

6 Site Framework Strategies

6.1 Introduction

Section 6 identifies a number of specific areas which are considered to be key sites within the Plan area and which may have potential for development / redevelopment. The sites in question are identified on Map 2. These sites offer some potential in terms of helping strengthen Goatstown's identity and overall sense of place, by introducing greater variety and interest to the built environment and improving the public realm. The selection of these sites for Framework Strategies does not, however, in any way preclude other potential sites from being brought forward for development during the life of the Plan.

A description of each site is provided followed by a table comprising of a list of detailed development objectives / guidelines. An indicative site framework plan covering 'The Goat' Site and Topaz garage and adjoining retail units is also provided. The sites identified as having development / redevelopment potential include:

- 'The Goat' Site;
- Topaz Garage and Adjoining Retail Units;
- Knockrabo Sites;
- Former Victor Motors Site;
- Irish Glass Bottle Site.

6.2 'The Goat' Site

The site of 'The Goat' Public House is a prominent corner site fronting onto Goatstown Crossroads. The site, which is within Goatstown's zoned neighbourhood centre, includes a public house, retail services, large surface car park and a green field that is used occasionally and intermittently to facilitate circus activity. In its current state, the site is patently underutilised and presents an obvious opportunity to establish a distinctive village centre.

Redevelopment of the site would provide an opportunity to establish a more defined urban village centre with attractive and active streetscape. The challenges to be addressed in redeveloping the site include providing a design response that is appropriate to the local context, protecting the residential amenity of neighbouring properties, providing an attractive village streetscape and creating a high quality environment for future occupants.

The Council's Transportation Department have indicated that major realignment of the Crossroads would facilitate an improved free flow of traffic. However, any such road realignment would only reinforce the dominance of the roads through Goatstown and would detract from the existing limited streetscape. Examination of historical data and material indicates that a commercial use is long established on the site of the Goat Pub. In the early 1900's a corner shop occupied the site but it is not clear if it is the same building, which forms part of the public house today. While the existing public house building is of little architectural merit, and includes many haphazard and incremental extensions, the original three bay two-storey vernacular structure is attractive and of local historical significance. Accordingly, any redevelopment



Photo 25: 'The Goat' Site

of the site should seek to retain the original two-storey structure and incorporate it into an overall scheme.

Table 6.1: 'The Goat' Site - Development Guidance

'The Goat' Potential Development / Redevelopment Site Development Guidance	
Zoning	<ul style="list-style-type: none"> 'NC' - 'To protect, provide for and / or improve mixed-use neighbourhood centre facilities'
Height	<ul style="list-style-type: none"> 3-storey benchmark (with possible setback floor or occupied roof space) 2-storey at boundaries with existing residential development
Density	<ul style="list-style-type: none"> In accordance with County Development Plan
Design Objectives	<ul style="list-style-type: none"> Fine urban grain Emphasis on vertical proportions Facades broken up High quality architecture Provide for active streetscape Provide for a mix of commercial and residential uses appropriate to a neighbourhood centre and in accordance with County Development Plan zoning objective. Consider provision of live / work units Retain public house use Any redevelopment should include retention of the existing vernacular three-bay two-storey structure that fronts onto Lower Kilmacud Road Creation of a new pedestrian friendly street Finishes and materials, which enhance the local streetscape and village identity Own door access for residential uses where appropriate
Open Space	<ul style="list-style-type: none"> Creation of a new attractive civic space Provision of high quality private amenity space for residential units Provision of high quality useable public open space for residential element Clear demarcation between public and private open space
Signage	<ul style="list-style-type: none"> Any redevelopment proposals should include a signage strategy Shopfronts and signage shall be of a high quality and make a positive contribution to the streetscape
Movement	<ul style="list-style-type: none"> Rationalisation of existing entry point from Lower Kilmacud Road Provision of underground car parking and limited surface level car parking Inclusion of road safety audit Cycle Parking to be provided
Public Realm	<ul style="list-style-type: none"> Public realm strategy to be included Suitable paving Tree Planting along street width and in any new civic space Outdoor seating in civic space Provision of street furniture Provision of street lighting Redevelopment should include under grounding of wirescape

