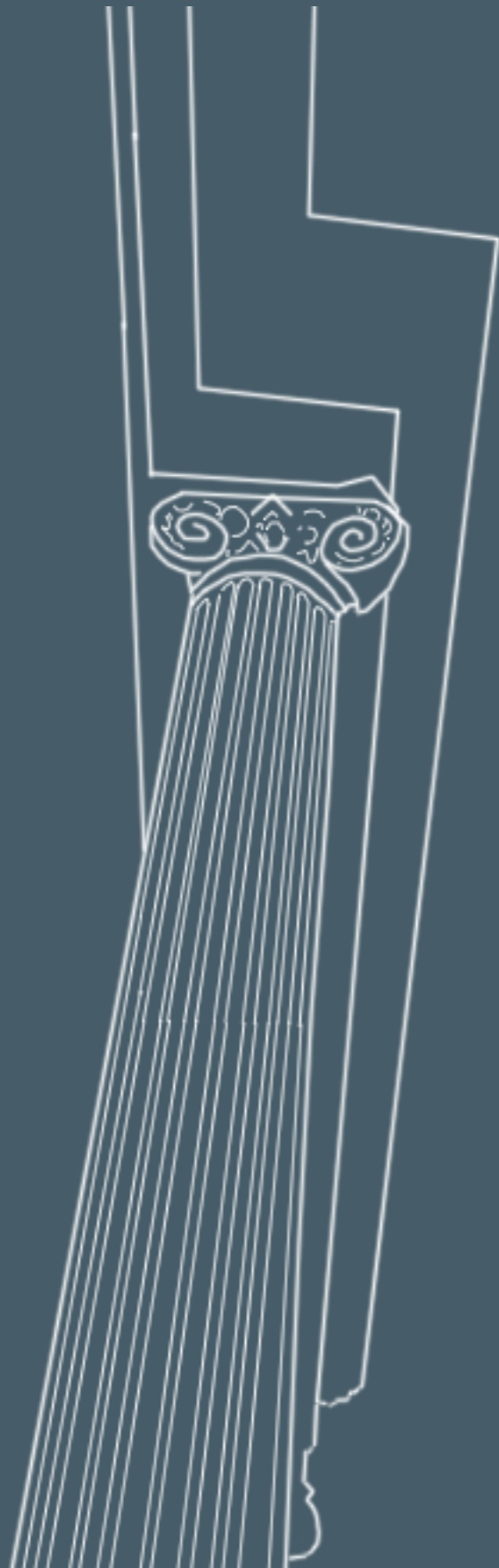


# Kilcarbery Grange, Dublin 22

Proposed residential development at Old Nangor Road site



ARCHITECTURAL DESIGN RATIONALE



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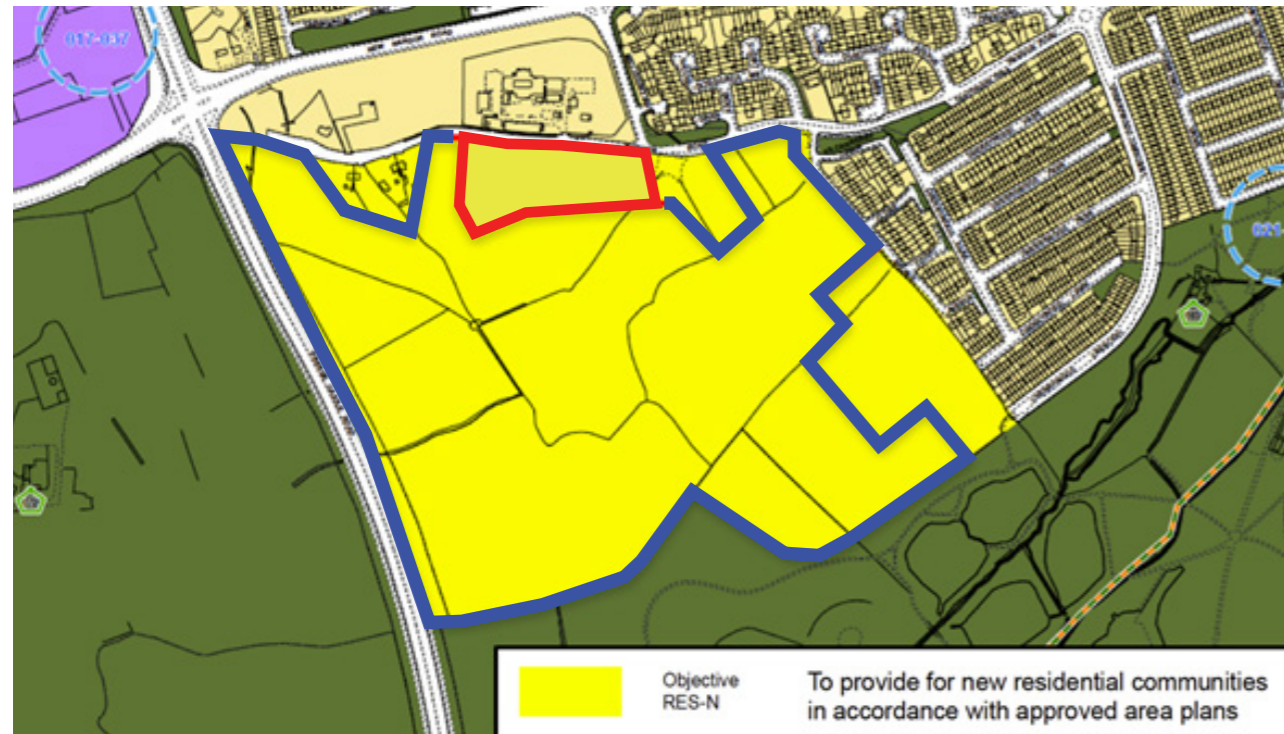
## 1. Introduction and proposed accommodation

This design statement forms part of a planning derogation for a residential development by South Dublin County Council on lands measuring c. 2.04 hectares at Kilcarbery Grange, Dublin 22.

The proposed development consists of the following:

- A mix of 88 units consisting of a variety house and apartment types.
- The units proposed include 44 no. 3bed 2 storey houses, 8 no. 4 bed 2 storeys houses, 36 no. duplex units (varying from 1 to 3 beds) within 3 storey duplex blocks.
- All units are dual aspect and comply with the current sunlight/daylight requirements as set out in the South Dublin Development plan 2022 - 2028.
- The development includes 100 no. surface car park spaces and 110 no. bicycle parking spaces (in a mix of dedicated resident and visitor spaces).
- Above ground sustainable urban drainage measures are incorporated into the landscape and urban design, in compliance with the requirements as set out in the South Dublin Development plan 2022 - 2028.
- The proposed housing density is 43.14 units per hectare.
- The Plot Ratio of the proposed scheme is 0.43:1
- The Site coverage of the proposed scheme is 25.63%.

## 2. Planning and development context



SDCC Zoning Map - Objective Res N- To provide for new Residential communities in accordance with approved area plan



SDCC - Kilcarbery Grange Preliminary Masterplan - Function /Land Use

The SDCC Development Plan zones the site as RES-N “To provide new residential communities in accordance with approved area plans” and identifies the lands as having development capacity during the 2016-2022 Development Plan period.

The site is subject to the SDCC “Kilcarbery Grange Preliminary Masterplan”. This plan sets out an indicative integrated urban and landscape structure for the lands and the overall approach to the layout and design of the development.

The design of the wider Kilcarbery residential development on the adjoining lands is subject to the requirements of the SDCC KGMP and the design and disposition of all unit types and layouts arose from an extensive collaborative process involving SDCC, the developer and its design team.

The subject site is identified in the masterplan as being the location of a new school. Following consultation with the Department of Education, it was established that there was no requirement for this use at this location. As a result the site will be developed for residential use as an extension of the wider Kilcarbery development using the masterplan principles and designs already being delivered on the adjoining lands.

