

3.0 LANDSCAPE, HERITAGE AND CONSERVATION

3.1 Landscape

3.1.1 Topography

The LAP area is located in a shallow north-west to south-east aligned valley to the east of Three Rock Mountain at an elevation of approximately 130 metres above sea level. The overall trend of the landscape is falling from uplands in the south-west to lowlands in the north-east (see Map No. 6).

To the east and south-east beyond the LAP area boundary the land rises to a height of 150 and 240 metres respectively while to the west the landscape is dominated by the peak of the Two Rock Mountain (536 metres OD). To the north along Enniskerry Road the landscape opens out to the lowland Plain of Dublin, while to the south the topography reflects the granite uplands of the Dublin/Wicklow mountains.

The valley location of this site and the historic use of this valley as a communication route play key roles in the defining character of this LAP area.

The implication of these features for the LAP is that the area presents no major topographical constraints to development. Views to the southwest toward the Dublin Mountains are a particular feature of this area and should be respected.

3.1.2 Geology

The LAP area is located within the broader area comprising the Northern Liffey Valley Pluton. This pluton basically comprises six varieties of granite. Extensive quarrying of the granite was undertaken and much of the early vernacular architecture in the area comprises components of granite stonework.

To the west of the LAP area, the landscape is dominated by Three Rock Mountain, which derives its name from the massive granite rocks at its summit. The southern routeway to Enniskerry (on the R117) is via the natural ravine known as 'The Scalp'. This is an example of a glacial drainage channel, and owes its existence to glacier meltwater incising a channel in the rock as it flowed south. The Dingle Glen to the east of the village is also a glacial meltwater channel.

The implications of these features for LAP are that the rolling granite of the Dublin Mountains forms the main physical feature of the landscape at Kiltiernan/Glenamuck and the native stone (granite) was used in the construction of many of the early buildings in the area. The use of granite as a construction material should be promoted in future

development, to continue the tradition and to maximise the visual and economic linkages with the local landscape.

3.1.3 Hydrogeology

The geological strata within the region comprise sands 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 except for small local areas where they have been contaminated by the effluent from mainly organic wastes (e.g. farmyards, septic tanks, etc.).

OBJECTIVES

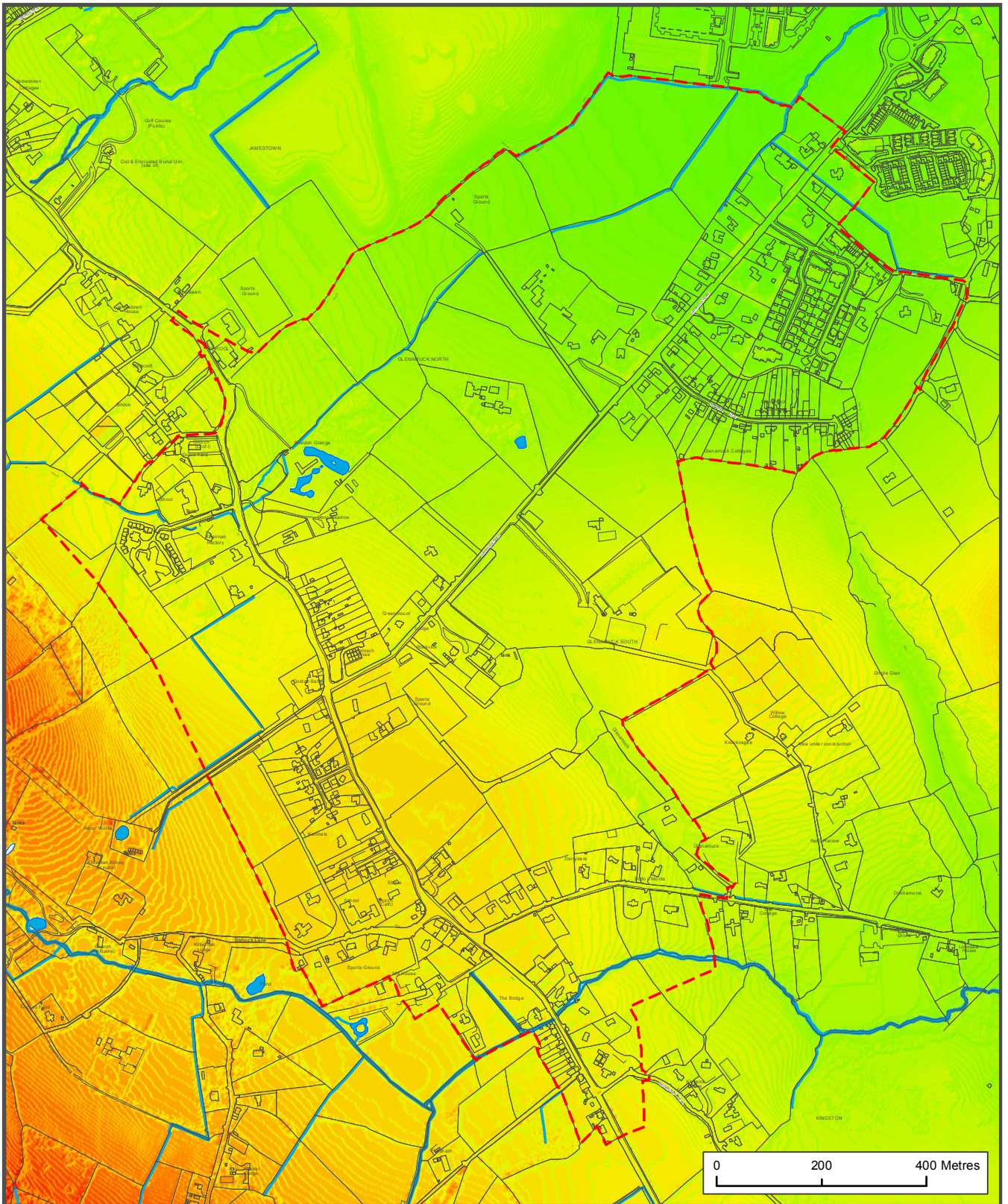
LHC1	<i>To ensure that planning applications to take into account any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development may have on groundwater.</i>
LHC2	<i>To ensure the implementation of the EU Water Framework Directive, the EU Groundwater Directive and the protection of the groundwater resources in and around the LAP and associated habitats and species.</i>

3.1.4 Soils and Sub-Soils




The soils at Kiltiernan comprise two types. To the east of Enniskerry Road, the soils are generally derived from till of Irish Sea origin. They are well drained and support cereal and tillage. To the west of Enniskerry Road, the land rises, and the soils are shallow and derived from granite. These soils have lower nutrient status and, combined with the rising topography, they are of limited agricultural use.

