



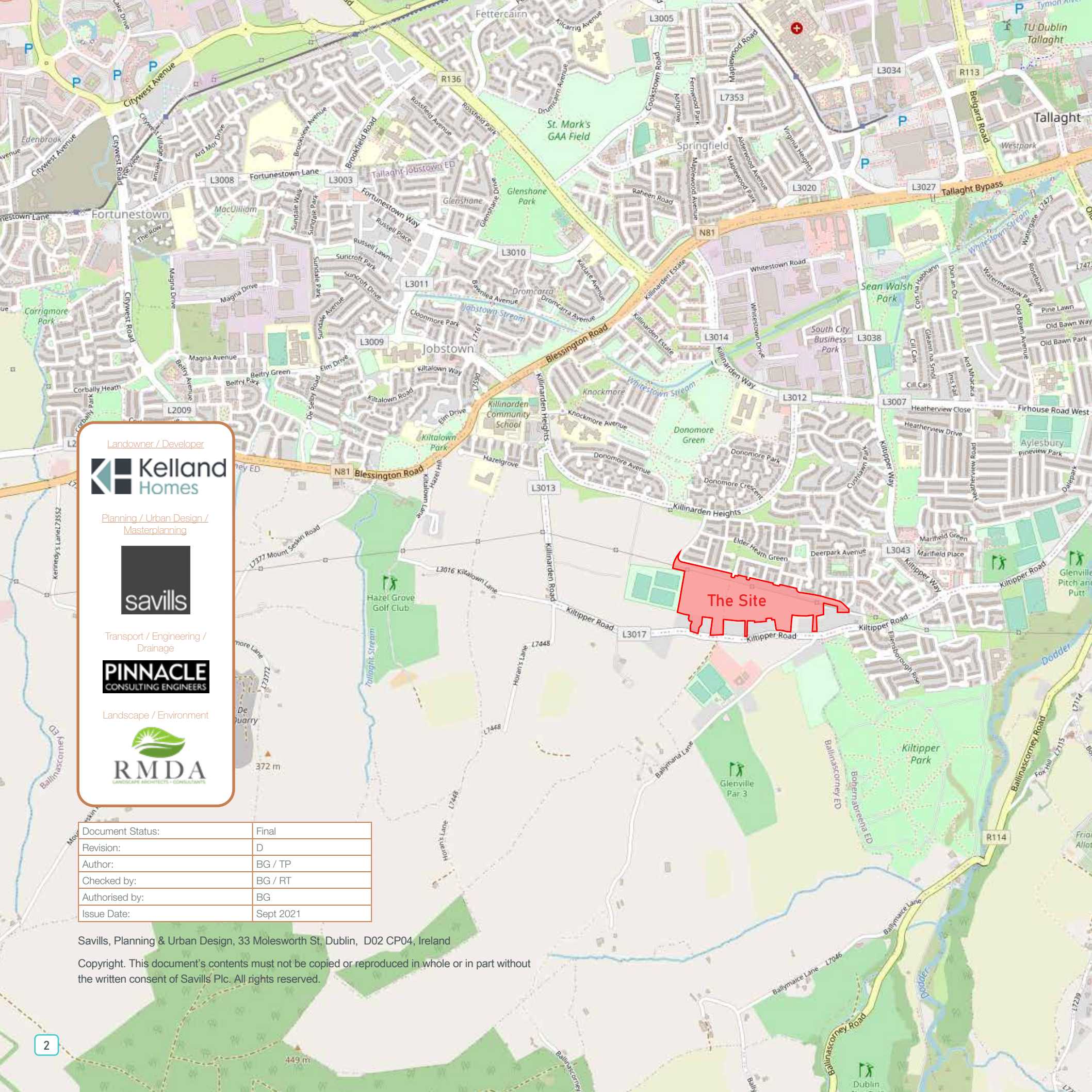
LAND SOUTH OF ELDER HEATH, TALLAGHT

On behalf of Kelland Homes

LAND REZONING REQUEST

September 2021





Landowner / Developer



Planning / Urban Design /
Masterplanning



Transport / Engineering /
Drainage



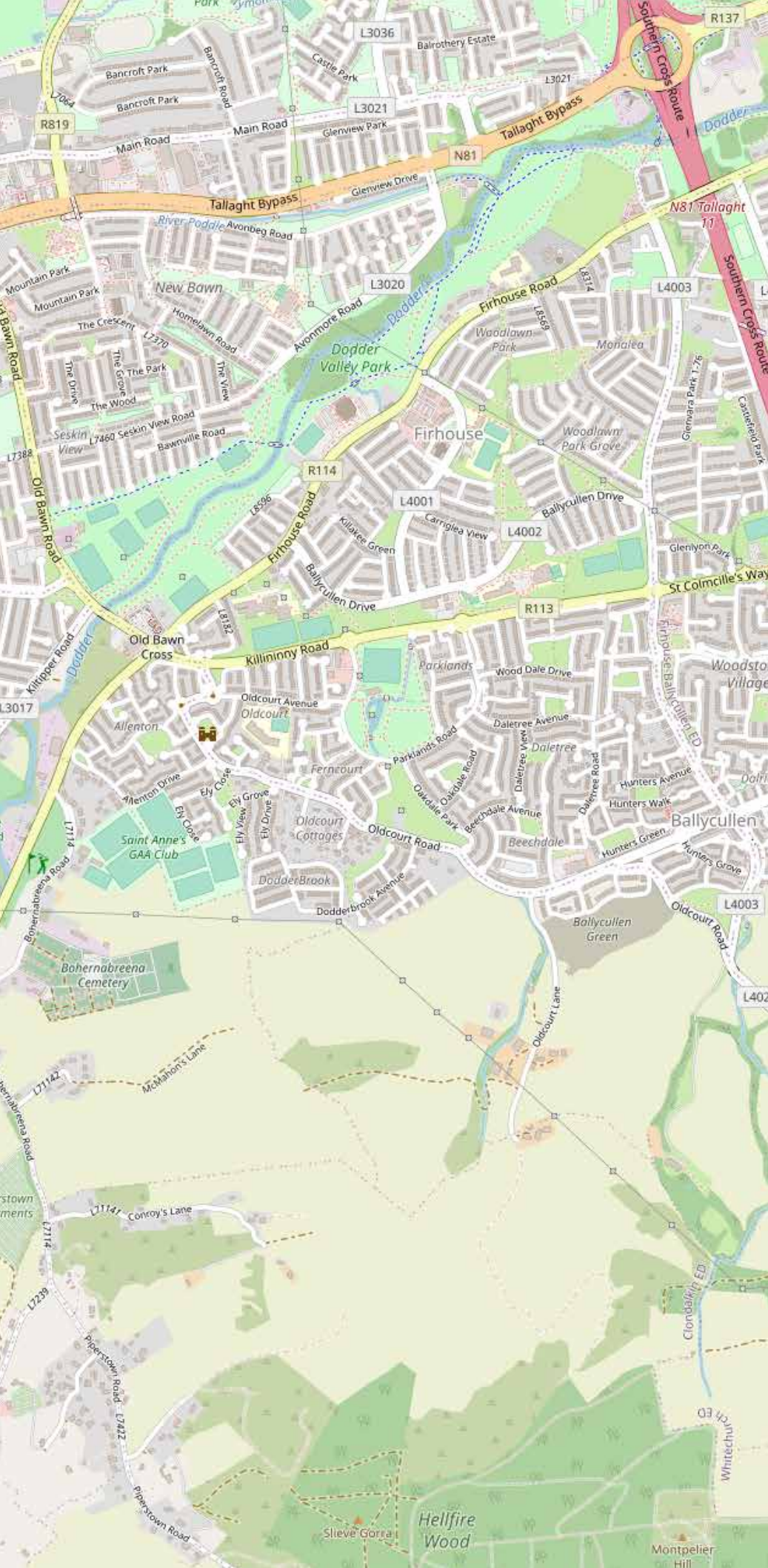
Landscape / Environment



Document Status:	Final
Revision:	D
Author:	BG / TP
Checked by:	BG / RT
Authorised by:	BG
Issue Date:	Sept 2021

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1.0 INTRODUCTION

1.1 OVERVIEW

The following Land Rezoning Request document sets out to provide an overview of the development benefits associated with the Lands South of Elder Heath, here-on in as 'the Site'. The Site is promoted on behalf of Kelland Homes Ltd, in consideration for residential rezoning under South Dublin County Council's (SDCC's) Draft County Development Plan 2022-2028.

