas of primarily agricultural and high amenity land uses. The Draft Plan area comprises the Townland of Glenamuck North and portions of the Townlands of Carrickmines Great, Glenamuck South, Glebe, Kiltiernan Domain, Kiltiernan and Kingston. The majority of the area falls within the Glencullen-Sandyford Electoral Area. A smaller portion of the Draft Plan area to the northeast and south is located within the Killiney-Shankill Electoral Area.

The original Draft Plan area, as defined in the current County Development Plan, extended to approximately 177 hectares, however, this has been further extended to c. 227 hectares under this Draft Plan. The Draft Plan boundary together with the land use zoning and other objectives contained in the current CDP are shown on Figure 1.2 of this SFRA. This figure illustrates that, in addition to those lands shown within the Draft Plan boundary on the County Development Plan zoning maps, the Draft Plan boundary as extended includes Dingle Glen to the east, classified as consisting of glacial till which supports a uniquely biodiverse habitat. The Draft Plan covers a broad geographical area which extends c. 2.04km in length (north-south) with a minimum width (east-west) of c. 1.75km.

The Draft Plan population as of Census 2022 was 1,934. Approximate population as of Q3 2024 is 3,710 (based on Tailte Éireann Geodirectory point data). Land use includes agricultural, educational and residential with considerable

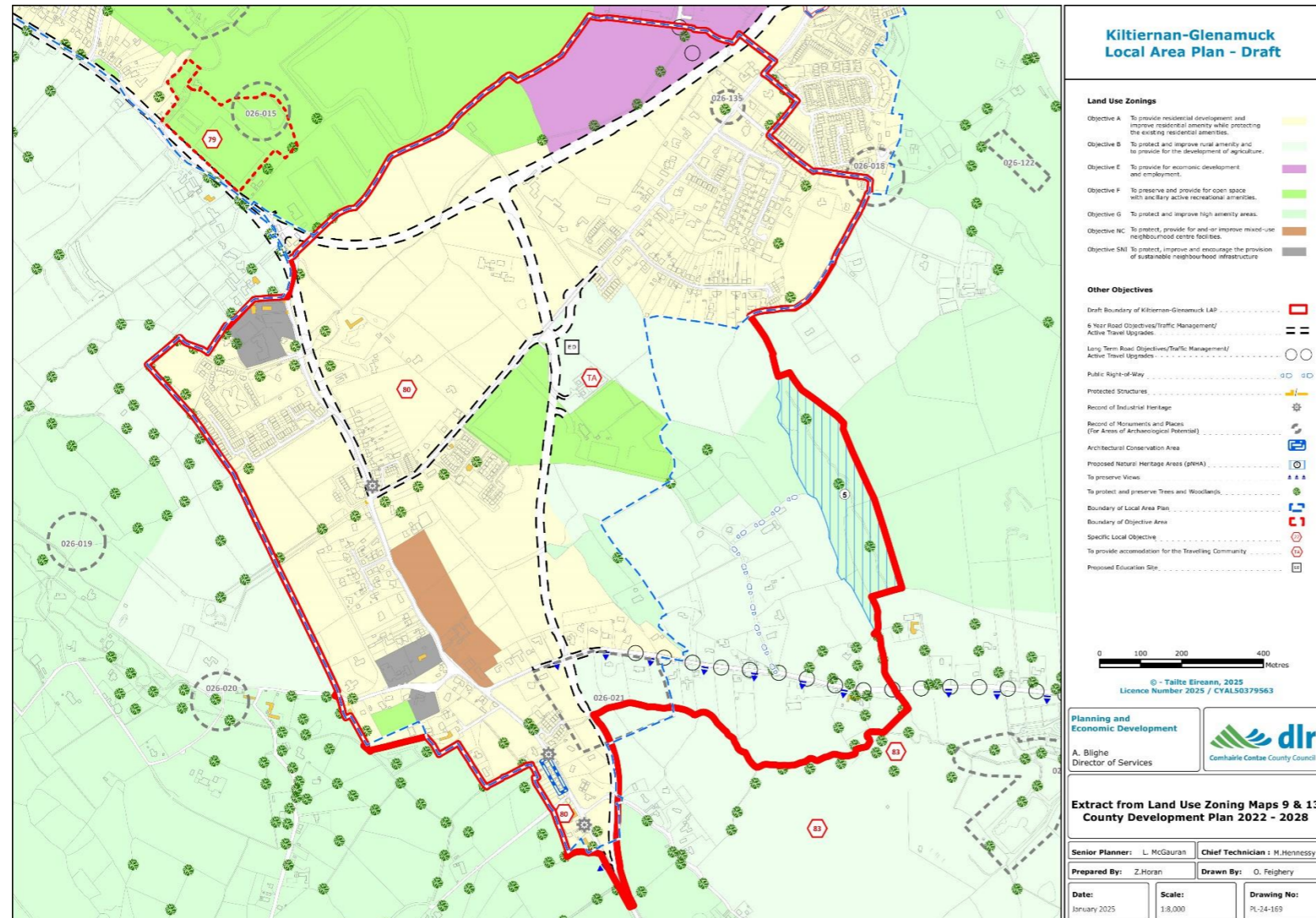


Figure 1.2: Kiltiernan-Glenamuck LAP –Plan Boundary Area reflecting land use zoning and other objectives contained in the current CDP 2022 - 2028

changes to the landscape from agricultural to residential since the previous Local Area Plan process. Provision was made for a new Neighbourhood Centre, school and greenway interconnectivity in the previous Local Area Plan which continued to inform planning and development in the area for the past ten years.

### 1.5 Identification of Flood Risk

#### Introduction

This section examines the flood risk information available for the Draft Plan lands. The flood extents as shown in the dlr CDP which were based on Preliminary Flood Risk Assessment (PFRA) maps are explored along with the more up to date National

Indicative Fluvial Maps (NIFM). Following consultation with the OPW the NIFM extents, verified by way of a site walkover, are the preferred maps to be utilised for SSFRA purposes. Additional information from local studies and knowledge of local flood events has also been used to map flooding hotspots.

#### Strategic Flood Risk Assessment - County Development Plan 2022-2028

An SFRA was undertaken for the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the purpose of which was to provide sufficient information to allow proper planning decisions to be made on sites at risk of flooding over the lifetime of the County Development Plan, and to ensure that the necessary information with regard to flooding, the 'Sequential

Approach' and the 'Justification Test', was available as part of the decision-making process of the CDP.

As recommended in 'The Planning System and Flood Risk Management Guidelines' 2009, the SFRA for the CDP 2022-2028 undertook a two-stage assessment of flood risk for the entire County area. The first stage identified flood risk and developed flood zone maps which confirmed that a proportion of zoned lands were at risk of flooding. The second stage, and the main purpose of the SFRA document, highlighted development areas that require more detailed assessment on a site-specific level. The SFRA also provides guidelines for development within areas at potential risk of flooding and specifically looks at flood risk and the potential for development across the County.

The SFRA for the CDP provides a background to flood risk in Dún Laoghaire-Rathdown, including a review of available flood risk information and a summary of sources of flooding. It also provides an overview of flood management policy which includes details of development which may be appropriate in certain areas and the expected content of Site-Specific Flood Risk Assessments (SSFRA). The 'Justification Test' was applied across the County, with particular regard to the major growth areas as identified under the Core Strategy.

The SFRA for the CDP sets out the definition of 'Flood Zones' contained in 'The Planning System and Flood Risk Management Guidelines' 2009, with reference to the high, moderate or low risk of flooding from fluvial or tidal sources, being based on an undefended scenario which does not take into account the presence of existing or proposed flood protection structures such as flood walls or embankments.

The CDP SFRA was generally based around an initial flood risk assessment and where the potential for a significant level of flood risk was identified or there was deemed to be a conflict with the proposed vulnerability of development, a detailed Stage 3 FRA was required to ensure that zoning objectives were compatible with flood risk at the site and to identify mitigation measures which reduce flood risk to the site and to neighbouring lands. The SFRA also highlighted where site specific FRA would be required as part of the planning application process.

#### Data and Flood Zone Maps of the County Development Plan 2022-2028

The SFRA undertaken for the CDP 2022-2028 utilised a number of datasets relating to historical and predicted flood extents. The 'Identification of Flood Risk (Stage 1)', identified flood risk based on available data, including historical records and a range of data sources (see Table 3-1 of the SFRA CDP 2022-2028). This range of data sources were compiled to produce flood zone maps that formed the basis of the SFRA for the CDP 2022-2028, which in turn guided CDP policy and informed the application of the 'Justification Test'.

### Flood Zone Maps – SFRA of County Development Plan

Flood Zone Maps for the entire County were prepared as part of the SFRA for the CDP 2022-2028 utilising the latest available data sources, including ECFRAM maps and other data sources including studies of the Loughlinstown River and Bride’s Glen River reflected in Figure 1.2 (an extract from the CDP SFRA 2022-2028) which shows local watercourses and resulting fluvial flood extents of the LAP. The Flood Zone Maps show Flood Zones A and B and also identify historical and predicted flooding hotspots in the County.

### Definition of Flood Zones

Flood Zone	Description
Zone A High Probability of Flooding	This zone defines areas with the highest risk of flooding from rivers (i.e. more than 1% probability or more than 1 in 100) and the coast (i.e. more than 0.5% probability or more than 1 in 200).
Zone B Moderate Probability of Flooding	This zone defines areas with a moderate risk of flooding from rivers (i.e. 0.1% to 1% probability or between 1 in 100 and 1 in 1000) and the coast (i.e. 0.1% to 0.5% probability or between 1 in 200 and 1 in 1000).
Zone C Low Probability of Flooding	This zone defines areas with a low risk of flooding from rivers and the coast (i.e. less than 0.1% probability or less than 1 in 1000).

Table 1: Flood Zones

### 1.6 Kiltiernan-Glenamuck LAP – Identification of Flood Risk

#### Watercourses

The predominant water body relevant to Kiltiernan-Glenamuck is a tributary of the main Loughlinstown River known as Loughlinstown River South. This river rises east of Two Rock Mountain from within the Ballyedmonduff Forest on the southern line of the LAP and flows east-southeast through the southern area of Kiltiernan, south of the Ballycorus Road, where it then flows eastwards to the M50 for approximately 6km until it joins the main Loughlinstown River and enters the sea at Killiney Bay. Upstream of the Draft Plan area the Loughlinstown River South passes through rural areas of residential housing located off Vard Lane, Bishops’ Lane and Ballybetagh Road.

A secondary influence on the Draft Plan area is the Glenamuck River/Stream, which is a tributary of the Ballyogan Stream and

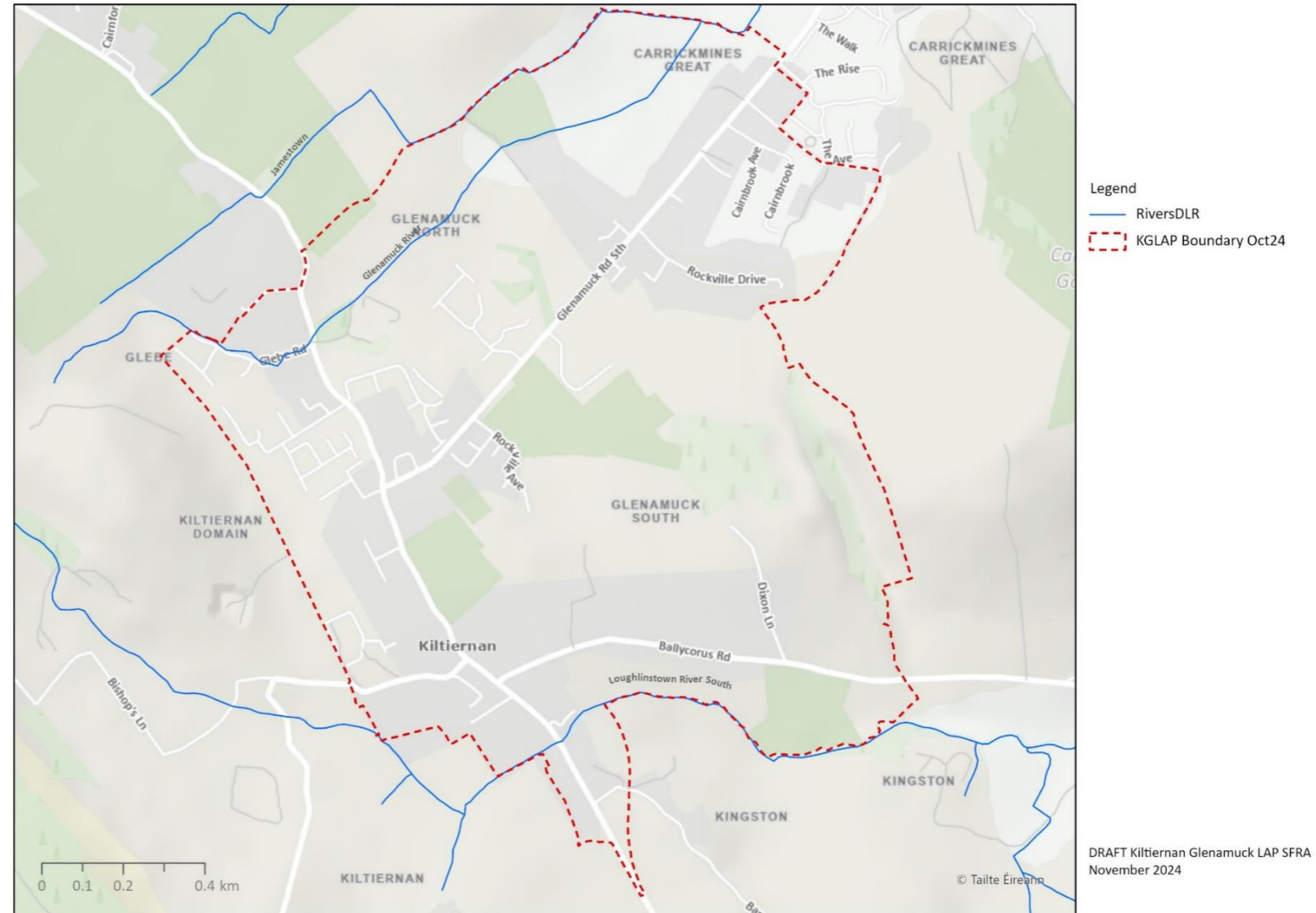


Figure 1.3: Kiltiernan-Glenamuck LAP watercourses

Carrickmines Stream, is located to the northwest of Glenamuck Road and flows in a south-west to north-east direction.

The Ballyogan and Carrickmines Streams connect into the Shanganagh River located to the south of the R116.

The additional stream present within the LAP area is Jamestown Stream (a tributary of the Glenamuck Stream), which flows along the north-western boundary of the Draft Plan area before joining the Glenamuck River at Carrickmines.

In addition to the already mentioned rivers and streams, a number of smaller interceptor ditches occur in the area, most notably alongside and parallel to Glenamuck Road. Some of these ditches contain notable flows. Some minor flood events have been recorded in the Glenamuck Road environs in the past. This flooding may be as a result of locally poor draining soils, river flood, and the rising of the water table above land surface. Minor spot flooding has occurred on Enniskerry Road,

just north of the Church of Ireland Church and in the vicinity of the Mill House.

#### Flood Zone Maps Dún-Laoghaire Rathdown CDP 2022-2028 - SFRA

As previously stated, Flood Zone Maps were developed as part of the SFRA for the CDP 2022-2028. The Draft Plan area lies within Flood Zone Maps 9 and 10 of the SFRA. Extracts from these, outlining areas potentially impacted by flooding, are set out in Figure 1.4.

The water courses located within and adjoining the Draft Plan area are reflected in figure 1.3 showing the Loughlinstown River tributary traversing the southern part of the Draft Plan area west to east with areas of both Flood Zone A and Flood Zone B identified. According to mapping, the Glenamuck River located just southeast of the Draft Plan boundary is shown to have a minor potential to cause localised flooding yet could still



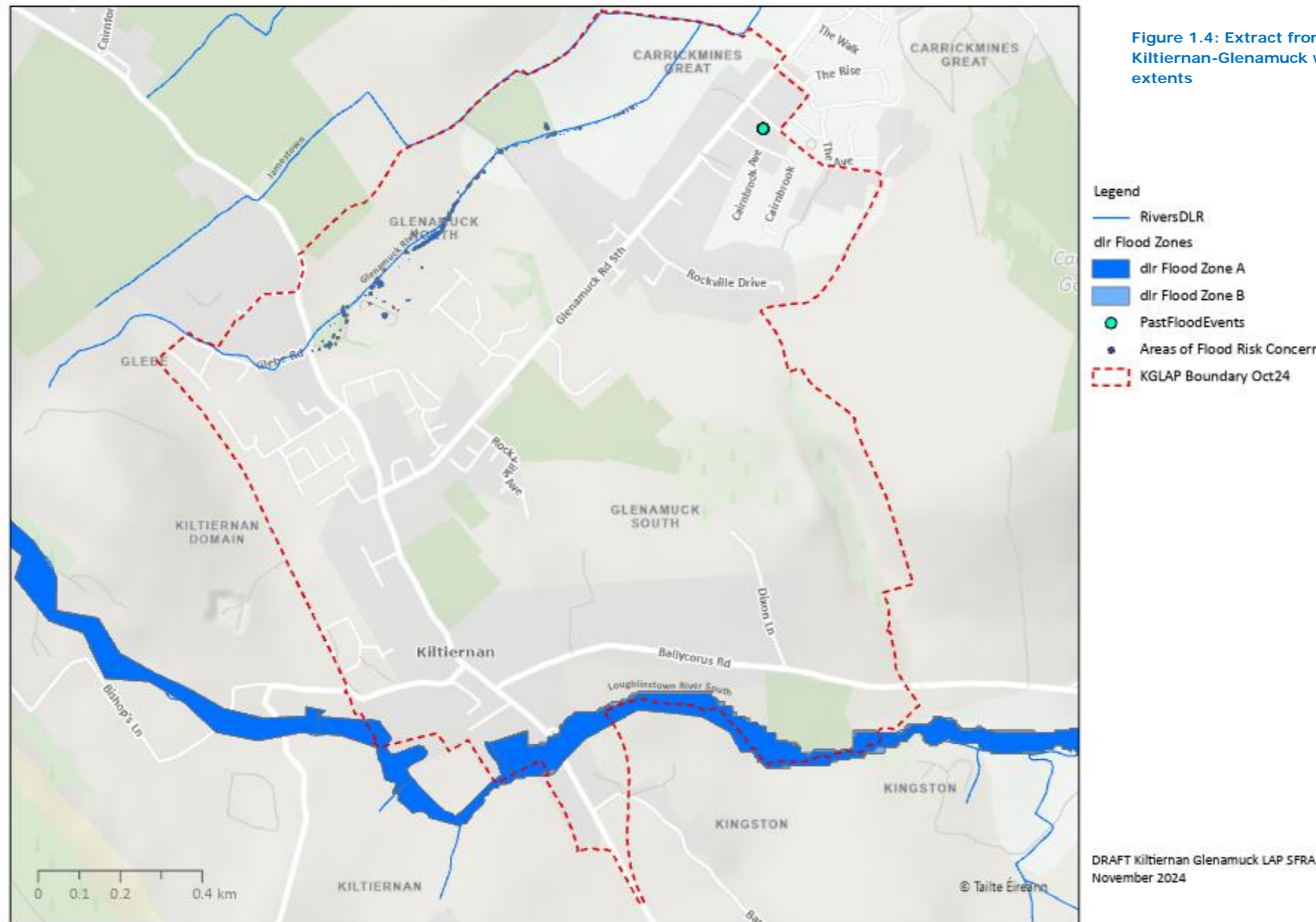


Figure 1.4: Extract from the CDP SFRA 2022-2028 showing the Kiltiernan-Glenamuck watercourses and resulting fluvial flood extents

influence the Zone A and B flood zones downstream where it joins the Carrickmines Stream as shown in Fig. 1.3.

**National Indicative Fluvial Maps (NIFM)**

The National Indicative Fluvial Maps (NIFM) provide an indication of areas that may be subject to flood risk. They are, however, indicative only and should not be used as the sole basis for defining flood zones. The NIFM maps provide flood hazard information for watercourses with catchments greater than 5km<sup>2</sup>, offering insights into areas not covered by the National CFRAM Programme. The NIFM presents flood extents for current conditions as well as two future climate change scenarios: the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS), allowing for long-term planning

considerations. Due to the catchment area coverage, the OPW advice is that NIFM should be viewed as a starting point in the flood risk assessment process. Other sources should also be used. In any event a detailed SSFRA is required for all sites in the vicinity of a water course.

The NIFM map flood extents for the Draft Plan area differ from the CDP Flood Maps extents. Following consultation with the OPW the recommended approach taken in this SFRA was not to use the CDP extents as shown in figure 1.4 but instead to use the NIFM in conjunction with other flood risk information sources combined with a site walkover by dlr staff so as to provide verification of the NIFM flood extents. Other flood risk information which has fed into this SFRA includes local flood studies, and Council records of historical flood events. By

combining these various data sources, a more accurate and nuanced understanding of flood risk in the Kiltiernan – Glenamuck area has been achieved. A site walkover has allowed verification of the NIFM extents. See figure 1.5.

There may be changes in the catchment meaning a future study, or more localised assessment of risk, may result in a further change in either flood extent or depth. In this regard a Site-Specific Flood Risk Assessment (SSFRA) may result in more locally accurate information which could show a greater or lesser level of risk than is included in the flood zone maps of this Draft Plan.

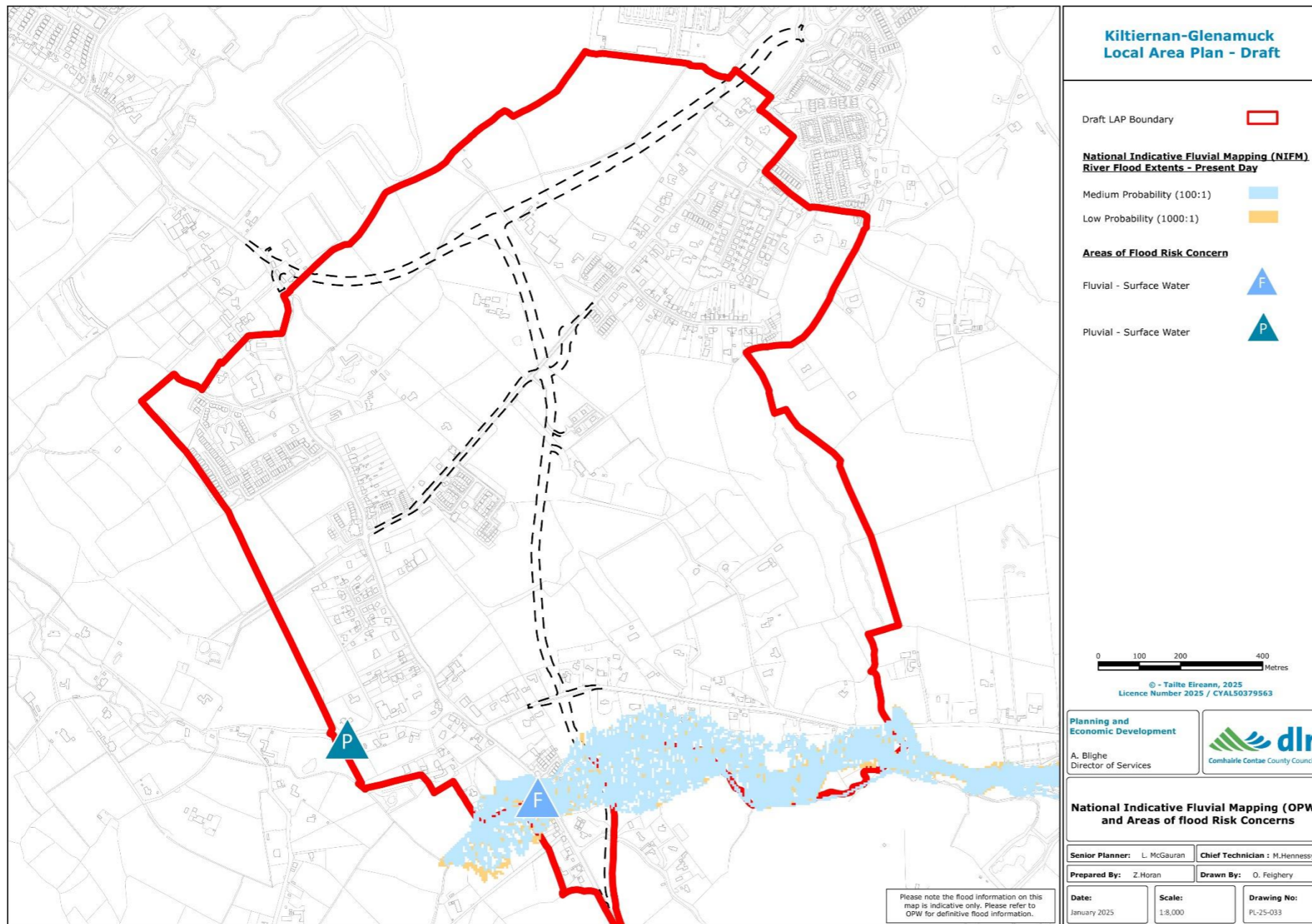


Figure 1.5: National Indicative Fluvial Mapping (NIFM from OPW) and Areas of Flood Risk Concern

**Historical Flooding Records**

The OPW also prepared records of historical flooding in areas, and the following map and table sets out an overview of the main historical flooding events, and causes where known, that are relevant to the Draft Plan area.

The most impactful event of these three occurred in 1982 referenced as ID 2134 and was due to poor siting of the dwellings recorded as being located lower than the river level in the local authority’s report at the time. Continued monitoring

programmes of ditches and gullies appears to have mitigated against any further flooding occurrences in subsequent years. dlr have also identified additional flooding hotspots. (See Figure 1.6)

Date	Reference	Source	Areas impacted
5th 6th and 7th November 1982	ID 2134	Fluvial	Flooding to rear of houses built lower than the river bed on Glencullen/Kiltiernan Road. Single event.
Recurring	ID 2069	Pluvial/Runoff	Glenamuck Road: Some road flooding after heavy rain due to ditch blocking.
Recurring	ID 2074	Fluvial	Enniskerry Road: Road flooding due to drainage blockages.

Table 2: Historic Flooding Events per Fig. 1.6

**Review of Planning Applications/Models**

The Flood Zone maps have been developed using the most appropriate data available to Dún Laoghaire-Rathdown at the time of preparing the Draft Plan. The Flood Zone maps have been created specifically to inform the application of the Justification Test and to guide development policy within the County and have been through several iterations of review and are now considered to be fit for purpose. However, it should be borne in mind that the input data was developed at a point in time and there may be changes within the catchment that mean a future study, or more localised assessment of risk may result in a change in either flood extent or depth. This means a site-specific flood risk assessment may result in locally appropriate information which could show a greater or lesser level of risk than is included in the Flood Zone maps.

Since 2016, a number of planning applications for residential developments have been submitted, to be located partially close to a potential flood zone, which have included flood risk assessments as part of the application process. Arising from consultation with the OPW, these applications have been reviewed in order to further refine the flood extent/depths assessments, on site, within the Draft Plan catchment area.

**D18A/0347 (2018)** – The proposed development included the provision of 20 residential units. While no flooding was

identified on the County Development Plan maps, a number of issues were raised in relation to standing water on the site. Hydraulic modelling was not carried out at the time of planning. Since the development of the site, a number of issues have been noted by local residents in relation to water ponding on the site.