### 3. Proposed Site Plan

#### Legend:

- Type J : 4 Bed / 7P House
- Type D/G : 3 Bed / 5P House
- Type E : 4 Bed / 7P House
- Type B : 3 Bed / 5P House
- Duplex Unit:  
Type M : 1 Bed / 2P Apt [GF]  
Type N : 2 Bed / 3P Apt [FF & SF]
- Duplex Unit:  
Type K : 2 Bed / 4P Apt [SF]  
Type L : 3 Bed / 5P Apt [GF & FF]
- Communal bin/bike store (managed)
- Traffic calmed landscaped linear home zones

88 No Units Total  
Over 2.04ha = 43.14 units / ha

Comprising of:  
52 Houses (59%)  
36 Duplexes (41%)

1 Bed : 12 no. Units (14%)  
2 Bed : 16 no. Units (18%)  
3 Bed : 52 no. Units (59%)  
4 Bed : 8 no. Units (9%)

Site includes 2320sqm of open spaces  
(11.4% of site area).

Please note that the larger Kilcarbery development includes 46400ha  
(15.09%)

Total Car Parking proposed:  
100 spaces (1.13/unit)  
Total Bike Parking proposed:  
90 dedicated spaces  
20 visitor spaces

**Note the proposed development will include 20% social housing units - comprising mainly of 1, 2 & 4 bedroom units.**



## 4. Building Heights



Kilcarbery Grange Masterplan  
 - Heights Diagram

**Legend:**

- Subject Site
- Wider Masterplan Site
- AREA BOUNDARY
- LAKE
- EXISTING GREEN AREA
- EXISTING URBAN BLOCK
- EXISTING BUILDINGS
- 3-5 STOREYS BUILDING
- POTENTIAL LANDMARK / MARKER BUILDING
- 2-3 STOREYS BUILDING



All building heights proposed are in compliance with the heights strategy set-out within the Kilcarbery Masterplan.

The proposed development is predominantly 2 storey with a 3 storey edge along the eastern boundary addressing Kilcarbery Grange Avenue. A 3 storey corner block addresses the junction of the Old Nangor Road and Kilcarbery Grange Avenue marking the corner and announcing arrival at the development.

Along the southern boundary, addressing Rowan Avenue a series of 3 storey corner volumes mark key junctions which lead to the 2 traffic calmed landscaped linear home zones which create green routes through the development.

Key corners have been strengthened with dual fronted feature corner houses, provides passive supervision to all streets.

Kilcarbery Grange Masterplan  
- Roads Hierarchy Diagram



Legend:

- Subject Site
- Wider Masterplan Site
- AREA BOUNDARY
- - - IMPORTANT EXISTING ROUTE
- - - GRANGE AVENUE
- LOCAL STREETS
- - - HOMEZONE STREETS



## 5. Road Hierarchy

The majority of roads serving this development are either existing roads (such as the Old Nangor Rd) or have been granted permission under the wider Kilcarbery Residential development south, east and west of this subject site. To the south Rowan Avenue, to the west Rowan Green and to the east Kilcarbery Grange Avenue, are currently under construction / nearing completion.

As part of the subject proposal, additional parking spaces, footpaths and street trees are proposed along these routes, to serve the proposed 88 units within this development.

To the north, along the Old Nangor Road, a cycle-path, footpath, landscape buffer, street trees, a pedestrian crossing and parking spaces are proposed which widen the road to facilitate Active travel. These local enhancements replace the existing poor quality hedgerow on the northern boundary. An ecological assessment of the hedgerow has been undertaken and included with the application. This has informed the landscape strategy which includes a range of compensatory measures including transplanting seeds from hedgerow species to new areas of landscape. (see Landscape Architects report for more detail)

Within the centre of the development - 2 traffic calmed, landscaped linear homezones are proposed along with pedestrian routes, car parking and open space areas, provide key linkages through the scheme from north to south.

We respectfully contend that the provision of these two heavily landscaped corridors and the active travel measures to be provided along the Old Nangor Road offset the loss of the poor quality hedgerow on the northern boundary.