The purpose of the promotion document is to inform SDCC, in an open and transparent manner, the real potential to deliver an attractive, sustainable and highly deliverable residential scheme that can positively and sympathetically respond to both its suburban and landscape context.

1.2 KELLAND HOMES

Kelland Homes have been building communities and homes in Tallaght and west Dublin for almost 50 years. Following the completion of our development at Elder Heath, we feel the lands to the immediate south are a natural progression for homes in the area. Killinarden makes for the perfect place for next phase of affordable homes in the Tallaght area. The Site presented benefits from the natural beauty of the mountains further to the south and its proximity to Tallaght and the Luas. Future residents will benefit from the abundance of sporting and natural amenities in the surrounding area. The Site is also very well connected, in the sense that all necessary utility services are immediately available. We have produced this presentation as an aid for the SDCC in their decision making and hope our aspiration is in line with the Local Development Plan.



1.3 THE OPPORTUNITY

The previous SDCC Development Plan zoned the neighbouring lands currently built out by Kelland Homes at Elder Heath. By building upon the successful and transformative development as Elder Heath, we feel the future rezoning of the lands presented can maximize the opportunities for neighbourhood enhancement, improved connectivity and healthier lifestyles.

The high level assessments and proposals within this document will help demonstrate how the Site can easily deliver upon the following objectives, focused around the principles of sustainability and quality place-making:

- The scheme will seek to successfully integrate with the recently constructed Elder Heath development, whilst contributing to the wider Tallaght area through shared social, movement and landscape infrastructure.
- The scheme will consider the retention of existing landscape infrastructure to both retain and enhance localized ecology / bio-diversity, whilst providing a contribution to development character.
- The scheme will seek to facilitate key strategic connectivity between surrounding community and leisure amenities, and in doing so, help promote healthier lifestyles, greater accessibility to outdoor activity and increased community cohesion in a post Covid society.
- The scheme has the ability to complement the planned Killinarden masterplan and formation of Elder Park through provision of a strategic green link leading to Kiltipper Park.
- The scheme will be permeable and well-connected, linking into the existing movement networks to help promote more sustainable movement options, such as Luas, Bus, Cycle and Pedestrian movement options.
- The scheme will provide a well-surveilled and easy to navigate movement structure in order to promote ease of movement and improved way-finding throughout the scheme and beyond.

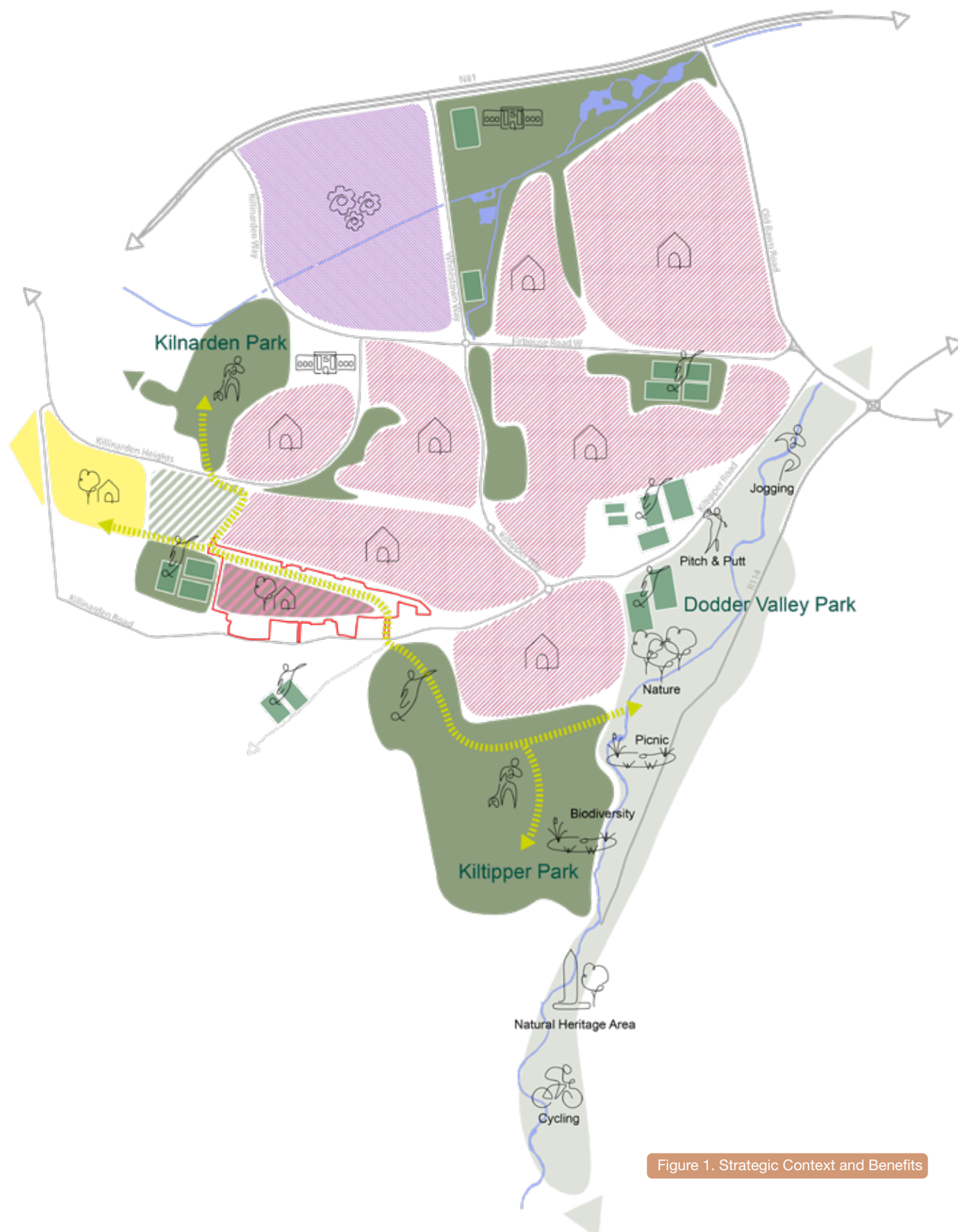
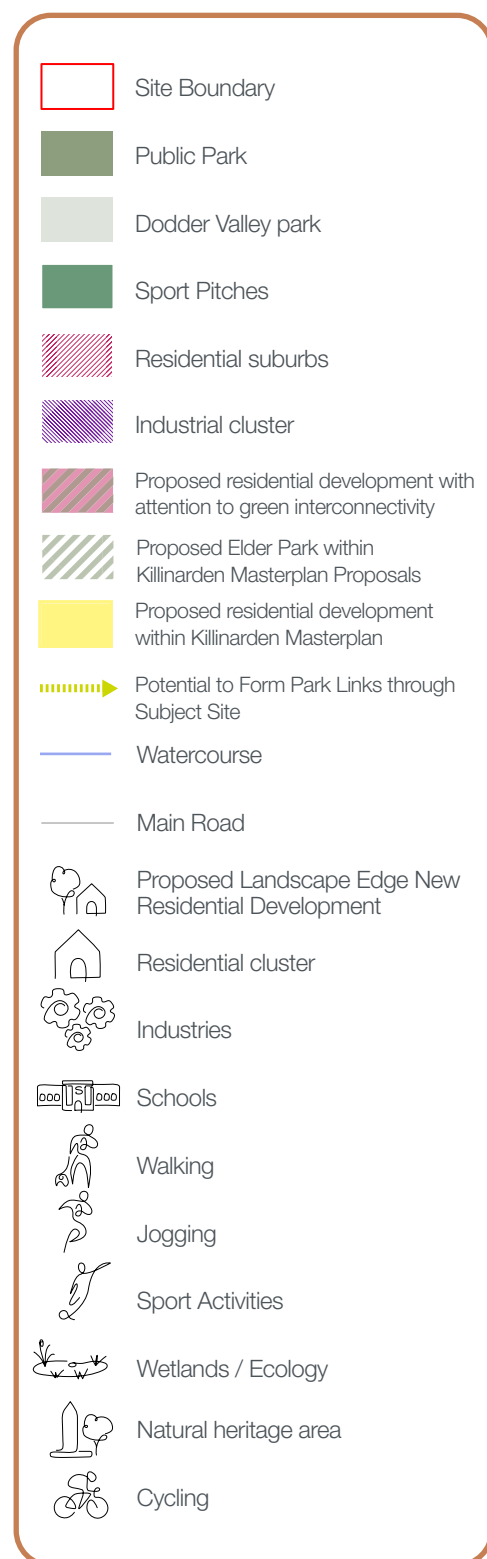