The implications for the LAP of these soil types are that lands to the east of Enniskerry Road still have the potential to support some agricultural activities, although the majority of these lands have now been rezoned for development uses. Lands to the west, which in agricultural terms, can really only support forestry and grazing activities, are still zoned for the protection of rural amenity and the development of agriculture. The future capacity of the area to support meaningful agricultural activity is, however, questionable.

Map 6:



Legend

-  Local Area Plan Boundary
-  High : 255m
Low : 64m
-  Existing Ponds
-  Existing Rivers & Streams

**Adopted
Kiltiernan/Glenamuck
Local Area Plan 2013**

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



**Map 6
Topography Map**

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3.1.5 Water Catchment Areas & Surface Drainage

The water courses located within and around the LAP area are indicated on Map. No. 6.

The Glenamuck River/Stream, which is a tributary of the Ballyogan Stream and Carrickmines Stream, is located to the west 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 Loughlinstown River flows along the western and southern margins of the LAP area. According to the Historical Landscape Character Assessment Study for the area the water in the River at this location is clear and there is no evidence of pollution along its length.

The third stream present within the LAP area, is Golf Stream (a tributary of the Glenamuck Stream), which flows along the north-western boundary of the LAP area. The water quality of this Stream has been found to be compromised as a result of presence of the earlier landfill site.

In addition to the afore-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.

The OPW are in the process of preparing detailed Catchment Flood Risk Assessment and Management (CFRAM) Study for the eastern region of the Country, including Dun Laoghaire-Rathdown. Also under preparation are 'Flood Risk Management Plans' (FRMPs) which aim to assess flood risk, through the identification of flood hazard areas and the associated impacts of flooding. The OPW anticipate that flood risk maps and flood hazard maps will be drawn up by 2013 and Flood Risk Management Plans (FRMPs) developed by 2015. Having regard to the very minor flood events recorded in the LAP area (primarily associated with drainage/ditch blockages), the issue of high flood-risk (Zone A or Zone B according to the "Planning System and Flood Risk Management Guidelines") has not been flagged in this area of the County. Notwithstanding, any recommendations of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study and the Flood Risk Management Plan, when published, will be implemented in full along with the requirements of the Eastern River Basin Management Plan and associated Programme of Measures.

Two water catchment areas are present in the LAP area with the 'high point'/ridge line aligned in a south-west to

east alignment in the southern portion of the area. This has implications for foul drainage infrastructure.

OBJECTIVES

LHC3	<i>To ensure the implementation of the EU Floods Directive and its transposition into Irish legislation in order to prevent, reduce and control flood risk in river basin and coastal areas due to increased domestic and economic development in flood risk zones and climate change effects</i>
LHC4	<i>To implement the recommendations of the relevant Catchment Flood Risk Assessment and Management (CFRAM) study, when published, and the mitigation measures and recommendations arising from the associated SEA and AA shall also be addressed and implemented.</i>
LHC5	<i>To implement the Planning System and Flood Risk Management for Planning Authorities (DoEHLG/OPW 2009) and the National Flood Hazard Mapping (OPW 2012) while referring to the relevant Flood Risk Management Plan (FRMP) for the LAP.</i>
LHC6	<i>To require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment (AA) to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 sites and that the requirements of Article 6 of the EU Habitats Directive are met.</i>
LHC7	<i>To ensure riparian buffer zones are created between all watercourses and any development, a minimum of 15m to mitigate against flood risk. The extent of these buffer zones shall be determined in consultation with a qualified ecologist and following a Flood Risk Assessment. Any hard landscaping proposals shall be located outside of these buffer zones.</i>
LHC8	<i>Ensure that no development, including clearance and storage of materials, takes place within a minimum distance of 15m measured from each bank of any river, stream or watercourse in the LAP area and be compliant with the 'Requirements for Protection of Fisheries Habitat during Construction and Development Works at River Sites'.</i>

LHC9 *In the event of lighting being proposed along river or canal corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter surveys shall be conducted by specialists. The recommendations of the specialist studies shall be implemented. No lighting will be installed without prior consultation with the National Parks and Wildlife Service (NPWS) and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.*

3.2. Natural Environment

3.2.1 Flora

It is County Development Plan policy (Policy LHB11, 'Trees and Urban Woodlands') that trees, groups of trees or woodlands which form a significant feature in the landscape or are important in setting the character or ecology of an area shall be preserved wherever possible. The CDP currently identifies significant trees/woodlands in a location in the extreme northern portion of the LAP area immediately east and west of Glenamuck Road. There are no formal statutory Tree Preservation Orders in the LAP area.

Of additional significance is a wooded strip, located along the south-eastern perimeter of the LAP area and zoned 'Objective G' (see Map No. 7), which contains a small stand of pure blackthorn. This blackthorn forms a dense stand of ten metre tall bushes that diminish to bushes of about one metre in the adjacent field.

3.2.2 Biodiversity

Within the LAP area there are a number of distinct vegetation 'landscape types' as identified by the HLCA Study (see Map No. 11). These include: (i) Agricultural lands used for intensive and active agriculture including, cereal production, fruit production, and grazing grass cutting; (ii) Rough grazing poorer pastures; (iii) Sports grounds; (iv) Gardens and houses; and (v) Woodland. Each of these has typical habitat features and influence biodiversity in a characteristic way.

In summary, the village of Kiltiernan and surrounding countryside are or have been intensively managed by humans.

The most significant habitat type in the LAP area is hedgerow. Many of the hedgerows have a high biodiversity value and preliminary inspection undertaken during the HLCA study identified those classified as mature as being over one hundred

years old. In general the condition of the hedgerows ranges from very good to excellent. While lands within the LAP area which have been zoned for future development, contain mature hedgerows, it is acknowledged that it may not be possible to retain all these hedgerows. Future development proposals on respective land parcels may necessitate the undertaking of additional hedgerow surveys.

Along the roads of the LAP area the main habitats are hedgerows and stone walls. While the margins of the R117 are of limited biodiversity value, along the Glenamuck Road and the R116 where gardens give way to agricultural lands the hedgerows are mature and rich in species, and in the main well structured.