## 6. Pedestrian / Cycle Connections

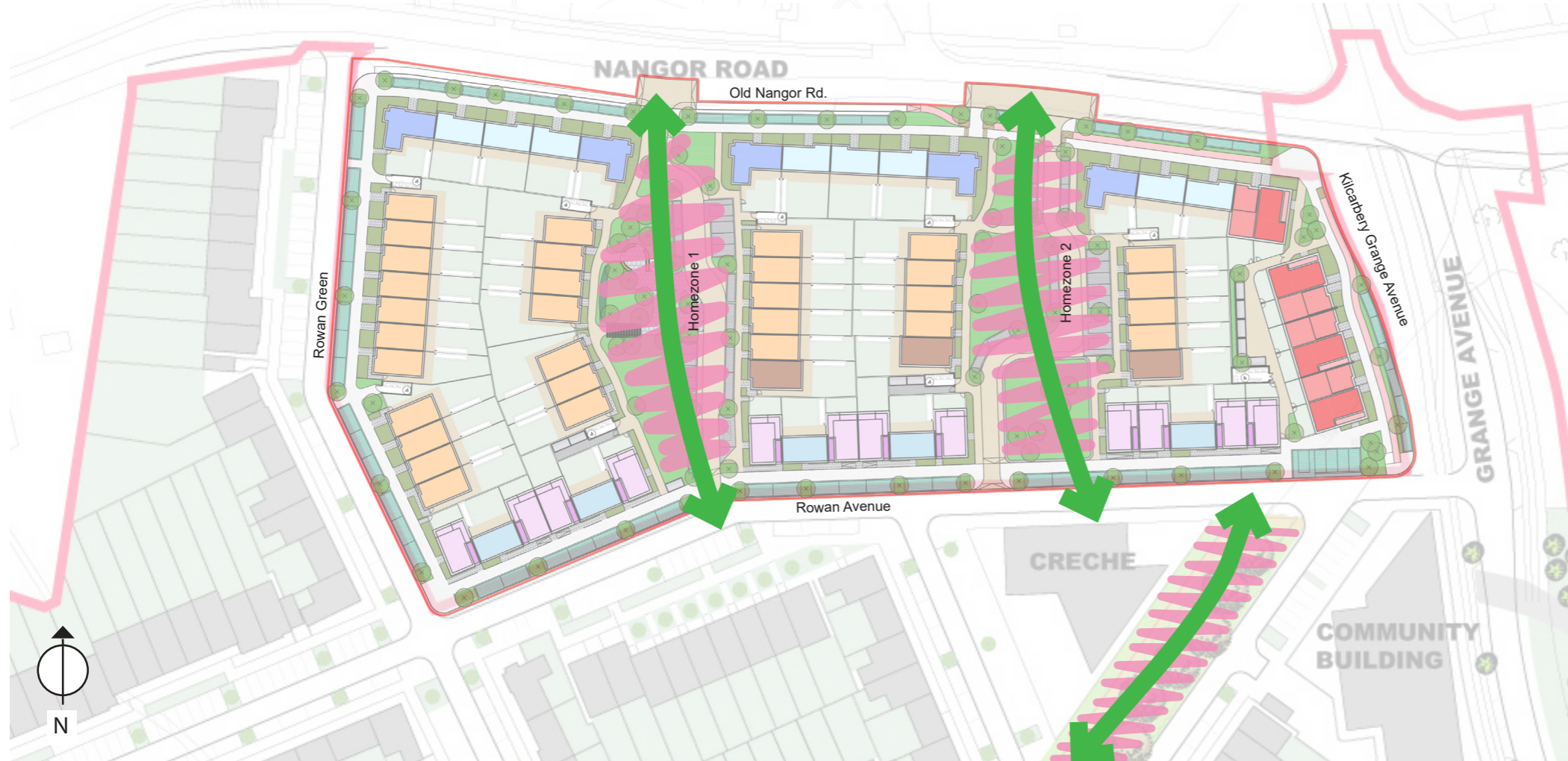