Figure 1. Strategic Context and Benefits

1.4 THE BENEFITS

The Site meets the National Planning Framework definition of Tier 1 land. It provides an opportunity for SDCC to reduce reliance on Tier 2 land to meet its housing need. Critically, it can be completed within the plan period by an established residential developer. Other key benefits include:



Supporting Sustainable Growth

Sustainable growth requires us to provide new developments closest to where it is needed. This approach also allows new developments to reap the benefits from pre-existing services, infrastructure and sustainable movement options.

The Land South of Elder Heath meets these criteria, as it is located within proximity to a range of local services and community facilities, with potential access to the local road network to the north, south and east.

Alongside providing new housing opportunities, the Site is well suited to support existing local centres and community facilities within the southern Tallaght area. A significant offer of local sports clubs and activity centres exist close by, providing a valuable asset to people of all ages.



Embracing a More Reconciled Suburban Edge

The current southern edge of Elder Heath presents the suburban edge to this particular area of southern Tallaght. The edge is defined by the easement requirement to the existing overhead power cables. It is our belief that overhead cables should not necessarily constitute a permanent suburban edge, particularly if development beyond could provide strategic planning benefits and present of more resolved solution. The rural nature of Kiltipper Road, and the properties along it, will provide a more reconciled suburban edge, where a better transition of character change between suburban development and rural countryside can be witnessed.



View of Elder Heath Homes from within Site

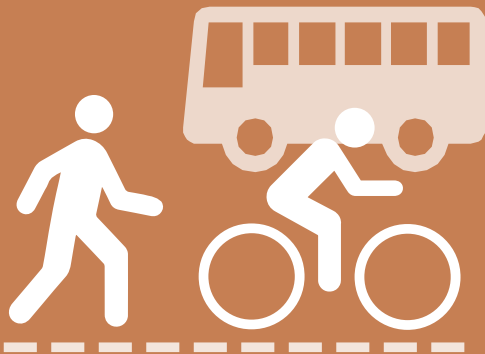


A Landscape Led Design Approach

The proposals will demonstrate a design approach that considers the value and improvement of the Site's landscape context.

The network of existing landscape features (field drains, hedgerows and trees) on the Site and their ecological and historical contribution has been assessed. The assessments have informed the underlying structure around which the design concept has been progressed. This approach will also contribute by providing the scheme added amenity, character and a sense of place.

By utilising the existing green network, the proposed development option offers the opportunity to provide a variation of green assets and spaces to encourage leisure activity. The formation of new green links and a linear park can help fill in the missing jigsaw puzzle, linking Killinarden Park and the proposed Elder Park onto Kiltipper Park and the River Dodder network. Development on the subject lands therefore provide a real opportunity for existing and future residents to establish healthier lifestyle and community cohesion, two goals which will be particularly needed in a post-covid society.



Well Connected Neighbourhood

The convenient availability of light rail and bus services is a significant asset the Lands South of Elder Heath. Together, accessible rail and bus travel offers commutable links to employment centres such as City West, Tallaght Town Centre and Dublin City Centre. The scheme therefore presents an extremely well-connected location for future residents looking to live / work locally, as well as a realistic option for those requiring access to locations further afield.

The surrounding area benefits from an rich network of pedestrian and cycle options. The opportunity exists therefore to build upon this network in order to provide optimal pedestrian / cycle activity and encourage healthier, more environmentally friendly travel options. In particular, convenient cycle access could be provided through the Site, linking onto Kiltipper Park down to the River Dobber Greenway, a planned Greenway linking the area into the centre of Dublin.

1.5 THE SITE

The Site is in the townland of Kiltipper, in the electoral division of Bohernabreena. The northern edge of the Site interfaces with existing Elder Heath homes. Homes at Elder Heath either front-on-to or side-on-to then northern edge, providing a pre-existing level of observation onto the Site. A high voltage overhead cable also runs within the Site in an east-west direction along the northern edge. As with the existing properties to Elder Heath, a sufficient residential setback will be needed to power cables.

The western boundary is defined primarily by the grounds of the neighbouring Sacred Heart Football Club, which sits slightly elevated from the subject site. The Site then tappers towards its eastern edge, defined by an area of incidental green space off Elder Heath Avenue and Deerpark Road. As indicated in Figure 2. Site Boundary Plan, it is understood that a land owner of an adjacent site will be looking to submit a planning application for 10 units, in conjunction with a housing body. The southern edge is defined both by existing single ownership properties and Kiltipper Road. None of the existing properties are served from within the Site. They are instead served from Kiltipper Road, which presents a more rural environment than the other site edges.

A network of existing hedgerows exist within the Site, some of which are quite mature in nature and could hold ecological value. Certain sections of the hedgerow network present the opportunity to formulate strong wildlife corridors, aimed at protecting / enhancing the natural experience and ecological value of the area.

Often, field ditches are present alongside these hedgerows, providing a drainage outlet to the existing fields. The land falls gently towards the northern edge, providing a natural flow of drainage that could form part of a Sustainable Urban Drainage System (SuDS).

In summary, the subject lands are suitably located to provide for a new residential development, built upon the green networks that exist within the Site and the development structure established through the Elder Heath Scheme. Strategically, the Site presents potential to integrate with surrounding green networks to form stronger links to surround amenities. Further information into more strategic level benefits can be found in section '2.0 Assessment' of this document.



Currently, the stark contrast between Elder Heath properties and the absent land under the overhead power cables have left this edge feeling somewhat unresolved and subject to potential anti-social activity. Future proposals therefore have potential to provide a more resolved solution to this area of Elder Heath.



View 1 - View of eastern edge from Elder Heath Avenue



View 2 - View towards western edge and Sacred Heart Football Club



View 3 - View across northern edge, interfacing with Elder Heath



Figure 2. Site Boundary Plan



Red Line Site Boundary - Approx 11.87ha (29.33ac)



Adjacent Site - Land Owner Known to be Seeking to Lodge Application for 10 New Homes in Conjunction with a Housing Body

1.6 PHOTOGRAPHIC ANALYSIS



View 1 - Entrance Point to Elder Heath from Killinarden Heights



View 2 - View east from Elder Heath Avenue



View 3 - View of recent nearby development by Kelland Homes, off Elder Heath Park



View 4 - View south, looking onto private properties served off Kiltipper Road



View 5 - View of mature hedgerow running in a north - south alignment



View 6 - View from site onto Elder Heath properties, also showing existing drainage infrastructure



View 7 - View from site onto interface with Elder Heath development, below overhead cables.



View 9 - View within site looking east, below overhead power cable (potential alignment of linear park)

2.0 ASSESSMENT

2.1 THE CONTEXT

The Site is located in within south Tallaght area of Dublin, immediately south of the recently constructed Elder Heath development. The Site is relatively triangular in form, encapsulated on 3 sides by Elder Heath, private properties along Kiltipper Road and Sacred Heart Football Club. In this respect, the land could be considered as an 'infill' development opportunity.