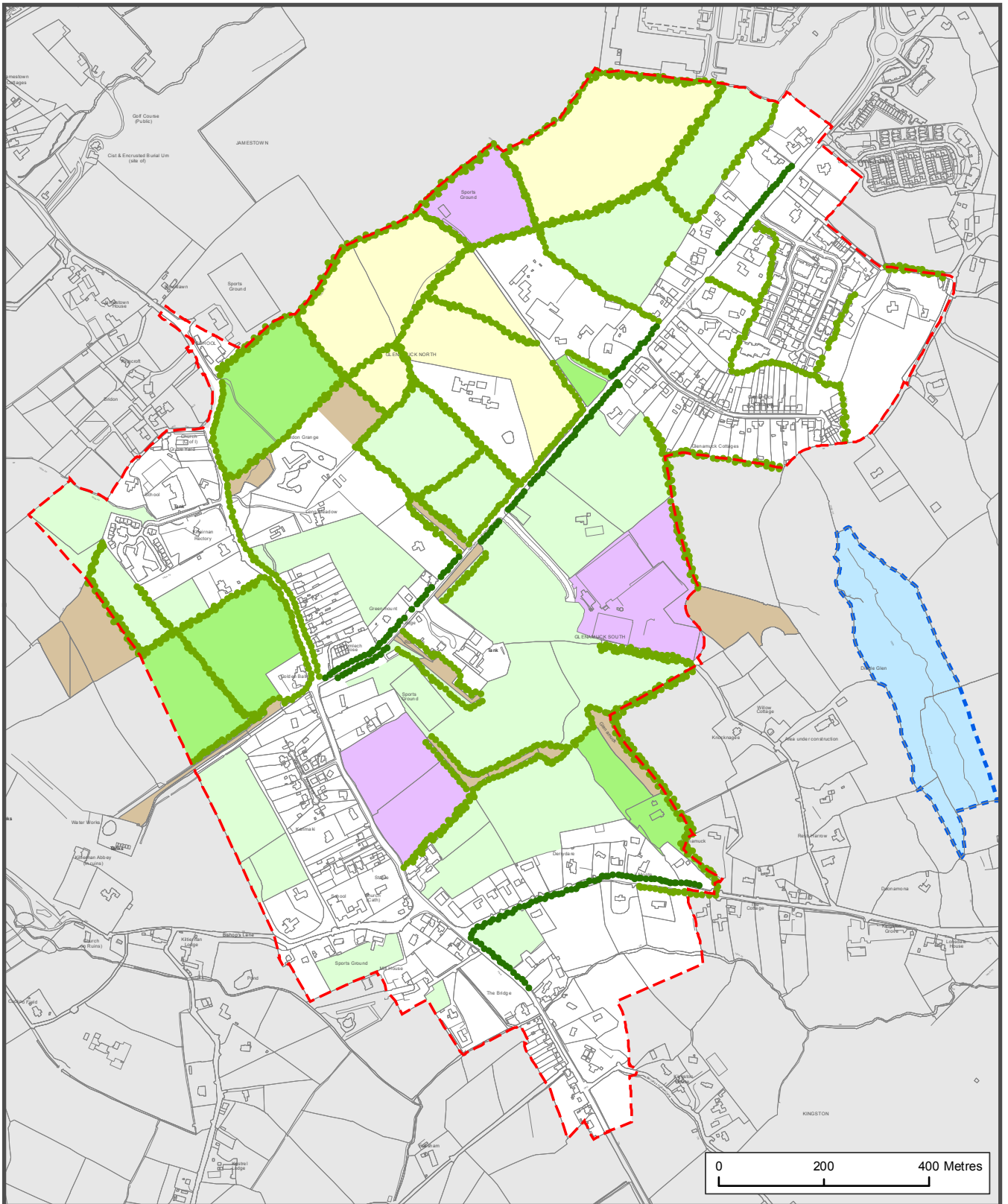
On the approach to the village from Dublin and opposite the Church of Ireland church are fields with very overgrown hedgerows and well developed field margin communities. In and around the village while the churches, schools, garage, public house and houses have intensively managed and planted surrounds, the surrounding fields encroach on the village and no part of the Plan area is currently far from open agricultural countryside.

To the west of the village the managed agricultural and recreation lands give way to rough pastures and upland vegetation dominated by gorse. The hillsides are flanked by a network of very mature hedgerows that gives the area a superficially wooded appearance. Such areas could serve as buffers between the developing village and the less intensively managed hinterlands. A network of mature hedgerows link fragments of old woodland and more recent mature gardens.

OBJECTIVES

LHC10	<i>Conserve, enhance and manage the natural heritage within the LAP area including its biodiversity, landscapes and geological heritage and promote understanding of and sustainable access to it.</i>
LHC11	<i>Ensure that all plans and projects in the LAP area which could, either individually or in combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) will be subject to Appropriate Assessment Screening.</i>
LHC12	<i>To ensure that a Natura Impact Statement (NIS) is produced if Appropriate Assessment (AA) screening has indicated likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 sites.</i>

Map 7:



<p>Legend</p> <p> Local Area Plan Boundary</p> <p> Grass</p> <p> Cereal</p> <p> Rough Grazing</p> <p> Sport</p> <p> Wood</p> <p> Dingle Glen - Proposed Natural Heritage Area (As in County Development Plan 2010-16)</p> <p> Roadside Vegetation</p> <p> Hedgerows</p>		<p>Adopted Kiltiernan/Glenamuck Local Area Plan 2013</p> <p>Map 7 Flora & Landuse</p>		<p>Planning and Enterprise Department G. Hayden Director of Planning</p> <p> dlr Dun Laoghaire-Rathdown County Council</p>	
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<p>Date: October 2013</p>		<p>Scale: 1:10000</p>		<p>Drawing No: PL-13-409</p>	

LHC13	<i>To consult with the National Parks and Wildlife Service (NPWS) when undertaking, approving and authorising development which is likely to affect plant, animal or bird species protected by law. In the event of a proposed development impacting on a site known or likely to be a breeding or resting site of species listed in Habitats Regulations a derogation licence, issued by the Department of Environment, Community and Local Government (DECLG) will be required in advance of a permission.</i>
LHC14	<i>To ensure the implementation of the EU Freshwater Fish Directive and its transposition into Irish legislation in order to protect any fish and shellfish habitat in the LAP area.</i>
LHC15	<i>To ensure the monitoring and control of EIA sub-threshold development within the LAP through the document Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding subthreshold development (DEHLG, 2003) with specific reference to the requirement of Appropriate Assessment (AA) screening.</i>

3.2.3 Fauna

The Kiltiernan area is home to a range of mammals that use the landscape for both habitation and feeding. Species present include: fox, badger, rabbit, hare, stoats, rats mice and sika and red deer from the nearby uplands.

Hedgerows are potential roosts for bats in the summer months. These hedgerows may also be used as a base for foraging in the surrounding landscape. The Heritage and Planning Division, DoECLG, advise that as part of any significant development proposals, Badger and Bat surveys should be conducted, particularly in the townlands of Jamestown, Glenamuck North and Glenamuck South. All bat species are protected under Annex IV of the EU Habitats Directive as well as under the Wildlife Acts 1976-2000. Badgers are protected under the Wildlife Acts 1976-2000.

While the HLCA undertaken for the area did not identify any invertebrates of special significance, further investigation may be required as part of any significant local landscape change.