**D20A/0035 - The Mill House (2020)** – This application was for two new houses on site. There was no Site-Specific Flood Risk Assessment included in the application, and while further information was sought from Drainage Planning, the application was refused on other matters and therefore no request was made for further information.

**D23A/0162 – The Bridge (2023)** – The application proposed 30 residential units on this site. An SSFRA was include in the planning application, with hydraulic modelling, which showed a

very minor change to the mapping on the County Development Plan Map extents. The modelling shows a similar extent of flooding as the National Indicative Flood Maps for this site.

**D23A/0776** – The proposed development included a minor extension to an existing house. The application did not include any hydraulic modelling.

The Planning Authority acknowledges that a detailed SSFRA, with modelling based on more locally accurate information, may result in mapping that demonstrates a greater or lesser level of risk than is included in the existing extents of Flood Zones A and B. Based on the review of existing Flood Risk Assessments, no site, within the LAP catchment area, has carried out a hydraulic model to contest significantly the flood extents as per the mapping detailed in the County Development Plan or the NIFM.

There was no requirement to prepare a Flood-Risk Management Plan for the Draft Plan area however the proximity of the area to locations where other management plans and flood relief schemes reflects on the need to consider the impact that land development or clearance may have on future flooding incidents downstream. Current proximate flood relief schemes include those implemented for the Carrickmines/Shanganagh/Loughlinstown Rivers for the Glenamuck/Kiltiernan areas.

**Pluvial Flooding**

Pluvial flooding is the result of rainfall-generated overland flows that arise before run-off can enter a watercourse/sewer or ground infiltration capacity has been exceeded. Flooding of land from surface water runoff is usually caused by intense rainfall that may only last a few hours. The resulting water follows natural valley lines, creating flow paths along roads through and around developments with ponding in low spots, which often coincide with fluvial floodplains. Any areas at risk from fluvial flooding will almost certainly be at risk from surface water flooding.

Although having potentially severe consequences, pluvial flooding can generally be managed through site design, layout and drainage. Further details are available in the County Development Plan Section 5.6.

**Climate Change**

As set out in the dlr County Development Plan 2022 – 2028 SFRA, Climate change should be considered when assessing flood risk and in particular residual flood risk. Areas of residual risk are highly sensitive to climate change impacts as an increase in flood levels will increase the likelihood of defence failure. The Development Plan sets out two climate change scenarios considered in the OPW guidance and the importance of assessing climate change at the Development Management Stage.

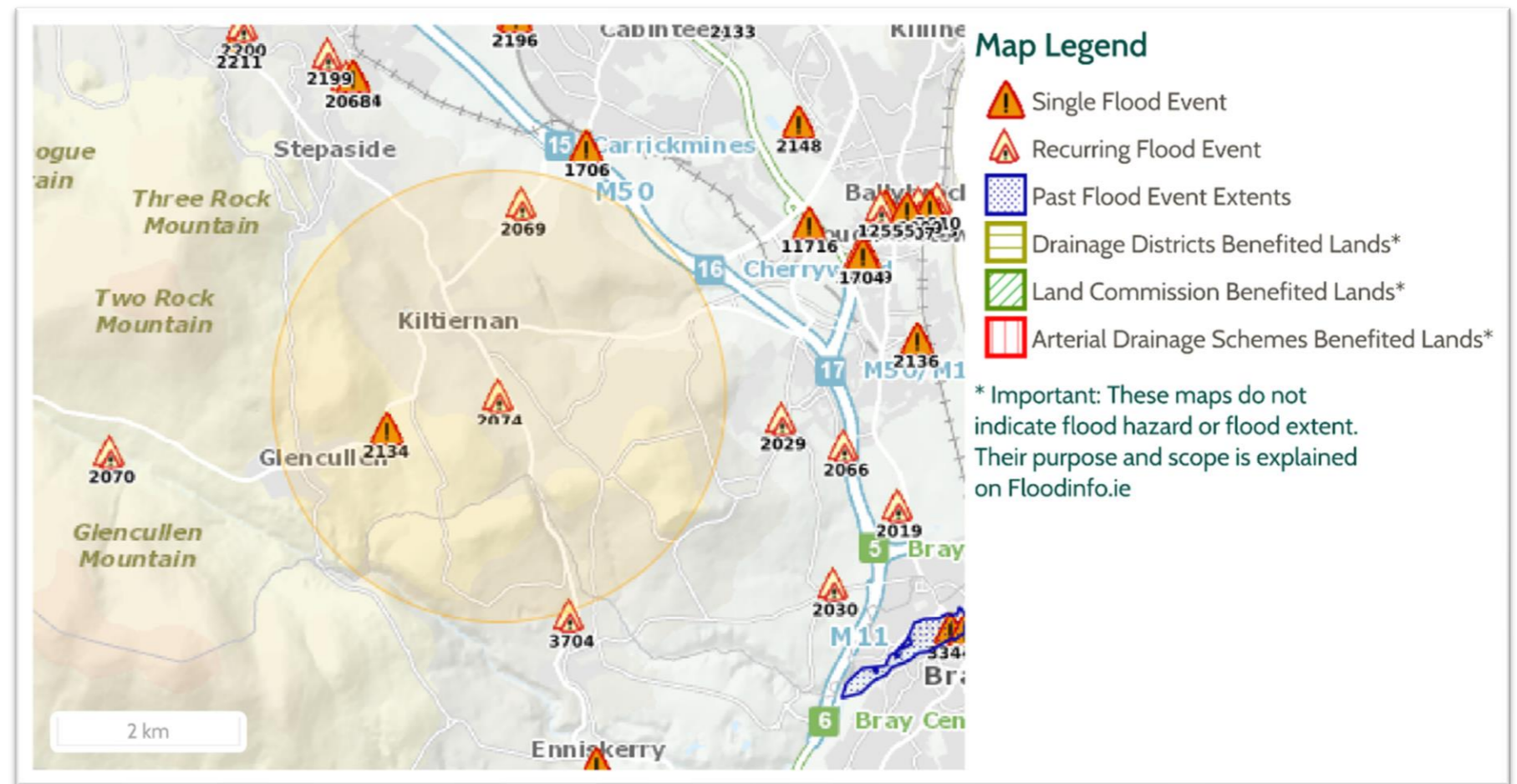


Figure 1.6: Previous OPW flood event mapping for the Kiltiernan-Glenamuck area.

### 1.7 The Sequential Approach & Justification Test

As set out in Chapter 3 of 'The Planning System and Flood Risk Management Guidelines', 2009, the key principles of the risk-based Sequential Approach is managing flood risk in the preparation of plans, and these principles are adhered to in the Draft Plan.

This is the key tool in the decision-making process of preparing plans to ensure that development is first and foremost directed towards land that is at low risk of flooding. This approach makes use of existing Flood Risk Assessments and other data identifying flood zones for rivers, coastal and fluvial flooding and the classification of the vulnerability of flooding of different

types of development. The sequential approach in terms of flooding is based on the following principles:

- The primary objective of the sequential approach is that development is primarily directed towards land that is at low risk of flooding (AVOID).
- The next stage is to ensure that the type of development proposed is not especially vulnerable to adverse impacts of flooding (SUBSTITUTION).
- The Justification Test is designed to rigorously assess the appropriateness, or otherwise, of particular developments that, for various reasons, are being considered in areas of moderate or high flood risk (JUSTIFICATION). The

Justification Test comprises of two processes, namely, the Plan-Making Justification Test and the Development Management Justification Test.

#### The Draft Plan-Making Justification Test

The SFRA undertaken for the CDP 2022-2028 indicates that there are existing, developed and zoned areas within the County that were at risk of flooding (Flood Zone A and Flood Zone B). Having reviewed the level of flood risk within the County through the preparation of Flood Zone maps, and determined appropriate measures for assessing and managing risks to high and low vulnerability development in Flood Zones A, B and C, a more detailed assessment of sites and areas was carried out through the Plan-Making Justification Test. This did not relate to lands within the Draft Plan area.

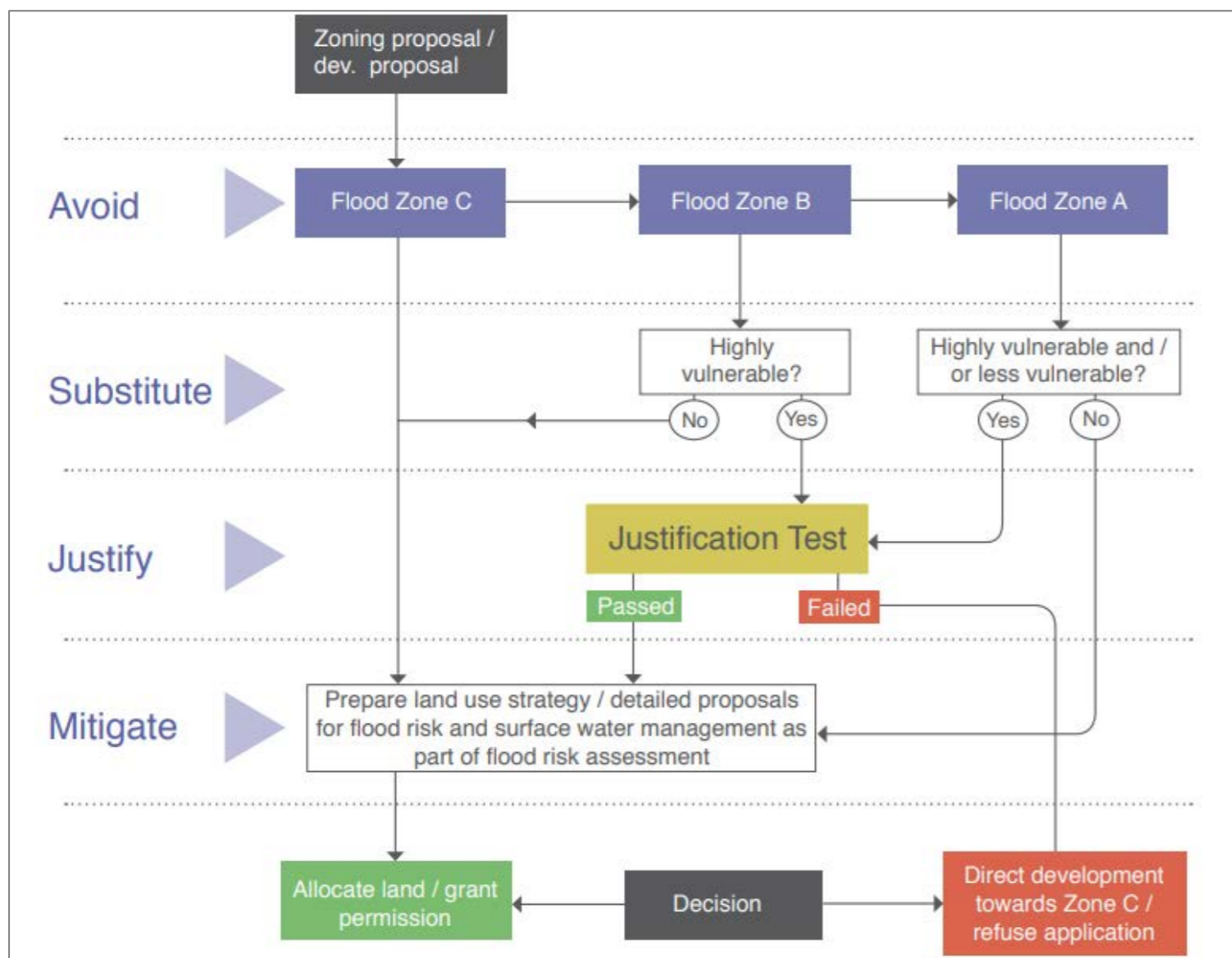


Figure 1.7: The Sequential Approach Mechanism in the Planning Process, extract from The Planning System and Flood Risk Management Guidelines 2009

## 1.8 Flood Risk Management – Policy Response

This Section of the SFRA sets out the policy response for the management of flood risk within the Kiltiernan-Glenamuck LAP area. This Section should be read in conjunction with the overarching guidance set out in the SFRA for the CDP 2022-2028 and that contained in 'The Planning System and Flood Risk Management Guidelines', 2009.

### i. Requirements for a Flood Risk Assessment – An Overview

Having regard to flood risk in the Draft Plan area it was considered that a Development Plan Justification Test as set out in Section 6.2.1 of the Strategic Flood Risk Assessment (SFRA) of the County Development Plan 2022-2028 (contained in Appendix 15 of the CDP) was not required.

Any SSFRA shall not be required to carry out a Plan-Making Justification Test, given that this exercise was already carried out at County Development Plan-level.

Of prime importance is the requirement to manage risk to any future development site and not to increase flood risk elsewhere. An SSFRA may result in more locally accurate information which could show a greater or lesser level of risk than is included in the existing extents of Flood Zones A and B as shown in the NIFM map (See figure 1.5).

#### Policy KGLAP 14 – Flood Risk Assessment:

It is policy to manage flood risk in the KGLAP area in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014). These require all proposed developments to carry out a Site-Specific Flood Risk Assessment that shall demonstrate compliance with:

- The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG/OPW, 2009), as may be revised and/or updated.
- The prevailing Dún Laoghaire-Rathdown County Development Plan and/or updated extents as per the NIFM flood extents.
- The SSFRA shall pay particular emphasis to site specific mitigation measures and any necessary management measures, as per Appendix B4 of the above 2009 National Guidelines.

### ii. Site Development Framework

As set out in Section 6.2.11 of the County Development Plan there is no justification for development within Flood Zone A and B within currently undeveloped areas. It is a policy to implement the recommendations of the Plan Making Justification Test through the development management process.

#### Policy KGLAP 15: Flood Risk Considerations

It is policy that proposed development in and adjacent to Flood Zone A and B will include for the management of flooding on site, and within the scope of the SSFRA. Use of the sequential approach should be presented in a Masterplan which should demonstrate that there is no highly vulnerable development within Flood Zones A or B. There should be no loss of floodplain storage for the 1% AEP event and the impact of any changes to ground levels and storage areas as part of flood management proposals should be assessed for the 0.1% AEP flood. As overland flow is the primary source of flood risk, it is important that conveyance routes through the site are maintained. The SSFRA will also need to demonstrate there is no impact in flood risk to third party lands.

### iii. Minor Development in Flood Zones A or B

In accordance with the SFRA of the DLR County Development Plan 2022-2028, the following will apply to minor developments in Flood Zones A or B.

Applications for minor development, such as small extensions to houses and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce additional people into flood risk areas or entail the storage of hazardous substances.

Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. However, a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These

proposals should follow best practice in the management of health and safety for users and residents of the proposal.

Infill development of any scale is not, as part of this SFRA, considered minor development and should be assessed under Sections 1.8 (iv) and (v).

### iv. Highly Vulnerable Development in Flood Zones A or B (other than Minor Development)

The classification of highly vulnerable development is defined in the Flood Risk Management Guidelines (2009) and includes (but is not limited to) dwelling houses, hospitals, emergency services, residential institutions and schools (see Table 3.1 of the Guidelines for further information).

As set out in the Plan-Making Justification Test for Loughlinstown River as part of the SFRA for the DLR CDP 2022-2028, it is not appropriate for new, highly vulnerable, development in Kiltiernan - Glenamuck to be located in Flood Zones A or B. Instead, a less vulnerable or water compatible use should be considered.

### v. Less Vulnerable Development in Flood Zones A or B (other than Minor Development)

The classification of less vulnerable development is defined in the Flood Risk Management Guidelines (2009) and includes (but is not limited to) retail, leisure and commercial (see Table 3.1 of the Guidelines for further information). This category includes less vulnerable development in all forms, including refurbishment or infill development, and new development both in defended and undefended situations.

In accordance with the provisions of the SFRA of the DLR CDP 2022-2028, the design and assessment of less vulnerable development should begin with 1% AEP fluvial or 0.5% AEP tidal events as standard, with climate change and a suitable freeboard included in the setting of finished floor levels.

The presence or absence of flood defences informs the level of flood mitigation recommended for less vulnerable developments in areas at risk of flooding. In contrast with highly vulnerable development, there is greater scope for the developer of less vulnerable uses to accept flood risks while still building to a standard of protection which is high enough to manage risks for the development in question. However, any deviation from the design standard of 1%/0.5% AEP, plus climate change (see Table 5-1 of the CDP SFRA: Climate change allowances by vulnerability and flood source for further information), plus freeboard, needs to be fully justified within the FRA.

**vi. Development in Flood Zone C**

In accordance with the SFRA of the DLR CDP 2022-2028, the following will apply to development in Flood Zone C.

Where a site is within Flood Zone C but adjoining or in close proximity of a watercourse, there could be a risk of flooding associated with factors such as future scenarios (climate change) or in the event of failure of a defence, blocking of a bridge or culvert. Risk from sources other than fluvial and coastal must also be addressed for all development in Flood Zone C.

As a minimum in such a scenario, a flood risk assessment should be undertaken which will screen out possible indirect sources of flood risk and where they cannot be screened out it should present mitigation measures. The most likely mitigation measure will involve setting finished floor levels to a height that is above the 1% AEP fluvial event or 0.5% AEP tidal flood event level, with an allowance for climate change and freeboard, or to ensure a step up from road level to prevent surface water ingress. Design elements such as channel maintenance or trash screens may also be required. Evacuation routes in the event of inundation of surrounding land should also be detailed.

**vii. Climate Change**

Climate change poses potential significant impact on flood levels and consideration of future climate change is essential for site planning and consideration of residual flood risk. Areas of residual risk are especially sensitive to climate change impacts and increasing flood levels may pose additional risks of defence failure.

Development within the Kiltiernan - Glenamuck LAP area must consider climate change impacts. As per the SFRA for the DLR CDP 2022-2028, climate change allowances should be considered in accordance with development vulnerability, as stated in Table 3 (Table 5-1 of the SFRA for the DLR CDP 2022-2028). Furthermore, new development should incorporate measures for the management of potential flood risks associated with climate change through the adoption of the design recommendations contained in the SFRA for the DLR CDP 2022-2028.

Development Vulnerability	Fluvial climate change allowance (increase in flows)	Tidal climate change allowance (increase in sea level)	Storm water / surface water
Less vulnerable 20% 0.5m (MRFS)	Less vulnerable 20% 0.5m (MRFS)	Less vulnerable 20% 0.5m (MRFS)	Refer to the Stormwater Management Policy in Appendix 7.1 for details of climate change allowances
Highly vulnerable 20% 1.0m (HEFS)	Highly vulnerable 20% 1.0m (HEFS)	Highly vulnerable 20% 1.0m (HEFS)	
Critical or extremely vulnerable (e.g. hospitals, major sub-stations, blue light services)	30% 1.2m (and test up to 2m) <sup>9</sup>	30% 1.2m (and test up to 2m) <sup>1</sup>	
Note: there will be no discounting of climate change allowances for shorter lifespan developments.			

**Table 3: Climate change allowances by vulnerability and flood source (Table 5-1, DLR CDP SFRA 2022-2028)**

**viii. Surface Water Management**

New development has the potential to significantly increase the amount of surface water runoff from a site compared to the equivalent greenfield area due to the increase in impermeable surfaces. This can result in an increased flood risk to the local drainage network and water courses, as well as negatively impacting on water quality and biodiversity.

**ix. Sustainable Urban Drainage Systems**

In order to effectively manage and mitigate the potential flood and pollution risks from increased surface water runoff, it is important to implement Sustainable Urban Drainage Systems (SuDS) as part of the surface water management system for a development.

Sustainable Urban Drainage Systems (SuDS) is defined by the Construction Industry Research and Information Association (CIRIA) as “a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques”.

Using SuDS techniques, water is either infiltrated or conveyed more slowly to water courses via ponds, swales, infiltration systems, bioretention areas, attenuation tanks or other installations to try and closely mimic natural catchment drainage behaviour. In addition to delaying the rate of runoff, SuDS features increase water quality by ensuring that

pollutants filter down through soils or are broken down by bacteria. By mimicking the natural situation, SuDS attenuates and treats surface water runoff and improves environmental performance. This is an important element of climate change mitigation and resilience.

Appropriately designed, constructed and maintained SuDS features can mitigate many of the adverse effects of urban surface water runoff on the environment, thus future proofing communities against adverse weather effects. SuDS main objectives are therefore, to minimise the impacts from development on the quantity and quality of the runoff and maximise amenity and biodiversity opportunities.

There is considerable opportunity for large scale, catchment wide SuDS features to be interspersed between development plots. In the intervening years since the previous Plan for the area the inclusion of SuDS has been a feature of new developments and will continue to be a consideration in future development design proposals. Flood mitigation measures will also be included in the Glenamuck District Road Scheme (GDRS) provision where there are various options for SuDS elements that could be installed across multiple areas.

Development locations which have not yet received planning approval also have the potential to incorporate smaller footprint SuDS features such as ponds, bio retention areas, swales, filter drains, green/blue roofs, rainwater harvesting, rain gardens/rain planters, tree pits.

In consideration of downstream flooding potential any future development within the Draft Plan should look to incorporate as many SuDS elements as practical during the initial design stage and co-ordinate accordingly with each stakeholder i.e. Parks Department, Transport Department etc.

In general, private developments should look to implement a surface water management strategy that provides a multi-level treatment train, and which mimics natural processes to infiltrate and reuse surface water runoff, within the site curtilage, as much as possible. This should include a combination of SuDS features such as green/blue roofs, rainwater harvesting, rain gardens, rain planters, bio-retention areas, tree pits, swales, filters drains, permeable paving etc. All surface water management designs should ensure they are in accordance with the requirements of the County Development Plan 2022-2028, Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems, such that the proposal must demonstrate the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) policies in relation to Sustainable Drainage Systems (SuDS), and also Appendix 7: Sustainable Drainage System Measures.

<sup>1</sup> From OPW Sectoral Climate Change Adaptation Plan (2019) where a 2m rise in sea level is plausible under certain scenarios.

## 1.9 Conclusion

It is the strategy of Dún Laoghaire-Rathdown Council, in accordance with the 'Planning System and Flood Risk Management Guidelines' 2009, to reduce the potential risk to people, property and the environment, caused by flooding, through a hierarchy of avoidance, followed by substitution of lower vulnerability uses and, only if avoidance and substitution are not possible, reduction and management of the risks through a variety of techniques.

The SFRA for the Draft Plan sets out the policy response relating to the management of flood risk within the Draft Plan area for both developed and undeveloped lands in areas at risk of flooding. For significant proposals within the Draft Plan area, an appropriately detailed flood risk assessment will be required in support of all planning applications, excluding applications that are minor in nature such as signage applications or entrance widening to existing dwellings... All significant planning applications will be required to submit a Site-Specific Flood Risk Assessment addressing risks from all sources of flooding, using current and approved future data sets. The level of detail will vary depending on the risks identified and the proposed land use. At a minimum, all proposed development must consider the impact of surface water flood risks on drainage design for the site and downstream catchments. In addition, flood risk from sources other than fluvial should be reviewed. All new development will be required to comply with the Greater Dublin Strategic Drainage Study and the requirements of Appendix 7 of the County Development Plan for surface water management.

## 1.10 Disclaimer

It is important to note that compliance with the requirements of the Planning System and Flood Risk Management Guidelines, 2009, and the Floods Directive 2007 60/EC is a work in progress. This guide for Flood Risk Assessment is based on best available information and may require revision as new information becomes available.

Accordingly, all information in relation to flood risk is provided for general policy guidance only. It may be altered in light of future data and analysis. As a result, all landowners and developers are advised that Dún Laoghaire-Rathdown County Council accepts no responsibility for losses or damages arising due to the vulnerability to flooding of lands, uses and developments. It remains the principal responsibility of owners, users and developers to take all reasonable measures to assess the vulnerability to flooding of lands in which they have an interest prior to making planning or development decisions.

The indicative flood zone maps (see Figure 1.4 and 1.5) for the Kiltiernan-Glenamuck LAP area does not show indicative flood hazard associated with any of the following:

- Extreme fluvial dominated combinations with pluvial flows
- Extreme pluvial events
- Blocked drains
- High ground water level conditions
- Other unforeseen events, e.g. bridge /culvert collapse etc.

Dún Laoghaire-Rathdown County Council makes no representations, warranties or undertakings about any of the information provided in this SFRA for the forthcoming Kiltiernan-Glenamuck LAP, including without limitation, on its accuracy, completeness, quality or fitness for any particular purpose. To the fullest extent permitted by applicable law, neither Dún Laoghaire-Rathdown County Council nor any of its members, officers, associates, consultants, employees, affiliates, servants, agents or other representatives shall be liable for loss or damage, arising out of or in connection with, the use of, or the inability to use, the information provided in this Draft Plan, including but not limited to, indirect or consequential loss or damages, loss of data, income, profit, or opportunity, loss or, or damage to, property and claims of third parties, even if Dún Laoghaire-Rathdown County Council has been advised of the possibility of such losses or damages, or such losses or damages were reasonably feasible. Dún Laoghaire-Rathdown County Council reserves the right to change the content and / or presentation of any of the information provided in this report at its sole discretion, including these notes and disclaimer. This disclaimer shall be governed by, and construed in accordance with, the laws of the Republic of Ireland. If any provision of this disclaimer shall be unlawful, void or for any reasons unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.

## APPENDIX A: Glossary of Terms

**Annual Exceedance Probability (AEP)** - Likelihood or probability of flooding or a particular flood event is classified by its annual exceedance probability (AEP) or return period (in years). A 1% AEP flood indicates the flood event that will occur or be exceeded on average once every 100 years and has a 1 in 100 chance of occurring in any given year.

**Catchment** - The area that is drained by a river or artificial drainage system.

**Eastern Catchment Flood Risk Assessment and Management Studies (ECFRAMS)** - A catchment-based study involving an assessment of the risk of flooding in a catchment and the development of a strategy for managing that risk in order to reduce adverse effects on people, property and the environment. CFRAMS precede the preparation of Flood Risk Management Plans.

**Flood Risk** - An expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event. Flood Risk Assessment (FRA) can be undertaken at any scale from the National down to the individual site and comprises three stages: flood risk identification, initial flood risk assessment and detailed flood risk assessment.

**Flooding (or inundation)** – Flooding is the overflowing of water onto land that is normally dry. It may be caused by overtopping or breach of banks or defences, inadequate or slow drainage of rainfall, underlying groundwater levels or blocked drains and sewers. It presents a risk only when people, human assets and ecosystems are present in the areas that flood.

**Flood Defence** – A man-made structure (e.g. embankment, bund, sluice gate, reservoir or barrier) designed to prevent flooding of areas adjacent to the defence.

**Flood Risk Assessment (FRA)** - An examination of the risks from all sources of flooding of the risks to and potentially arising from development on a specific site, including an examination of the effectiveness and impacts of any control or mitigation measures to be incorporated in that development.

**Flood Zones** - A geographic area for which the probability of flooding from rivers, estuaries or the sea is within a particular range as defined within these Guidelines.

**Fluvial Flooding** - Flooding from a river or other watercourse.

**Groundwater Flooding** – Flooding caused by groundwater escaping from the ground when the water table rises to or above ground level.

**Initial Flood Risk Assessment** - A qualitative or semi-quantitative study to confirm sources of flooding that may affect

a Plan area or proposed development site, to appraise the adequacy of existing information, to provide a qualitative appraisal of the risk of flooding to development, including the scope of possible mitigation measures, and the potential impact of development on flooding elsewhere, and to determine the need for further detailed assessment.

**'Justification Test'** - An assessment of whether a development proposal within an area at risk of flooding meets specific criteria for proper planning and sustainable development and demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere. The 'Justification Test' should be applied only where development is within flood risk areas that would be defined as inappropriate under the screening test of the sequential risk based approach adopted by this guidance.