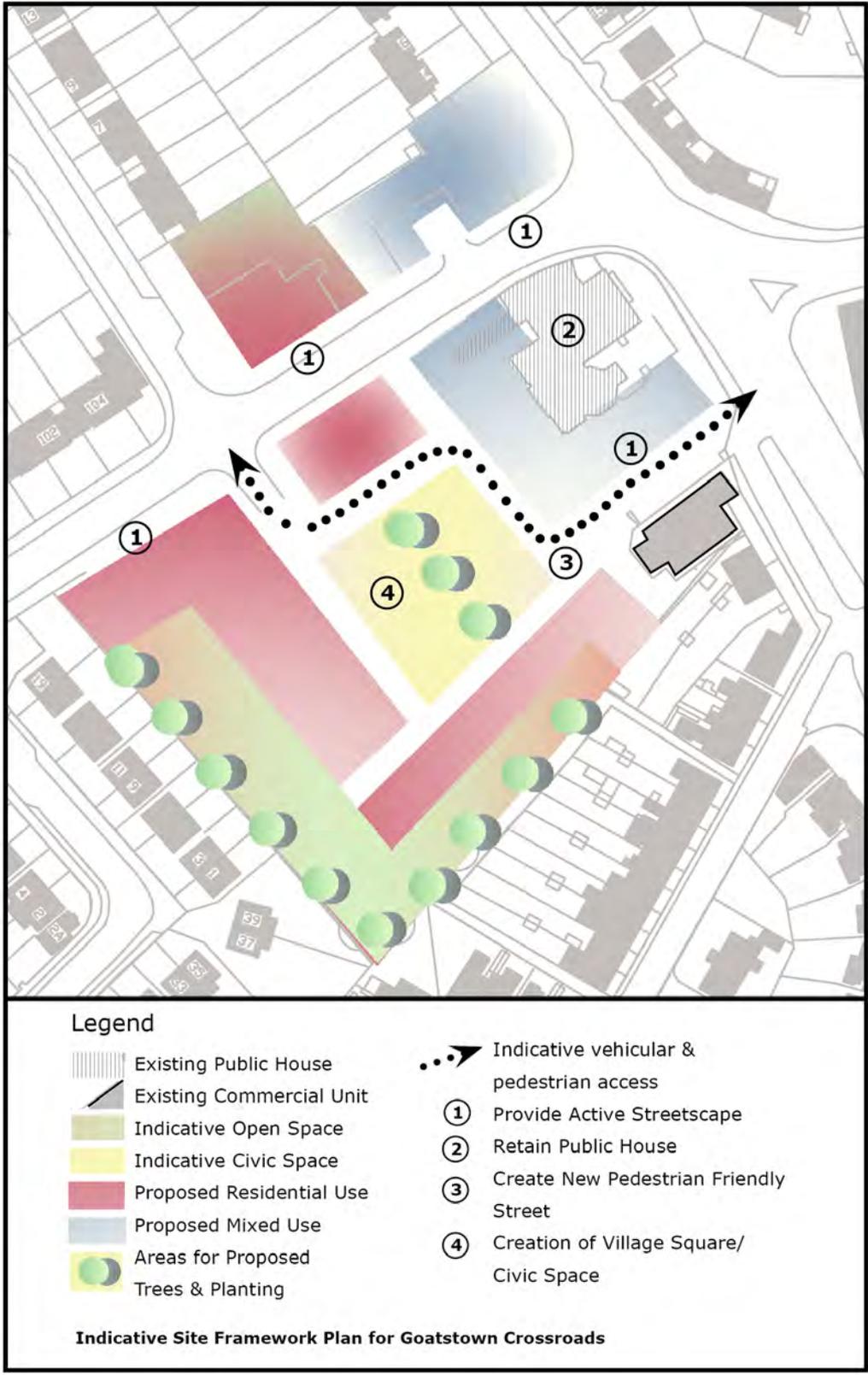


Figure 3: Indicative Site Framework for Goat Site

6.3 Topaz Garage and Adjoining Retail Units

This site also occupies a prominent location northwest of Goatstown Crossroads and is also located within Goatstown's zoned neighbourhood centre. The site comprises of a number of retail units, a Topaz garage, tyre centre and some surface car parking. In its current arrangement and layout, the existing development patently fails to create any form of coherent or attractive streetscape.

The site presents an opportunity, if redeveloped, to establish a more coherent and robust building line along both Taney Road and Goatstown Road thereby enabling the provision of a defined village streetscape. The design of any new development on the site must ensure, however, that the amenity of those neighbouring residential properties to the north is protected.