Further west of the Site is a planned medium-density new community at Killinarden. A masterplan has been prepared for the community and a competitive tender was issued in September 2020 for the design and delivery of the new community. It is anticipated to provide 500 new social, affordable and private residential units; crèche; and community building. In addition, the Killinarden Masterplan outlines significant enhancements to Elder Park and Killinarden Park. The Elder Park enhancements include new pedestrian and cycle linkages to the subject lands. A planning application to deliver the Killinarden Masterplan scheme is anticipated in 2022.

Further south and west of the Site, beyond Kiltipper Road, lies open countryside, whilst to the north and east lies suburban residential, peppered with numerous social infrastructure elements, such as schools, local centres and employment centres. The area benefits from numerous community and recreation facilities within approximately 1.5km of the Site (referred to also within Figure 1. Strategic Context and Benefits on page 5).

- 3 x Soccer Clubs (Sacred Heart FC, Newtown Rangers FC and Tallaght Town FC)
- 2 x GAA Club (Thomas Davis and Croi Ro Naofa GAA)
- 1 x Leisure Club (Dublin Postal Sports & Social Club)
- 1 x Pitch & Putt Course (Glenville Pitch & Putt)
- 2 x Open Parks (Kiltipper and Killinarden) and 1 x Planned Park (Elder Park)
- 1 x Greenway (River Dodder Greenway)

A high voltage overhead cable aligns the northern boundary of the Site. Currently, this dictates the suburban edge of Elder Heath, providing a stark contrast between the suburban and rural interfaces. We believe the Site provides a real opportunity to utilise best practice urban design methods to improve the transition between suburban and rural environments. This approach will bolster the localised appearance and value of the suburban setting within Elder Heath, whilst retaining the rural character of Kiltipper Road. In doing so, a more resolved settlement edge will be formed through new residential development, creating a more seamless transition from suburban to rural. Further, the Site presents an opportunity to forge green links between Kiltipper Park, the proposed Eden Park and Killinarden Park, thereby improving interconnectivity between key green amenity areas and south Tallaght communities. By providing new and improved green links, in conjunction

with new residential development, better passive surveillance can be provided. This will improve the sense of safety within the neighbourhood's valuable green spaces, allowing them to be better shared and self-policing.

Elder Heath

The existing neighbourhood of Elder Heath has been recently developed by Kelland Homes, who are currently constructing the latter phases of the scheme. The creation of this modern residential area, with well structured provision of internal open spaces has had a transformative impact to the area. As the subject site sits directly off the Elder Heath Estate, much of the infrastructure and utilities needed to serve a construction ready site pre-exists. This therefore provides the opportunity to deliver new homes in a prompt and efficient manner.

Killinarden Masterplan

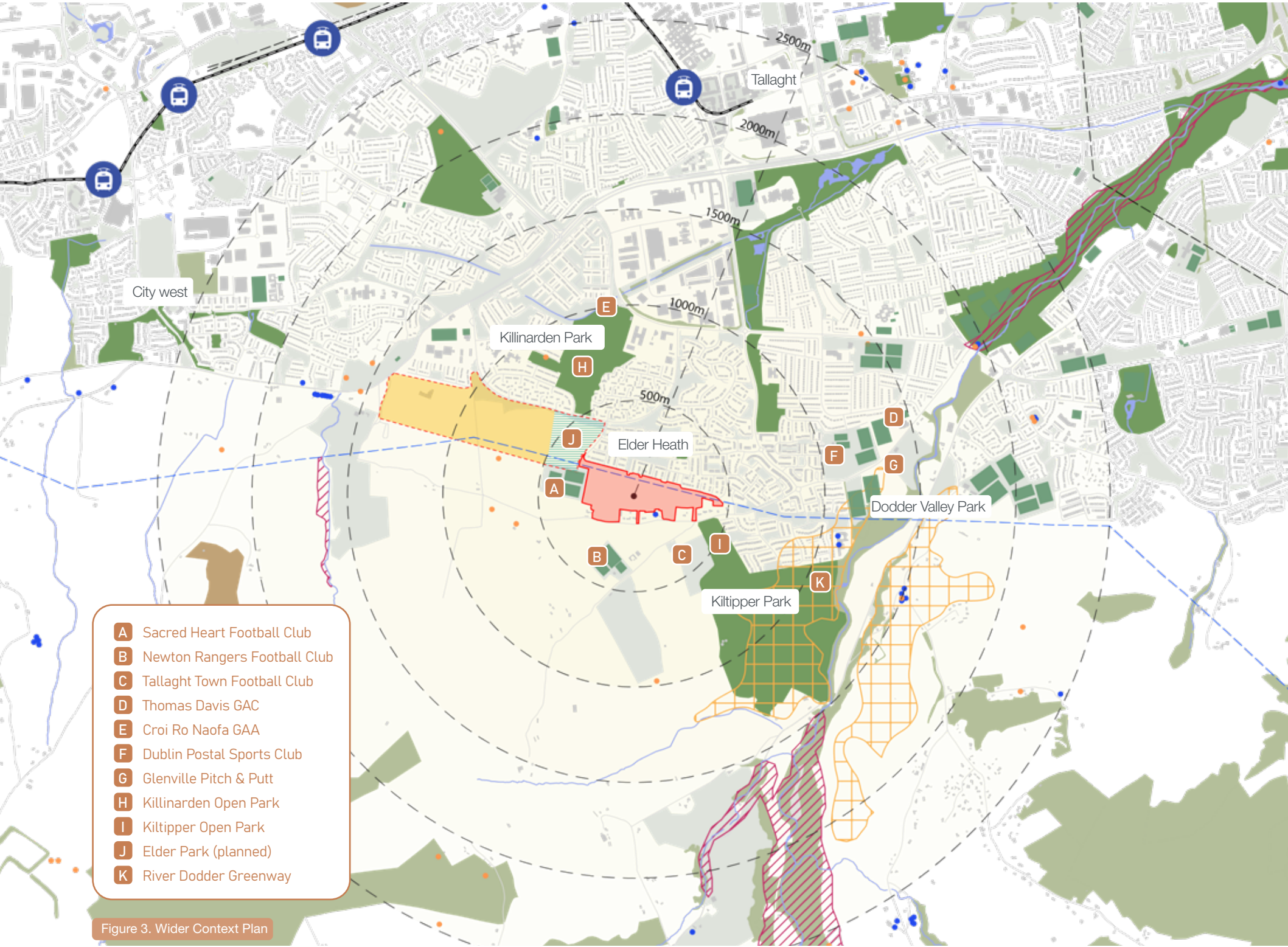
Plans exist for the strategic development of lands further west of the Site at Killinarden in Tallaght. A key element of the masterplan involves the improvement of the adjoining Killinarden Park, which is considered a critical piece of community and environmental infrastructure for the wider area (including Elder Heath). Proposals also suggest the formation of a new area of park land, namely 'Elder Park', separating the proposed Killinarden Masterplan with the existing Elder Heath development. Opportunities therefore exist for the subject site to feed into this network.

















Kiltipper Park

The entrance to Kiltipper Park can be directly accessed from the Site via an arm of land ownership linking the Site to Kiltipper Road. A Part 8 approval was issued by the Council in July 2020 for creation of the new Kiltipper Park. Proposals include a GAA pitch with vertical ball-stop netting, two soccer pitches and a children's playground area and linear natural play areas. Plans also aim to provide an integrated swale system, drainage, wetland areas and ancillary uses. Recent works have included a new park entrance and construction of 30 additional parking spaces, a new shared surface entrance and access pathway, and all incidental park furniture such as signage, bins and benches. The park presents a high quality setting where views can be taken in of Dublin City and the Dublin & Wicklow Mountains.