**Likelihood (probability of flooding)** – A general concept relating to the chance of an event occurring. Likelihood is generally expressed as a probability or frequency of a flood of a given magnitude or severity occurring or being exceeded in any given year. It is based on the average frequency estimated, measured or extrapolated from records over a large number of years and is usually expressed as the chance of a particular flood level.

**Mitigation Measures** - Elements of a development design which may be used to manage flood risk to a development, either by reducing the incidence of flooding both to the development and as a result of it and/or by making the development more resistant and/or resilient to the effects of flooding.

**National Indicative Fluvial Mapping** - These maps are 'predictive' flood maps showing indicative areas predicted to be inundated during a theoretical fluvial flood event with an estimated probability of occurrence, rather than information for actual floods that have occurred in the past, which is presented, where available, on the 'past' flood maps.

The maps refer to flood event probabilities in terms of a percentage Annual Exceedance Probability, or 'AEP'. This represents the probability of an event of this severity occurring in any given year. They are also commonly referred to in terms of a return period (e.g. the 100-year flood), although this period is not the length of time that will elapse between two such events occurring, as, although unlikely, two very severe events may occur within a short space of time.

**Precautionary Approach** - The approach to be used in the assessment of flood risk which requires that lack of full scientific certainty, shall not be used to assume flood hazard or risk does not exist, or as a reason for postponing cost-effective measures to avoid or manage flood risk. River Basin Management Plan (RBMP) is required by the EU Water Framework Directive (2000/60/EC). These plans will establish a strategic plan for the

long-term management of the River Basin District, set out objectives for water bodies and in broad terms, identify what measures are planned to meet these objectives, and act as the main reporting mechanism to the European Commission.

**Pluvial Flooding** - Usually associated with convective summer thunderstorms or high intensity rainfall cells within longer duration events, pluvial flooding is a result of rainfall-generated overland flows which arise before run-off enters any watercourse or sewer. The intensity of rainfall can be such that the run-off totally overwhelms surface water and underground drainage systems.

**Return Period** - The return period is means of expressing the likelihood or probability of flooding or a particular flood event occurring and is comparable to the AEP of the event. A 1% AEP flood indicates the flood event that will occur or be exceeded on average once every 100 years and has a 1 in 100 chance of occurring in any given year.

**'Sequential Approach'** - The 'Sequential Approach' is a risk-based method to guide development away from areas that have been identified through a flood risk assessment as being at risk from flooding.

**Site Specific Flood Risk Assessment** – An examination of the risks from all sources of flooding of the risks to and potentially arising from development on a specific site, including an examination of the effectiveness and impacts of any control or mitigation measures to be incorporated in that development.

**Strategic Flood Risk Assessment (SFRA)** - The assessment of flood risk on a wide geographical area against which to assess development proposed in an area (Region, County, Town).

**Surface Water Management** – This activity focuses on the assessment and management of flood risk within the urban environment from sources primarily resulting from intense rainfall. Surface water management should understand the performance of the urban drainage network, where exceedance flow routes would form and what impact this would have. Solutions to surface water flood risk can involve green infrastructure provision to capture and direct these excessive flows to lower vulnerable areas or open space. New development can provide solutions to reducing run-off not only from the proposed development also from existing areas. This should be considered in the SFRA in critical areas where development is planned upstream of flooding hotspots.

**Sustainable Drainage Systems (SuDS)** - A form of drainage that aims to control run-off as close to its source as possible using a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.



## **Appendix 2: Statutory Planning Context**

## 1. Introduction

Since adopting the previous Kiltiernan-Glenamuck Local Area Plan in 2013, the regulatory and policy framework relating to Local Area Plans in Ireland has evolved to reflect broader national strategies, such as the National Planning Framework and the focus on compact growth. This Appendix lists the principal international, national, regional and local policy documents, guidelines and plans that have helped inform and guide the preparation of this draft Local Area Plan. While comprehensive, this list is not exhaustive.

## 2. EU Level

- EU (2010) Flood Risk Directive (2010/60/EC)
- EU (2007) Floods Directive 2007 60/EC
- EU (2006) Groundwater Directive (GWD) 2006/118/EC
- EU (2001) Strategic Environmental Assessment Directive (2001/42/EC)
- EU (2000) Water Framework Directive (2000/60/EC)
- EU (1991) Habitats Directives (92/43/EEC)
- EU (1979) Birds Directive (79/409/EEC)

## 3. National Level

- DHLGH (2024) Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities
- DECC (2023) Climate Action Plan 2024
- DHLGH (2022) National Housing Strategy for Disabled People, 2022 – 2027
- DHLGH (2022) Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities
- DOT (2022) National Sustainable Mobility Policy
- DHLGH (2022) Places for People, National Policy on Architecture
- DHLGH (2024) River Basin Management Plan for Ireland, 2022-2027
- DRCD (2022) Town Centre First Policy
- DHLGH (2022) Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities
- DECC (2021) National Energy and Climate Plan, 2021-2030
- DHPLG (2019) Design Manual for Urban Roads and Streets
- DOH (2019) Housing Options for Our Ageing Population: Policy Statement
- Government of Ireland (2018) Project Ireland 2040: National Planning Framework
- Government of Ireland (2018) National Development Plan, 2018-2027
- DHPLG (2018) Urban Development and Building Heights: Guidelines for Planning Authorities
- DECC (2018) National Climate Change Adaptation Framework
- NTA (2015) Permeability in Existing Urban Areas: Best Practice Guide
- DECLG (2013) Local Area Plans: Guidelines for Planning Authorities
- DECLG (2013) Manual for Local Area Plans
- DECLG (2012) Retail Planning: Guidelines for Planning Authorities
- NTA (2011) National Cycle Manual
- DAHG (2011) Architectural Heritage Protection: Guidelines for Planning Authorities
- DEHLG & OPW (2009) The Planning System and Flood Risk Assessment: Guidelines for Planning Authorities

- DEHLG (2009) Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities
- Dublin Local Authorities (2005) Greater Dublin Strategic Drainage Study
- DOELG (2001) Childcare Facilities: Guidelines for Planning Authorities
- TII (2023) National Roads 2040

## 4. Regional Level

- NTA (2022) Transport Strategy for the Greater Dublin Area, 2022-2042
- NTA (2022) Greater Dublin Area Cycle Network Plan
- SEAI & Codema (2021) Dublin Region Energy Masterplan
- EMRA (2019) Regional Spatial and Economic Strategy 2019-2031
- OPW (2016) Eastern CFRAM Study
- DMERA (2008) Retail Strategy for the Greater Dublin Area

## 5. Local Level

- Dún Laoghaire-Rathdown County Council (2022) Dún Laoghaire-Rathdown County Development Plan, 2022-2028
- Dún Laoghaire-Rathdown County Council (2024) Draft Kiltiernan Glenamuck Local Transport Plan.
- Dún Laoghaire-Rathdown County Council (2022) dlr Age Friendly Strategy, 2022-2026
- Dún Laoghaire-Rathdown County Council (2021) dlr Biodiversity Action Plan, 2021-2025
- Dún Laoghaire-Rathdown County Council (2021) dlr County Heritage Plan, 2021-2025
- Dún Laoghaire-Rathdown County Council (2020) Corporate Plan 2025-2029
- Dún Laoghaire-Rathdown County Council (2024) Climate Change Action Plan 2024-2029
- Dún Laoghaire-Rathdown County Council (2024) Dún Laoghaire-Rathdown Tourism and Marketing Strategy 2024-2028
- Dún Laoghaire-Rathdown County Council (2017) Sports Facilities Strategy 2017-2022
- Dún Laoghaire-Rathdown County Council (2023) Dún Laoghaire-Rathdown Local Economic and Community Plan 2023-2028
- Dún Laoghaire-Rathdown County Council (2024) dlr Play Policy 2023-2028
- Dún Laoghaire-Rathdown County Council (2024) Trees and Urban Forestry Strategy 2024-2030
- Dún Laoghaire-Rathdown County Council (2012) Dún Laoghaire-Rathdown County Council Cycle Network Review
- Dún Laoghaire-Rathdown County Council (2024) dlr Green Infrastructure Strategy 2016-2022
- Dún Laoghaire-Rathdown County Council (2024) dlr Traveller Accommodation Programme
- Dún Laoghaire-Rathdown County Council (2025) dlr Corporate Plan 2025 - 2029

## **Appendix 3: List of Draft LAP Policies and Objectives**

## Appendix 3: List of Draft LAP Policies and Objectives

### Chapter 2: Urban Design

#### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
2.6	General Urban Design Policies and Objectives	KGLAP1	Urban Design	It is Policy to promote a high standard of urban design throughout Kiltiernan Glenamuck in accordance with the relevant policies set out in the County Development Plan, Section 28 Guidelines and other relevant guidance documents including: The 'Compact Settlement Guidelines (2024), and the Design Manual for Urban Roads and Streets (2019). Development shall be design-led, prioritising place making and accord with the Urban Design and Placemaking Vision for the area as set out in section 2.4 and 2.5.
		KGLAP2	Kiltiernan-Glenamuck Character	It is Policy that development shall contribute positively to the distinct character of Kiltiernan - Glenamuck by ensuring that: <ul style="list-style-type: none"> <li>New architecture complements and visually integrates with the historic vernacular structures in terms of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, material finishes, street width, urban grain and street frontage.</li> <li>Development positively contributes to the established character and enhances the identity and sense of place for Kiltiernan-Glenamuck.</li> </ul>
		KGLAP3	Public Realm	It is policy that new development provides connected, attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating pedestrian centred environments with active, inviting public spaces and parks.
		KGLAP4	Site Development Frameworks	It is policy that future development shall accord with the objectives set out in the site development framework section for each development site (see section 2.7). Planning applications shall include a consistency statement setting out how each of the objectives in the Site Development Framework will be delivered.

#### ii. Objectives:

Section	Section Title	Objective No.	Objective Title	Objective Text
2.7.1	Employment Lands – Site Development Framework 1 (SDF1) Objectives	SDF1-1	Movement	<ul style="list-style-type: none"> <li>Planned / approved links on adjacent sites to be taken into account in any proposed layout for the 'E' zoned lands to ensure that there is a network of legible connected routes through the area and to maximize active travel linkages with adjoining/adjacent sites, Kiltiernan Road and Kiltiernan – Glenamuck Link Road.</li> <li>In tandem with the adjoining land holder, access to the site from 'The Park', Carrickmines to be provided, as identified in the County Development Plan, in addition to through access from the Kiltiernan Road.</li> </ul>
		SDF1-2	Built Form	<ul style="list-style-type: none"> <li>Development to complement existing development in the 'The Park' Carrickmines.</li> <li>Development to incorporate a transition between large scale employment uses to the north and open space to the south.</li> <li>Provide active building frontage along Kiltiernan Road which will create a sense of identity and place.</li> </ul>
		SDF1-3	Height	<ul style="list-style-type: none"> <li>Heights to be a maximum of 5 storeys fronting onto Kiltiernan Road.</li> <li>Heights on the remainder of the site to range from 3 storeys to 5 storeys having regard to topography, surrounding existing developments, any adjacent residential development and the retention of views to the Dublin Mountains.</li> <li>Ensure proposed heights achieve a balance between height and scale, contribute to variety in design and avoid against monolithic and monotonous buildings.</li> </ul>

Section	Section Title	Objective No.	Objective Title	Objective Text
		SDF1-4	Environment	<ul style="list-style-type: none"> <li>To retain the hedgerow along the boundary of the 'E' zoned lands with 'The Park' to the north and along the boundary with the adjoining open space area to the northwest.</li> </ul>
2.7.2	Former Bective Lands – Site Development Framework 2 (SDF2) Objectives	SDF2-1	Movement	<ul style="list-style-type: none"> <li>Ensure permeability and connectivity to the north-south green corridor.</li> <li>Provide connections:                             <ul style="list-style-type: none"> <li>northwards with the proposed Jamestown Park.</li> <li>Eastwards to the employment lands.</li> </ul> </li> <li>Explore options for shared parking for the Bective site on the adjoining employment lands</li> <li>Provide active travel connections through 'The Park' towards the Luas.</li> </ul>
		SDF2-2	Environment	Ensure retention of hedgerows including those along the following boundaries of the lands, northwest, west to the adjoining site identified for residential development and east to the adjoining employment zoned lands.
2.7.3	Glenamuck North Character Area Lands, north of Kiltiernan Road – Site Development Framework 3 (SDF3) Objectives	SDF3-1	Movement	<ul style="list-style-type: none"> <li>Ensure that there is a network of legible connected routes through the site, both north-south and east- west.</li> <li>Provide a new north to south pedestrian route through the scheme northwards to the future Jamestown Park. This route should also connect southwards and illustrate clear wayfinding to the Central Parkland Character area and onwards to the Kiltiernan Village Character Area.</li> <li>Ensure no parallel vehicular carriageway immediately adjoining Kiltiernan Road.</li> <li>Vehicular access to the land parcel will be via one access from the Kiltiernan Road.</li> </ul>
		SDF3-2	Placemaking	<ul style="list-style-type: none"> <li>Provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.</li> <li>Provision of a hierarchy of complementary open spaces that are well connected both visually and physically by way of urban greening.</li> <li>Provide a street planting scheme with suitable planting and trees along the Kiltiernan Road.</li> <li>Proposed tree planting shall be mainly semi-mature native species.</li> </ul>
		SDF3-3	Built Form	<ul style="list-style-type: none"> <li>Provide active building frontage along Kiltiernan Road. This active frontage should include own door access.</li> <li>Ensure the design and layout of any scheme provides passive surveillance of the future Jamestown Park</li> </ul>
		SDF3-4	Heights	<ul style="list-style-type: none"> <li>2-4 storeys with potential for 5 at appropriate focal points along Kiltiernan Road.</li> <li>Ensure heights along the Kiltiernan Road achieve a balance between height and scale, contribute to variety in design and avoid against monolithic and monotonous buildings.</li> <li>Heights shall have regard for topography, surrounding existing developments and the retention of views towards the Dublin Mountains.</li> </ul>
		SDF3-5	Density	Generally, 40 dwellings per hectare (dph).
		SDF3-6	Environment	Layout design should maximise retention and integration of hedgerows into public open space.
2.7.4	Glenamuck North Character Area Lands, south of Kiltiernan Road – Site Development Framework 4 (SDF4) Objectives	SDF4-1	Movement	<ul style="list-style-type: none"> <li>Ensure that there is a network of legible connected routes through the site, both north- south and east- west.</li> <li>Provide a new north to south pedestrian route through the scheme southwards through Shaldon Grange and/or Glenamuck Manor and illustrate clear wayfinding to the central green area and onwards to Kiltiernan Village Character Area.</li> <li>Ensure no parallel vehicular carriageway immediately adjoining Kiltiernan Road.</li> <li>Vehicular access to the site will be via existing schemes which access from Glenamuck Road.</li> </ul>
		SDF4-2	Placemaking	<ul style="list-style-type: none"> <li>Provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.</li> <li>Contribute to the provision of a hierarchy of complementary open spaces that are well connected both visually and physically by way of urban greening.</li> <li>Provide a street planting scheme with suitable planting and trees along Kiltiernan Road.</li> <li>Proposed tree planting shall be mainly semi-mature native species</li> </ul>
		SDF4-3	Built Form	<ul style="list-style-type: none"> <li>Provide active building frontage along Kiltiernan Road. This active frontage should include own door access.</li> </ul>

Section	Section Title	Objective No.	Objective Title	Objective Text
				<ul style="list-style-type: none"> <li>Ensure any development responds to the layout and design of the adjoining schemes, Shaldon Grange and Glenamuck Manor.</li> </ul>
		SDF4-4	Heights	<ul style="list-style-type: none"> <li>2-4 storeys with potential for 5 at appropriate focal points along Kiltiernan Road.</li> <li>Ensure heights along the Kiltiernan Road achieve a balance between height and scale, contribute to variety in design and avoid monolithic and monotonous buildings.</li> <li>Heights shall have regard for topography, surrounding existing developments and the retention of views towards the Dublin Mountains.</li> </ul>
		SDF4-5	Density	Generally, 40 dph
		SDF4-6	Environment	Layout design should ensure retention of hedgerows in accordance with objective GI1, chapter 7.
2.7.5	<b>Enniskerry Road Cottages – Site Development Framework 5 (SDF5) Objectives</b>	SDF5-1	Movement	Provide shared access for infill development via Dun Óir.
		SDF5-2	Placemaking	<ul style="list-style-type: none"> <li>Infill development shall be sensitive to and have regard to impact on existing residential amenity, in-situ vernacular features, materials and elements.</li> <li>Encourage site assembly to achieve coherent, planned, high quality design and layout.</li> </ul>
		SDF5-3	Built Form	Ensure any development responds to the form and design of existing cottages and the adjoining scheme at Dun Oir.
		SDF5-4	Heights	<ul style="list-style-type: none"> <li>1 storey (2 storeys if appropriate) for infill.</li> <li>2–3 storeys if there is site amalgamation.</li> </ul>
		SDF5-5	Density	Development may define its own density (as agreed by the planning authority) in response to the scale and form of surrounding development.
2.7.6	<b>Kiltiernan Village Centre and Village Centre Lands – Site Development Framework 6 (SDF6) Objectives</b>	SDF6-1	Masterplan	<ul style="list-style-type: none"> <li>It is an Objective that a Masterplan for the entire site shall be prepared and accompany all planning applications for significant development on the site. The Masterplan shall accord with the Guiding Principles and Objectives set out in this Site Development Framework accompanied by a ‘Consistency Statement’ detailing how each of the Guiding Principles and objectives in this SDF will be delivered.</li> <li>The Masterplan shall include details of details of how development and infrastructure will be phased including the provision of different uses and services that will serve an emerging community. It must also be informed and guided by all relevant environmental considerations, including the need to manage and mitigate (where necessary) the potential effects development in this area may have on sensitive environmental receptors</li> </ul>
		SDF6-2	Movement	<ul style="list-style-type: none"> <li>Ensure that there is a network of legible connected routes through the site, both north-south and east-west linked with streets and open spaces.</li> <li>Provide an east west green pedestrian and/or cycle route through the scheme and illustrate clear wayfinding to both the Village Centre and the central parkland area. Along this route as many of the key landscape features as possible shall be retained and celebrated in order to respect and enhance the uniqueness of the place. Wherever possible, stands of trees shall be retained and strengthened. The potential for these spaces to assist wildlife movement, a wide range of walking and cycling circuits and for providing open and play spaces shall be explored.</li> </ul>
		SDF6-3	Placemaking	<ul style="list-style-type: none"> <li>Any development shall enhance the existing character of Kiltiernan.</li> <li>The Kiltiernan Village site shall include a village green fronting onto Enniskerry Road. The design of the village green shall resonate with the rural nature of Kiltiernan and also explore opportunities for a portion of the area to be used as a market space, acknowledging the important role played historically by the Kiltiernan country market. The design shall create a visual connection with and reinforce the character area centred on ‘Our Lady of the Wayside’ church.</li> <li>Incorporate low granite walls where possible and, where appropriate, build new walls to create visual and spatial enclosure.</li> <li>Building materials shall incorporate an element of granite.</li> <li>Ensure creation of a vista from the village green towards the ‘Our Lady of the Wayside’ Church and beyond to the Dublin Mountains.</li> <li>Retain long distance views of the Dublin Mountains via streets and gaps in buildings.</li> </ul>
		SDF6-4	Land Use	<ul style="list-style-type: none"> <li>Provide for a sustainable mix of uses commensurate with the NC land use zoning objective.</li> </ul>

Section	Section Title	Objective No.	Objective Title	Objective Text
				<ul style="list-style-type: none"> <li>• Provide for a minimum of 4,500 sq metres gross floorspace of non-residential uses.</li> <li>• Provide for a community centre of circa 300 sq metres (See objective in chapter 4).</li> <li>• Provide for a creche (this requirement is in addition to the community use requirement above).</li> <li>• Provide for a supermarket of circa 1300 square metres within the land parcel.</li> <li>• Provide suitably designed residential units for older people and for “rightsizing” and/or “downsizing” in close proximity to Kiltiernan Village</li> </ul>
		SDF6-5	Built Form	<ul style="list-style-type: none"> <li>• Provide for active frontage along Enniskerry Road.</li> <li>• The design of ‘Kiltiernan Village’ shall be carefully scaled and be of a fine urban grain. The design shall avoid repetitious and monotonous development.</li> <li>• Plot widths within blocks shall achieve a fine urban grain.</li> <li>• Contemporary development shall make reference to local traditions of building and layout.</li> <li>• Design of development on the ‘Kiltiernan Village’ site and ‘Village Centre Lands’ shall be complementary to each other.</li> <li>• Development adjoining the surrounding residential area shall ensure that the layout and design has regard to protection of residential amenities. The masterplan shall include details of how the ‘Kiltiernan Village’ site relates coherently to adjoining development areas</li> </ul>
		SDF6-6	Heights	<ul style="list-style-type: none"> <li>• 2 – 4 storeys</li> <li>• Some five storey elements may be acceptable subject to visual impact assessment and compliance with the Building Height Strategy as set out on the CDP 2022 – 2028.</li> <li>• Ensure that the proposed heights along Enniskerry Road are sensitive to the original streetscape, in keeping with the character and scale of Kiltiernan.</li> <li>• Allow for increased heights proximate to the village green. Any buildings at this location shall complement ‘Our Lady of the Wayside’ Church, which is a protected structure.</li> </ul>
		SDF6-7	Density	Generally, 45 dph, with any proposed higher density located proximate to ‘Kiltiernan Village’ site
		SDF6-8	Environment	<ul style="list-style-type: none"> <li>• Require a street planting strategy with suitable native trees and planting along Enniskerry Road.</li> <li>• Provide a green pedestrian/cycle link from Enniskerry Road across to the central green area and beyond. Development shall be designed to ensure passive surveillance of this link. Along this route as many of the key landscape features as possible must be retained and celebrated in order to respect and enhance the uniqueness of the place. Wherever possible, stands of trees should be retained and strengthened. The potential for these spaces to assist wildlife movement, a wide range of walking and cycling circuits and for providing open and play spaces should be explored.</li> <li>• Ensure protection and retention of the double tree line/hedgerow which runs north-south and east-west across the lands.</li> </ul>
		SDF6-9	Detailed Design	<ul style="list-style-type: none"> <li>• The masterplan shall include detailed design codes for building and landscape finishes and materials. Codes will also establish palettes for windows, door, railings, roof styles, skyline treatment, etc.</li> <li>• Attention shall be paid at an early stage to the location of all building services, particularly where they interface with the public realm (including ESB substations). All building services shall be carefully designed to be visually acceptable and located to avoid over concentration on any particular street or frontage.</li> <li>• Services on roofs, including lift and stair over runs, ventilation and smoke shafts, photovoltaic cells and other plant and services will be so designed and sited so as not to be visually prominent.</li> <li>• The areas around the village green and the crossroads shall have hard natural stone paving giving a high-quality landscape environment while softer surfaces may be appropriate along the route from ‘Our Lady of the Wayside’ Church.</li> <li>• Avoid large areas of visually prominent surface car parking – undercroft / basement car parking will be encouraged.</li> </ul>
		SDF6-10	Shopfronts	<ul style="list-style-type: none"> <li>• The design of shopfronts shall enhance the overall character of the façade and relate carefully to the upper levels.</li> </ul>

Section	Section Title	Objective No.	Objective Title	Objective Text
				<ul style="list-style-type: none"> <li>Where branded/corporate signage is required, this should be discreet and relate sympathetically to the façade</li> </ul>
2.7.7	<b>Glenamuck Valley/Kiltiernan Village East – Site Development Framework 7 (SDF7) Objectives</b>	SDF7-1	Movement	Layouts shall, where possible, provide pedestrian connections to Kiltiernan Park to the north, having regard to the biodiversity value of the lands on the boundary between the two sites.
		SDF7-2	Placemaking	Granite materials to be incorporated in any proposed development.
		SDF7-3	Built Form	Appropriate buffer to be provided between buildings, car parking and general circulation areas and lands zoned high amenity.
		SDF7-4	Heights	2 – 3 storeys. With any proposed taller buildings located along the Kiltiernan Link Road.
		SDF7-5	Density	Generally, 40 dph.
		SDF7-6	Environment	Design and layout of any development shall ensure no adverse impact on the adjoining high amenity and high value biodiversity lands. Minimise lighting / sensitive lighting adjacent to high amenity lands.
2.7.8	<b>Site to the east of Cairnbrook – Site Development Framework 8 (SDF8) Objectives</b>	SDF8-1	Movement	<ul style="list-style-type: none"> <li>Vehicular access to the land parcel shall be from Cairnbrook.</li> <li>Provide opportunities to provide active travel linkages to the east towards Springfield Lane.</li> <li>Provide a pedestrian/cycle link into Rockville Drive.</li> </ul>
		SDF8-2	Placemaking	Have regard to the rural character and transition to the lands rising to the east which are subject to the land use zoning objective 'B' – 'To protect and improve rural amenity and to provide for the development of agriculture'.
		SDF8-3	Built Form	Ensure development responds to the form of existing properties within Cairnbrook and the adjoining rural character to the east.
		SDF8-4	Heights	Maximum 4 storeys, however heights of buildings located in the eastern portion of the site to be restricted because of the elevated nature of the site.
		SDF8-5	Density	Generally, 40 dph.
		SDF8-6	Environment	<ul style="list-style-type: none"> <li>Retain hedgerow to the east as shown on Fig 7.1, chapter 7, and avoid private gardens bounding onto hedges to be retained.</li> <li>Sensitive lighting along transitional boundaries.</li> </ul>
2.7.9	<b>Education Lands – Site Development Framework 9 (SDF9) Objectives</b>	SDF9-1	Movement	<ul style="list-style-type: none"> <li>Facilitate provision of pedestrian link to Jackson Park.</li> <li>Vehicular access to the land parcel shall be from Kiltiernan – Glenamuck Link Road.</li> </ul>
		SDF9-2	Placemaking	Create a relationship with Glenamuck Road and Kiltiernan – Glenamuck Link Road.
		SDF9-3	Built Form	<ul style="list-style-type: none"> <li>Explore relocation/reuse of granite wall along Glenamuck Road.</li> <li>Promote urban typology school buildings.</li> </ul>
		SDF9-4	Heights	2-3 storeys. Have regard to rural character and adjoining residential amenities.
		SDF9-5	Supporting Uses and Facilities	<ul style="list-style-type: none"> <li>Promote shared outdoor pitches and facilities.</li> <li>Promote and encourage synergies with facilities at Jackson Park.</li> <li>Promote community-based activities outside of school hours.</li> </ul>
2.7.10	<b>Glenamuck East – Site Development Framework 10 (SDF10) Objectives</b>	SDF10-1	Movement	<ul style="list-style-type: none"> <li>Promote permeability and connectivity between Kiltiernan Road and Glenamuck Road.</li> <li>Provide linkages onto the north-south greenway, See Figure 7.2, Chapter 7.</li> </ul>
		SDF10-2	Placemaking	<ul style="list-style-type: none"> <li>Provide focal points, recognisable features and elements along Kiltiernan Road which will create a sense of identity and place.</li> <li>Contribute to the provision of a hierarchy of complementary open spaces that are well connected both visually and physically by way of urban greening.</li> <li>Provide a street planting scheme with suitable planting and trees along Kiltiernan Road.</li> <li>Proposed tree planting shall be mainly semi-mature native species.</li> </ul>
		SDF10-3	Built Form	Provide active frontage and passive surveillance along Kiltiernan Road. Ensure frontage and active surveillance onto the north-south greenway adjoining Kiltiernan - Glenamuck Link Road.
		SDF10-4	Heights	<ul style="list-style-type: none"> <li>2-4 storeys with potential for 5 storeys at appropriate locations along Kiltiernan Road.</li> <li>Ensure proposed heights achieve a balance between height and scale, contribute to variety in design and avoid against monolithic and monotonous buildings.</li> </ul>