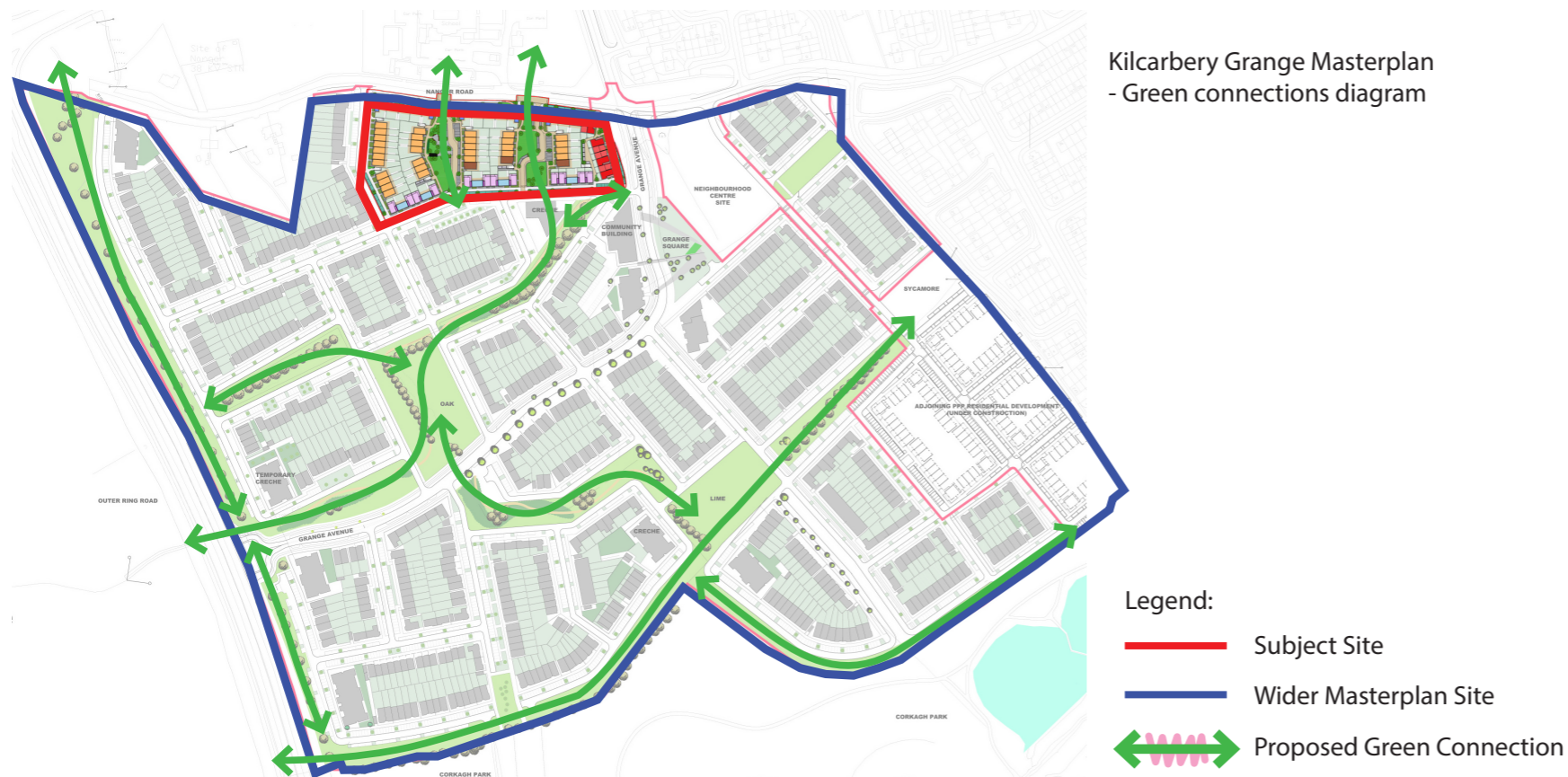
Kilcarbery Grange Masterplan  
 - Active Amenities Diagram