Dodder River Valley and Greenway

In effect, the River Dodder connects the high amenity area of the Dublin Mountains to Dublin Bay, creating a corridor of national importance through the city of Dublin for key species and habitats and for the residents of Dublin City. The Dodder Valley Linear Park comprises a series of mostly interconnected public parks along the river and can be accessed through Kiltipper Park. The River Dodder holds significant historical, archaeological, and cultural importance also, being the backdrop for centuries of habitation and industry along its route. Today, its natural character and accessibility is of significant importance to local residents, who value the opportunities it offers for engagement with nature in the urban landscape and for active and passive recreation. The Dodder Greenway hopes to facilitate a walking and cycling route along much of its length.



	Site Boundary		Sport pitches		National Inventory of Architectural Heritage		Geological sites for protection
	Surface Water		General Green		Sites and Monuments Record		New potential development area
	Woodland / Forest		Power line		Tram line		Planned residential development
	Park		CRH De Selby Quarry		Proposed Natural Heritage Area		Planned park extension

2.2 THE PLANNING CONTEXT

There is limited planning history relating to the Site. A small portion of the Site was proposed to include access / egress routes to a residential development to the north. This application was subsequently withdrawn (Ref: SD05A/0128). The following headings however will provide further description on the planning context.

Draft South Dublin County Council Development Plan (2022-2028)

The northern elements of the subject are zoned Objective RES 'To protect and/or improve residential amenity'. Residential use is 'Permitted in Principle' for Objective RES.

The southern section of the subject lands are zoned Objective RU 'To protect and improve rural amenity and to provide for the development of agriculture'. Residential development is 'Open for Consideration' in Objective RU zoned lands.

Residential Land Zoning and Tier Status of the Site

The draft SDCC Development Plan states that there is a need to construct 13,260 homes in the period to 2028. An Infrastructure Assessment was carried out that estimates 11,597 homes can be delivered on Tier 1 lands (i.e. zoned and serviced), and a further 12,133 homes on Tier 2 lands.

The Site is an opportunity to zone additional Tier 1 lands, thereby reducing reliance on Tier 2 land to meet local need. The Site meets the National Planning Framework definition of Tier 1 lands as:

- It is connected to existing development services via Kelland Homes' Elder Heath development
- There are no foul water or water supply constraints to development
- It is contiguous to existing developed lands (i.e. Elder Heath development)

Critically, the Site is owned by an established residential developer that is eager to complete the wider Elder Heath scheme. The Site is developable within the next plan period and can provide new homes to meet the needs of a growing local population.

2.3 PLANNING POLICY REVIEW

A review of Planning Policy has been undertaken to inform the design exercise and further determine the Site's suitability for new residential development. The policies cited have directly influenced the development of design principles outlined in section 3.2 Design Principles on page 22, demonstrating the Sites capability to deliver a successful scheme, one that is highly responsive to both its setting and planning objectives.

- Policy NCBH1: Protect, conserve and enhance the County's natural, cultural and built heritage
- NCBH5 Objective 1: Ensure that development does not have a significant adverse impact on biodiversity enhancement measures are included in all development proposals
- Policy NCBH6: Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains
- NCBH6 Objective 7: To support the re-routing of the Dublin Mountains Way away from public roads by improving access to publicly owned lands
- GI2 Objective 2: To protect and enhance the biodiversity and ecological value of land
- GI2 Objective 5: To protect and enhance the County's hedgerow network
- Policy GI4: Maximise the amenity and biodiversity value of SUDS in new development
- Policy GI5: Strengthen the County's Green Infrastructure network I in both urban and rural areas
- Policy GI6: Improve the accessibility and recreational amenity of the County's Green Infrastructure
- Policy QDP1: Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities
- Policy QDP2: Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and well-functioning places to live, work, visit, socialise and invest in throughout the County.
- Policy QDP3: Ensure proposals contribute positively to the character and setting of an area.
- Policy QDP5: Promote short distance neighbourhoods
- Policy QDP10: Ensure that a wide variety of housing types, sizes and tenures in developments

- Policy H7: Promote high quality design and layout in new residential developments
- Policy H8: Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area.
- SM3 Objective 3: To ensure that future development is planned in such a manner as to facilitate a significant shift to public transport use through pursuing compact growth policies
- COS2 SLO 2: To examine the need for increased community infrastructure for the growing populations of Kiltipper, Killinarden, Marfield, Ellensborough, Aylesbury and Old Bawn in light of recent population growth.
- COS5 Objective 17: To ensure that incidental areas of open space which do not function as usable open space and/or are not clearly visible from the public realm, are designed out of a proposed scheme.
- COS5 Objective 18: To ensure that incidental areas of open space and areas immediately underneath high voltage electricity lines are not included in open space calculations.
- Policy IE2: Ensure adequate water supply and wastewater infrastructure supply

	Objective RES	To protect and/or improve residential amenity
	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective EE	To provide for enterprise and employment related use
	Objective OS	To preserve and provide for open space and recreational amenities
	Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
	Proposed Local Cycle / Pedestrian Link	
	NTA Greater Dublin Cycle Network Plan	



Figure 4. Draft South Dublin County Development Plan 2022-2028

2.4 SERVICES & FACILITIES

Figure 5. Wider Facilities Plan illustrates the location of facilities to the Site. The local area has access to a good range of services that would typically be used on a day-to-day or weekly basis by residents as described below.

For higher order services and facilities residents are well placed to access Tallaght centre and Dublin City Centre via nearby bus services and the Luas Red Line.

Education

The local area is has many primary and secondary schools, and nurseries. The closest primary school to the Site is Knockmore Junior School, a 15 minute walk from the north of the Site along Killinarden Heights. There are a number of adjacent schools including Scoil Chaitlín Maude primary school and secondary schools: Knockmore Senior school and Killinarden Community School.

St Martin De Porres National School (primary) is also close by to the Site. The school is an 18 minute walk along Kiltipper Way. Adjacent to Killinarden Park is Sacred Heart Senior National School, located at the northern end of Killinarden Heights.

Health

Tallaght University Hospital is located in the centre of the suburb, its campus has a variety of healthcare services and specialist units. The hospital is a 10 minute drive from the Site and is best accessed along Kiltipper Way joining Whitestown Way.

The nearest GP to the Site is Mary Mercer Health Centre, a 20 minute walk along Killinarden Heights. A Jobstown Pharmacy can be found adjacent to the practice within this local centre.

Recreation

Notably, the local area has an abundance of recreational facilities and sports teams, including Sacred Heart Football Club (FC) directly adjacent to the Site and Newtown Rangers FC to the south. Tallaght Leisure Centre, located on the R136, offers a gym, swimming pool, sports hall and all-weather pitches. The centre is approximately a 7 minute drive and can also be accessed by the 77A bus on Kiltipper Heights.

Other Amenities

The wider area has a number of local centres which offer easy access to day-to-day services. Marfield Mall is located north east of the Site along Kiltipper Way. Along with a food store, there is a nursery, beauty salon, takeaways and a café.

The nearest supermarket to the Site is Daly's SuperValu Aylesbury to the north east. The food store is a 7 minute drive. A Lidl is located along Whitestown Way and Tesco Superstore in the centre of Tallaght.