LHC16	<i>To promote the protection of habitats which, by virtue of their linear and continuous structure (e.g. rivers and their banks) or their contribution as stepping stones (e.g. ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.</i>
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LHC17	<i>To support the National Parks and Wildlife Service (NPWS) and Department of Environment, Community and Local Government (DECLG), in the maintenance and, as appropriate, the achievement of favourable conservation status for the habitats and species to which the EU Habitats Directive applies.</i>
LH18	<i>Any significant tree stands should be assessed for retention (where possible) as part of any planning application for development, most notably the stand of pure blackthorn on the 'Objective G' zoned site.</i>
LH19	<i>To carry out a detailed ranking survey of the hedgerows be undertaken as part of any future development proposals, and where possible to incorporate these hedgerows within the development. It is acknowledged, however, that it will not be possible to retain all of the current hedgerows.</i>
LH20	<i>To recognise and contribute towards protection of habitats from alien / invasive species (e.g. Japanese knotweed, giant hogweed, Himalayan balsam, etc.) in accordance with Action Number 4.7 of the Dun Laoghaire-Rathdown Biodiversity Plan 2009-2013.</i>

3.2.4 Protected Areas

Within the LAP area there are no designated or candidate/ proposed Special Protection Areas (SPAs) or Special Areas of Conservation (SAC).

Similarly, within the LAP area boundary, there are no proposed Natural Heritage Areas (NHAs). However, located to the east of the LAP area there is proposed, under Natura 2000, one NHA referred to as Dingle Glen (Site Code 001207). This is a dry valley formed as a glacial lake overflow channel. While this Glen was formerly cleared of vegetation, a woodland cover is now regenerating. The importance of this site lies in the variety of habitats contained within a relatively small area. The site is secluded and not subject to significant disturbance.

3.2.5 Landscape Character Assessment

It is Council policy (Policy LHB1 'Preservation of Landscape Character Areas' of the CDP 2010-2016) to preserve and enhance the character of the landscape in accordance with the recommended strategies outlined in the Landscape Character Assessment (May 2002) and in accordance with the 'Guidelines for Landscape and Landscape Assessment' (DoECLG). Landscape Character Areas along with an identified strategy, are outlined in the appendices of the CDP 2010-2016. Within the LAP

area 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 described in the County Development Plan.

3.2.6 Protected Views and Prospects

It is Council policy (9.2.4. Policy LHB4 'Views and Prospects' of the CDP 2010-2016) to protect and encourage enjoyment of views and prospects of special amenity value or special interests. In the implementation of this policy it is the intention of the Council to prevent development that would block or otherwise interfere with a view, which is designated for protection and to preserve the prospects listed in the County Development Plan.

Roads or other public areas from which there is a view worthy of protection are shown on the County Development Plan Maps. Within the LAP area views southwards from Ballycorus Road are identified as important (see Map No. 3).

Prospects (i.e. the distant object, notably mountains, being viewed), in the 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.

LH21 *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.*

3.2.7 Public Rights of Ways

It is Council policy (9.4.6. Policy LHB22 of the CDP 2010-2016) to "Preserve, protect, promote and improve for the common good all existing public rights of way which contribute to general amenity".and to "create new rights of way or extend or enhance existing rights of way in the interest of amenity either by agreement with landowners or through the use of compulsory purchasing powers in the interest of ensuring access to amenities, including the coast, upland areas, lake shores, river banks, heritage sites and national Monuments.."

There are no identified public rights of way within the LAP area boundary.

3.3 Architectural Heritage

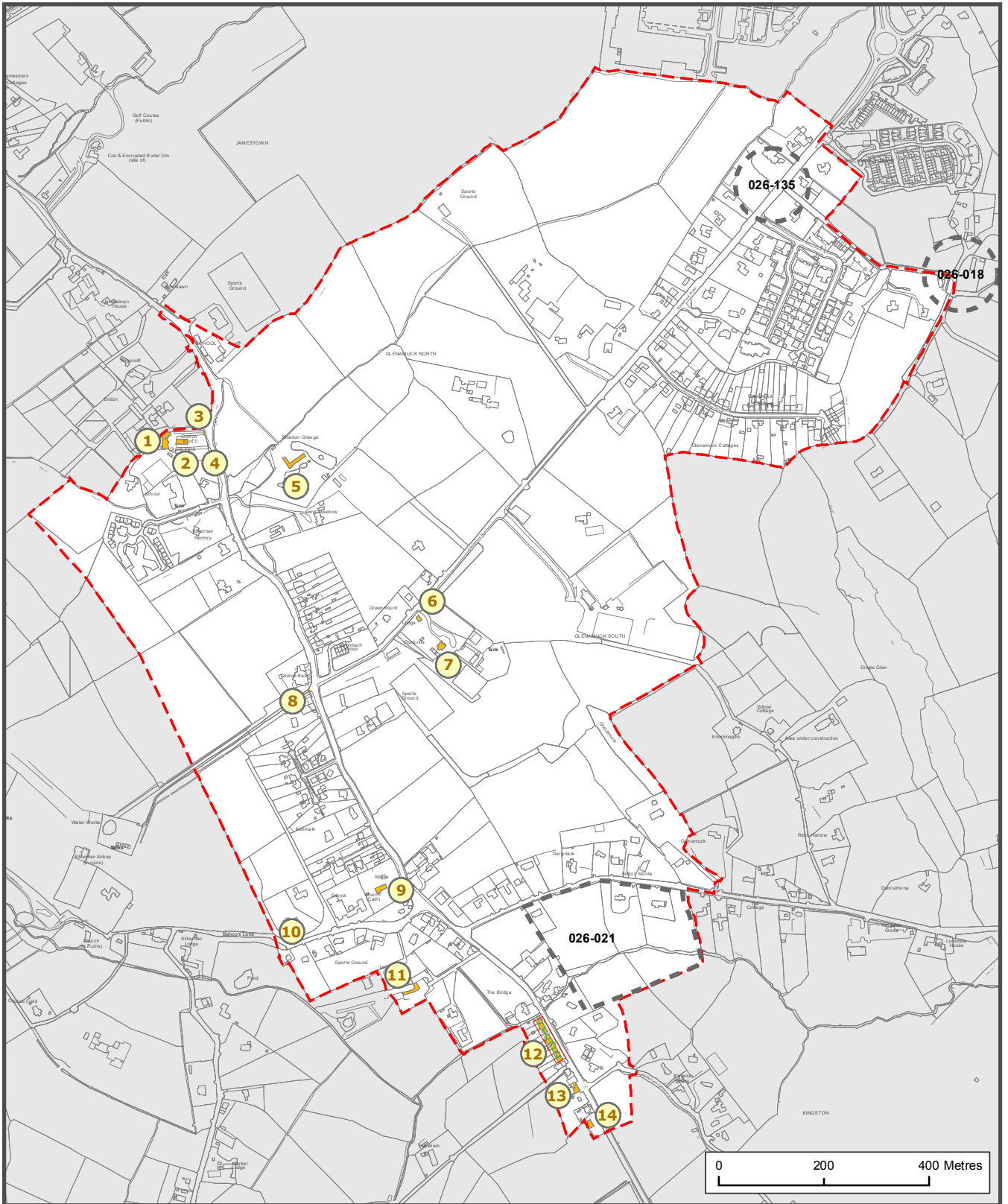
It is Council policy (11.3.2 Policy AR1: "Record of Protected Structures" CDP 2010-2016) to protect the architectural heritage of the County. In this regard the Council compiles and maintains a Record of Protected Structures and includes in the Record every structure or parts of such structures which, in the Planning Authority's opinion, is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