- Legend:
- Subject Site
  - Wider Masterplan Site
  - FOOTPATHS
  - RUNNING ROUTE
  - CYCLE ROUTE



The network of health and amenity routes are proposed as part of this application, intended to encourage a wide range of outdoor activities for all ages, and to promote the maximum of enjoyment of the natural environment within the site and in the surrounding area. The routes proposed are in compliance with the larger Kilcarbery masterplan and link to routes previously permitted under the wider Kilcarbery residential development located south, west and east of this site.





## 7 . Green connections, Public Realm and combined landscape and above Ground Sustainable Urban Drainage measures

The Kilcarbery Grange masterplan includes an extensive network of public open spaces, green loops and green corridors which provide a network of green linkages through the development to the wider hinterland. The subject site (2.04ha) represents a small part of the larger masterplan (30ha), but follows the same design principles in the provision of green connections and areas of public realm, as the wider masterplan.

The subject site provides 2320sqm of open space in the form of hard and soft landscaped spaces in the two north/south homezone connections (c. 11% of the subject site area). When this open space is considered with the public realm provided within the larger Kilcarbery tile, a figure of 4.62 ha of open space is then provided. This represents 15.09% of the total masterplan site area).

The two key features of the development are the two new traffic calmed landscaped linear homezones which connect the network of green spaces to the south with the Old Nangor Rd. to the north. These green spines include a network of pedestrian routes, a variety of landscape features and a series of above ground sustainable urban drainage features. The SUDS measures incorporated into the development design include bio-retention tree pits, swales and surface water detention basins. Each of these features have also been designed with public safety, use and long-term maintenance in-mind.

## 8. 3d massing of proposed development



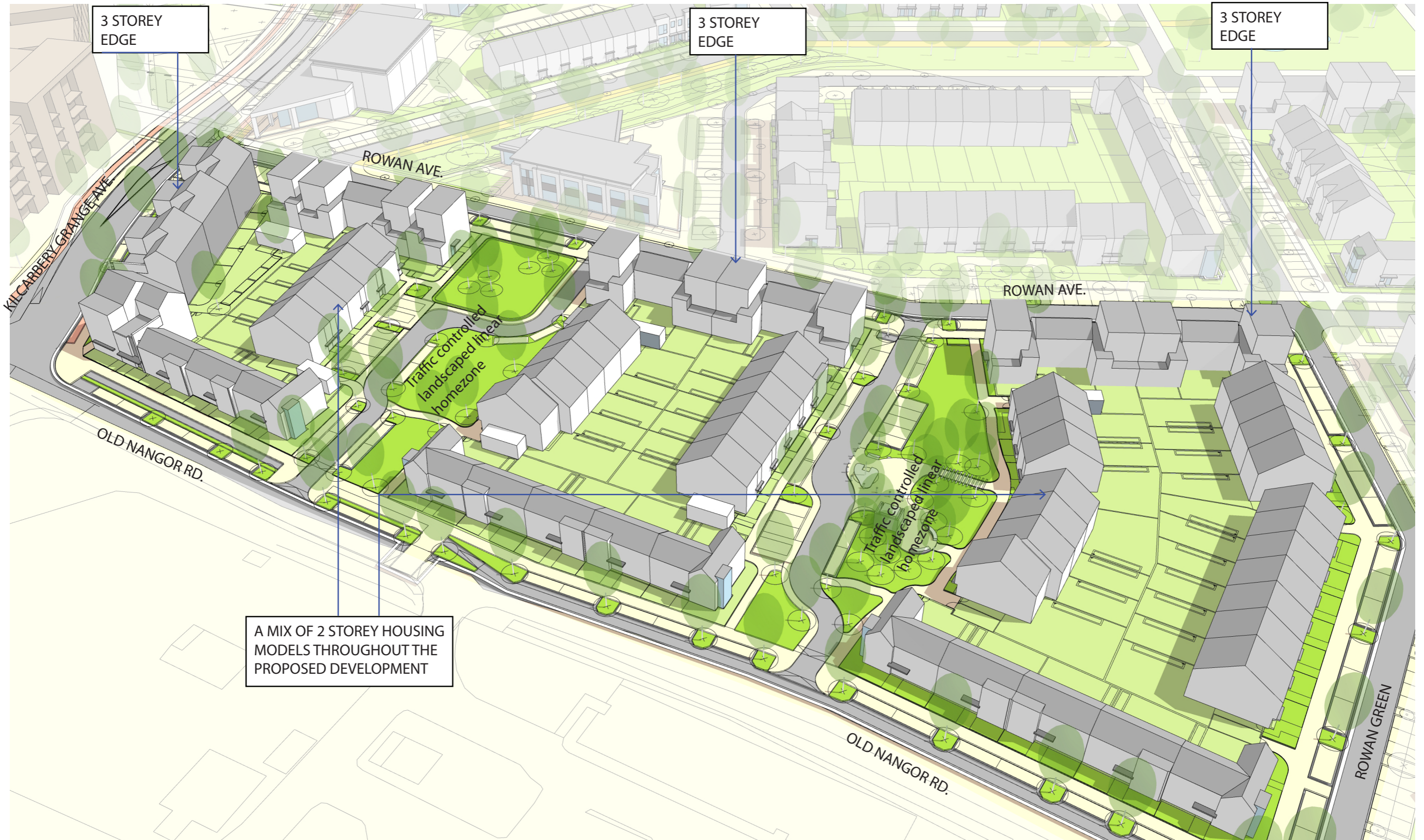
Aerial view looking north-west towards Old Nangor Rd