Section	Section Title	Objective No.	Objective Title	Objective Text
		SDF10-5	Density	Density generally 50-80 dwellings per hectare. Higher densities may be considered at locations where it can be demonstrated that a 1km or less walking distance to a Luas stop can be achieved by the provision of a route through 'The Park', Carrickmines.
2.7.11	Kiltiernan Park - New Phase	SDF11-10	Movement	<ul style="list-style-type: none"> <li>Ensure permeability and connectivity to both the north-south corridor and the east west corridor.</li> <li>Facilitate pedestrian and cycle connectivity to Jackson Park.</li> <li>Facilitate pedestrian and cycle connectivity to education lands (SDF9).</li> <li>Facilitate pedestrian and cycle connectivity to permitted Kiltiernan Park (see figure 7.2 in chapter 7).</li> <li>Facilitate where feasible connectivity to SDF7.</li> </ul>
		SDF1-2	Environment	<ul style="list-style-type: none"> <li>Ensure retention of hedgerows and trees.</li> <li>Ensure protection of the ecologically sensitive glaciated valley feature to the south east.</li> </ul>
2.7.12	Smaller Infill/Backland Site Development Objectives-(SDO)	SDO-1	Placemaking	<ul style="list-style-type: none"> <li>Overall character of streetscape shall be retained.</li> <li>Any infill developments west of the Enniskerry Road shall be sensitive to the overall enclosed, fine grain character of this area moving southwards from Kiltiernan Village.</li> </ul>
		SDO-2	Built Form	<ul style="list-style-type: none"> <li>Any proposed development shall be sympathetic to existing development and shall not impact negatively on residential amenity.</li> <li>For infill development west of the Enniskerry Road design shall have regard to the mountain backdrop.</li> </ul>
		SDO-3	Heights	Heights in any infill proposal shall be sensitive to the surrounding built form.
		SDO-4	Density	<ul style="list-style-type: none"> <li>Generally, 40 dph.</li> <li>Smaller infill sites may define their own density (as agreed by the planning authority) in response to the scale and form of surrounding development.</li> </ul>

## Chapter 3 Climate Action

### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
3.4	Sustainable Infrastructure	KGLAP5	Supporting Uisce Éireann	It is Policy to support Uisce Éireann in the provision of adequate water and wastewater treatment infrastructure to serve the needs of the existing and future population of the Plan area and ensuring that such infrastructure is provided prior to, or in tandem with, new development.
		KGLAP6	Wastewater Treatment	It is Policy to facilitate Uisce Éireann in ensuring that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance.
		KGLAP7	Water Framework Directive	It is Policy to facilitate compliance with the requirements of the EU Water Framework Directive and any relevant legislation. In this regard, the Council will facilitate compliance with the relevant objectives and measures set out in the ongoing 'River Basin Management Plan' (2022- 2028) and associated Programme of Measures, where relevant. Applications for development under the Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments.
		KGLAP8	Groundwater	It is Policy to ensure the protection of groundwater resources within the KGLAP area and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the LAP boundary shall have regard to the likely impacts the proposed development may have on groundwater resources.
3.5	Sustainable Water Management	KGLAP9	Sustainable Water Management	It is Policy to implement the main elements of the DLR GI strategy in relation to water management including: <ul style="list-style-type: none"> <li>Reducing the rate, volume, and improve the quality of surface water runoff.</li> <li>Managing runoff at source through the use of infiltration systems.</li> <li>Promoting local sustainable urban drainage systems (SuDS), 'Green Streets' and green roofs.</li> </ul>

Section	Section Title	Policy No.	Policy Title	Policy Text
				<ul style="list-style-type: none"> <li>Enabling SuDS to be located in the public realm.</li> </ul>
		KGLAP10	SuDS	It is Policy to ensure that Sustainable Drainage Systems (SuDS) is applied to any development in the KGLAP area and that site specific solutions to surface water drainage systems are developed which meet the requirements of the Water Framework Directive and associated River Basin Management Plan. SuDS measures may include green roofs, permeable paving, detention basins, infiltration systems etc.
		KGLAP11	Surface Waters Regulations	It is Policy to ensure the implementation of the surface water legislation 'Environmental Objectives (Surface Waters) Regulations 2009' to ensure that development permitted would not have an unacceptable impact on water quality including surface waters, ground water, river corridors, estuarine waters, bathing waters, coastal and transitional waters. Development within the LAP area shall comply with the Policies and Objectives of the County Development Plan relating to protection of existing water and drainage infrastructure.
		KGLAP12	Groundwater protection	It is policy to ensure that planning applications take into account any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.
		KGLAP13	EU Directives	It is policy to ensure the implementation of the EU Water Framework Directive and the EU Groundwater Directive to encourage protection of the groundwater resources and associated habitats and species in and around the LAP.
3.6	Flood Risk Management	KGLAP14	Flood Risk Assessment	It is Policy to manage flood risk in the KGLAP area in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014), and to require all proposed developments to carry out a Site-Specific Flood Risk Assessment that shall demonstrate compliance with: <ul style="list-style-type: none"> <li>The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG/OPW, 2009), as may be revised and/or updated.</li> <li>The prevailing Dún Laoghaire-Rathdown County Development Plan.</li> <li>The SSFRA which shall pay particular emphasis to site specific mitigation measures and any necessary management measures per Appendix B4 of the above-mentioned 2009 National Guidelines.</li> </ul>
		KGLAP15	Flood Risk Considerations	It is policy that proposed development in and adjacent to Flood Zone A and B will include for the management of flooding on site, and within the scope of the SSFRA. Use of the sequential approach should be presented in a Masterplan which should demonstrate that there is no highly vulnerable development within Flood Zones A or B. There should be no loss of floodplain storage for the 1% AEP event and the impact of any changes to ground levels and storage areas as part of flood management proposals should be assessed for the 0.1% AEP flood. As overland flow is the primary source of flood risk, it is important that conveyance routes through the site are maintained. The SSFRA will also need to demonstrate there is no impact in flood risk to third party lands.
3.8	Climate Mitigation – Renewable Energy	KGLAP16	Renewable Energy Use	It is Policy to: <ul style="list-style-type: none"> <li>Encourage and support the development of solar energy infrastructure, including photo voltaic (PV) in appropriate locations where it is demonstrated that such development will not introduce significant adverse environmental effects.</li> <li>Support the development of district heat networks and the utilisation of waste heat recovery having due regard to potential environmental impacts typically associated with district heating development.</li> </ul>

## Chapter 4 People and Homes

### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
4.2.2	Sustainable Neighbourhood Infrastructure	KGLAP17	Provision of SNI uses and delivery of the ten-minute neighbourhood	It is a policy to support the delivery of sufficient SNI uses including community and educational uses that will be required to ensure sustainable living - in line with the ten minute neighbourhood concept - for existing and future residents of the Kiltiernan-Glenamuck LAP area, in accordance with Policy Objectives PHP1, PHP2, PHP3 and PHP4 in the County Development Plan 2022-2028.
		KGLAP18	Co-location of Community Facilities	It is policy to encourage the co-location of existing and future sustainable neighbourhood facilities including community centres, schools, childcare facilities, healthcare services and also colocation of playgrounds and amenity spaces in accordance with Policy Objective PHP5 in the County Development Plan 2022-2028. Such an approach may enable the sharing of facilities such as car and cycle parking.
4.2.3.4	Future School Provision	KGLAP19	School Facilities	It is a policy to promote and support – in line with Policy Objective PHP7 of the CDP - the use and access to school facilities including assembly halls, sporting and recreation facilities within school grounds outside of school teaching hours, at weekends and during school holidays by the wider community in order to augment the level of meeting space and sporting and recreational facilities available within the KGLAP area.
		KGLAP20	Future School Provision	To continue to liaise with the Department of Education to assess the needs for educational facilities, in particular the possible need to provide a secondary school for the broader area given the extent of development in the wider area, including Stepside/Ballyogan.
4.2.3.5	Childcare	KGLAP21	Childcare Facilities	It is policy to encourage and support the provision of childcare facilities within the KGLAP area to ensure that existing and future residential developments have access to childcare services. In this regard: <ul style="list-style-type: none"> <li>At least one childcare facility shall be provided within lands zoned 'NC' - "To protect, provide for and-or improve mixed-use neighbourhood centre facilities.",</li> <li>All planning applications for larger residential developments to be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, unless it can be satisfactorily demonstrated that there is already an adequate provision in the area.</li> </ul> <p>The provision of childcare facilities within the Plan area shall be carried out in accordance with the provisions set out under Policy Objective PHP6 'Childcare Facilities' and Section 12.4.10 'Childcare Facilities – Parking &amp; Access' of the County Development Plan 2022-2028 and/or any subsequent plan and the provisions of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001) or any updated guidelines.</p>
		KGLAP22	Co-location of Childcare Facilities	It is a policy to support and facilitate the co-location of childcare provision with schools and/or community facilities in the KGLAP area.
4.2.3.6	Healthcare	KGLAP23	Nursing Home Facilities	It is policy to encourage and support the continued operation and future provision of nursing homes and/or assisted living accommodation within the KGLAP area and to require that such developments meet the standards set out in Section 12.4.8.2 'Nursing Homes / Assisted Living Accommodation' of the County Development Plan 2022-2028 and the 'National Standards for Residential Care Settings for Older People in Ireland' (HIQA 2016).
		KGLAP24	Healthcare	It is policy to support and facilitate the provision of healthcare facilities including the provision of primary care facilities within lands zoned 'NC' - "To protect, provide for and-or improve mixed-use neighbourhood centre facilities."
4.2.3.7	Inclusion	KGLAP25	Age Friendly Strategy	It is policy to support and facilitate the 4 Strategic Priorities set out within the Dún Laoghaire-Rathdown Age Friendly Strategy 2022-2028, in particular Strategic Priority 1. In this regard: <ul style="list-style-type: none"> <li>Public realm should seek to facilitate social interaction and healthy lifestyles</li> <li>Safe and accessible transport and infrastructure will be promoted (see Chapter 5).</li> <li>Lifetime adaptable housing options will be facilitated (see Section x).</li> </ul>

Section	Section Title	Policy No.	Policy Title	Policy Text
		KGLAP26	Universal Design	It is a policy to promote Universal Design in all proposals for community facilities and publicly accessible buildings and spaces in order to ensure that all buildings and associated public realm can be utilised to the greatest extent possible by all people, regardless of age, ability or disability. In this regard, proposed development should have regard to the provisions of 'Building for Everyone: A Universal Design Approach' series of booklets by the National Disability Authority and Centre of Excellence in Universal Design.
		KGLAP27	Changing Places Bathrooms	It is a policy to promote, support and facilitate the roll out of changing places bathrooms in line with policy objective PHP17 of the County Development Plan 2022 - 2028.
4.3.6.1	Residential Density	KGLAP28	Overall Residential Density	It is policy to promote and support residential densities in line with policy objective PHP18 of the County Development Plan 2022 – 2028 (or any subsequent Plan) and the 'Sustainable Residential Development and Compact Settlements Guidelines', 2024. In this regard, residential density shall accord with site development frameworks in Chapter 2 or where density is not provided for in Chapter 2: <ul style="list-style-type: none"> <li>• Lands to the east of the Kiltiernan – Glenamuck Link Road shall achieve a residential density of 50-80 dwellings per hectare.</li> <li>• Lands to the west of the Kiltiernan – Glenamuck Link Road shall achieve a residential density of 40-50 dwellings per hectare.</li> <li>• Smaller infill sites that are not of sufficient scale will be assessed on a case-by-case basis. Such sites may define their own density (as agreed by the planning authority) in response to the scale and form of surrounding development</li> </ul>
		KGLAP29	Higher Residential Density	Higher density proposals in of 50 dwellings per hectare or more shall ensure a balance between the protection of existing residential amenities and the established character of the surrounding area. Such applications must demonstrate the following: <ul style="list-style-type: none"> <li>• Provision of adequate social and community infrastructure.</li> <li>• Appropriate design response that considers the characteristics of the site, any development constraints and prevailing character.</li> <li>• An appropriate mix of uses (where the underlying zoning requires same).</li> <li>• An appropriate mix of housing typologies and tenures.</li> <li>• The provision of high quality public open space and public amenities.</li> </ul> Proposals for residential densities in excess of 80 dwellings per hectare will only be considered where an applicant can demonstrate, to the satisfaction of the planning authority, that a site is accessible to high capacity public transport. In this regard, a walking distance of 1km or less to the nearest Luas stop must be in place and/or provided as part of the proposed development.
4.3.6.2	Building Heights	KGLAP30	Building Height	It is policy that building heights in KGLAP shall generally be 2-4 storeys and accord with the height guidance set out in chapter 2, subject to policy objectives BHS1 and BHS2 of the Dún Laoghaire Rathdown County Development Plan 2022-2028 (SPPR 3 of the 'Urban Development and Building Height; Guidelines for Planning Authorities' 2018), or policy objectives in any subsequent County Development Plan. <p>Having regard to the Building Height Guidelines and more specifically in order to apply SPPR 3 there may be instances where an argument can be made for increased height and/or taller buildings on lands located to the east of the Kiltiernan – Glenamuck Link Road, or at certain locations along the Kiltiernan Road. In circumstances where compliance with policy objective BHS1 and BHS2 of the County Development Plan (see Appendix 5) can be demonstrated additional height may be appropriate, subject to complying with; the safeguards outlined in the CDP, the policies and objectives of this local area plan and the performance based criteria as set out in Table 5.1 of the BH Strategy (See Appendix 5) or as set out in any subsequent County Development Plan.</p>
4.3.6.3	Residential Mix	KGLAP31	Residential Mix	It is policy that all new residential developments within the KGLAP area shall accord with the mix requirements set out in Policy Objective PHP27: Housing Mix and Section 12.3.3.1of the County Development Plan (or any mix requirements in any subsequent County Development Plan). In this regard, all planning applications for residential development within the KGLAP area shall provide for a suitable mix of house types and sizes that meet the needs of a range of households and

Section	Section Title	Policy No.	Policy Title	Policy Text
				<p>should incorporate larger flexible housing units that can be adapted to suit changing household needs.</p> <p>Residential developments shall be required to demonstrate how they both complement and enhance the existing residential mix, and contribute to a diversification of house type and size in the area.</p>
4.3.6.4	Housing Options	KGLAP32	Housing Options	<p>It is policy to support and promote housing options for older people and persons with a disability within the KGLAP area, including purpose built accommodation and housing options that meet specific needs in accordance with Policy Objective PHP30 in the County Development Plan 2022-2028. In this regard, new residential developments shall be required to incorporate an appropriate quantum of housing units that:</p> <ul style="list-style-type: none"> <li>• promote aging in place opportunities for older persons to 'rightsize' within their community.</li> <li>• take account of all abilities through the principles of universal homes design.</li> <li>• facilitate adaptable layouts to suit changing needs.</li> <li>• Any proposed development for purpose-built accommodation for a specific need or group shall demonstrate how this objective can be secured long-term.</li> </ul>
		KGLAP33	Social Housing	<p>It is policy:</p> <ul style="list-style-type: none"> <li>• to support the delivery and integration of social housing within the KGLAP area and to pursue further opportunities for social housing in an integrated manner, through 'Part V' housing, Council own build, Affordable Housing schemes and/or delivery through Approved Housing Bodies, in accordance with Policy Objective PHP31 in the County Development Plan 2022-2028 and the Council's Housing Strategy and HNDA.</li> <li>• to support new and innovative ways to meet housing demands in the plan area while also ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future residents of Kiltiernan-Glenamuck.</li> </ul>

## ii. Objectives:

Section	Section Title	Objective No.	Objective Title	Objective Text
4.2.3.2	Future Community Needs	SNI1	New Community Facility	To provide for a new purpose-built community facility with a floor area of not less than 300sq.m. within lands zoned 'NC' – "To protect, provide for and-or improve mixed-use neighbourhood centre facilities" generally in accordance with Figure 'X'. The requirements of dlr Community Section shall be ascertained and agreed upon as early as possible in the design process to ensure that the future needs of the area are addressed in an appropriate manner.
		SNI2	Community Facility Requirements	<p>A new community facility in accordance with Objective SNI1 shall:</p> <ul style="list-style-type: none"> <li>• Be constructed in tandem with any residential development forming part of the overall site development framework</li> <li>• Be completed to a standard to the satisfaction of dlr Community Section.</li> <li>• Be completed prior to the occupation of 50% of any residential property within the subject site or as otherwise agreed by dlr Community Section.</li> </ul>
4.2.3.4	Future School Provision	SNI3	Education Facilities	<p>It is an objective:</p> <ul style="list-style-type: none"> <li>• To retain and/or improve existing education provision within the KGLAP.</li> <li>• To reserve lands for future education use within the Central Parkland Character Area as identified in Figure 4.2.</li> <li>• To promote the use of urban typologies in the design of any education facilities.</li> <li>• Encourage linkages from any education facility into adjoining green space to maximize permeability to and across education lands.</li> </ul>
4.3.6.4	Housing Options	H1	Housing for All	It is an objective to ensure the provision of a range of housing options within the KGLAP area, that take account of all ages and abilities as residents progress through different stages of life, that all new residential developments of 10+ units shall include a minimum of 25% of the total housing stock that is designed to facilitate an ageing population / people with a disability. In this regard, the following provisions should be taken into account in the design and location of such units:

Section	Section Title	Objective No.	Objective Title	Objective Text
				<ul style="list-style-type: none"> <li>Units should be designed having regard to the universal design homes principles.</li> <li>Insofar as possible, units should be located at ground floor level with own door access.</li> <li>Units should contain a minimum of 2-bedrooms.</li> <li>Ideally, units should be located where residents have a short walk to site entrances that adjoin public transport links and amenities within or adjacent to the proposed development.</li> <li>To assist with ease of access to public transport links and amenities, landscaping within any new development shall be designed having regard to ease of movement and legibility for all users.</li> </ul>
		H2	Communal facilities	In line with the section 28 Guidelines "Sustainable Urban Housing: Design Standards for new apartments" the Planning Authority will encourage provision of accessible communal rooms and/or facilities for the use of future residents in new residential apartment developments of 50+ units. Such communal facilities should have regard to the needs of all future residents of all ages and abilities. Where such facilities are to be provided details of the management shall be submitted and agreed by the planning authority at application stage.

## Chapter 5 Transport and Movement

### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
5.5	Overarching Transport Policies	KGLAP34	Integration of Land use and Transport	It is policy to better integrate land-use and transport planning consistent with compact development principles.
		KGLAP35	10-minute Neighbourhood	It is policy to support a fully permeable 10-minute Neighbourhood that prioritises movement by active travel modes.
		KGLAP36	Accessibility, safety and sense of security	It is policy to improve accessibility, safety and sense of security within the Draft Plan Area for all road users.
		KGLAP37	Placemaking	It is policy to identify key place-making opportunities utilising a Healthy Streets approach.
		KGLAP38	Enhancing public transport and active travel	It is policy to enhance the accessibility of public transport and active travel to key destinations.
		KGLAP39	Connected Network	It is Policy to provide attractive, high-quality inclusive and connected walking and cycling networks with direct routes to local destinations and public transport hubs and to ensure that such networks do not result in habitat fragmentation and reduced ecological connectivity.
		KGLAP40	Modal Shift	It is Policy to provide an environment which supports moving people from the private car to more sustainable modes of transport. This can be done by way of further developing the network where a range of facilities and services are accessible in a short walking and cycling timeframe from homes or are accessible by high quality public transport located within a short walk from home.

### ii. Objectives:

Section	Section Title	Objective No.	Objective Title	Objective Text
5.6.2.1	Enniskerry Road - Active Travel 1, Active Travel 2 and Active Travel 3 (AT1, AT2 and AT3)	AT1 - AT3	Enniskerry Rd	<p>It is an objective to deliver a range of measures on Enniskerry Road to improve the safety, accessibility and attractiveness for active travel users.</p> <p>Key measures may include:</p> <ul style="list-style-type: none"> <li>Gateways at northern and southern approaches to signal the 30km/h speed limit zone.</li> <li>Shuttle system /cycle bypass at northern end of Enniskerry Road.</li> <li>Local junction tightening.</li> <li>Provision of raised pedestrian crossings at desire lines (e.g. by Glebe Road).</li> </ul>

Section	Section Title	Objective No.	Objective Title	Objective Text
		AT2	Kiltiernan Village	It is an objective to improve the safety, accessibility and attractiveness of the Enniskerry Road at the Kiltiernan Village Centre to create a sense of place and establish it as the main focal point of the village. Key measures include: <ul style="list-style-type: none"> <li>• Footpath improvements and traffic- calming measures.</li> <li>• Use of high quality of paving materials and lighting to reflect a 'village centre' feel.</li> </ul>
5.6.2.2	<b>Ballycorus Road - Active Travel 4 and Active Travel 5 (AT4 and AT5)</b>	AT4 - AT5	Ballycorus Road	It is an objective to deliver a range of active travel improvements on Ballycorus Road to enhance the safety and accessibility of the Road for people walking, wheeling and cycling. Key measures include: <ul style="list-style-type: none"> <li>• Introduce 30km/hr speed limit between Enniskerry Road junction and GLDR.</li> <li>• Upgrade Ballycorus Road/Enniskerry Road junction.</li> <li>• Provide footpaths on both sides of the road, as far as Old Wesley RFC &amp; Lansdowne FC.</li> <li>• Provision of pedestrian crossings at desire-lines(e.g. Old Wesley RFC &amp; Lansdowne FC).</li> <li>• Assess cycling options along Ballycorus Road between Enniskerry Road and the eastern boundary of the Draft LAP Area.</li> </ul>
5.6.2.3	<b>Glenamuck Road - Active Travel 6 and Active Travel 7 (AT6 and AT7)</b>	AT6	Glenamuck Road 'West'	It is an objective to deliver a range of Active Travel improvements along Glenamuck Road 'West'. These improvements form part of the wider Glenamuck District Roads Scheme, the key components of which comprise: <ul style="list-style-type: none"> <li>• Provision of segregated cycling facilities and footpaths on both sides of Glenamuck Road.</li> <li>• Upgrade of Enniskerry Road /Glenamuck Road 'West' junction (Golden Ball junction).</li> </ul>
		AT7	Glenamuck Road 'East'	It is an objective to deliver a range of improvements to the safety and quality of the Active Travel environment on Glenamuck Road 'East', between Kiltiernan Road and the northern boundary of the Draft Plan area. Key measures include: <ul style="list-style-type: none"> <li>• Footpath provision.</li> <li>• Provision of pedestrian crossings at desire lines.</li> <li>• Mixed Traffic approach where cyclists share the road in the short to medium term.</li> <li>• Local junction tightening.</li> </ul>
5.6.2.4	<b>Ballybetagh Road - Active Travel 8 (AT8)</b>	AT8	Ballybetagh Road	It is an objective to deliver a range of improvements to the safety and quality of the Active Travel environment on the Ballybetagh Road, between Enniskerry-Ballybetagh the Junction and the western boundary of the Draft Plan lands. Key measures include: <ul style="list-style-type: none"> <li>• Establishing a Transition Zone between Bishops Lane and the Sutton field vehicular entrance.</li> <li>• Delivering Gateway improvements at the Suttonfield vehicular entrance to demarcate the beginning of the 30km/h speed limit.</li> <li>• 'Safe Routes to School' traffic- calming improvements between the Enniskerry-Ballybetagh Junction and the Suttonfield vehicular entrance.</li> <li>• Provision of crossing points at desire lines.</li> <li>• Re-allocation of on-street parking spaces for active travel and public realm improvements.</li> </ul>
5.6.2.5	<b>Glebe Road - Active Travel (AT9)</b>	AT9	Glebe Road	It is an objective to deliver a range of improvements to the safety and quality of the Active Travel environment on Glebe Road. Key measures include: <ul style="list-style-type: none"> <li>• 'Safe Routes to School' traffic- calming improvements outside of the Church of Ireland N.S.</li> <li>• Widening of southern footpath to DMURS standards to benefit students, as well as residents of the Glebe House Nursing Home, and of Chapel Hill.</li> <li>• Local junction tightening.</li> <li>• Provision of crossing points at desire lines.</li> </ul>
5.6.3	<b>Cycle Parking (CP)</b>	CP1	Cycle & Micromobility Parking	It is an objective to: <ul style="list-style-type: none"> <li>• Support an uplift in both high-quality short-stay and long-stay public cycle parking at key locations.</li> <li>• Encourage increased and improved cycle parking facilities where required, such as Our Lady of the Wayside National School and Kiltiernan Church of Ireland National School.</li> <li>• Ensure the provision of off-street, accessible cycle parking facilities as part of new development in line with the Sustainable Residential Development and Compact Settlements Guidelines.</li> </ul>

Section	Section Title	Objective No.	Objective Title	Objective Text
5.6.4.5	Permeability Objectives	PRM1	Permeability Improvements	It is an objective to secure permeability improvements across Kiltiernan-Glenamuck. Through confirmation of identified informal links, as well as the establishment of new links, dlr will facilitate safer, easier and more enjoyable trips via Active Travel modes .
		PRM2	Phasing of Permeability Improvements	It is an objective that delivery of permeability links through existing or future residential developments shall, where feasible, be carried out as part of the development management process and/or by other appropriate means.
5.6.5	Public Transport Network	PT1	Improved Bus services	It is an objective to work with the National Transport Authority with a view to increasing bus frequencies serving the Study Area as development is progressed. Key considerations include: <ul style="list-style-type: none"> <li>Increasing the frequency of the L26 service from a 30-minute frequency to a 20-minute frequency in tandem with the completion of the developments in the Draft Plan area.</li> <li>Reviewing the frequency of other bus services.</li> </ul>
		PT2	Bus Stops provision	Dlr will work with the NTA to determine the location and siting of bus stops within the Draft Plan area in a manner that: <ul style="list-style-type: none"> <li>Minimises walking distances between residential areas and bus stops.</li> <li>Is fully accessible to all users.</li> <li>Is aligned with safe, secure and well-lit routes and crossing points on desire lines.</li> <li>Incorporates additional place-making opportunities such as Green Infrastructure (GI) and wayfinding signage where appropriate</li> </ul>
5.6.5.1	Kiltiernan Bus Terminus	PT3	Kiltiernan Bus Terminus	It is an objective to work with the National Transport Authority on the: <ul style="list-style-type: none"> <li>Delivery of an interim bus terminus at Enniskerry Road close to the junction with Ballybetagh Road.</li> <li>Identification and delivery of a dedicated bus terminus facility that will include bus parking, driver welfare facilities and electric vehicle charge points to support low emission buses.</li> </ul>
5.6.5.2	Kiltiernan Village Mobility Hub	PT4	Kiltiernan Village Mobility Hub	It is an objective to liaise with relevant stakeholders to establish the feasibility of providing an on-street Mobility Hub for Kiltiernan Village. At a minimum, the Mobility Hub should be highly visible and easily accessible to the public and include consideration of: <ul style="list-style-type: none"> <li>Bus stop provision</li> <li>Cycle parking</li> <li>Car club bay and vehicle</li> <li>EV Charging bays (EVCP)</li> <li>E-mobility shared bikes/ scooters</li> <li>Proximity to local services and,</li> <li>Pacel collection points</li> </ul>
5.6.6	Road and Traffic Management	RT1	Transition Zones and Gateways	It is an objective to review and assess the need for Transition Zones in the following locations: <ul style="list-style-type: none"> <li>On the R116 Ballybetagh Road at the junction of Bishops Lane to the entrance with Suttonfield estate.</li> </ul> Gateway treatments signalling the transition to 30km zones are required at: <ul style="list-style-type: none"> <li>Suttonfield Estate in tandem with other road safety measures including the provision of better sightlines west of the estate entrance and provision of a raised junction.</li> <li>South of the junction of Enniskerry Road and Kiltiernan Road.</li> <li>On Enniskerry Road close to the junction with Barnaslingan Lane.</li> </ul>
5.6.6.1	Junction Improvements	RT2	Local Junction Improvements	It is an objective to upgrade local junctions throughout the Plan period through the development management process and other appropriate mechanisms.
5.6.7	Car Parking Management	CPM1	Residential Car Parking	Car parking shall accord with the requirements of Specific Planning Policy Requirement (SPPR) 3 - Car Parking, of the Sustainable Residential Development and Compact Settlements Guidelines (2024) as applicable.
		CPM2	Non-Residential Car Parking	Non-residential car parking will be assessed in accordance with Section 12.4.5 Car Parking Standards of the dlr County Development Plan 2022-2028 and will take an area-based parking approach parking that will: <ul style="list-style-type: none"> <li>Discourage the use of on-street parking for long-stay purposes such as commuter parking.</li> <li>Support a hierarchy of car parking need in mixed-use areas, prioritising the needs disabled and Age Friendly users.</li> </ul>