Nearby sports activity and River Dodder Greenway

	Site Boundary		Secondary School
	Golf Course		Nursery
	Allotment		GP
	Cemetery		Dentist
	Relevant public parks		Hospital
	Sports Pitches		Food store
	Luas Line		Church
	Luas Stop		Post Office
	Local Centre		Sports & Leisure Facilities
	Primary School		Business Park

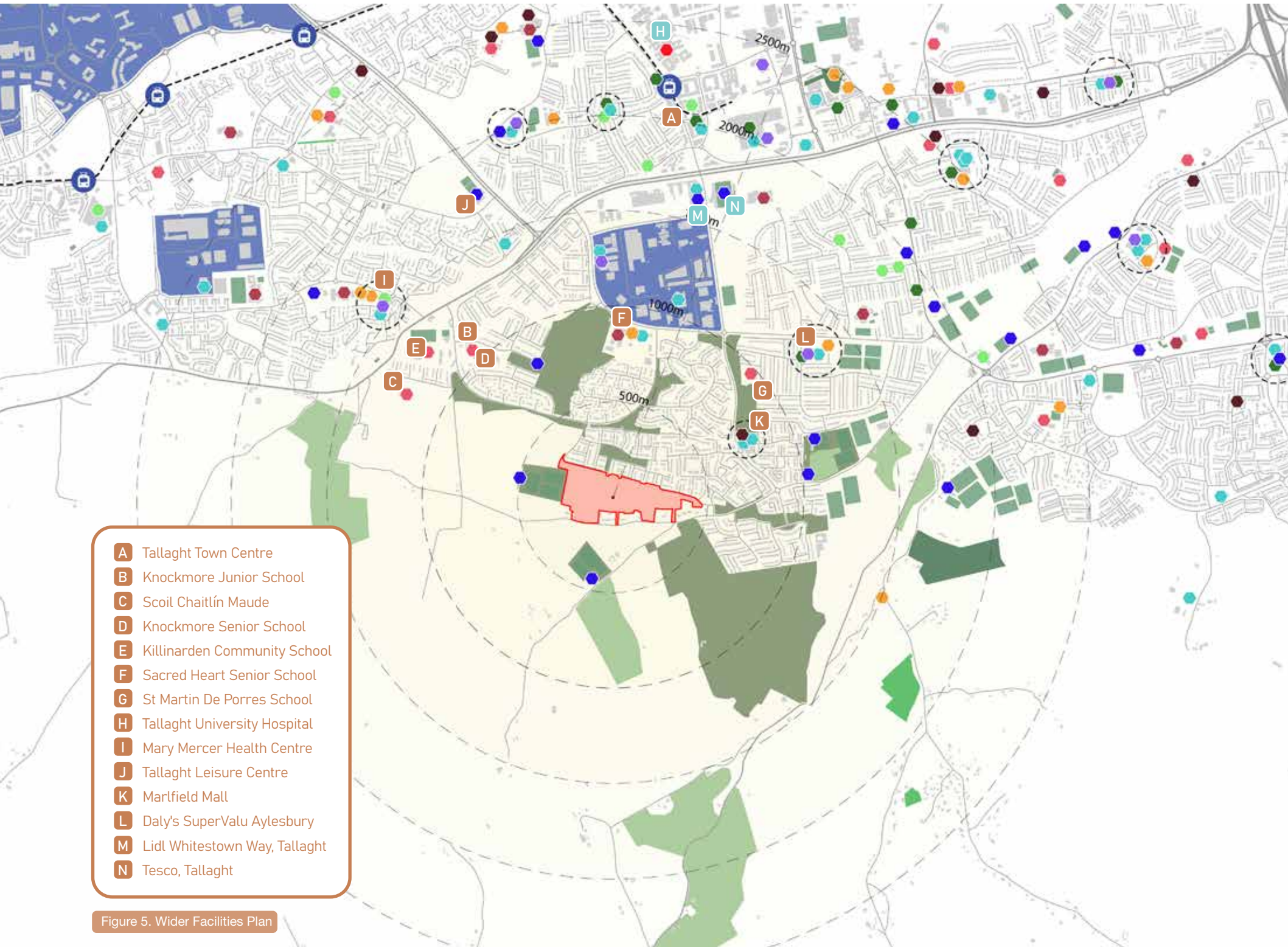


Figure 5. Wider Facilities Plan

2.5 MOVEMENT

Key to providing a sustainable option for residential development is a sites ability to link into the surrounding movement network. The Site is located adjacent to the existing Elder Heath residential and therefore stands to benefit from the connectivity already established.

Figure 6 demonstrates the Site's proximity to the surrounding network relation to light rail, bus, car and cycle movements. A brief description to the Site's relation ship to each mode is identified as follows:



Image: Local Bus service serving the Elder Heath and Killinarden neighbourhoods.



Image: Luas Stop within in Tallaght town centre.



Walking: In terms of walking, a finer grain of dedicated pedestrian paths are plentiful in the area, providing safe and convenient options for walking, in addition to the street network. For leisure walking, two large parks, Killinarden Park and Kiltipper Park are located within **2mins walk** for the Site. These parks can provide a highly convenient option for future residents to exercise, go for a jog or simple take the dog for a walk. For a more adventurous walking experience, the outlying rural roads can provide valuable exposure to the great outdoors, with quality views over parts of Dublin City and the Dublin & Wicklow Mountains.



Cycling: The adjacent Elder Heath scheme contains a network of cycle paths, feeding into the wider cycle network. Future developments on the Site would set out to achieve such provision also. A particular opportunity exists along the proposed linear green space, where a new dedicated cycle path, located in a semi-natural setting, could forge a strong leisure link between, Killinarden Park and Kiltipper Park, linking then onto the River Dodder Greenway (planned Greenway connecting Bohernabreena reservoirs at Glenasmole with the Grand Canal docks in Dublin City Centre).



Bus services from the Site can be reached along Killinarden Heights, located less **5-10mins** walk from the Site. Killinarden Heights is served by the 77a, 77x and 65b bus routes, providing connections between employment and centres such as City West, Tallaght Town Centre and Dublin City Centre.



Light Rail: Tallaght Luas Stop (The Square) is located approx 2.2km from the Site, providing direct access into the centre of Dublin. Future residents will have the option to access of the convenient Luas system through more sustainable means, such an approximate **10min** cycle ride of **30-35min** walk.