3.3.1 Protected Structures



There are ten identified Protected Structures within the LAP area boundary as follows (see Map No. 8):

Map 8:



Legend

Local Area Plan Boundary ACA at 1-9 Moss Cottages

Protected Structures

1. Sexton's Lodge	Church of Ireland Parish Church	10. Entrance Gates - Kiltiernan Lodge
2. Church		11. House - An Muilean
3. Boundary Walls		12. Houses 1-9 Moss Cottages
4. Gate		13. House & Shop - Old Post Office
5. House - Shaldon Grange	Rockville	14. House - Orange Lodge
6. Gate Lodge		
7. House		Archaeological Sites
8. Entrance Piers - Kiltiernan Abbey		026 - 018 Cross Base
9. Church - Our Lady of the Wayside		026 - 021 Enclosure Site
		026 - 135 Fulacht Fia

Adopted Kiltiernan/Glenamuck Local Area Plan 2013

Map 8 Protected Structures & Archaeological Sites

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dlr
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Date: October 2013	Scale: 1:10000
	Drawing No: PL-13-410

Table 3.2: Protected Structures

Location	Protected Structures	Description
Enniskerry Road ('north')	Shaldon Grange	House
	Kiltiernan Abbey (at Golden Ball)	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')	An Muilleán	House (formerly a cotton factory)
	1-9 Moss Cottages	Houses
	Old Post Office	House & Shop
	Orange Lodge	House
Bishops's Lane (Kiltiernan)	Kiltiernan Lodge	Entrance Gates (Plus the House and barn which are outside the LAP area)



It is recognised that the most appropriate way to conserve historic buildings is to maintain them in active use. It is the policy of the Council to permit the refurbishment, re-use and where appropriate, redevelopment of Protected Structures, attendant grounds, curtilage and setting, where it can be demonstrated that these changes do not adversely affect the Protected Structure and its setting; where its special interest

or character is not damaged and proposals may be reversible if appropriate.

It is also a policy of the Council to retain historic items of street furniture wherever possible. In this regard, the presence of an interesting range of street furniture including a pump, a Victorian wall mounted post box and a built-in stile in a stone boundary wall on Glenamuck Road at the Glenamuck/Enniskerry crossroads should be recognised.

The extreme southern portion of the LAP area has a very distinctive character comprising as it does of Nos. 1-9 Moss Cottages (all Protected Structures and the focus of a designated Architectural Conservation Area) and two other Protected Structures namely, the Old Post Office and Orange Lodge. 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, 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.

OBJECTIVES

LHC22	<i>To comply with all of the policies for the protection of the Architectural Heritage in the current Dún Laoghaire-Rathdown County Development Plan, including those set out in the Development Management Section. In particular to provide appropriate protection for the Protected Structures and Recorded Monuments in the area .</i>
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3.3.2 Conservation Area / ACAs

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.

OBJECTIVES

LHC23	Any development proposals pertaining to Moss Cottages must respect and take cognisance of the ACA designation for the area, the details of which are described in the “Moss Cottages – Character Appraisal and Recommendations”, available on the Council’s website.
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3.3.3 Archaeology

Three archaeological sites are located within the LAP area boundary (see Map no.8) and are as follows:

Table 3.1: Archaeological Sites

Map	Townland	Duchas No.	Classification	Site
09	Carrickmines Great	DU026-018	Cross Base	
09	Glenamuck South / Kingston	DU026-021	Enclosure Site	✓
09	Carrickmines Great	DU026-135	Fulacht Fia	✓

The three archaeological sites located within the LAP area boundary are as follows: Cross Base at Carrickmines Great (a portion of the site’s catchment is located in the extreme north-eastern portion of Land Parcel No. 31a), the Enclosure Site at Glenamuck South/Kingston (affecting the full extent of Land Parcel No. 19 and part of Land Parcel No. 16) and the ‘Fulacht Fia’ (ancient cooking site) straddling parts of Land Parcels No. 31b and No. 2. 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.

3.3.4 HISTORICAL LANDSCAPE CHARACTER ASSESSMENT

In 2004 a Historical Landscape Character Assessment (HLCA) of the Kiltiernan/Glenamuck area was undertaken by Consultants appointed by Dun Laoghaire Rathdown County Council.

A HLCA is a method by which a detailed holistic study of the historical development and environmental significance of an area can be undertaken. The technique presents an overview of the physical, natural, human, and cultural heritage of an area with specific reference to the interaction between the various elements. The HLCA offers a dynamic perspective of the total landscape, thereby contributing to the promotion of sustainable development within the study area.

Final recommendations of this HLCA are outlined below:

Recommendations 1 - How the HLCA could inform the LAP

Issue	Recommendation
Future Development	Future development in the study area should take cognisance of the context. Therefore to minimise impact, future development should consider the unique mix of scale / massing in the current fabric.
Protection of Built Fabric	It is imperative to protect historically important local buildings.
Protection of Hedgerows	Protection of local hedgerows is a high priority for ensuring habitat survival and maintaining local biodiversity.
Adoption of Local Placenames	Usage of local placenames should be encouraged wherever possible in future developments.
Use of Local Building Materials	An important element of the local character is employment of granite in construction. The use of local granite should be encouraged in future development, to continue the tradition of utilising local materials and to maximise the visual and economic linkages with the local landscape.
Retention of Views	Preservation of both internal and external views is important considerations as they are essential elements of the local character.

Recommendations 2 – Future Work

Issue	Recommendation
Loughlinstown River Study	It is important to undertake a detailed study of the Loughlinstown River system including: the historical industrial systems, the portal tomb, the Early Christian/ Medieval church precinct, Mill House precinct, Moss Cottage precinct and the surviving mill ruins.
Kiltiernan Castle	The possible location of Kiltiernan Castle is unknown, and should be investigated further.
Flora and Fauna	A full inventory of flora and fauna is required, encompassing, mammals, invertebrates, fish, birds, birds and plant life.
Estate Houses	It would be worthwhile to undertake a detailed study of the local large estate houses (their demesnes and contexts). This would include Shaldon Grange, Rockville, Kiltiernan Lodge, the old Mill House, and the site of Kiltiernan Abbey. <i>(Note: The latter three buildings/sites are not within the LAP area.)</i>
Victorian Fabric	Consideration should be given to investigate and protect the wide range of Victorian buildings and elements in the village.
Design Guide	It would be worthwhile considering a style/design guide, which could be adopted to encourage sympathetic further development in the study area.