Section	Section Title	Objective No.	Objective Title	Objective Text
				<ul style="list-style-type: none"> <li>Ensure that the design and layout of parking facilities does not impede pedestrian and cycle desire lines to entrances to shops and local services.</li> <li>Reduce the visual impact of surface car parking through the development management process.</li> </ul>
5.6.8.1	Wayfinding	SM1	Wayfinding	It is an objective that the Council in conjunction with the NTA ensure that a consistent wayfinding system will be introduced and maintained across Kiltiernan-Glenamuck's transport network.
5.6.8.2	Universal and Inclusive Design	SM2	Accessibility	<p>It is an objective to ensure that future developments within the Kiltiernan-Glenamuck area, including its public realm and any Active Travel networks, are accessible to all. The following guidance in particular should be referred to and followed:</p> <ul style="list-style-type: none"> <li>Design Manual for Urban Roads and Streets (DMURS).</li> <li>Centre for Excellence in Universal Design (National Disability Authority).</li> <li>Age-Friendly Ireland.</li> <li>Safe Routes to School.</li> <li>Child Friendly Cities &amp; Communities Handbook.</li> </ul>

## Chapter 6 Multifunctional Neighbourhood Centre and Employment

### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
6.5.1	Multifunctional Neighbourhood Centre Policy and Objectives	KGLAP41	Multifunctional Neighbourhood Centre	<p>It is a policy to:</p> <ul style="list-style-type: none"> <li>provide an appropriate multifunctional mix of residential/ commercial/ retail/ community service uses in the new neighbourhood centre.</li> <li>to ensure a high quality and attractive civic environment in the neighbourhood centre and a sense of both place and vitality which also optimises access to public transport corridors.</li> </ul>

### ii. Objectives:

Section	Section Title	Objective No.	Objective Title	Objective Text
6.5.1	Multifunctional Neighbourhood Centre Policy and Objectives	NC1	Neighbourhood Centre & residential Amenity	It is an objective to ensure development in the neighbourhood centre respects and protects existing and planned surrounding residential amenities.
		NC2	Village Green	It is an objective to ensure development of the neighbourhood centre includes a high-quality Village Green as set out in the site development framework in chapter 2.
		NC3	Centre Context	It is an objective to ensure that new development relates to the existing/ established perceived village core, and to respect any key views, landmarks and/or other features if applicable.
		NC4	Neighbourhood Centre and Permeability	It is an objective to develop clear permeability and linkages between the neighbourhood centre and adjoining land uses (see chapter 5).
6.6.1	Employment	E1	Employment zoned lands proximate to residential areas	It is an objective to develop specific design responses in respect of scale, form and layout where employment zoned lands are proximate to residential areas.
		E2	Employment Zoned lands	It is an objective that the employment-zoned lands to the north of the plan lands should be linked physically and contextually to development on the balance of 'The Park' at Carrickmines. Further retail warehousing uses will be discouraged.
		E3	Transitional Development	It is an objective that employment development which immediately abuts lands zoned for future residential and/or open space development, should take cognisance of this adjacent land use in terms of mitigating potential adverse impact on future residential amenity.
		E4	Remote Working Hub	It is an objective to support the provision of a small scale remote working hub on land subject to the Employment or Neighbourhood Centre land use zoning objective within the Plan lands.

## Chapter 7 Biodiversity, Open Space and Recreation

### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
7.4.1	<b>Green Infrastructure – Climate Action and Biodiversity Conservation</b>	KGLAP42	Biodiversity led design	It is a policy that all multi-unit residential schemes and commercial developments demonstrate at pre planning and application stage how biodiversity has informed the layout and overall site framework for development.
		KGLAP43	Biodiversity Net Gain (BNG)	It is policy that at pre planning stage applicant are encouraged, where appropriate, to pilot the Biodiversity Net Gain Approach (BNG) for development.
		KGLAP44	Ecologically important areas	It is policy to acknowledge and respect areas of ecological importance, local topography, watercourses, hedgerows, woodlands, mature trees and views when providing open space and to ensure the protection of ecological linkages when providing open space within the Plan area.
		KGLAP45	Protected areas and habitats and species	It is Policy to: <ul style="list-style-type: none"> <li>• Conserve Protected Areas and other high-quality habitats and species thereby ensuring a rich and diverse environment within the Plan area.</li> <li>• Ensure biodiversity is factored into nature-based solutions when developing proposals within the KGLAP area.</li> <li>• Conserve and restore biodiversity in line with the key theme of the dlr County Biodiversity Action Plan 2021 – 2025.</li> </ul>
7.4.3	<b>Green Infrastructure – Open Space and recreation strategy</b>	KGLAP46	Green Infrastructure and Open space strategy	It is policy to implement the main elements of the green infrastructure open space strategy set out in figure 7.2 above including a north south and east west green corridor and a Central Parkland Character area.
		KGLAP47	Agricultural and High Amenity lands	It is policy to acknowledge the important protection role played by agricultural and high amenity lands both within and adjoining the plan lands. The agricultural and high amenity land use zoning objective provide for a transition area between the built-up area of Kiltiernan- Glenamuck and the more sensitive rural upland areas.

### ii. Objectives:

Section	Section Title	Objective No.	Objective Title	Objective Text
7.3.3	<b>Dlr Hedgerow review and evaluation (2021).</b>	G11	Hedgerows	It is an Objective to protect and maintain important hedgerows/tree lines, where appropriate, within the LAP lands (including those identified in the 'DLR Biodiversity Action Plan, 2021-2025' and the dlr Hedgerow review and evaluation (2021) and any hedgerows which form part of townland boundaries) and promote native hedgerow enhancement and planting.
7.3.4	<b>Landscape Character Assessment</b>	G12	Views and Prospects	It is an objective to ensure the preservation of the prospect of Three Rock, Two Rock Mountain and Carrickgollogan from Enniskerry Road and the designated protected views southwards from Ballycorus Road.
7.4.1	<b>Green Infrastructure – Climate Action and Biodiversity Conservation</b>	G13	Wildlife Corridor	It is an Objective to: <ul style="list-style-type: none"> <li>• Allow the relevant wildlife corridor – Fernhill to Brides Glen corridor and Brides Glen corridor - as set out in the dlr County Biodiversity Action Plan 2021 - 2025 to inform decision making within the DLAP area.</li> <li>• Identify opportunities to enhance and restore the Fernhill to Brides Glen corridor and Brides Glen corridor within the LAP lands using best practice under the supervision of suitably competent professional as deemed appropriate by the Planning Authority.</li> </ul>
		G14	Re-wilding and Habitat restoration / creation	It is an Objective to support the development and implementation of re-wilding projects, using best practice under the supervision of suitably competent professional as deemed appropriate by the Planning Authority, on appropriate sites within the LAP and to promote the use of these sites for the enhancement and preservation of Biodiversity.
		G15	Sustainable recreation and rewilding project	It is an objective to support the community led sustainable recreation and rewilding project on lands to the north and northwest of Chapel Hill promoting best practice and the use of native species.
		G16	Lighting	It is an objective that the design of lighting within the LAP area should seek to minimise light pollution and adverse effects on bat species.

Section	Section Title	Objective No.	Objective Title	Objective Text
		GI7	Buffer areas	It is an objective that where development sites adjoin an ecologically sensitive area adequate buffer areas shall be provided. In accordance with the County Development Plan ecological and hedgerow assessment shall be carried out for such developments.
		GI8	Glenamuck River Riparian Corridor	It is an objective to protect the riparian corridor along Glenamuck stream in line with the overarching objectives set out in the County Development Plan.
7.4.3	Play facilities	OS1	Play Facilities	It is an objective to provide inclusive and accessible play facilities within new residential developments, in accordance with site framework strategies in Chapter 2, and at other suitable locations including, but not limited to: <ul style="list-style-type: none"> <li>the Kiltiernan Village Centre lands</li> <li>Kiltiernan Park (permitted and proposed).</li> </ul>
7.4.4	Green Infrastructure – Open Space and recreation strategy	OS2	Links to sports and recreation facilities in wider area	It is an objective to develop sustainable and active travel connections to existing and planned open space and recreational facilities that whilst falling outside the KGLAP area can play a role in serving the current and future population including future Jamestown Park, Samuel Beckett Centre, Stepside sports facility –at the 8-acre field, Ticknick Park and Fernhill Park. The potential for habitat fragmentation as a result of the development of linear connection routes and the need to ensure ecological connectivity within and surrounding the Plan area shall be taken into consideration in the development of any connections.
		OS3	Kiltiernan Park	It is an objective to support the development of Kiltiernan Park as permitted by way of GDRS planning application. An additional phase will include provision of a new high quality landscaped passive public open space on the centrally located lands to the east of the Kiltiernan – Glenamuck Link Road and to the south of Jackson Park. This shall serve as an extension to the approved Park. Any design shall ensure protection of the ecologically sensitive glaciated valley feature to the southeast. (See figure 7.1).
		OS4	Former Bective lands	It is an objective to provide for active recreational facilities accessible for all on the former Bective Grounds. This shall form part of the north south green corridor.
		OS5	Village Green	It is an objective to provide a village green fronting onto the Enniskerry Road on the lands subject to the NC land use zoning objective. This village green shall form a focal point for the surrounding neighbourhood centre and SNI facilities. The Village Green location will align with new green corridors and pedestrian cycle access running east west from Enniskerry Road towards the new Kiltiernan - Glenamuck Link Road and beyond.

## Chapter 8 Heritage and Conservation

### i. Policies:

Section	Section Title	Policy No.	Policy Title	Policy Text
8.3	Historical Context	KGLAP48	Historic Character	It is Policy to ensure the protection of the historical character of Kiltiernan-Glenamuck and ensure that any future development / redevelopment is carried out in a manner sympathetic to its special character, thus ensuring that the distinct character and intrinsic heritage qualities of the Kiltiernan-Glenamuck area are recognised.
		KGLAP49	Built Heritage	It is Policy to conserve, protect and enhance (as appropriate) the built heritage of Kiltiernan-Glenamuck including the Architectural Conservation Areas, Protected Structures and attendant grounds, in accordance with best conservation practice and Policy Objectives set out in Chapter 11 and Section 12.11 in the County Development Plan, 2022-2028.
		KGLAP50	Character	It is Policy to seek to achieve an interesting mix of the old and the new buildings, to enhance the sense of place, character and identity of the Kiltiernan-Glenamuck area.
		KGLAP51	High Quality Architecture	It is Policy to support appropriate development that has regard to Kiltiernan-Glenamuck's historical past character while contributing new built form adding to its visual amenity.
8.6.1	Protected Structures	KGLAP52	Alterations to Protected Structures	It is Policy to support proposals that enhance, extend or change the use of Protected Structures which result in a viable modern use, subject to appropriate design, materials and construction

Section	Section Title	Policy No.	Policy Title	Policy Text
				methods. All such proposals shall accord with Policy Objective HER8 and Section 12.11 of the County Development Plan 2022-2028.
<b>8.7</b>	<b>Archaeology</b>	KGLAP53	Archaeological Heritage	It is Policy to manage the development of the Plan area in a manner that protects and conserves the Archaeological Heritage of the area and fully recognises its role in protecting this resource for future generations to enjoy.
		KGLAP54	Monuments and Places	It is a Policy to protect archaeological sites, National Monuments (and their settings), which have been identified on the Record of Monuments and Places (RMP) in Appendix 4 of the County Development Plan 2022-2028.

## **Appendix 4: Acronyms and Glossary**

### 4.1 Acronyms

Acronym	Meaning
AA	Appropriate Assessment
ABTA	Area Based Transport Assessment
ACA	Architectural Conservation Area
ASI	Avoid Shift Improve
BELAP	Ballyogan and Environs Local Area Plan
BNG	Biodiversity Net gain
CAP	Climate Action Plan 2024
CCAP	County Climate Action Plan
CDM	Cycle Design Manual (2023)
CDP	Dún Laoghaire Rathdown County Development Plan 2022-2028
DCU	Dublin City University
DLR	Dun Laoghaire-Rathdown
DLRCC/ dlr	Dun Laoghaire Rathdown County Council
DLR GI	Dun Laoghaire-Rathdown Green Infrastructure
DMURS	Design Manual for Urban Roads and Streets (2019)
DPH	Density Per Hectare
ECFRAM	Eastern Catchment Flood Risk Assessment and Management Plan
Eastern-District Catchment and Flood Risk Assessment and Management Study	ECFRAMS Study
ESS	Ecosystem Services Scoring
EU	European Union
GDACNP	Greater Dublin Area Cycle Network Plan
GDATS	Greater Dublin Area Transport Strategy 2022-2042
GDDR	Glenamuck District Distributor Road
GDRS	Glenamuck District Roads Scheme
GI	Green Infrastructure
GLDR	Glenamuck Link Distributor Road
HCLA	Historic Landscape Character Assessment
KGLAP	Kiltiernan-Glenamuck Local Area Plan
LAP	Local Area Plan
LEA	Local Electoral Area

Acronym	Meaning
LTP	Local Transport Plan
MASP	Metropolitan Area Strategic Plan
NDP	National Development Plan
NIFTI	National Investment Framework for Transport in Ireland
NPF	National Planning Framework
NPO	National Policy Objective
NSMP	National Sustainable Mobility Policy
NTA	National Transport Authority
OPW	Office of Public Works
PBPG	Permeability Best Practice Guide
pNHA	proposed Natural Heritage Area
RPS	Record of Protected Structures
RSES	Regional Spatial and Economic Strategy
SAC	Special Area of Conservation
SDF	Strategic Development Framework
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SLO	Specific Local Objective
SNI	Sustainable Neighbourhood Infrastructure
SPA	Special Protection Area
SPPR	Specific Planning Policy Requirements
SRDCSG	Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024
SSFRA	Site-Specific Flood Risk Assessment
SuDS	Sustainable Urban Drainage System
SWOC	Strengths Weaknesses Opportunities and Constraints
SWOT	Strengths Weakness Opportunities Threats
TE	Tailte Éireann
UCD	University College Dublin
UE	Uisce Éireann
UN	United Nations
UNSDG	United Nations Sustainable Development Goal(s)

## 4.2 Glossary

### A

#### **Active Travel:**

Active Travel is travelling with a purpose using your own energy. Generally, this means walking (including all users of footpaths) or cycling as part of a purposeful journey. Increasingly, non-motorised scooters are also being used for urban transport, especially by school children, and this would also be considered as active travel. Walking as part of a commute to work, cycling to the shop or scooting to school are all considered active travel, whereas walking or cycling for purely leisure purposes is not.

#### **Appropriate Assessment:**

An appropriate assessment (AA) is an assessment of the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. These sites are protected by National and European Law.

#### **Architectural Conservation Area (ACA):**

A place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or that contributes to the appreciation of protected structures.

#### **Assisted living:**

A development for those that require assisted living in specifically designed units in which dining, recreation, hygiene and health care facilities can be shared on a communal basis.

#### **Attendant Grounds:**

The attendant grounds of a structure or lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function, setting and/or appreciation.

#### **Avoid-Shift- Improve:**

Avoid-Shift-Improve of A-S-I approach is an approach to Transport Planning and Management. This approach changes the emphasis from moving cars to moving people with a focus on demand management. This approach is based on avoiding or reducing the need to travel, shifting to more environmentally friendly modes and improving the energy efficiency of motorised transport modes. The aim is to reduce congestion, create more liveable cities and reduce greenhouse gas (GHG) emissions.

### B

#### **Biodiversity:**

Describes the variability among living organisms on the earth, including the variability within and between species and also within and between Ecosystems.

#### **Biodiversity Net Gain:**

Biodiversity Net Gain (BNG) is an approach to development, land and marine management that leaves biodiversity in a measurably better state than before the development took place.

#### **Bus gate:**

A short section of road that only buses and authorised vehicles can go through.

### C

#### **Climate change:**

Climate change includes both the global warming driven by human emissions of greenhouse gases, and the resulting large-scale shifts in weather patterns.

#### **Climate resilience:**

The capacity of social, economic and ecosystems to cope with a climate related hazardous event or trend or disturbance (e.g. flooding) through responding or reorganising the ways that maintain their essential function, identity and structure as well as biodiversity in case of ecosystems while also maintaining the capacity for adaptation, learning and transformation.

#### **Convenience retail:**

Convenience Retail means the retail sale of those goods often acquired on a day-to-day basis and includes food; - alcoholic and non-alcoholic beverages and non-durable household goods.

#### **Compact Growth:**

The delivery of a greater proportion of residential development within existing built-up areas of our cities, towns and villages with a focus on infill development, integrated transport and promotion of regeneration and revitalisation of urban areas.

#### **Curtilage:**

Curtilage is an area of land attached to a house and forming one enclosure with it, "the roads within the curtilage of the development site".

### D

#### **Development Management:**

This is a term to describe the process where the local authority assesses the merits of a proposed development through the planning process (where planning applications are lodged) including the processing, evaluation, decision-making and notification components of that process.

#### **District Heating:**

A district heating scheme consists of an insulated pipe network, which allows heat generated from a single or several larger centralised source(s) (energy centres) to be delivered to multiple buildings to provide space heating and hot water.

### E

#### **Ecosystem:**

An ecosystem is that it is a community or group of living organisms that live in and interact with each other in a specific environment.

#### **Ecosystem Services Approach:**

Ecosystem services approach is a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way.

#### **Electric vehicles:**

A battery-only electric vehicle or all-electric vehicle derives all its power from its battery packs and thus has no internal combustion engine, fuel cell, or fuel tank. A plug-in hybrid vehicle (PHV) is a hybrid electric vehicle which utilises rechargeable batteries, or another energy storage device, that can be restored to full charge by connecting a plug to an external electric power source. A PHEV shares the characteristics of both a conventional hybrid electric vehicle, having an electric motor and an internal combustion engine (ICE), and of an all-electric vehicle, having a plug to connect to the electrical grid. E-bikes are electrically powered bicycles and E-cargo bikes are electrically powered cargo bicycles.

### F

#### **Filtered permeability**

Filtered permeability is a concept that "filters out" through car traffic on selected streets by measures such as bollards, planters, trees, or even just camera enforcement, to create a more attractive environment for walking and cycling, while maintaining accessibility for local inhabitants, deliveries or emergencies.

**Flood Risk Management:**

Flood risk management aims to reduce the human and socio-economic losses caused by flooding while taking into account benefits from floods. Therefore, one important part of Flood Risk Management is to analyse the relationships between physical system, the institutional framework and socio-economic environment. The most effective approach is through the development of flood risk management programmes incorporating prevention, protection, preparedness, emergency response and recovery and lessons learned.

**G**

**Green Infrastructure:**

Green Infrastructure is defined as a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and protect biodiversity in both rural and urban settings.

**H-I**

**Headway:**

Headway is the distance between two consecutive vehicles expressed in time. In other words, the amount of time between two vehicles on the same route. The more headway there is between buses, the longer you have to wait for your next bus.

**J-K-L**

**Landscape:**

An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

**M**

**Mobility Hub:**

These are hubs where a range of shared travel options – including, for example, shared bikes, electric bikes or e-cars – come together and can be accessed in one place by people who need them. They are often located close to other public travel nodes.

**Mitigation:**

An action that helps to lessen the impacts of a process or development on the receiving environment. It is used most often in association with measures that would seek to reduce negative impacts of a process or development.

**Modal shift:**

The process where people change their travel behaviour (usually between home and work) from a particular type of transport (private car for example) to

another more sustainable form of travel (public transport for example).

**N**

**Nature-based solutions:**

The International Union for the Conservation of Nature (IUCN) defines NBS as “actions to protect, sustainably manage and restore natural or modified ecosystems, which address societal challenges (such as food security, climate change, water security, human health, disaster risk, social and economic development) effectively and adaptively, while simultaneously providing human well-being and biodiversity benefits.

**Net Density Calculations:**

Defining Net Density for the purpose of Local Area Plan making is outlined within Section 3.2 of the Sustainable and Compact Settlement Guidelines with the calculation methodology of same further explained in Appendix B of that document which may be accessed via the following link: <https://www.gov.ie/pdf/?file=https://assets.gov.ie/280883/5cf7a55c-65a1-42c9-bbd7-816a763eaca9.pdf#page=null>

**O-P**

**Peri-urban Landscape**

An area that is located immediately adjacent to a city or urban area.

**Plot Ratio:**

The amount of floorspace in relation (proportionally) to the site area and is determined by the gross floor area of the building(s) divided by the site area (plot size includes open space provision).

**Protected Structure:**

A structure, or a specified part of a structure, which is included in the record of protected structures (see Appendix 4 of the County Development Plan 2022- 2028), which forms part of the architectural heritage of an area, and which are of special architectural, historical, archaeological, artistic, cultural, scientific,<sup>1</sup>social or technical interest. A protected structure may include any specified feature which is within the attendant grounds of the structure.

**Public Realm:**

The public realm embraces the external places in our towns and cities that are accessible to all. These are the everyday spaces

that we move through and linger within, the places where we live, work and play.

**Q - R**

**Right-sizing / Downsizing:**

Generally, means moving home in later life into housing that is more suitable. It was known as ‘downsizing’ (i.e. moving to a smaller home). It can also mean adapting your home to make it more age-appropriate or considering other housing options better suited to your needs<sup>1</sup>.

**S**

**Smarter Travel:**

Smarter Travel is short for the Department of Transport’s Sustainable Transport policy document ‘Smarter Travel, A Sustainable Transport Future 2009 –2020’.

**Sustainable development:**

The definition of sustainable development comes from the Brundtland Commission (1983) which states it as development ‘that meets the needs of the present without compromising the ability of future generations to meet their own needs’. The Brundtland Commission was convened as a world commission on the environment amid growing concern for the deterioration of the natural environment, the depletion of natural resources and consequences for social and economic development.

**Sustainable urban Drainage Systems (SuDs):**

Sustainable urban drainage systems aim towards maintaining or restoring a more natural hydrological regime, such that the impact of urbanisation on downstream flooding and water quality is minimised. SuDS involve a change in our way of managing urban run-off from solely looking at volume control to an integrated multi-disciplinary approach which addresses water quality, water quantity, amenity and habitat. SuDS minimise the impacts of urban runoff by capturing runoff as close to source as possible and then releasing it slowly.

**Sustainable Neighbourhood Infrastructure:**

Sustainable neighbourhood infrastructure includes land or buildings that serve the needs of the local and wider community for social, educational, health, religious, recreational and leisure, community, cultural, and civic needs. These facilities and uses may be provided by public sector bodies, the community themselves or by the private sector. Facilities and services include, but are not limited to – schools, third level education, places of worship, hospitals, health centres/GPs, community centres, youth centres, leisure centres, family resource centres, libraries, church/parish halls, meeting rooms, scout dens, men’s sheds, theatres and civic offices.

<sup>1</sup> 1 Taken from ‘Age Friendly Guide to Right-Sizing’ at: <https://agefriendlyhomes.ie/resources/age-friendly-guide-to-right-sizing/>



## T

### **Taking in Charge:**

The term "Taking in Charge" means that the Local Authority assumes responsibility for certain services located within the common areas and public areas associated with a particular estate.

### **10-Minute Settlement / Neighbourhood Concept:**

The 10-minute settlement / neighbourhood concept is where homes have access to a range of facilities and services, such as sustainable neighbourhood infrastructure or local shops, are accessible from homes within a short 10-minute walk or cycle OR there is access to high quality public transport within a 10-minute walk from homes that provide access to a range of facilities or services.

## U

### **Universal design:**

The design and composition of indoor and outdoor physical environments so that they can be accessed and used to the greatest extent possible by all people regardless of their age, size or disability.

### **Urban realm:**

The physical and social spaces found in urban areas, including the buildings, roads, footpaths, amenity spaces etc. as well as the people and activities that occur within it (see also Public Realm).

### **Urban Grain:**

A measure of the pattern of building plots, building widths and streets in urban areas and when this pattern is dominated by small plots it is described as fine urban grain. Older parts of the city tend to have a fine grain with many streets/ lanes and smaller plots.

### **Urban Greening:**

Urban greening is the provision of all forms of planting/soft landscaping, including trees, shrubs, lawn, pervious soil etc in urban areas and can include features on buildings such as green or living roofs on larger or small buildings, green or living walls etc.

## V-W-X-Y-Z

### **Wayfinding:**

The way in which people orient themselves in physical space and navigate from place to place. It can include the use of signage, colour, and other design elements to help navigate a space or area.

## **Appendix 5: Built Heritage**

## 1. Introduction

This Appendix identifies structures within Kiltiernan – Glenamuck that are listed on the Record of Protected Structures (RPS), as set out in Appendix 4 of the County Development Plan 2022-2028. Each Protected Structure is identified on a Built Heritage map in yellow and has an ID number. These ID numbers can be cross referenced with Table 5.1 which sets out details for each structure including:

- The RPS number from Appendix 4 in the County Development Plan.
- The structure name, location, building type and use (original and current).
- Where the structure has been surveyed by the National Built Heritage Service (NBHS), their rating, description, Reg. number and category of special interest is set out together with a link to the survey entry for the structure.

The Built Heritage Map also identifies:

- Architectural Conservation Areas (Moss Cottages)
- Monuments listed on the Record of Monuments and Places (RMP)
- Industrial Heritage sites.

Full details of these can be found in Appendix 4 of the County Development Plan 2022-2028 which is available to view at: <https://www.dlrco.ie/index.php/CDP2022-2028>

**Note 1:** Not all structures that are on the RPS have been surveyed by the NBHS, in this instance, only details from the RPS within the County Development Plan is contained in the table.

**Note 2:** A number of Structures are grouped under one RPS number in Appendix 4 below but may have separate NBHS Reg. numbers.