## 8. 3d massing of proposed development



Aerial view looking north-east towards Old Nangor Rd

## 8. 3d massing of proposed development



Aerial view looking south-east towards the Kilcarbery Grange development (currently under construction)

**RESIDENTIAL DEVELOPMENT AT  
OLD NANGOR RD, KILCARBERY, Co. DUBLIN**

Issue 20.11.23

9. Proposed Schedule of accommodation

Client: SDCC

Project Number: 6168A

**OVERALL SCHEDULE OF AREAS**

NOTES:

(\* ) DESIGN STANDARDS IN GUIDELINES FOR PLANNING AUTHORITIES 2023 FOR APARTMENTS (AND DUPLEX UNITS) AND QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES 2007 FOR HOUSES

NO. OF UNIT TYPES	UNIT TYPE	AREA*		NUMBER OF UNITS	TOTAL AREA	BED SPACES	TOTAL BED SPACES
RESIDENTIAL				GROSS			
		m <sup>2</sup>		m <sup>2</sup>			
1	(B) 3 Bed - (2 storey)	112.3	(92)	20	2246	5	100
2	(B1) 3 Bed - (2 storey)	111.5	(92)	7	780.5	5	35
3	(B2) 3 Bed - (2 storey)	111.5	(92)	4	446	5	20
4	(D) 3 Bed - (2 storey)	103.0	(92)	5	515.0	5	25
5	(E2) 4 Bed - (2 storey)	131.3	(110)	3	393.9	7	21
6	(G) 3 Bed - (2 storey)	110.8	(92)	8	886.4	5	40
7	(J) 4 Bed - (2 storey)	135.6	(110)	5	678.0	7	35
<b>TOTAL HOUSES</b>				<b>52</b>	<b>5945.8</b>		<b>276</b>
8	(K) 2 Bed	92.0	(73)	2	184.0	4	8
9	(K1) 2 Bed	91.5	(73)	1	91.5	4	4
10	(K2) 2 Bed	88.0	(73)	1	88.0	4	4
11	(L) 3 Bed	110.0	(94)	2	220.0	5	10
12	(L1) 3 Bed	117.1	(94)	2	234.2	5	10
13	(L4) 3 Bed	110.9	(94)	1	110.9	5	5
14	(L5) 3 Bed	117.1	(94)	1	117.1	5	5
15	(L6) 3 Bed	110.0	(94)	1	110.0	5	5
16	(L7) 3 Bed	116.3	(94)	1	116.3	5	5
17	(M) 1 Bed	56.0	(45)	1	56.0	2	2
18	(M1) 1 Bed	55.8	(45)	4	56.0	2	8
19	(M2) 1 Bed	55.0	(45)	6	56.0	2	12
20	(M3) 1 Bed	56.1	(45)	1	56.0	2	2
21	(N) 2 Bed	105.0	(73)	1	105	3	3
22	(N1) 2 Bed	105.0	(73)	4	420	3	12
23	(N2) 2 Bed	102.0	(73)	6	612	3	18
24	(N3) 2 Bed	105.0	(73)	1	105	3	3
<b>TOTAL DUPLEX UNITS</b>				<b>36</b>	<b>2738.0</b>		<b>116</b>
				<b>UNITS</b>	<b>AREA</b>		<b>BEDS</b>
<b>TOTAL RESIDENTIAL UNITS</b>				<b>88</b>	<b>8683.8</b>		<b>392.0</b>