4.0 RESIDENTIAL DEVELOPMENT

The overall vision for residential development in the LAP area is to ensure the development of a proper community through the considered use of imaginative and sympathetic design in the layout of new residential development. The policies and objectives in relation to residential development seek to ensure the successful integration of future residential developments with the existing built fabric of Kiltiernan/Glenamuck and to provide for a sustainable and compact urban form that aims to minimise the use of the private car by encouraging the use of public transport, cycling and walking.

In terms of high quality urban design, the LAP seeks to ensure that the layout and design of new development harnesses the qualities of its existing environment, is interesting and attractive, and minimises the impact on the environment as well as ensuring development is phased in tandem with the provision of necessary infrastructure

The overall strategy in relation to residential development is to establish three 'bands' of residential density throughout the LAP - a higher band of residential proximate to the Luas catchment, a medium density band in the lands further from the Luas catchment but adjacent to the proposed Village Core and the lowest density band located west of Enniskerry Road and to the south of Ballycorus Road.

The total gross area of residential zoned land within the LAP is 112ha. The anticipated number of future dwelling units within the LAP area is approximately 2,500 to 3,000.

Additional dwelling units will also be permitted on the 'Neighbourhood Centre' zoned lands, at the Village Core of Kiltiernan. The anticipated number of dwelling units at this location is approximately 80-100 units.

4.1 Conformity with the Core Strategy

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

demonstrate that, in relation to zoned residential land, there is an equilibrium between the amount of zoned land in the County and the projected need for residential land, as defined in the Regional Planning Guidelines. There is a requirement, in turn, for each Local Area Plan in a County to be consistent with this Core Strategy.

The Core Strategy for the Dun Laoghaire Rathdown County Development Plan 2010 was published as a Variation to the Plan in 2011. The Strategy details the various large parcels of zoned residential land in the County, including the lands within this LAP and provides an estimate of residential development likely to materialise on these lands up to the year 2022, the time horizon for the Regional Planning Guidelines. These estimates of residential 'yield' are approximate and it is understood that, where various density ranges are permitted in a Local Area Plan, the final figure may be slightly larger or slightly smaller than estimated. In the Core Strategy, the LAP lands at Kiltiernan/Glenamuck are allocated an estimated residential 'yield' of approximately 2400 units. This approximate figure is consistent with the provisions of the LAP, which estimates a range of 2500 to 3000.

With regard to the time horizons for the delivery of development, it should be noted that the Regional Planning Guidelines operate on a longer time horizon than either the County Development Plan or the LAP – up to 2022. However, while Local Area Plans operate on a nominal 6-year time horizon, the Council has the discretion to extend the lifetime of the LAP up to 10 years. The LAP is setting out the strategic vision for the area with this time horizon in mind. The Regional Planning Guidelines document acknowledges that in the current climate it is extremely difficult to accurately predict the likely delivery of development in the near-term and that the likelihood is that development will be 'end-loaded' as the economy recovers:

"In the short term therefore, it is not planned for or expected that housing completions will be significant. The figures for 2016 may prove unachievable in the short-term as the housing market is likely to be slow to recover. Some of the 2016 target for most of the Councils will be deferred to the 2016-2022 time period. It is important however that Councils are well placed for an economic recovery and that adequate provision is made, even if the uptake is slower. The 2022 figures are included to allow for a more long term perspective to be taken in calculating future needs in Development Plans." RPGs P.83

4.2 Residential Density

As noted, there are three residential density bands proposed for the LAP lands, measured as dwelling units per hectare (dph): 35-40dph, 40-45dph and 45-55dph. Overall, this proposed residential density range for the area (of between 35 and 55dph) represents, in relative terms, a medium density framework and will provide for a mix of house types from traditional semi-detached and terraced houses to duplex units and some apartment development, particularly within the catchment of the Luas station.

The overwhelming majority of the undeveloped residential land (over 80%) is categorised within the two lower density bands and will therefore be developed at densities of 45dph and below. Twenty percent of the lands lie within the upper residential density band and will be developed at a density of 45 to 55dph.

It is acknowledged that, in the short term, the conditions within the housing market in Dublin and the funding available for development will most likely lead to a demand for own-door

type housing and that the market for apartment development will be generally depressed.

The significant quantum of residential land designated for residential densities at 35-45dph means that it is possible to meet market demand in the short term for lower density, own-door type housing, without compromising the ability of the LAP to deliver on medium to higher densities, within public transport catchments at a later date as the housing market recovers.

The Council's approach to residential density must be consistent with Central Government's policy on sustainable residential development in urban areas, with particular regard to development within the catchment of high quality rail-based transport. Pressure to reduce residential densities, on a wholesale basis, regardless of whether the land is well located in relation to high quality rail-based public transport, and based solely on short-term market demand, has the potential to undermine the viability of public transport and the sustainable development principles of the County Development Plan and cannot, therefore, be supported by the Council.

Table 4.1: Areas/Extent of Residential

Land Parcel	Comment	Gross Area (ha)	Net Area (ha) less 10% (OS) & 20% (Rds/ Services)	Density (du/ ha)	No. of units	No. of residents (@2.7 persons /du)
2		12	8	45-55	360-440	1000-1200
3		0.5	0.3	45-55	13-17	35-45
5a		5	3	40-45	120-135	320-370
5b		4	3	40-45	120-135	320-370
6a		0.7	0.4	40-45	15-18	40-50
6b	Constrained site.	20	14	40-45	550-630	1500-1700
8	Council Housing site	0.4	0.2		20	55
12	(Includes RC Church)	16	11	35-40	385-440	1000-1100
14	Possible infill	2			40	100
16		8	6	35-40	200-250	550-650
17	Moss Cottages	0.5			10	25
18		0.7	0.5	35-40	15-20	40-50
20 a&b		14	10	40-45	400-450	1000-1200
23a		4	2	40-45	80-90	200-250
28		0.4	0.3	40-45	10-14	30-40
29a	Possible infill	6	4		80	200
29b		0.4	0.3	40-45	10-15	30-40
31 a&b	Constrained by access	8	6	45-55	270-330	750-900
TOTAL					2600 - 3000	

NOTE: All figures are approximate and have been rounded off.