**Note 3:** The National Built Heritage Service surveys can be viewed by map, or by entering the NBHS Reg. No listed in Table 5.1 at: <https://www.buildingsofireland.ie/buildings-search/>

**Table 5.1: Protected Structures located within the Draft Kiltiernan – Glenamuck LAP area.**

Map ID	RPS No.	Structure Name	Location	Building Type	NBHS Reg. No.	Original Use	Current Use	NBHS Categories of Special Interest	NBHS Rating	NBHS Description (where applicable)
1	1771	Church of Ireland Parish Church	Enniskerry Road, Kiltiernan	Sexton's House	<a href="#">60260013</a>	Sexton's house	Sexton's house	Architectural, Artistic	Regional	Detached four-bay single-storey groundskeeper's house, occupied 1901, on a T-shaped plan off-centred on single-bay single-storey gabled projecting lower porch. "Refurbished", 2002. Pitched slate roof on a T-shaped plan extending into hipped slate roof abutting pitched (gabled) slate roof (porch), clay ridge tiles, rendered chimney stacks having concrete capping supporting terracotta pots, timber bargeboards to gables on timber spandrels, and cast-iron rainwater goods on timber eaves boards on exposed timber rafters retaining cast-iron octagonal or ogee hoppers and downpipes. Roughcast walls on rendered plinth with "timber frame" surface finish to gables. Square-headed off-central door opening with step threshold, and timber surround having bull nose-detailed reveals framing glazed timber panelled double doors. Square-headed flanking window openings with cut-granite sills, and concealed dressings framing timber casement windows. Set in landscaped grounds shared with Saint Tiernan's Church (Kiltiernan).

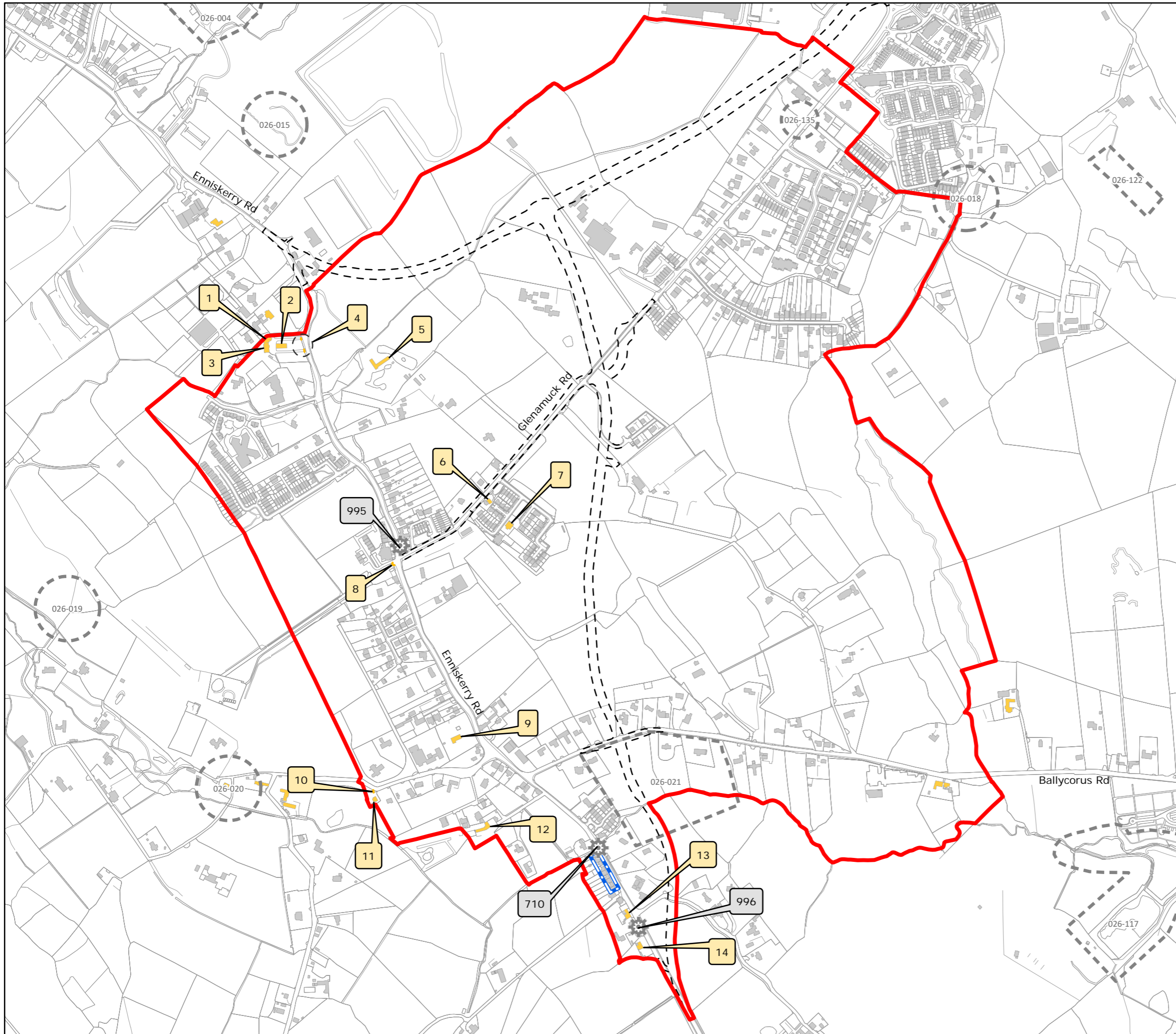
Map ID	RPS No.	Structure Name	Location	Building Type	NBHS Reg. No.	Original Use	Current Use	NBHS Categories of Special Interest	NBHS Rating	NBHS Description (where applicable)
2	1771	Church of Ireland Parish Church	Enniskerry Road, Kiltiernan	Church	<a href="#">60260011</a>	Church	Church	Architectural, Artistic, Historical, Scientific, Social, Technical	Regional	Detached seven-bay double-height single-cell Board of First Fruits Church of Ireland church, built 1824-6; consecrated 1826; dated 1826, on a rectangular plan with single-bay three-stage engaged tower (west) on a square plan supporting octagonal spire. Renovated, 1908, with interior "improved". "Restored", 2001. Pitched slate roof with lichen-covered clay ridge tiles, cut-granite "slated" coping to gables, and cast-iron rainwater goods on cut-granite eaves retaining cast-iron downpipes. Part repointed sneaked granite walls on cut-granite "slated" cushion course on sneaked granite base on cut-granite "slated" plinth with polygonal finial-topped granite ashlar gabled panelled piers to corners centred on granite ashlar gabled piers having cut-granite "slated" coping. Lancet window openings, cut-granite block-and-start surrounds having chamfered reveals with hood mouldings on engaged octagonal label stops framing fixed-pane fittings having cast-iron glazing bars with some having storm glazing over fixed-pane fittings having leaded stained-glass panels. Pointed-arch window opening to chancel (east) with cut-granite interlocking Y-mullions and cut-granite block-and-start surround having chamfered reveals with hood moulding on engaged octagonal label stops framing iron mesh storm panels over fixed-pane fittings having leaded stained-glass panels. Lancet door opening to entrance (west) front approached by flight of three cut-granite steps, cut-granite block-and-start surround having chamfered rebated reveals with "slated" hood moulding framing timber boarded or tongue-and-groove timber panelled double doors having over panel. Lancet openings (belfry), cut-granite block-and-start surrounds having chamfered reveals with hood mouldings on engaged octagonal label stops. Interior including vestibule (west) with mosaic tiled floor; square-headed door opening into nave with timber panelled door; full-height interior open into roof "improved", 1908, with timber panelled choir gallery (west) on fluted Corinthian posts supporting timber panelled pipe organ, mosaic tiled central aisle between timber pews, stained glass memorial windows (1912-33; ob. 1901-21), moulded plasterwork relieving arches on beaded "Cavetto" corbels with wind braced rafters to timber boarded ceiling on moulded plasterwork cornice, Gothic-style timber panelled pulpit on an octagonal plan with timber "Eagle Lectern", and pointed-arch chancel arch framing stepped dais to chancel (east) with wrought iron balusters supporting carved timber communion railing centred on cloaked altar below stained glass memorial "East Window" (1908). Set in landscaped grounds with tuck pointed granite ashlar piers to perimeter having cut-granite "slated" capping supporting wrought iron-detailed cast-iron double gates.
3	1771	Church of Ireland Parish Church	Enniskerry Road, Kiltiernan	School	<a href="#">60260012</a>	School	Parish Hall	Architectural, Historical, Social	Regional	Detached five-bay single-storey schoolhouse, built 1837; dated 1837, on a T-shaped plan centred on single-bay single-storey gabled projecting porch. Extended, pre-1909, producing present composition to accommodate alternative use. Hipped and pitched slate roof on a T-shaped plan centred on pitched (gabled) slate roof (porch) with clay ridge tiles, cut-granite coping to gables including cut-granite coping to gable (porch) on roughcast kneelers, and cast-iron rainwater goods on roughcast eaves retaining cast-iron octagonal or ogee hoppers and downpipes. Roughcast walls on rendered plinth. Paired square-headed central window openings below date stone ("1837") with cut-granite sills, and concealed dressings framing two-over-two timber sash windows without horns. Square-headed opposing door openings ("cheeks") with cut-granite step thresholds, and concealed dressings framing timber boarded or tongue-and-groove timber panelled doors. Square-headed window openings with cut-granite sills, and concealed dressings framing six-over-six timber sash windows without horns. Set in landscaped grounds shared with Saint Tiernan's Church (Kiltiernan).
4	1771	Church of Ireland Parish Church	Enniskerry Road, Kiltiernan	Gates	Included under <a href="#">60260011</a>					See description under item 2 for the Church.
5	1775	Shaldon Grange	Enniskerry Road, Kiltiernan	House	Not surveyed					RPS Description: 'House'



Map ID	RPS No.	Structure Name	Location	Building Type	NBHS Reg. No.	Original Use	Current Use	NBHS Categories of Special Interest	NBHS Rating	NBHS Description (where applicable)
6	1790	Rockville	Glenamuck Road, Kiltiernan	Gate lodge	<a href="#">60260041</a>	Gate lodge	Gate lodge	Architectural	Regional	Detached three-bay single-storey gate lodge, extant 1937, on a rectangular plan with three-bay single-storey rear (south) elevation. Now disused. Hipped slate roof with lichen-spotted terracotta ridge tiles, rendered chimney stacks having red brick corbelled stepped capping supporting terracotta or yellow terracotta octagonal pots, and replacement uPVC rainwater goods on timber eaves boards. Repointed coursed or sneaked rock faced granite walls with tooled cut-granite flush quoins to corners. Square-headed central door opening approached by flight of five concrete steps with tooled cut-granite lintel framing glazed panelled door. Square-headed flanking window openings in bipartite arrangement with cut-granite sills, and tooled cut-granite block-and-start surrounds framing one-over-one timber sash windows. Square-headed window openings in bipartite arrangement to rear (south) elevation with cut-granite sills, and yellow brick block-and-start surrounds framing one-over-one timber sash windows. Set back from line of road at entrance to grounds of Rockville House.
7	1790	Rockville	Rockville House, Glenamuck Road, Kiltiernan	Farmhouse	<a href="#">60260040</a>	Farmhouse	Residential	Architectural, Artistic, Historical, Social	Regional	Detached five-bay two-storey double-pile over basement farmhouse with dormer attic, extant 1757, on a rectangular plan; three-bay two-storey rear (south) elevation. Occupied, 1911. Sold, 1965. Pitched double-pile (M-profile) slate roof centred on pitched (gabled) slate roof with terracotta ridge tiles, red brick Running bond chimney stacks having corbelled stepped capping supporting terracotta tapered pots, coping to gable, and replacement uPVC rainwater goods on rendered eaves retaining cast-iron conical hoppers and downpipes. Rendered, ruled and lined walls. Segmental-headed central door opening with cut-granite threshold between wrought iron railings and cut-granite surround framing timber panelled door having fanlight. Square-headed window openings with cut-granite sills, and concealed dressings framing six-over-six timber sash windows without horns. Square-headed window openings to rear (south) elevation with cut-granite sills, and concealed dressings framing six-over-six timber sash windows without horns. Interior including (ground floor): central hall retaining carved timber surrounds to door openings framing timber panelled doors; and carved timber surrounds to door openings to remainder framing timber panelled doors with timber panelled shutters to window openings. Set in landscaped grounds with rendered, ruled and lined piers to perimeter having cut-granite shallow pyramidal capping supporting wrought iron double gates.
8	1793	Golden Ball	Enniskerry Road, Kiltiernan	Entrance Piers	Not surveyed					RPS Description: 'Entrance gate to former Kiltiernan Abbey'
9	1802	Church of Our Lady of the Wayside	Enniskerry Road, Kiltiernan	Church	<a href="#">60260021</a>	Church	Church	Architectural, Artistic, Historical, Social, Technical	Regional	Detached six-bay double-height single-cell Catholic church, built 1929; dedicated 1929, on a rectangular plan with single-bay three-staged engaged tower to entrance (east) front on a square plan. Renovated with sanctuary reordered. Pitched profiled terracotta tile roof with lichen-covered terracotta ridge tiles terminating in Celtic Cross finial to apex (west), and cast-iron rainwater goods on timber boarded box eaves retaining cast-iron downpipes. Timber boarded walls on timber cushion course on rendered mass concrete plinth with timber band to eaves. Round-headed window openings between timber monolithic "pilasters" with Classical-style timber surrounds framing fixed-pane fittings having square glazing bars. Round-headed window opening to chancel (west) with timber surround framing fixed-pane fitting having leaded stained-glass panel. Round-headed door opening to entrance (east) front with two concrete steps, and timber surround centred on keystone framing timber boarded double doors having fanlight. Roundel (second stage) with timber surround framing fixed pane fitting having "spoke wheel" glazing bars. Grouped round-headed openings (bell stage) with timber surrounds centred on keystones framing louvered timber fittings. Interior including vestibule (east); square-headed door opening into nave with glazed timber double doors; full-height interior with carpeted central aisle between cruciform-detailed timber pews, timber panelled walls with paired timber stations between frosted glass windows, segmental barrel vaulted ceiling on thumbnail beaded-detailed cornice, and camber-headed chancel arch framing carpeted stepped dais to sanctuary (west) reordered with replacement timber altar table below stained glass "West Window". Set in landscaped grounds with rendered piers to perimeter having shallow pyramidal capping supporting wrought iron double gates.
10	1809	Kiltiernan Lodge - Entrance Gate	Bishop's Lane, Kiltiernan	Gate	<a href="#">60260023</a>	Entrance Gate	Entrance Gate	Architectural	Regional	NBHS description details the Country House "Set in landscaped grounds with tuck pointed granite ashlar piers to perimeter having stringcourses below shallow pyramidal capping supporting "Lotus"-detailed cast-iron double gates".


Map ID	RPS No.	Structure Name	Location	Building Type	NBHS Reg. No.	Original Use	Current Use	NBHS Categories of Special Interest	NBHS Rating	NBHS Description (where applicable)
11	2054	Kiltiernan Lodge - Gate Lodge	Kiltiernan Lodge, Bishop's Lane, Kiltiernan	Gate lodge	<a href="#">60260025</a>	Gate lodge	Residential	Architectural	Regional	Detached three-bay single-storey gate lodge, extant 1937, on a T-shaped plan centred on single-bay single-storey pedimented advanced porch; single-bay single-storey side elevations. Now disused. Hipped "fish scale" slate roof on a T-shaped plan centred on pitched (gabled) "fish scale" slate roof (porch), roll moulded clay ridge tiles centred on red brick Flemish bond chimney stack having chevron- or saw tooth-detailed stepped capping supporting terracotta or yellow terracotta tapered pots, lichen-covered cut-granite coping to gable forming open bed pediment with finial to apex, and no rainwater goods surviving on chevron- or saw tooth-detailed red brick header bond cornice. Part creeper- or ivy-covered fine roughcast walls with rusticated cut-granite quoins to corners. Segmental-headed central door opening with overgrown threshold, and red brick block-and-start surround framing timber door having overlight. Camber-headed window openings with cut-granite sills, and red brick block-and-start surrounds framing two-over-two timber sash windows. Set back from line of road at entrance to grounds of Kiltiernan Lodge.
12	1813	An Muilleann	Mill House, Enniskerry Road, Kiltiernan	House	<a href="#">60260036</a>	Miller's house	House	Architectural, Artistic, Historical, Social	Regional	Detached seven-bay two-storey mill owner's house, extant 1810, on an L-shaped plan; single-bay (west) or three-bay (east) two-storey side elevations. Renovated to accommodate continued private residential use. Replacement pitched and hipped slate roof on an L-shaped plan with clay or terracotta ridge tiles, rendered chimney stacks having concrete capping supporting terracotta pots, and cast-iron rainwater goods on timber eaves boards retaining cast-iron downpipes. Creeper- or ivy-covered roughcast battered walls. Segmental-headed off-central door opening with concealed dressings framing replacement timber panelled door having fanlight. Square-headed window openings (ground floor) with cut-granite sills, and concealed dressings framing replacement timber casement windows having overlights replacing timber casement windows having overlights. Square-headed window openings (first floor) with cut-granite sills, and concealed dressings framing replacement timber casement windows replacing two-over-two timber sash windows. Set in landscaped grounds with cut-granite monolithic piers to perimeter having domed capping supporting "Lotus"-detailed cast-iron double gates.
13	1830	Old Post Office	Enniskerry Road, Kiltiernan	House and Shop	<a href="#">60260031</a>	House & Shop / Post office	House & Shop	Architectural, Artistic	Regional	Detached four-bay two-storey house, extant 1901, on a T-shaped plan with shopfront to right ground floor; single-bay (single-bay deep) full-height central return (west). Closed, 1990. Renovated to accommodate alternative use. Pitched slate roof on a T-shaped plan centred on pitched slate roof (west) with clay ridge tiles, cut-granite coping to gables with tuck pointed granite ashlar chimney stacks to apexes having stringcourses below capping supporting terracotta or yellow terracotta tapered pots, and cast-iron rainwater goods on cut-granite beaded consoles retaining cast-iron octagonal or ogee hoppers and downpipes with cast-iron rainwater goods to rear (west) elevation on rendered cut-granite eaves retaining cast-iron octagonal or ogee hoppers and downpipes. Repointed coursed cut-granite wall to front (east) elevation with cut-granite flush quoins to corners; rendered surface finish (remainder). Camber-headed off-central door opening with cut-granite step threshold and rendered block-and-start surround having chamfered reveals framing timber panelled door having overlight. Timber shopfront to right ground floor on a symmetrical plan centred on timber panelled double doors having overlight. Square-headed window openings (first floor) with cut-granite sills and rendered block-and-start surrounds framing two-over-two timber sash windows. Square-headed window openings (remainder) with cut-granite sills, and concealed dressings framing two-over-two timber sash windows. Interior including (first floor): carved timber surrounds to door openings framing timber panelled doors with carved timber surrounds to window openings framing timber panelled shutters. Road fronted with tarmacadam footpath to front having cut-granite kerbing.

Map ID	RPS No.	Structure Name	Location	Building Type	NBHS Reg. No.	Original Use	Current Use	NBHS Categories of Special Interest	NBHS Rating	NBHS Description (where applicable)
14	1832	Orange Lodge	Old School House, Enniskerry Road, Kiltiernan	School	<a href="#">60260029</a>	School	House	Architectural, Artistic, Historical, Social	Regional	Detached three-bay two-storey school, built 1873, on a cruciform plan centred on single-bay single-storey gabled projecting porch to ground floor; single-bay (single-bay deep) full-height central return (west). In use, 1949. For sale, 2012. Now disused. Pitched slate roof on a T-shaped plan centred on pitched slate roof (west); pitched (gabled) slate roof (porch), clay ridge tiles, lichen-covered rendered coping to gables with red brick Running bond chimney stacks to apexes having stepped capping supporting yellow terracotta tapered pots, and replacement uPVC rainwater goods on cut-granite beaded consoles retaining cast-iron downpipes. Roughcast walls. Round-headed central window opening (porch) with concealed dressings framing fixed-pane fitting having margins. Square-headed opposing door openings ("cheeks") with concealed dressings framing timber boarded doors. Square-headed window openings with cut-granite sills, and concealed dressings framing two-over-two timber sash windows. Interior including (ground floor): vestibule; segmental-headed door opening into classroom with timber boarded double doors having overlight; classroom with carved timber surrounds to window openings framing timber panelled shutters; and (first floor): cast-iron Classical-style chimneypieces. Set back from road in landscaped grounds with roughcast piers to perimeter having rock faced cut-granite capping supporting iron double gates.
15	1806	Kingston Grove	Ballycorus Road, Kiltiernan	House	<a href="#">60260044</a>	House	House	Architectural, Artistic	Regional	Detached four-bay two-storey house, extant 1837, on a rectangular plan. For sale, 2010. Pitched slate roof with clay ridge tiles, cut-granite coping to gables with rendered chimney stacks to apexes having "Cavetto"-detailed stepped capping supporting terracotta or yellow terracotta octagonal pots, and cast-iron rainwater goods on roughcast cut-granite eaves retaining cast-iron downpipes. Roughcast walls bellcast over rendered plinth. Segmental-headed off-central door opening with cut-granite step threshold, and moulded rendered surround framing timber panelled door having fanlight. Square-headed window openings with cut-granite sills, and bull nose-detailed rendered surrounds framing six-over-six (ground floor) or six-over-three (first floor) timber sash windows. Set back from line of road in landscaped grounds.
16	1808	Lonsdale	Ballycorus Road, Kiltiernan	House	<a href="#">60260043</a>	House	House	Architectural, Artistic	Regional	Detached three-bay two-storey house, extant 1909, on a rectangular plan. Renovated and extended, 2003. Pitched slate roof with clay ridge tiles, cut-granite coping to gables with rendered chimney stacks to apexes having stringcourses below stepped capping supporting terracotta or yellow terracotta octagonal pots, and replacement uPVC rainwater goods on rendered eaves retaining cast-iron octagonal or ogee hoppers and downpipes. Replacement rendered walls. Segmental-headed central door opening with cut-granite step threshold, timber doorcase with panelled pilasters supporting lead-covered cornice on "Acanthus"-detailed fluted consoles, and concealed dressings framing timber panelled door having overlight. Square-headed window openings with cut-granite sills, and concealed dressings framing two-over-two timber sash windows. Set back from line of road in landscaped grounds.


# Kiltiernan-Glenamuck Local Area Plan - Draft




Draft LAP Boundary   
 Glenamuck District Roads Scheme 


Protected Structures (within LAP Boundary) 

\*Refer to to Table 5.1 for details of each protected structure

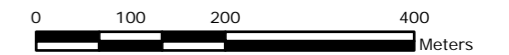
Architectural Conservation Area (within LAP Boundary):  
 Moss Cottages, Enniskerry Road, Kiltiernan 

Record of Monuments and Places (For Areas of Archaeological Potential) (within LAP boundary) 

RMP No.	Location	Classification
026-018	Carrickmines Great	Cross
026-019	Kilgobbin	Megalithic Tomb
026-020	Kilgobbin, Kiltiernan, Laughanstown	Church, Graveyard, Font
026-021	Glenamuck South, Kingston	Enclosure
026-135	Carrickmines Great	Fulacht Fia

Record of Industrial Heritage (within LAP Boundary) 

Site No.	Location	Description
710	Carrying Enniskerry Rd over the river at Kiltiernan	Bridge
995	West side of Glenamuck Rd at junction with Enniskerry Rd.	Water Tap
996	South side Enniskerry Rd, Kiltiernan	Water Pump



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## Built Heritage

Senior Planner: L. McGauran Chief Technician: M. Hennessy

Prepared By: Z. Horan Drawn By: O. Feighery

Date:  
 February 2025

Scale:  
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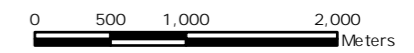
Drawing No:  
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## **Appendix 6 – Draft Plan Maps and Drawings**

# Kiltiernan-Glenamuck Local Area Plan - Draft

- Draft LAP Boundary
- County Boundary
- Glenamuck District Roads Scheme



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Director of Services



## Location of Kiltiernan/Glenamuck

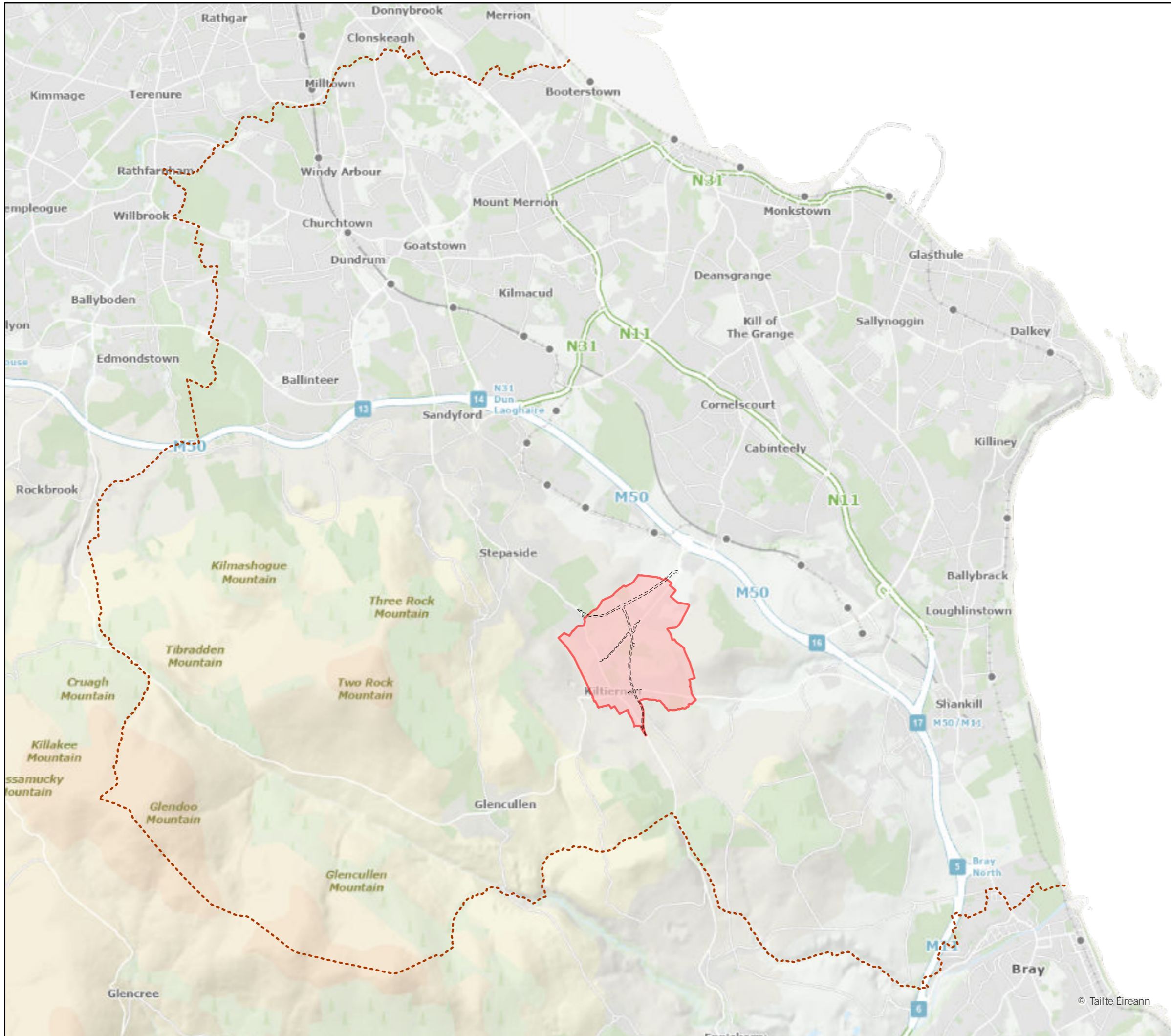
Senior Planner: L. McGauran    Chief Technician: M. Hennessy