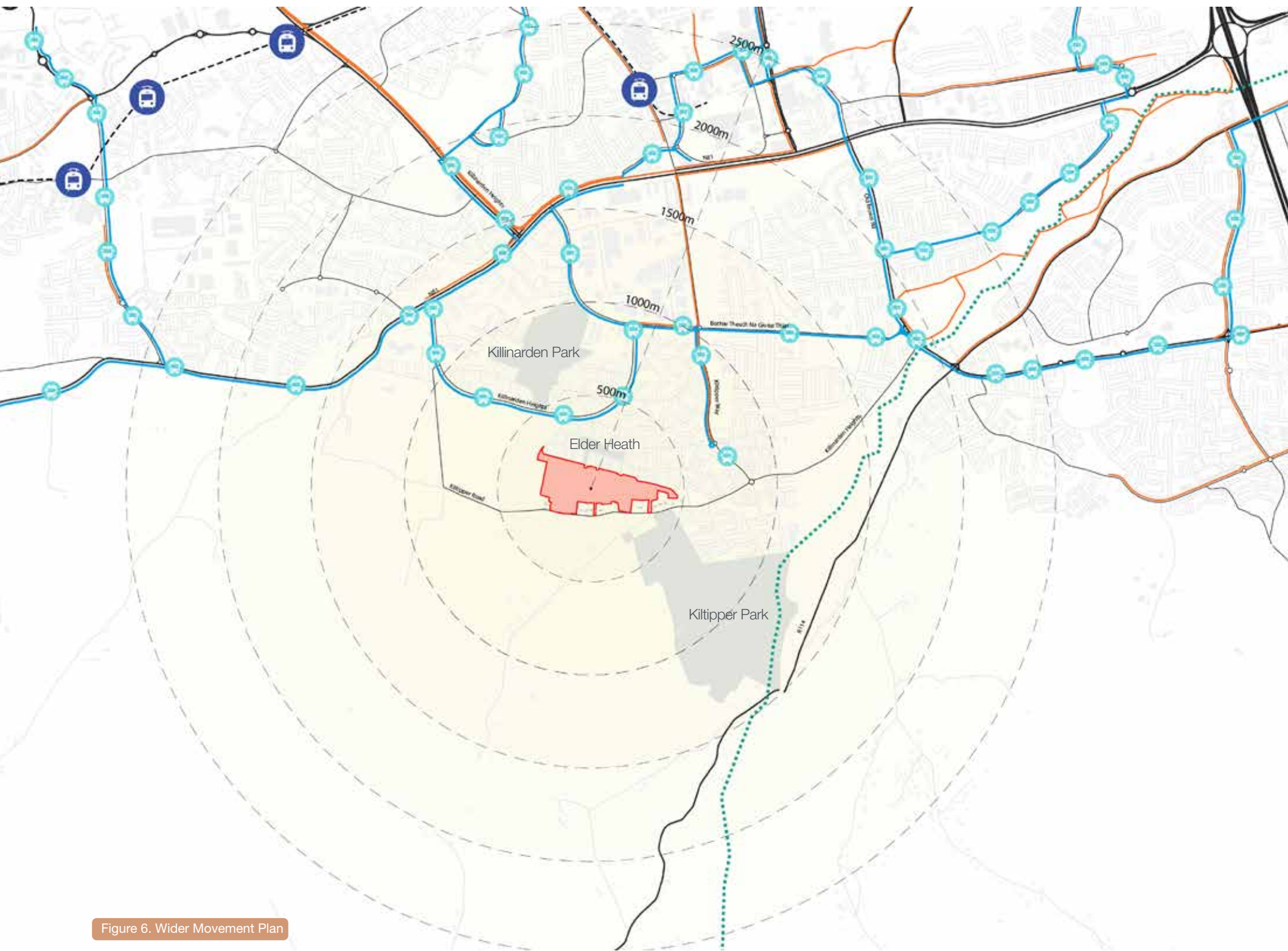


Figure 6. Wider Movement Plan



Site Boundary



Road Infrastructure

--- Luas line



Luas stop

— Principal Bus line



Bus Stop

— Cycleway



Relevant public park



River Dodder Greenway

3.0 MASTERPLAN

3.1 OPPORTUNITIES & CONSTRAINTS

To help inform a preliminary masterplan exercise for the Site, high level technical advice has been sought. The feedback received covered elements such as landscape & ecology, movement & access, drainage and utilities. Collectively, these early stage technical inputs have been summarised under the general opportunities and constraints analysis for the Site. The opportunity & constraints analysis (Figure 7) has been used to inform both the development of design principles (Figure 8 on p.22) and the early concept masterplan (Figure 9. Concept Masterplan on page 25)

We recognised that more comprehensive technical inspections will be required in due course to best inform future proposals, however this preliminary exercise demonstrates that no significant constraints exist that prohibit residential development coming forward.

Critically the technical assessments undertaken to date confirm that the Site can connect easily to existing development services i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available. Accordingly, there are no technical constraints that would preclude the classification of the Site as Tier 1: Serviced Zoned Land in accordance with the National Planning Framework. A brief description of the technical inputs are provided as follows:

Landscape & Ecology

Much of the Sites landscape and ecology value sits with the network of hedgerows present on the Site. These vary however in terms of quality and priority, therefore future proposals may wish to understand their value in more detail through further expert advice. Design approaches should consider the retention of key element of existing hedgerow network, in order to retain its ecological value and contribute to the setting / character of future homes. Some key view exist along the northern edge looking southwards onto the Dublin Mountains, however it is envisaged any required development set back from the northern edge as a result of overhead cable easements would allow such views to be retained.

Movement and Access

Primary access to the Site is best served from neighbouring Elder Park. Access of Kiltipper Road could be accommodated if required, however as Kiltipper Road is quite rural in nature, this may result of road upgrades. Opportunities exist through the Site to interconnect Killinarden Park with Sacred Heart Football Club with Kiltipper Park. If provided, the scheme should consider potential need to provide safe pedestrian / cycle crossing between the Site and Kiltipper park, near the Kiltipper / Ballyana Lane junction. Site has potential to be served by a single primary movement network, however pedestrian and cycle connectivity to Elder Park and outlying areas should be maximised.

Drainage

Site falls gently towards the northern edge, into the network of hedgerows that run east - west across the Site. The existing hedgerow and ditch pattern provides a template upon with an innovative SuDS solution could be easily applied to the Site. Future proposals should consider the potential to provide natural SuDS systems that enhance the ecological value of the Site, whilst providing a practical, low maintenance drainage function. The Site also has the ability to avail of the existing drainage infrastructure established through the recently developed Elder Heath scheme.

Utilities

A high voltage overhead power cable runs east - west along the northern edge, separating the Site from the neighbouring Elder Heath residential area. It is estimated that a 60m 'no-build' easement (30m offset either side) will be required under the overhead cables. There is potential however for the land below to serve as a linear green space, with natural meadow planting to restrict planting height, enhance biodiversity an provide a level of natural amenity to the existing and future properties.

-  Site Boundary
-  Extent of Previous Residential Zoning in relation to the Site (Development Plan 2016-2022)
-  Existing and Proposed Large Parks / Areas of Recreation
-  Primary Hedgerows
-  Secondary Hedgerows
-  60m Easement (30m Offset) to Power Line
-  Existing Power line & Pylons
-  Potential Primary Vehicular Access point
-  Indicative primary vehicular circulation to serve the Site
-  Potential Need for Junction Upgrade to Facilitate a Safer Pedestrian Crossing Between Kiltipper Park
-  General Land Gradient - Land Falls Gently to Northern Edge, Abutting Elder Heath.
-  Indicative Alignment of Pedestrian / Cycle Connectivity to link Key green / Recreation Areas
-  Potential for Pedestrian/Cycle/Secondary Access off Kiltipper Road, Subject to Further Consideration and Investigation
-  Potential to Provide Pedestrian / Cycle Access Provision to Adjacent Sports Facilities if Desired
-  Potential Need to Consider Design Response Perimeters of Adjacent Properties



3.2 DESIGN PRINCIPLES

The masterplan development has evolved through an iterative process in order to ensure a high quality design response.

The following design principles have been carefully informed by the highways, drainage, landscape and ecology advice provided. The principles demonstrate the ability to apply best practice design approaches towards potential residential use on the Site.

The principles have taken cues from the existing green network and development structure established through the neighbouring Elder Heath development.

The principles also demonstrate the ability to link into the neighbouring scheme, but in doing so, establish design outcomes that could stand to benefit both existing and future residents within the neighbourhood.