4.2.1 Recent Planning/Development Activity

While several residential schemes within the LAP area have been granted planning permission in recent years, (some for a mix of apartments and houses) none have commenced construction to date, reflecting the general downturn in the housing market.

For context, Map No. 9 shows the location and details of the major residential and mixed-use schemes that have been granted planning permission within the Kiltiernan Glenamuck area since the adoption of the original LAP in 2007.

4.3 Social/Affordable Housing

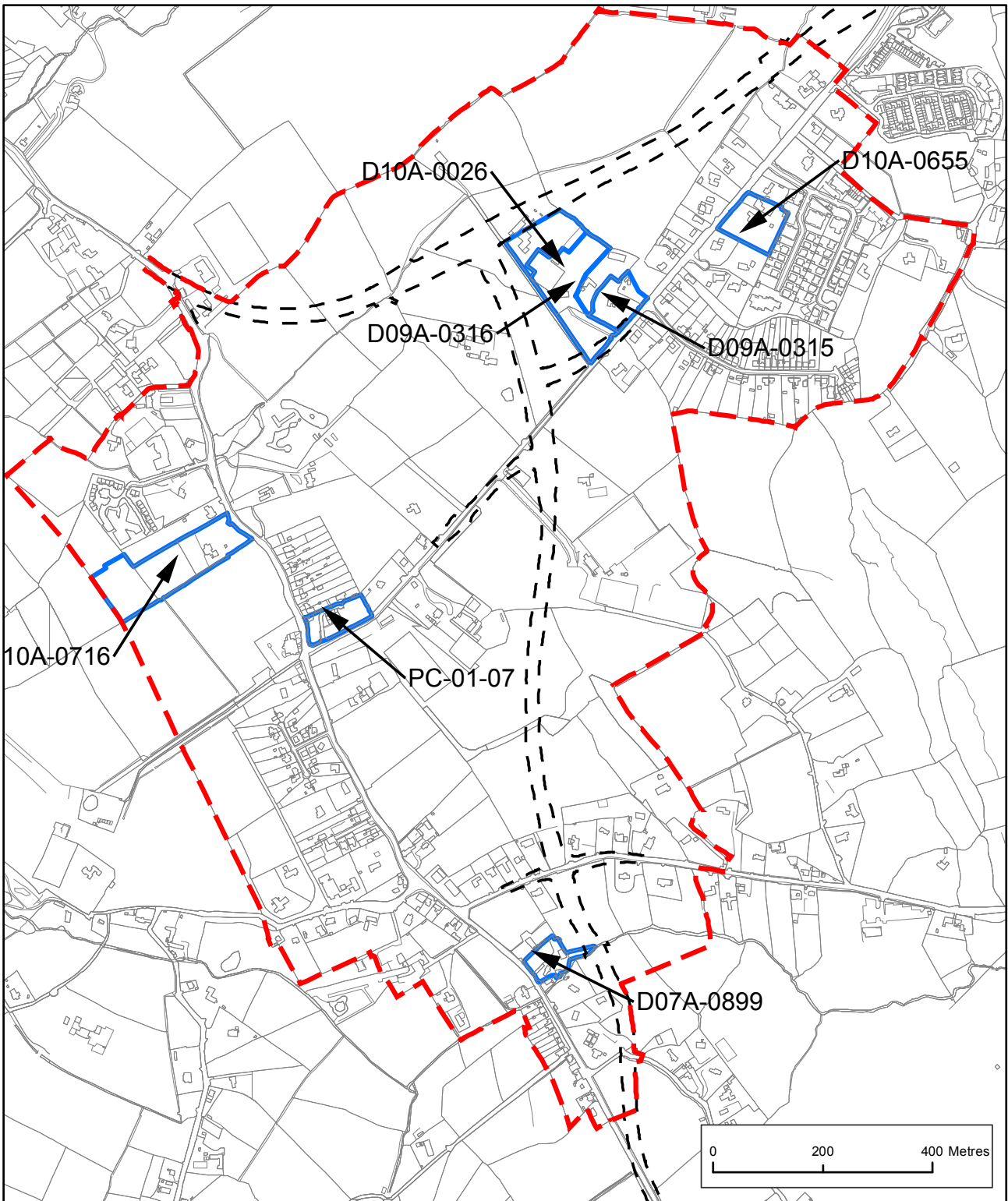
It is a planning objective of this LAP that in accordance with Dun Laoghaire-Rathdown County Council's Housing Strategy 2010-2016, 20% of all dwelling units to be developed as part of

new developments shall be provided as social and/or affordable units.

In response to profound changes in the housing market in recent years, the Government has expressed its intent to review Part V of the Planning and Development Act (2000) in a recent 'Housing Policy Statement' (June 2011), which sets out the changing Government perspective on social and affordable housing policy.

The statement noted that "The Government is therefore standing down all existing affordable housing programmes to reflect current affordability conditions. These will be wound up as part of a review of Part V of the Planning and Development Act 2000. The decision is not being taken to end Part V fully. There is a continued rationale for capturing planning gain for residential development through resourcing of social housing supports."

Adopted Kiltiernan/Glenamuck Local Area Plan 2013



Local Area Plan Boundary

Map 9 : Major Plannings Permissions Granted

D07A/0899 The Bridge, Enniskerry Road: Planning permission granted for 12 no. houses.

D09A/0316 Ashwood Farm, Glenamuck Road. Planning permission initially granted for 29 houses. Planning Permission subsequently granted for mixed scheme for 28 houses and 110 apartments with crèche.

D09A/0315 Willow Glen, Glenamuck Road, Carrickmines, Co. Dublin. Planning permission granted for 10 houses and 22 apartments

PC/01/07 Council Part VIII Scheme Construction of 15 units on a site at Cromlech Close. Comprising 8 terraced houses, 6 apartments and 1 duplex apartment.

D10A/0655 Saxaroon & Inglenook, Glenamuck Road, Carrickmines, Planning Permission granted for 18 Houses and 10 apartments

D10A/0716 Garden Centre Site, Enniskerry Road. Planning permission granted for 68 residential units (58 houses and 10 apartments) (gross residential density of 44uph)

Planning and Enterprise Department
G. Hayden
Director of Planning



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Date: October 2013	Scale: 1:10000
Drawing No: PL-13-411	

The approach to social/affordable housing provision in the LAP area will reflect the prevailing National and County Development Plan policy, recognising that this may change in the coming years.

4.4 Council Housing

The County Council site ('Cromlech Close') located on Glenamuck Road is the focus of a Housing Programme objective. A design of a proposed scheme on this site was compiled. This proposal went out to public consultation in March 2007. The development comprising 15 no. dwellings in a 1-3 storey configuration with an amended internal access roadway, was approved in 2007 subject to minor modifications.