Prepared By: Z. Horan    Drawn By: O. Feighery

Date:  
February 2025

Scale:  
1:50,000

Drawing No:  
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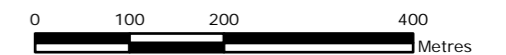
# Kiltiernan-Glenamuck Local Area Plan - Draft

## Land Use Zonings

- Objective A**  
To provide residential development and improve residential amenity while protecting the existing residential amenities. [Yellow Box]
- Objective B**  
To protect and improve rural amenity and to provide for the development of agriculture. [Light Green Box]
- Objective E**  
To provide for economic development and employment. [Purple Box]
- Objective F**  
To preserve and provide for open space with ancillary active recreational amenities. [Light Green Box]
- Objective G**  
To protect and improve high amenity areas. [Light Green Box]
- Objective NC**  
To protect, provide for and/or improve mixed-use neighbourhood centre facilities. [Brown Box]
- Objective SNI**  
To protect, improve and encourage the provision of sustainable neighbourhood infrastructure [Grey Box]

## Other Objectives

- Draft LAP Boundary [Red Outline]
- 6 Year Road Objectives/Traffic Management/Active Travel Upgrades [Double Line]
- Long Term Road Objectives/Traffic Management/Active Travel Upgrades [Circle]
- Public Right-of-Way [Blue Dashed Line]
- Protected Structures [Yellow Arrow]
- Record of Industrial Heritage [Gear Icon]
- Record of Monuments and Places (For Areas of Archaeological Potential) [Archaeological Icon]
- Architectural Conservation Area [Blue Box]
- Proposed Natural Heritage Areas (pNHA) [Eye Icon]
- To preserve Views [Blue Triangle]
- To protect and preserve Trees and Woodlands [Green Tree Icon]
- Boundary of Local Area Plan as per CDP [Blue Outline]
- Boundary of Objective Area [Red Outline]
- Specific Local Objective [Red Hexagon]
- To provide accommodation for the Travelling Community [TA Hexagon]
- Proposed Education Site [ED Box]



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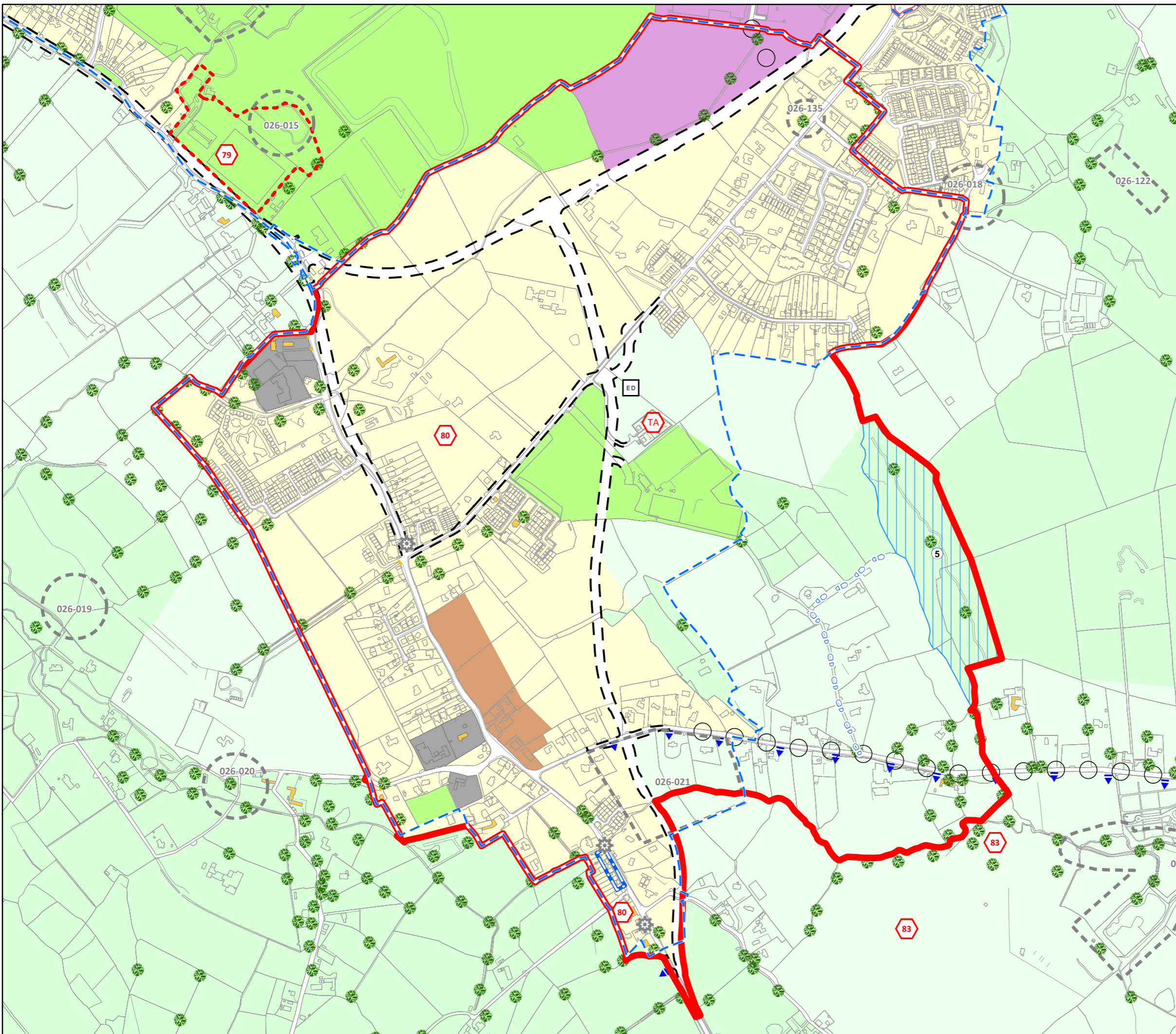


Extract from Land Use Zoning Maps 9 & 13  
County Development Plan 2022 - 2028

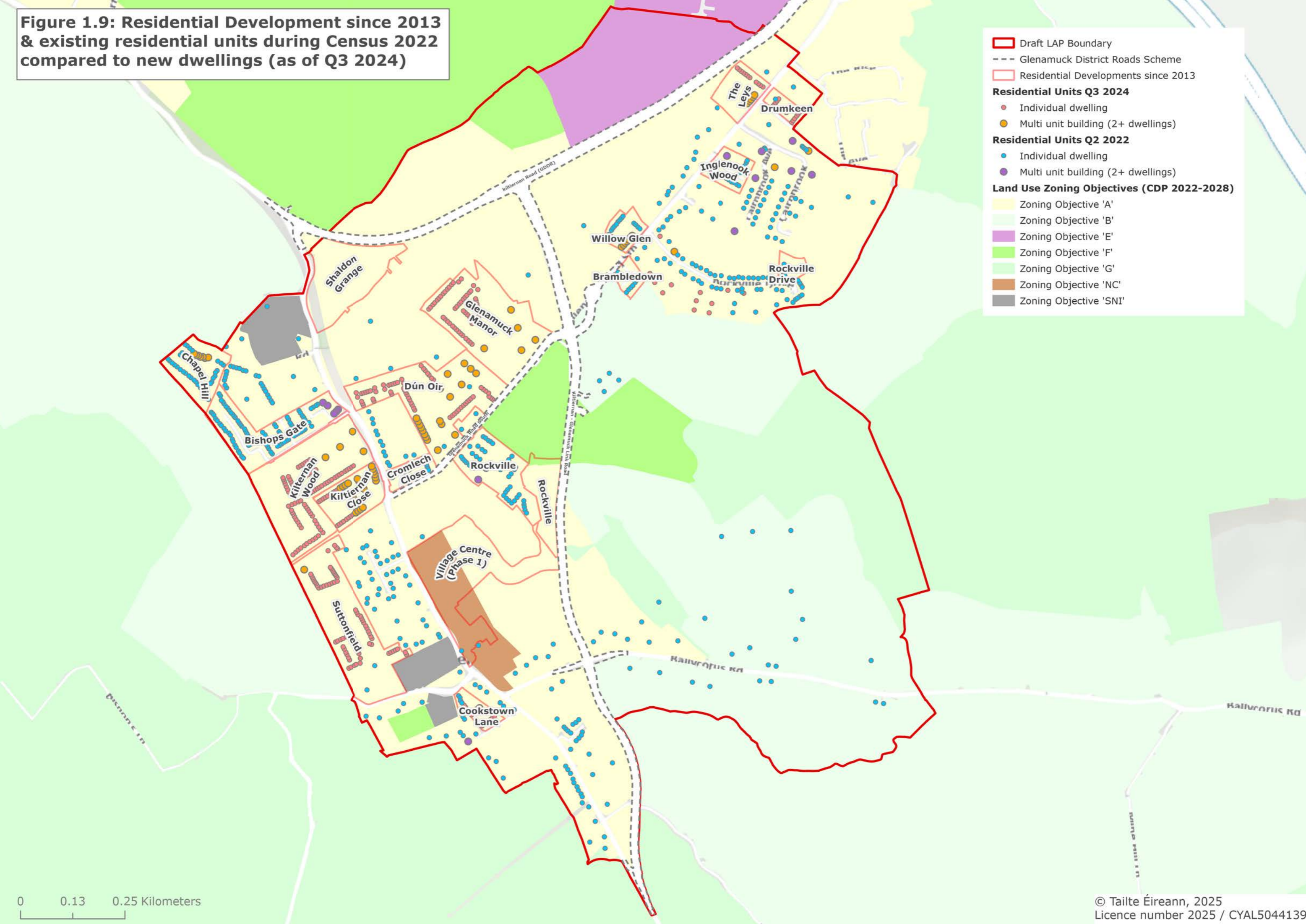
Senior Planner: L. McGauran Chief Technician : M.Hennessy

Prepared By: Z.Horan Drawn By: O. Feighery

Date: February 2025 Scale: 1:8,000 Drawing No: PL-25-003







**Figure 1.9: Residential Development since 2013 & existing residential units during Census 2022 compared to new dwellings (as of Q3 2024)**

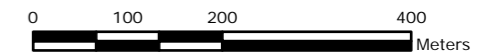
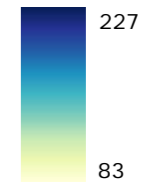


- Draft LAP Boundary
- Glenamuck District Roads Scheme
- Residential Developments since 2013
- Residential Units Q3 2024**
  - Individual dwelling
  - Multi unit building (2+ dwellings)
- Residential Units Q2 2022**
  - Individual dwelling
  - Multi unit building (2+ dwellings)
- Land Use Zoning Objectives (CDP 2022-2028)**
  - Zoning Objective 'A'
  - Zoning Objective 'B'
  - Zoning Objective 'E'
  - Zoning Objective 'F'
  - Zoning Objective 'G'
  - Zoning Objective 'NC'
  - Zoning Objective 'SNI'

0 0.13 0.25 Kilometers

# Kiltiernan-Glenamuck Local Area Plan - Draft

- Draft LAP Boundary 
- Spot Height  137m
- Glenamuck District Roads Scheme 
- Contour Line (1m Intervals) 



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## Topographic map of the Kiltiernan/Glenamuck LAP

Senior Planner: L. McGauran

Chief Technician: M. Hennessy

Prepared By: Z. Horan

Drawn By: O. Feighery

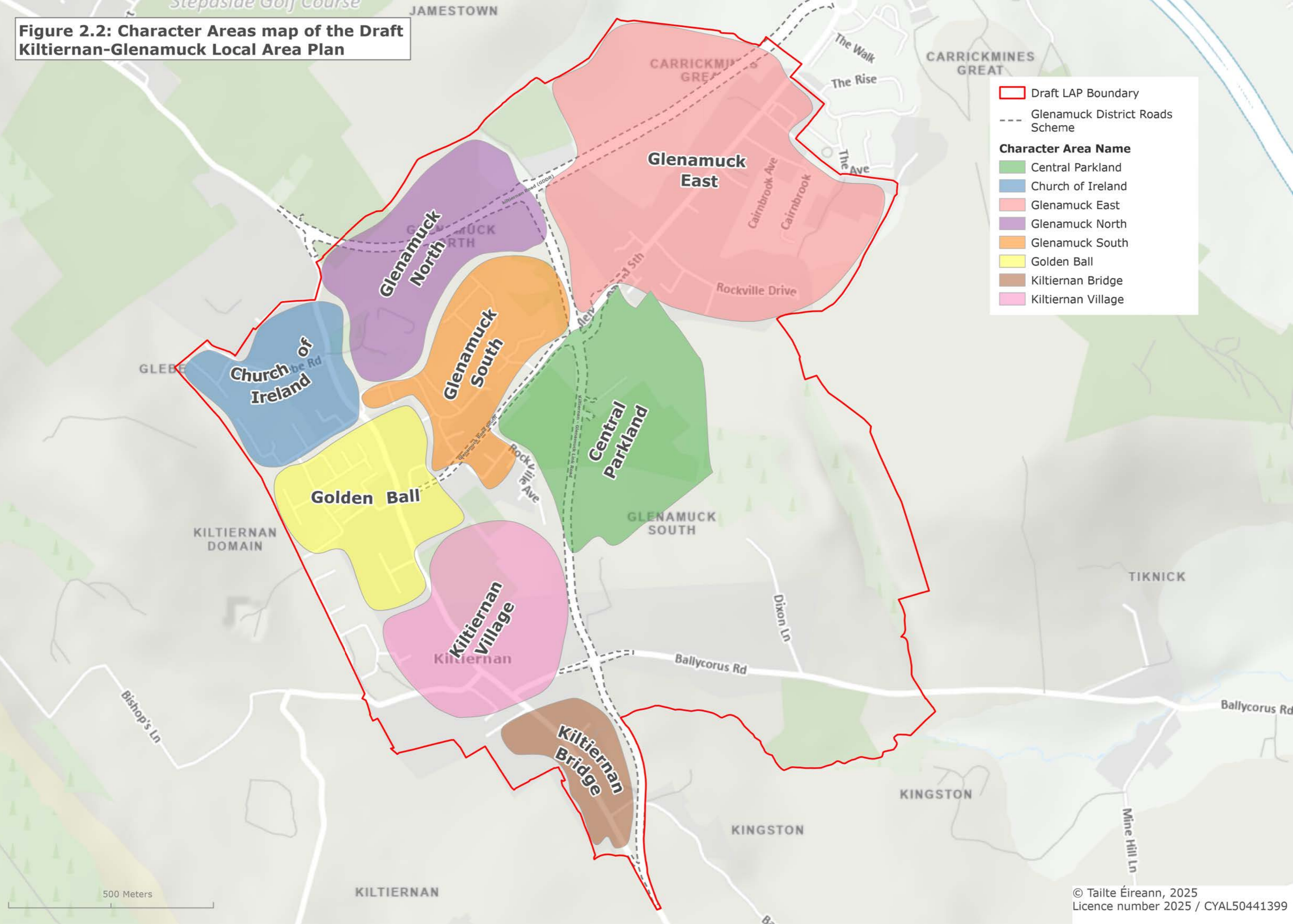
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February 2025

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Drawing No:  
PL-25-004



**Figure 2.2: Character Areas map of the Draft Kiltiernan-Glenamuck Local Area Plan**



**Legend**

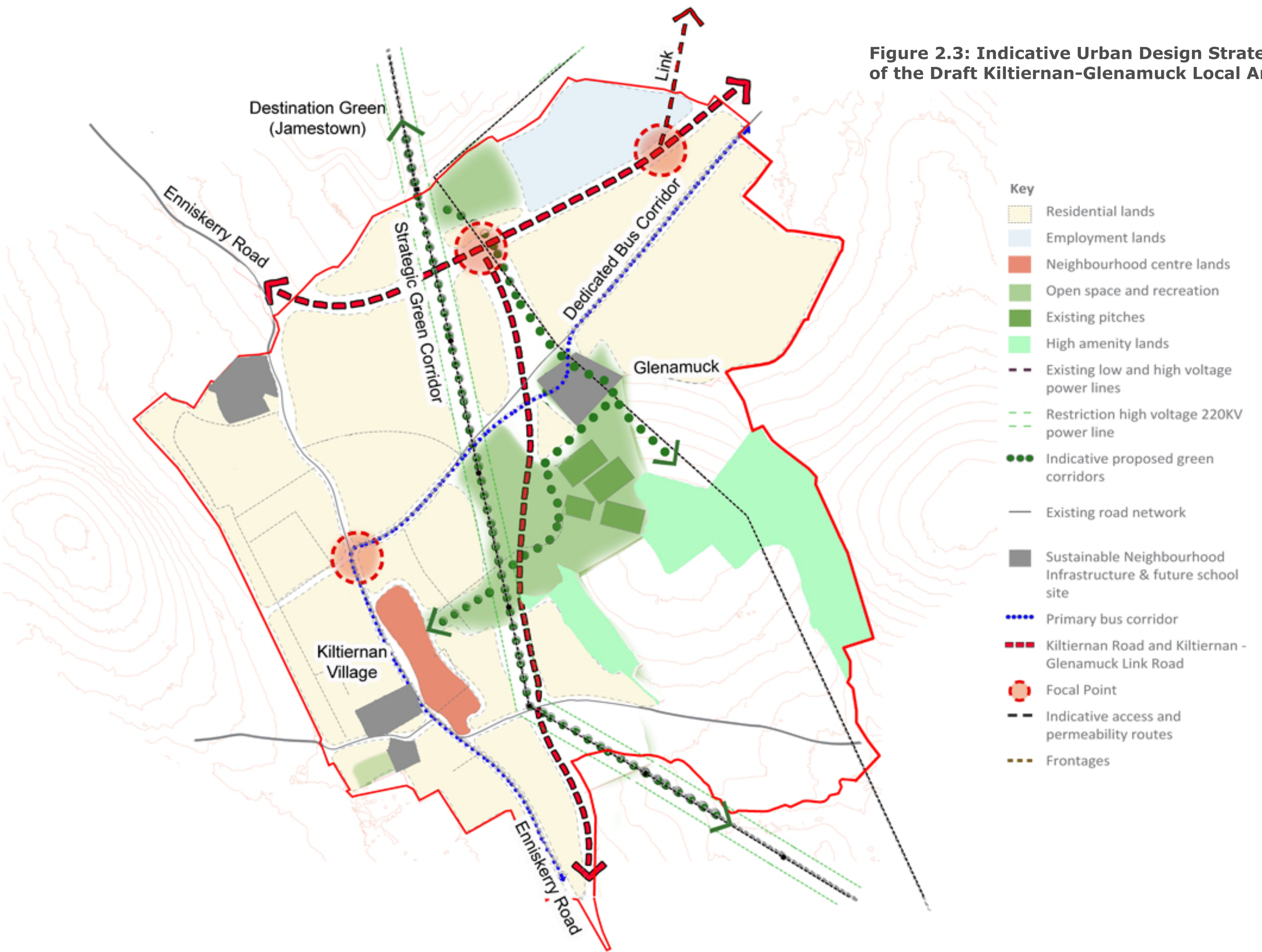
- Draft LAP Boundary
- Glenamuck District Roads Scheme

**Character Area Name**

- Central Parkland
- Church of Ireland
- Glenamuck East
- Glenamuck North
- Glenamuck South
- Golden Ball
- Kiltiernan Village
- Kiltiernan Bridge
- Kiltiernan Village

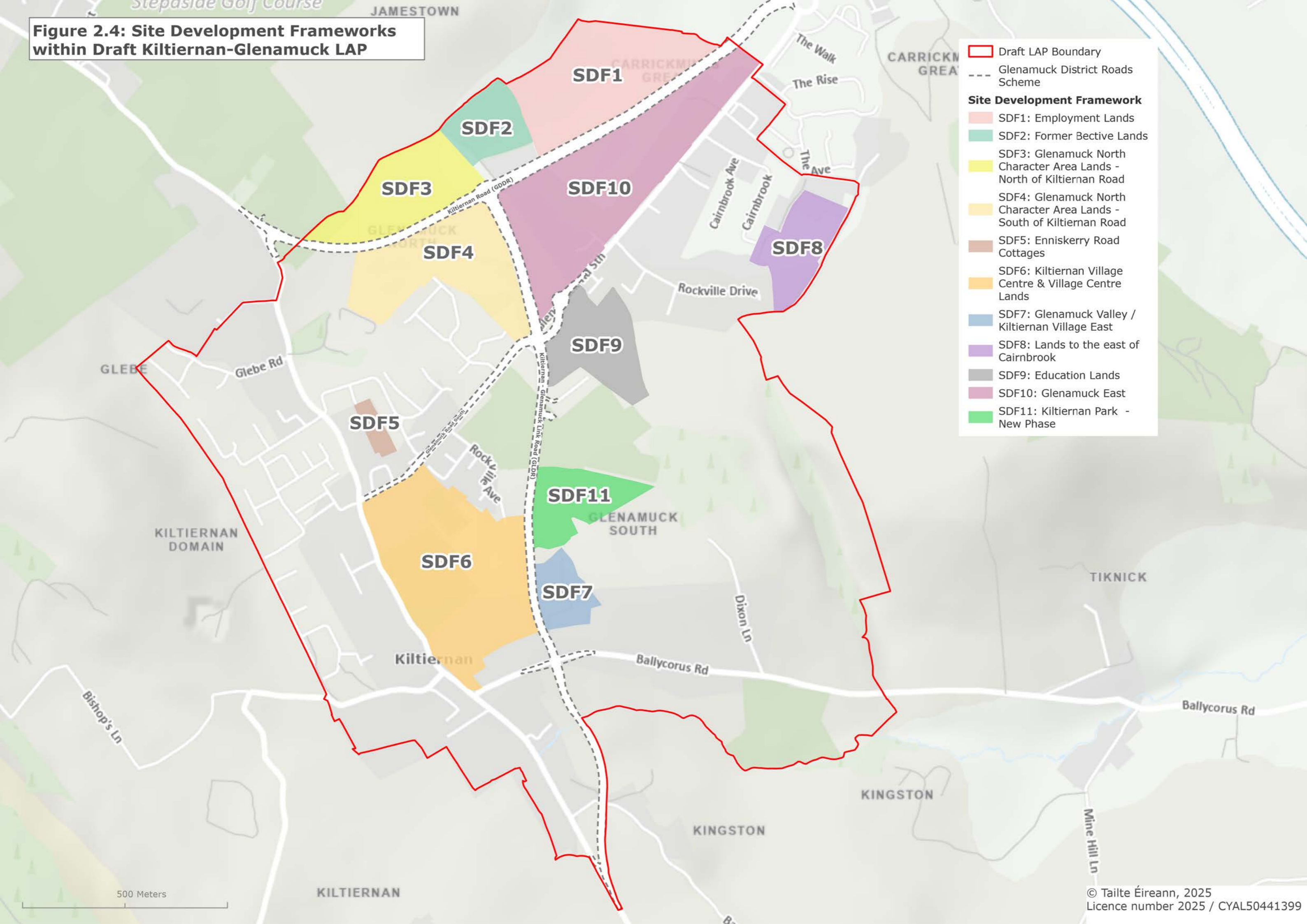
500 Meters

**Figure 2.3: Indicative Urban Design Strategy map of the Draft Kiltiernan-Glenamuck Local Area Plan**



- Key**
- Residential lands
  - Employment lands
  - Neighbourhood centre lands
  - Open space and recreation
  - Existing pitches
  - High amenity lands
  - Existing low and high voltage power lines
  - Restriction high voltage 220KV power line
  - Indicative proposed green corridors
  - Existing road network
  - Sustainable Neighbourhood Infrastructure & future school site
  - Primary bus corridor
  - Kiltiernan Road and Kiltiernan - Glenamuck Link Road
  - Focal Point
  - Indicative access and permeability routes
  - Frontages

**Figure 2.4: Site Development Frameworks within Draft Kiltiernan-Glenamuck LAP**



500 Meters











**Legend:**

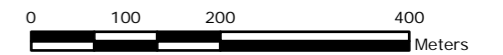
1. Our Lady of the Wayside National School
2. Our Lady of the Wayside Church
3. Ballybetagh Road
4. Ballycorus Road
5. Proposed pedestrian route
6. The Village Green
7. New Street
8. Community/Childcare/Café
9. Golden Ball Pub
10. Kiltiernan-Glenamuck Link Road
11. Local supermarket
12. Active frontage along Enniskerry Road with appropriate boundary treatments. Granite walls to be incorporated at suitable locations

	Residential development generally comprising terrace dwellings
	Residential development generally comprising terrace dwellings and/or apartment/duplex units
	Mixed use units comprising retail, commercial/office, residential
	Parkland/Recreation

**Figure 2.5: Indicative illustration showing an Urban Framework Plan for SDF6, SDF7 and adjoining lands**

# Kiltiernan-Glenamuck Local Area Plan - Draft

- Draft LAP Boundary 
- Glenamuck District Roads Scheme 
- Flood Zone A 
- Flood Zone B 
- Rivers (Existing) 
- Lakes and Ponds (Existing) 



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## Water features and extract of flood zones from CDP 2022-2028

Senior Planner: L. McGauran

Chief Technician: M. Hennessy

Prepared By: Z. Horan







Drawn By: O. Feighery

Date:  
February 2025

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Drawing No:  
PL-25-010

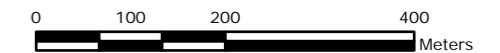
# Kiltiernan-Glenamuck Local Area Plan - Draft

- Draft LAP Boundary 
- Glenamuck District Roads Scheme 
- ESB Overhead HV Line (110kV) 
- Restriction Corridor (110kV) 
- ESB Overhead HV Line (220kV) 
- Restriction Corridor (220kV) 

*All ESB information contained in this document is confidential and proprietary information and must not be disclosed to any other party without the prior written consent and authority of ESB.*

*Confidential information only indicates the approximate location of ESB overhead and underground electricity plant and cables.*

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## ESB Restriction Corridors