ANCILLARY RESIDENTIAL		AREA	
1	Bin Store 1	15.8	
2	Bin Store 2	15.8	
3	Bin Store 3	15.8	
4	Bin Store 4	15.8	
5	Bin Store 5	15.8	
6	Bin Store 6	15.8	
7	Bin Store 7	15.8	
8	Bin Store 8	15.8	
9	Bin Store 9	25.8	
<b>TOTAL ANCILLARY RESIDENTIAL</b>		<b>152.2</b>	

TOTAL RESIDENTIAL AREA (UNITS+ANCILLARY)		AREA
		<b>8836.0</b>

RESIDENTIAL UNIT TYPE MIX		No. of UNITS	% of TOTAL
3-bed house		44	50.0
4-bed house		8	9.1
1-bed duplex		12	13.6
2-bed duplex		16	18.2
3-bed duplex		8	9.1
<b>TOTAL RESIDENTIAL UNITS</b>		<b>88</b>	<b>100.0</b>

BUILDING FOOTPRINT	AREA (m <sup>2</sup> )
Residential (incl. ancillary)	5198

SITE AREA	Ha
OVERALL SITE AREA	2.0417
*Area within red line - Current Application	
TOTAL NUMBER OF RESIDENTIAL UNITS	88
RESIDENTIAL UNITS PER HECTARE	43.1

PLOT RATIO (TOTAL GFA / TOTAL SITE AREA)	0.43 :1
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SITE COVERAGE (TOTAL BUILDING FOOTPRINT / TOTAL SITE AREA)	25.46%
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PUBLIC OPEN SPACE*	Ha
TOTAL PUBLIC OPEN SPACE WITHIN SUBJECT SITE (HA)	0.232
TOTAL PUBLIC OPEN SPACE (% of OVERALL SUBJECT SITE AREA)	11.4 %
TOTAL PUBLIC OPEN SPACE WITHIN FULL MASTERPLAN (HA)	4.62
TOTAL PUBLIC OPEN SPACE (% of OVERALL MASTERPLAN SITE AREA)	15.1 %

TOTAL CAR PARKING SPACES PROVIDED			
Unit type	no. of units	spaces per unit	no. of spaces
houses	52	1.19	62
duplex units	36	1.06	38
<b>TOTAL</b>	<b>88</b>	<b>1.14</b>	<b>100</b>

CAR PARKING SPACE BREAKDOWN				
	Total	%		
In curtilage	0	0		
Off curtilage	100	100		
<b>TOTAL</b>	<b>100</b>			
<b>Includes:</b>				
EV charging	20	20		
Accessible parking	5	5		

RESIDENT BICYCLE SPACE PROVIDED (DUPLEX UNITS)				
Location	units served	bedrooms served	bike-spaces required	bike spaces provided
Residents' bike shelter 1	8	12	12	20
Residents' bike shelter 2	8	12	12	20
Residents' bike shelter 3	20	44	44	50
<b>TOTAL</b>	<b>36</b>	<b>68</b>	<b>68</b>	<b>90</b>

VISITOR BICYCLE SPACE PROVIDED (DUPLEX UNITS)				
Unit type	no. of units	spaces required per unit	bike spaces required	bike spaces provided
1 bed	12	0.5	6	
2 bed	16	0.5	8	
3 bed	8	0.5	4	
<b>TOTAL</b>	<b>36</b>	<b>0.5</b>	<b>18</b>	<b>20</b>

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