It is an objective of this LAP to facilitate the development of this site in accordance with this approved Scheme, subject to available funding.

4.5 Care for the Elderly

There is a sheltered housing scheme/nursing home for the elderly located at the Kiltiernan Care Centre, which opened in February 2009. The facility comprises Glebe House Nursing Home (48 bed facility) and Alexandra Close sheltered independent living units (22 unit facility).

4.6 Travelling Community

The identified traveller accommodation site (to cater for four units) is located on the eastern side of Glenamuck Road. While the exact positioning of the site has not been stipulated (general location given only), the broad dimensions of the site area are 70 metres by 40 metres. The accommodation, including the provision of services, is to have regard to the 'Guidelines for Residential Caravan Parks for Travellers' (DOELG, 1998).

4.7 Urban design issues

At a strategic level, the pivotal documents in matters of localised, detailed urban design, layout and management are the Sustainable Urban Housing: Design Standards for Apartments' (2007), the 'Urban Design Manual: a Best Practice Guide' (2009) and 'Sustainable Residential Development in Urban Areas' (2009).

In particular, the 'Urban Design Manual - A Best Practice Guide' provides advice on the practical implementation of the urban

design principles and sets out criteria to cover the range of design considerations for residential development as well as detailed case studies that describe best practice examples. The Urban Design Manual provides a very comprehensive and useful guidance tool on design issues.

It is Council policy that, for all large-scale planning applications, a 'Design Statement' shall be required which has regard to design criteria as set out in the 'Urban Design Manual' (2009). A Design Statement should be prepared for all large scale and complex developments proposed within the LAP area at an early stage of the design process and the Design Statement should address urban design, landscape and building design issues and clearly explain the development process, design options considered and the adopted development strategy.

BUILT FORM OBJECTIVES:

BFo1	<i>To promote a vision for a desired character for Kiltiernan, and to establish guidelines to encourage development that will impart the desired character, particularly to the core area, thus creating a sense of place.</i>
BFo2	<i>To formulate clear guidelines relating to architectural and urban design, building form, 3-dimensional character, materials and landscape elements.</i>
BFo3	<i>To acknowledge surviving features that impart a particular character to the Plan area, and to establish how new development can be fused with these intrinsic features.</i>
BFo4	<i>To encourage the incorporation of granite and granite features into the design of residential and commercial buildings - continuing the tradition of utilising local materials and maximising the visual and economic linkages with the local landscape.</i>
BFo5	<i>To provide a 'Design Statement' and layout for new residential development, in accordance with the 'Urban Design Manual - A Best Practice Guide' (2009) which allows for an attractive living environment while taking advantage of existing natural features, views, sites of archaeological interest, and any other significant features.</i>
BFo6	<i>To encourage usage of local placenames wherever possible in new developments.</i>

To supplement the Development Plan and the Density Guidelines design guidance, the 'design' parameters overleaf should be taken cognisance of and/or are highlighted.

4.8 Housing Design Issues

Issue

- a. A variety of house types – apartments, terraces, semi-detached, detached – should all be considered as possible elements in any development mix.
- b. A variety of design is essential in order to create a sense of place. More variants of standard house types assists in achieving good urban design which needs house types that wrap corners, define or enclose spaces, link buildings, etc.
- c. Having regard to the urban/rural edge location of the plan, generally it is considered that a higher rise built form may be acceptable in certain locations but that it should generally not rise above five storeys.

Within the Medium-Higher Density Res. zone, while 3-4 storeys would generally be encouraged, up to five storeys will be acceptable but these elements should be focussed primarily on the proposed distributor road, and as corner elements at road junctions.

Within the Medium Density Res. zone 2-3 storeys would be encouraged with four storey elements to be concentrated along the proposed main and link distributor roads, and/or at key entrances to sites.

Note:

With regard to Parcel Nos. 6a, 5a, 3 and 1, the introduction of 5 storeys fronting the Main Distributor Road, subject to qualitative criteria in terms of building design, and elevation, shall be considered. Heights on these Parcels shall range from 3-storeys stepping up to 5-storeys, but having regard for topography, surrounding existing developments, any adjacent residential development and the retention of views to the Dublin Mountains.

Within the Low Density Res. node, 2-3 storeys will be encouraged with the 3-storey element along the interface with Enniskerry Road only.

Note:

On lands to the west of Enniskerry Road, heights of 2-3 storeys shall be encouraged with the 3-storey element to be focused along the interface with Enniskerry Road, and at other appropriate locations throughout the area within the extent of the NC related buildings, to define frontage, as corner elements at road junctions, and at key entrances to sites. (Parcel Nos. 14 & 17 -Wayside and Moss Cottages - to be excluded from this proposal).

The design of buildings, which would include a range of dwelling types, shall have strict regard for topography and existing surrounding developments, and the 3-storey elements shall be subject to qualitative criteria in terms of building design, the merits of the proposal, elevation and the need to retain views to the Dublin Mountains to the south-west.

Indicative concept



A.



A.



B.



C.

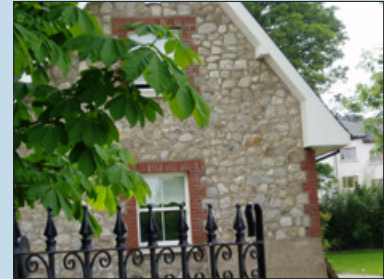
Issue

- a. Buildings to incorporate an element of granite – this will be a signature material which application will serve to provide a common feature of the various proposed developments.
- b. Designs should if possible avoid obviously faddy themes and the incorporation of an overly excessive assortment of features/detailing. Cleaner/simpler design form results in more sustainable styles.
- c. The layouts of individual sites should exhibit a clear spatial structure with variety, contrast and identity.
- d. As a general principle residential layouts should be orientated such that communal open spaces are overlooked and /or significant views are exploited.
- e. As a general presumption, layout details should be sensitive to the requirements of those with disabilities or special needs.

Other:

- i. Innovative use/mix of material finishes.
- j. The incorporation of high quality hard and soft landscaping into proposed development.

Indicative concept



D.



E.



E.



G.



J.

Building Heights:

Legend

Building Heights

- No Height Specified
- 1 Storey
- 1-2 Storeys
- 1-3 Storeys
- 2 Storeys
- 2-3 Storeys
- 2-4 Storeys
- 2-5 Storeys
- 3-5 Storeys

NOTE: The lines of road proposals and surface water attenuation ponds on this map are diagrammatic only and are subject to change during the detailed design stage.

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Adopted Kiltiernan / Glenamuck Local Area Plan 2013
Building Heights Map

Senior Planner: D. Ivimey Chief Technician: M. Heenan
Prepared By: C. Fisher Drawn By: M. Hennessy
Date: October 2013 Scale: 1:2500 Drawing No: PL-13-417