Senior Planner: L. McGauran

Chief Technician: M. Hennessy

Prepared By: Z. Horan

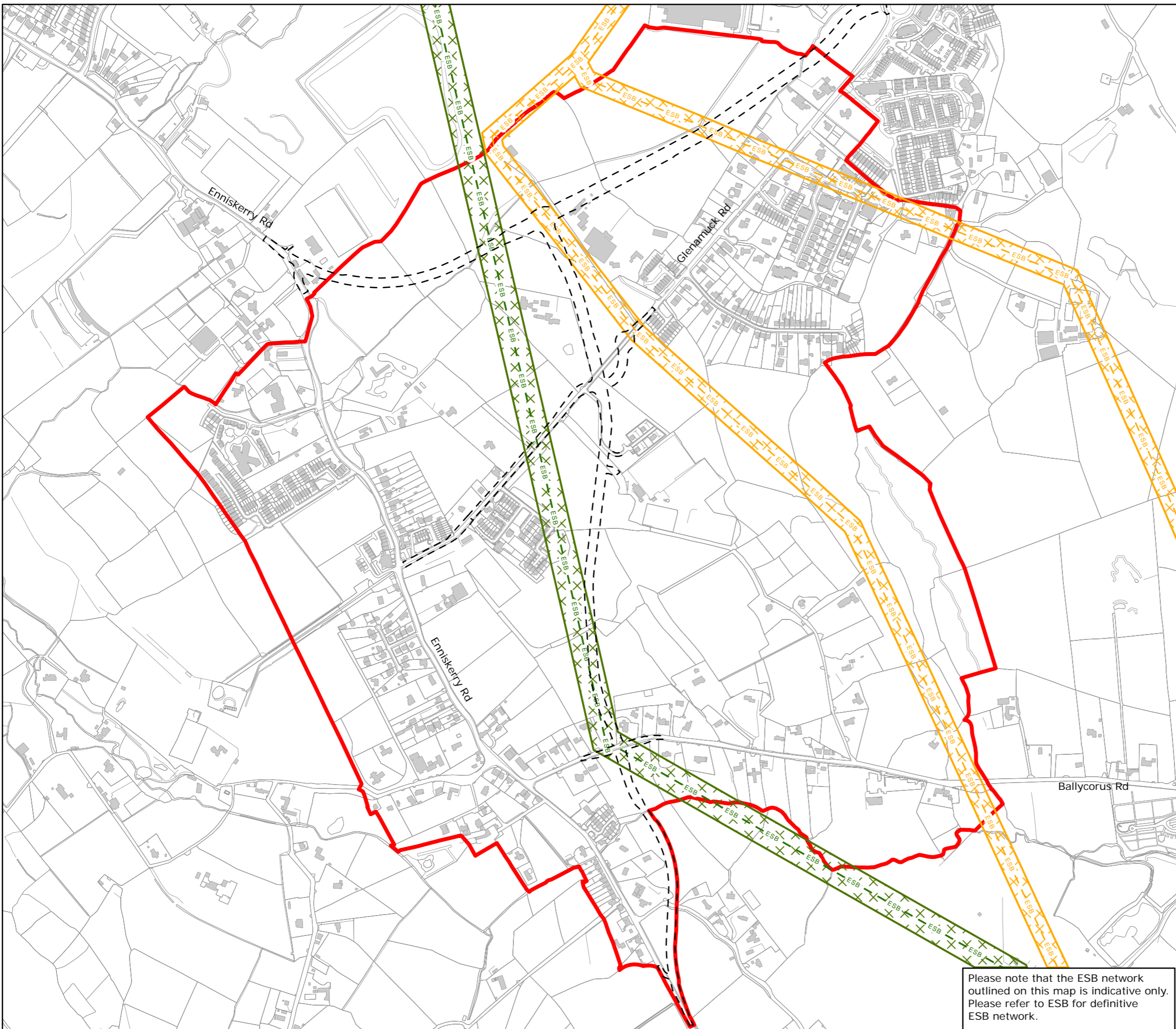
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Date:  
February 2025

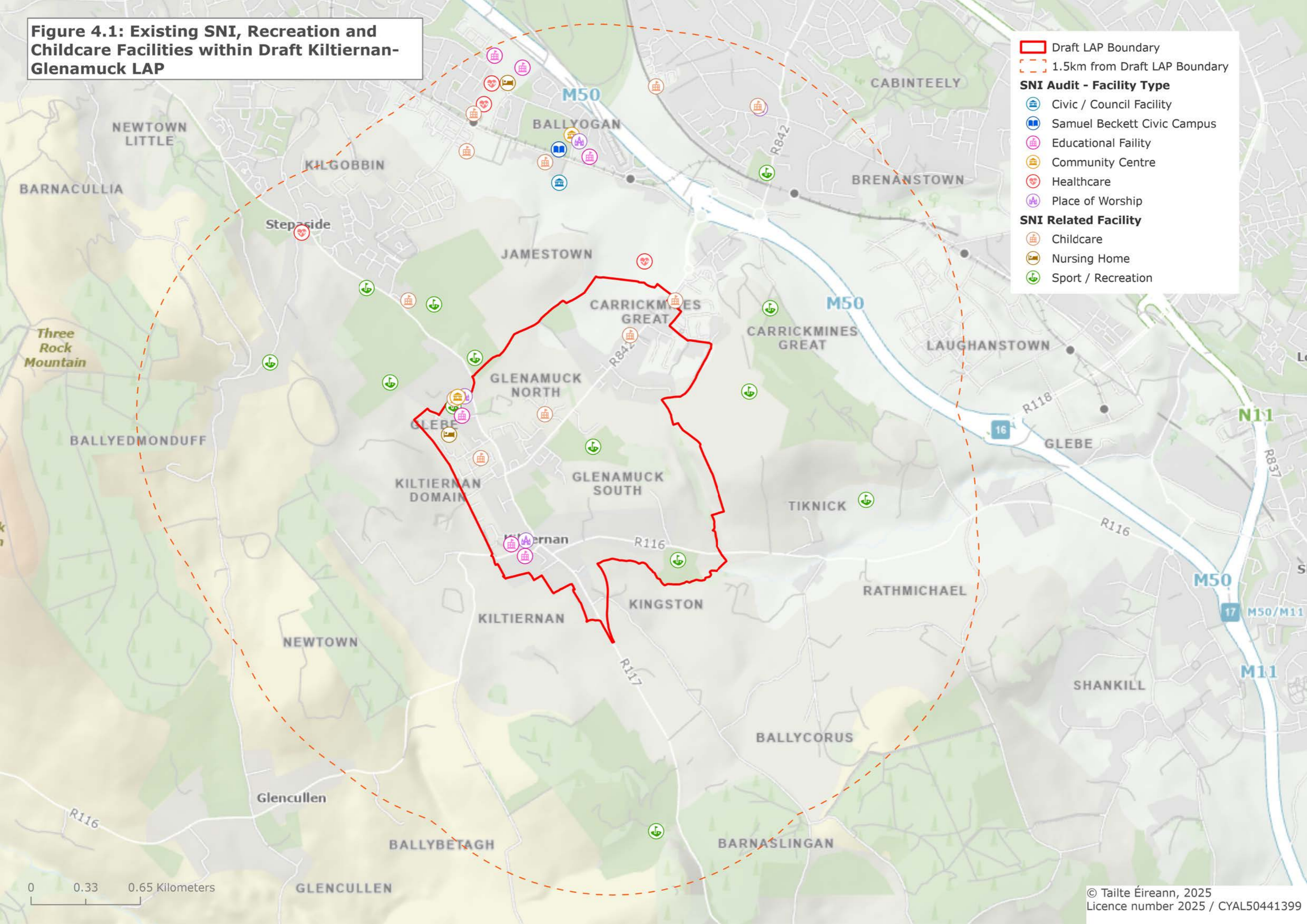
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Drawing No:  
PL-25-006

Please note that the ESB network outlined on this map is indicative only. Please refer to ESB for definitive ESB network.



**Figure 4.1: Existing SNI, Recreation and Childcare Facilities within Draft Kiltiernan-Glenamuck LAP**



**Legend**

- Draft LAP Boundary
- 1.5km from Draft LAP Boundary

**SNI Audit - Facility Type**

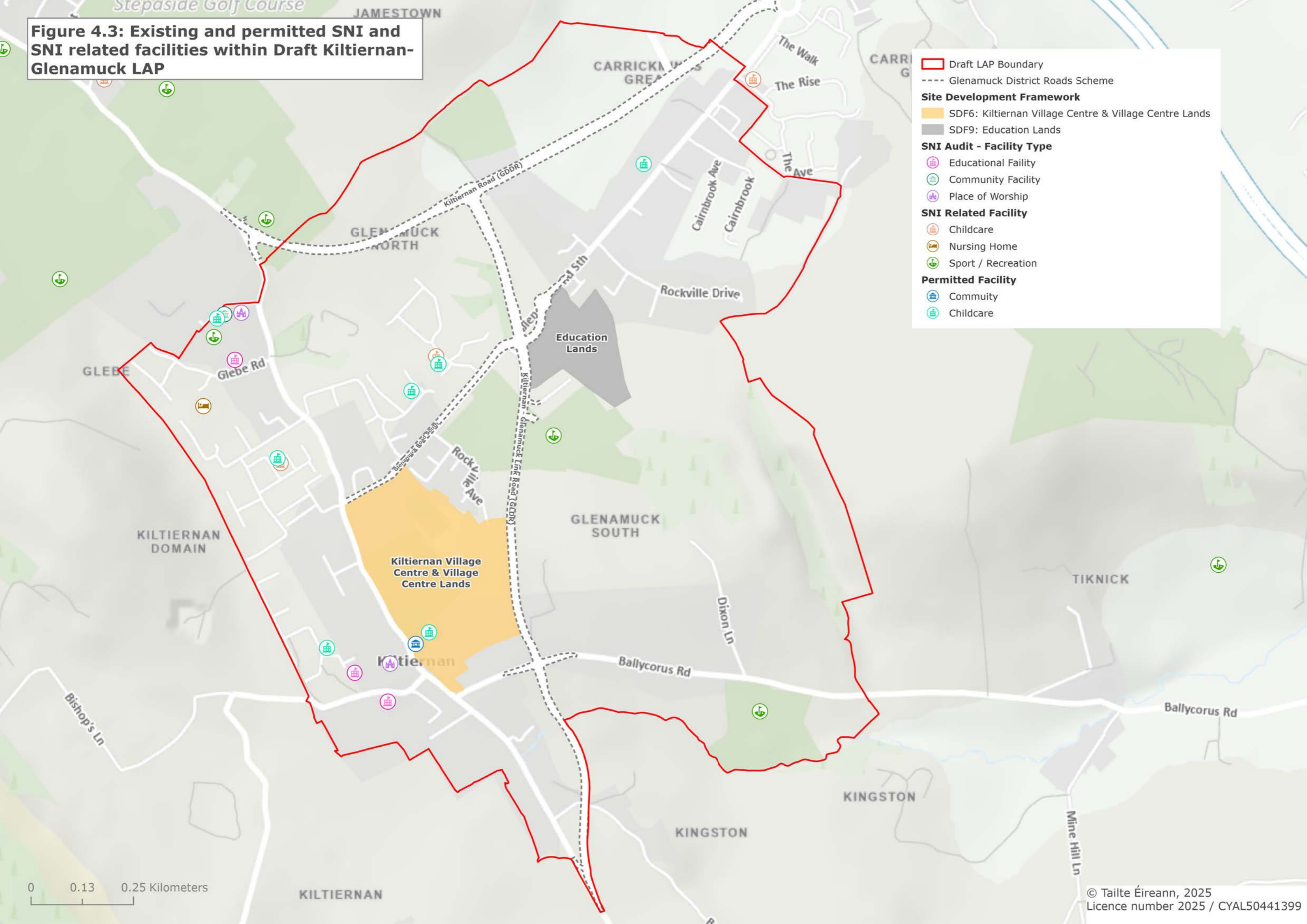
- 🏛️ Civic / Council Facility
- 🏫 Samuel Beckett Civic Campus
- 🎓 Educational Facility
- 🏠 Community Centre
- 🏥 Healthcare
- 🕌 Place of Worship

**SNI Related Facility**

- 🏠 Childcare
- 🏠 Nursing Home
- 🏃 Sport / Recreation

0 0.33 0.65 Kilometers

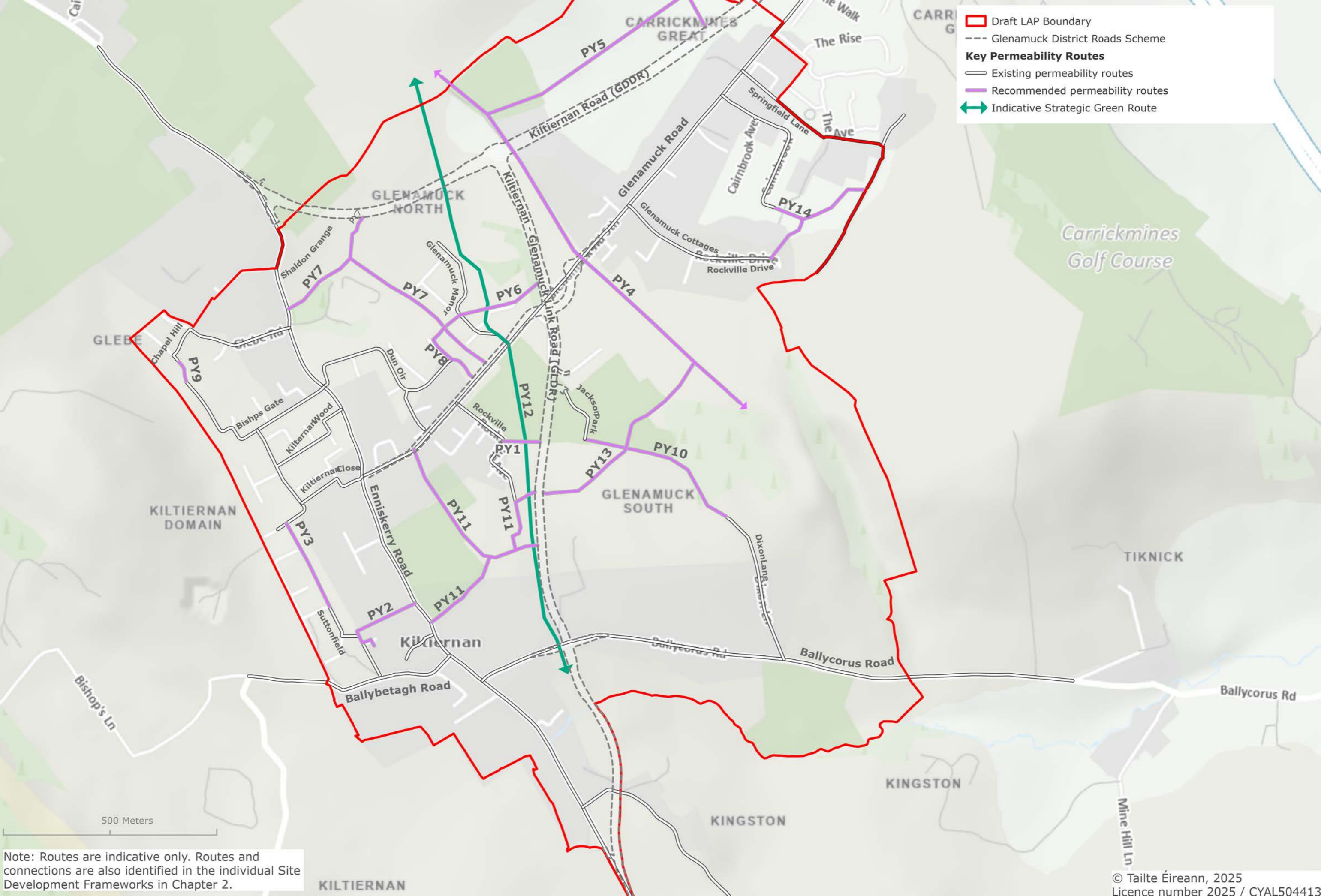
**Figure 4.3: Existing and permitted SNI and SNI related facilities within Draft Kiltiernan-Glenamuck LAP**



**Figure 5.4: Key Permeability Routes**

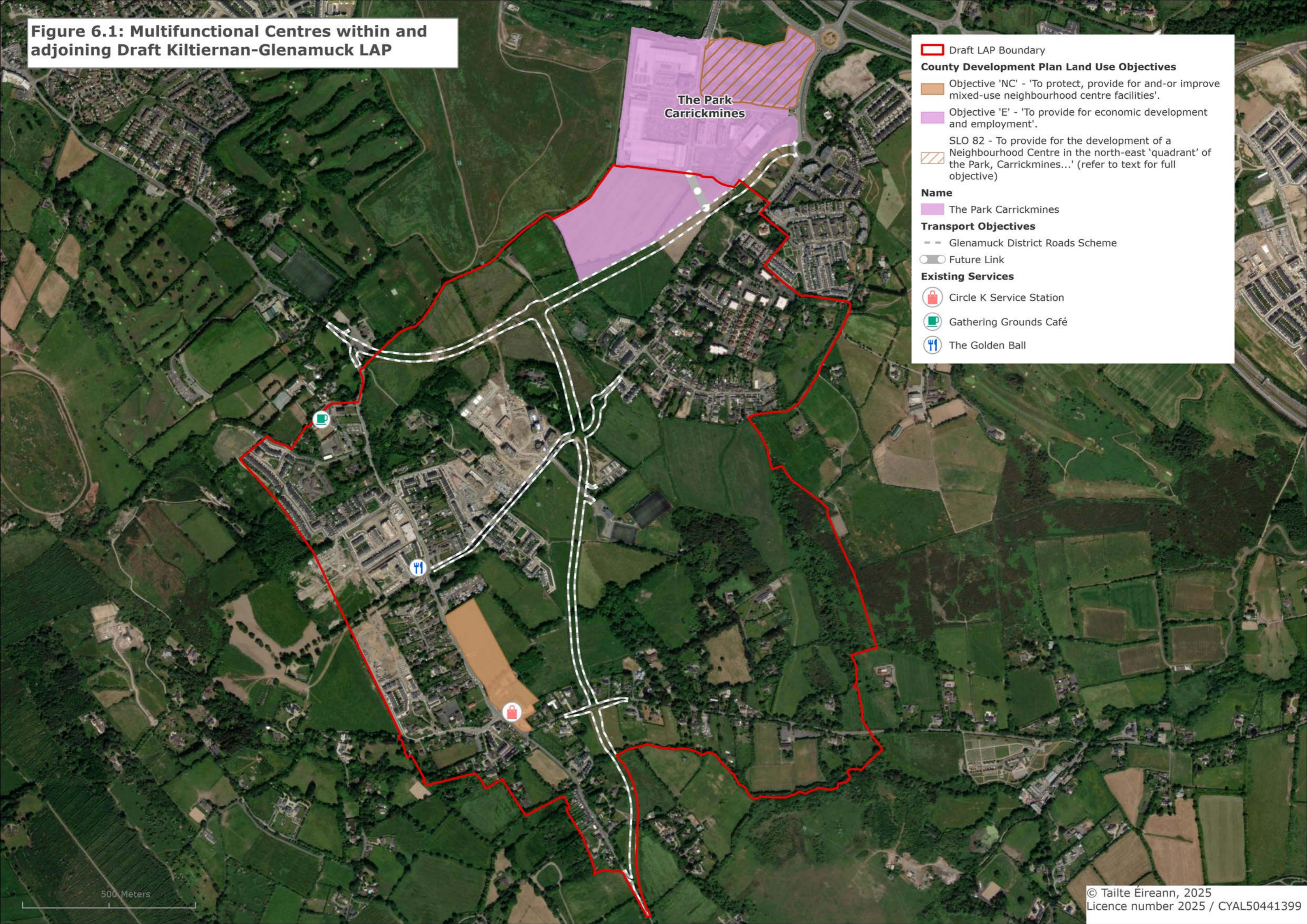
**Legend**

- Draft LAP Boundary
- Glenamuck District Roads Scheme
- Key Permeability Routes**
- Existing permeability routes
- Recommended permeability routes
- ↔ Indicative Strategic Green Route



Note: Routes are indicative only. Routes and connections are also identified in the individual Site Development Frameworks in Chapter 2.

**Figure 6.1: Multifunctional Centres within and adjoining Draft Kiltiernan-Glenamuck LAP**



**Draft LAP Boundary**

**County Development Plan Land Use Objectives**

- Objective 'NC' - 'To protect, provide for and-or improve mixed-use neighbourhood centre facilities'.
- Objective 'E' - 'To provide for economic development and employment'.
- SLO 82 - To provide for the development of a Neighbourhood Centre in the north-east 'quadrant' of the Park, Carrickmines...' (refer to text for full objective)

**Name**

- The Park Carrickmines

**Transport Objectives**

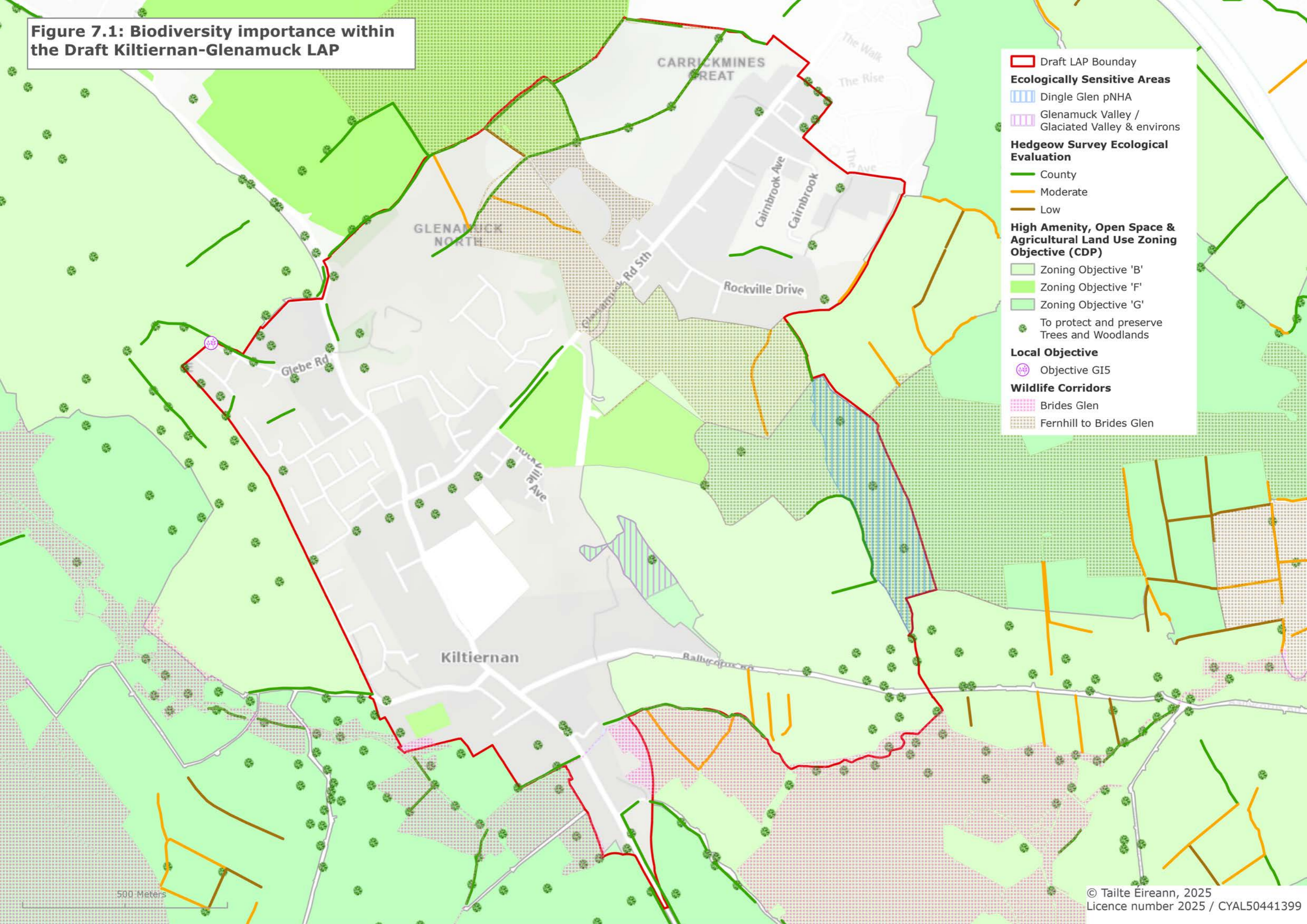
- Glenamuck District Roads Scheme
- Future Link

**Existing Services**

- Circle K Service Station
- Gathering Grounds Café
- The Golden Ball

500 Meters

**Figure 7.1: Biodiversity importance within the Draft Kiltiernan-Glenamuck LAP**

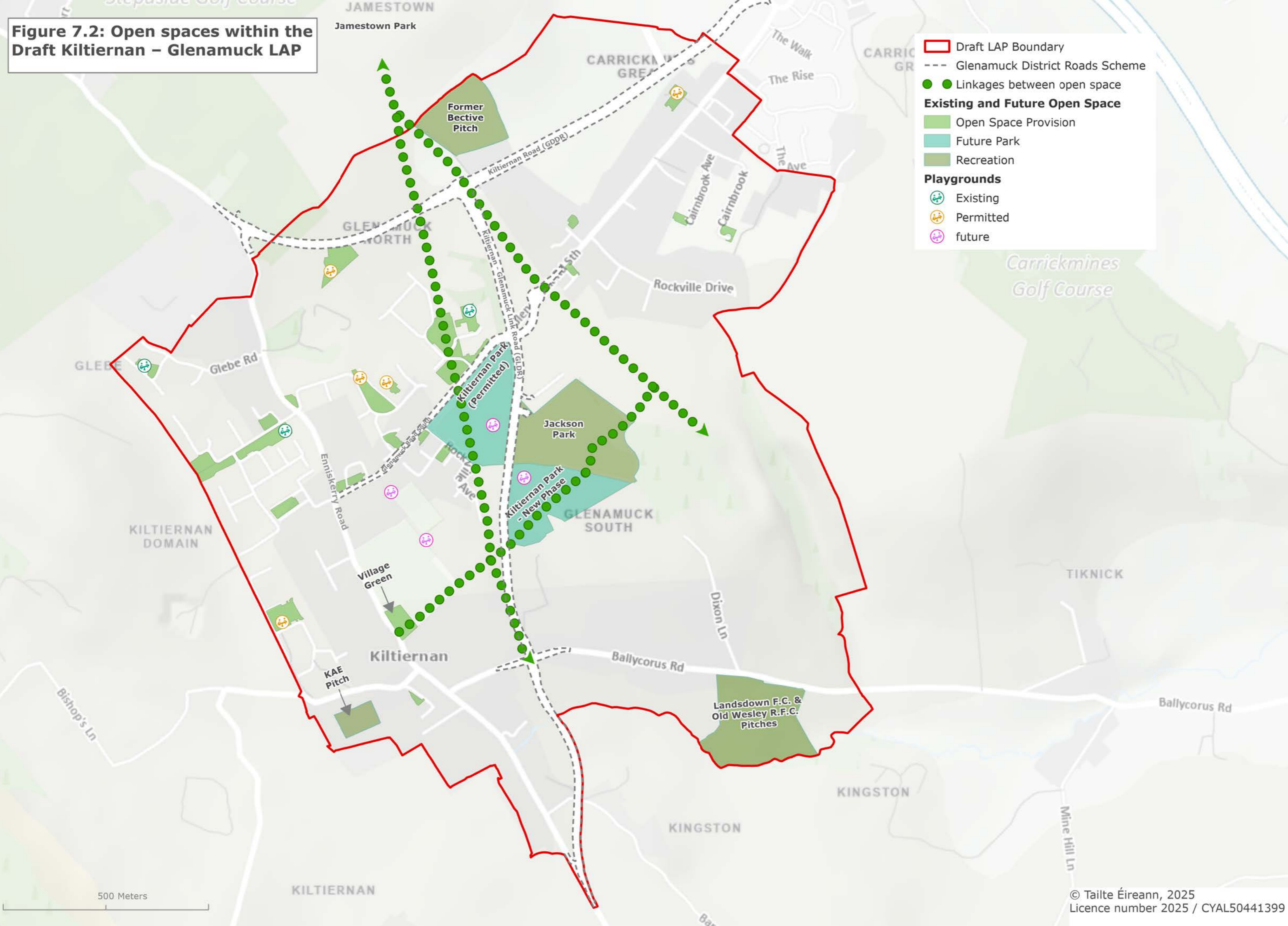


- Draft LAP Boundary
- Ecologically Sensitive Areas**
- Dingle Glen pNHA
- Glenamuck Valley / Glaciated Valley & environs
- Hedgeway Survey Ecological Evaluation**
- County
- Moderate
- Low
- High Amenity, Open Space & Agricultural Land Use Zoning Objective (CDP)**
- Zoning Objective 'B'
- Zoning Objective 'F'
- Zoning Objective 'G'
- To protect and preserve Trees and Woodlands
- Local Objective**
- Objective GI5
- Wildlife Corridors**
- Brides Glen
- Fernhill to Brides Glen

500 Meters



**Figure 7.2: Open spaces within the Draft Kiltiernan – Glenamuck LAP**



500 Meters