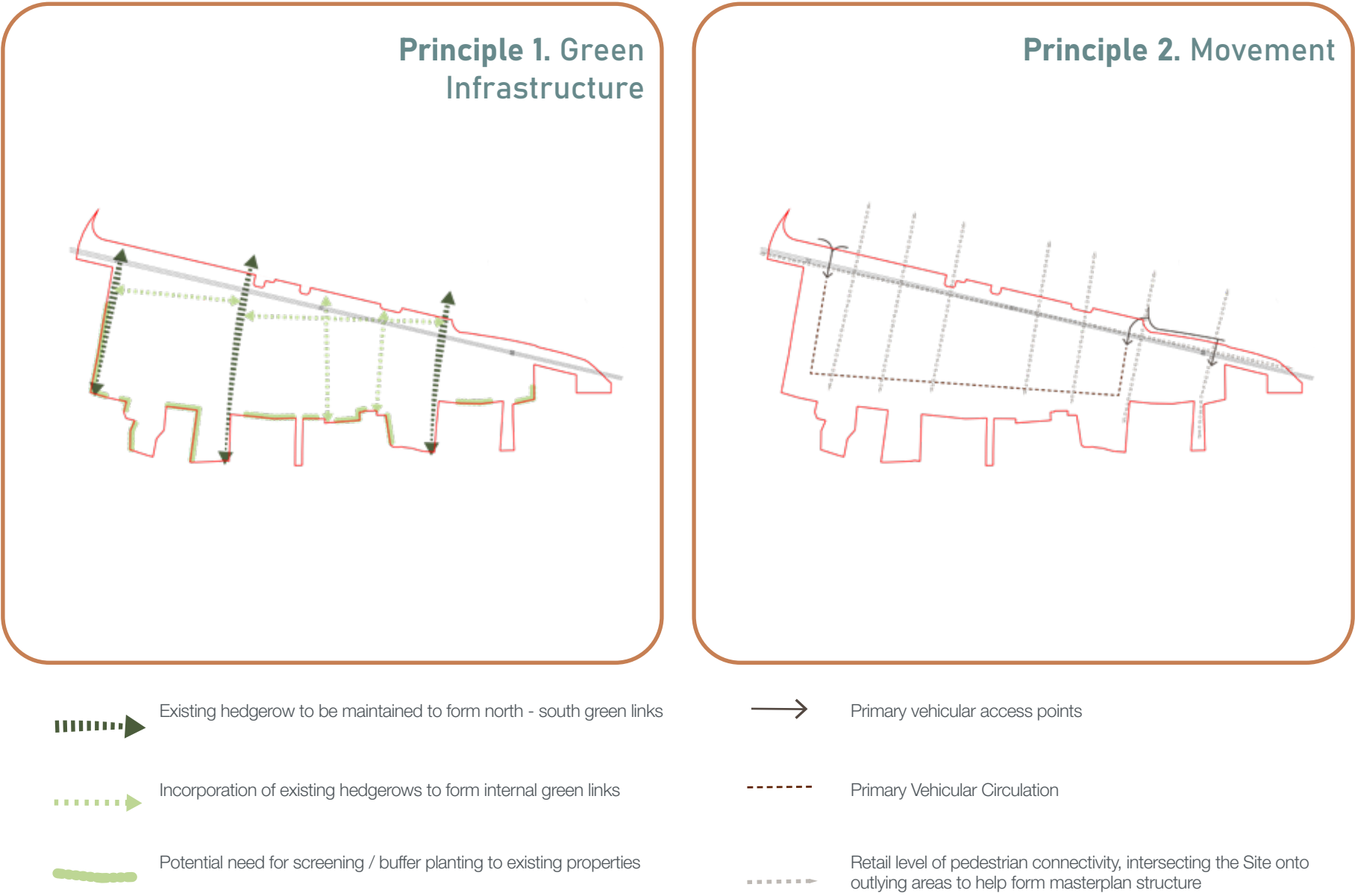
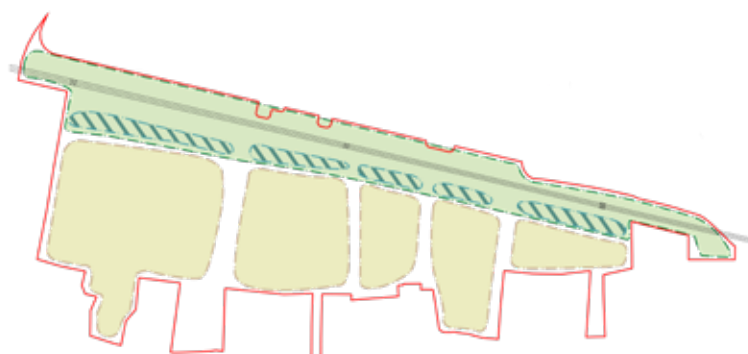


Figure 8. Design Principles Plans

Principle 3. Land Use



Formation of linear park / common green

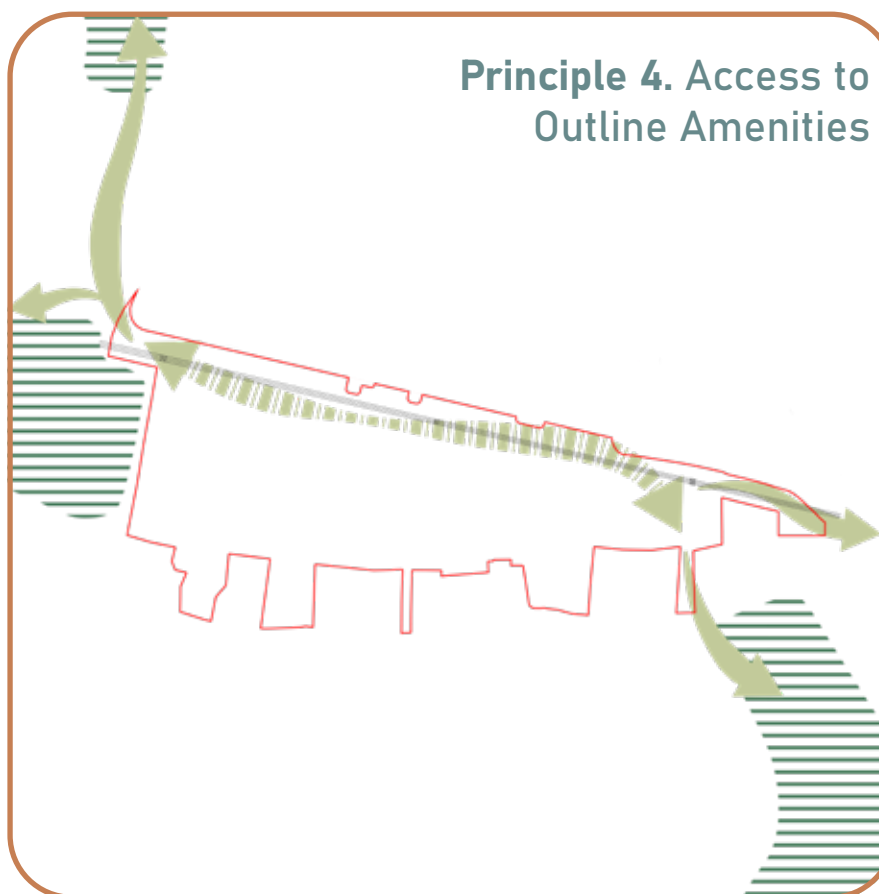


Potential Areas suited to Sustainable Urban Drainage Systems



Potential Residential Development Areas

Principle 4. Access to Outlying Amenities



Outlying leisure / amenity uses



Potential link to outlying leisure / amenity uses



Potential to form links to outlying leisure / amenity uses through linear park / common green

3.3 THE MASTERPLAN

Figure 9 presents an illustrative masterplan which demonstrates a well-considered development approach to the Site and surrounding context. The illustrative plan is informed through the technical assessments undertaken and carries through the design principles established in section 3.2 Design Principles of this document. The scheme presented demonstrates the following high level land use percentage break down:

- Residential Developable Area (including residential streets / lanes and planted buffers to neighbouring properties) - 52% (6.21ha)
- Green Infrastructure (include linear park, green corridors, SuDS areas and pedestrian / cycle paths within) - 40% (4.69ha)
- Grey Infrastructure (main circulation road and site access) - 8% (8.17ha)

Of course, potential site capacity would be subject to further review and design refinement, however, if applying a simple dwellings per hectare ratio (dph) of 35 - 40 dph at this early stage, an estimate of potential residential numbers would indicate approx. 220 - 250 dwellings.

KEY DESIGN PRINCIPLES

- 1 Principal vehicular and pedestrian access proposed Elder Heath;
- 2 Primary Internal Road, serving the Site;
- 3 Primary hedgerows to be retained via 20m wide green corridors, linking into Elder Heath;
- 4 Aim to retain secondary hedgerow where feasible;
- 5 Provision of new linear common / park, in general alignment with power lines to serve both existing and proposed residential.

Provision of pedestrian / cycle connectivity linking Killinarden Park and Sacred Heart football club in the north & west, with Kiltipper park south east of the Site.
- 6 Potential to provide pedestrian access to onto Elder Heath Network
- 7 Potential to provide pedestrian, cycle and/or emergency access onto Kiltipper Road
- 8 Potential need to back or side onto existing properties, with sufficient landscape buffer to be provided where required.
- 9 Enhanced access to be considered for pedestrian and cycle movement towards Kiltipper Park

















	Site Boundary
	Proposed Linear Park / Common Green Area
	20m - 10m Green Corridors
	Existing Vegetation
	Potential areas suited for sustainable drainage features
	Existing Trees
	Indicative Street Trees
	Indicative Primary Circulation Route
	Residential Development Area (Incl. Secondary & Tertiary Streets)
	Indicative Residential Blocks
	Potential to Form New Pedestrian / Cycle Link Between Parks
	Potential Need for Screen Planting to Neighbouring Properties
	Potential to Accommodate Secondary Vehicular, Pedestrian, Cycle and/or Emergency Access
	60m Easement to Overhead Power Line
	Overhead Power Line Alignment
	Existing & Planned Public Parks
	Proposed New Killinarden Masterplan Area



Figure 9. Concept Masterplan