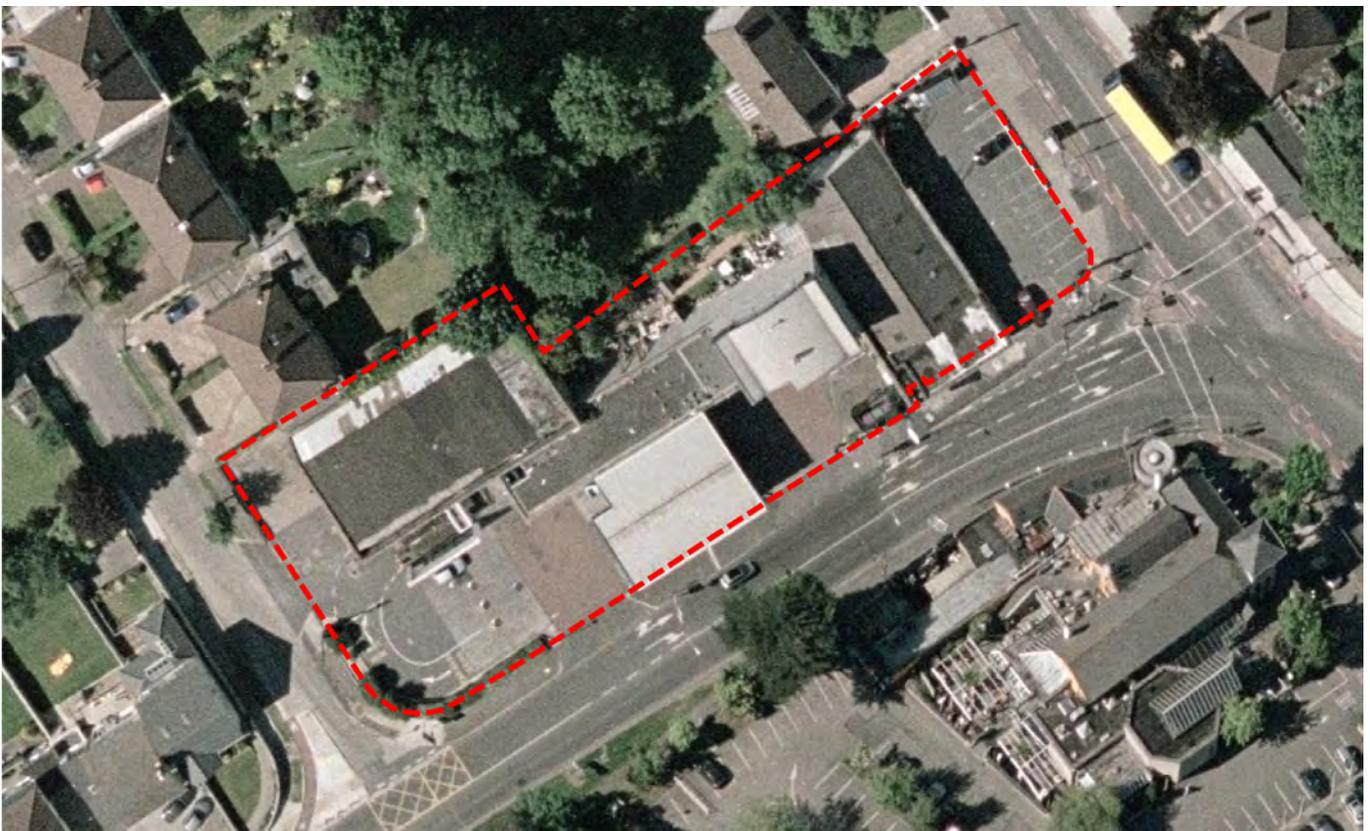


Photo 26: Topaz Garage and Adjoining Retail Units

Table 6.2: Topaz Garage and Adjoining Retail Units - Development Guidance

Topaz Garage and Adjoining Retail Units Potential Development/Redevelopment Site Development Guidance	
Zoning	<ul style="list-style-type: none"> • 'NC' - 'To protect, provide for and / or improve mixed-use neighbourhood centre facilities'
Height	<ul style="list-style-type: none"> • Benchmark height of three-storeys (with possible setback floor or occupied roof space) • Height may need to graduate down to two-storey where site adjoins existing residential units
Density	<ul style="list-style-type: none"> • In accordance with County Development Plan
Design Objectives	<ul style="list-style-type: none"> • Fine urban grain • High quality architecture • Provide for active streetscape • Building line staggered to respect building line of residential properties on adjoining sites. Any redevelopment of the retail units on Goatstown Road should initially match the existing building line of the existing two-storey house on Goatstown Road and the step forward to establish a new building line and street edge • Provide for a mix of commercial and residential uses appropriate to a neighbourhood centre and in accordance with County Development Plan zoning objective • Consider provision of live / work units • Finishes and material, which enhance the local streetscape and village identity
Open Space	<ul style="list-style-type: none"> • Provision of high quality private amenity space for residential units • Provision of high quality useable public open space for residential element • Clear demarcation between public and private open space
Signage	<ul style="list-style-type: none"> • Any redevelopment proposals should include a signage strategy • Shopfronts and signage shall be of a high quality and make a positive contribution to the streetscape
Movement	<ul style="list-style-type: none"> • Rationalisation of vehicular access points • Inclusion of road safety audit • Primarily underground car parking to be provided • Cycle Parking to be provided
Public Realm	<ul style="list-style-type: none"> • High quality hard and soft landscaping • Paving should enhance public realm • Provision of street trees along Taney Road • Redevelopment should include under grounding of wirescape

6.4 Knockrabo Sites

The lands at Knockrabo, zoned for residential development, comprise of two potential development sites, which are subdivided by the road reservation for the Dublin Eastern Bypass. The area was previously occupied by a Bank of Ireland recreational facility. The site to the north of the reservation requires to be accessed via Heidelberg, Ardilea. The site to the south of the reservation is accessed via Mount Anville Road.

The sites provide an opportunity for high quality residential development within the Plan area. There is a notable level differential across the two sites. Consideration of the difference in levels should inform the design approach to ensure that any new development integrates successfully with the existing built environment.

The lands at Knockrabo include many mature trees and planting. This should be integrated into any redevelopment proposals to help assimilate the development and enhance the character of any new development.



Photo 27: Knockrabo Sites

Table 6.3: Knockrabo Sites - Development Guidance

Knockrabo Sites - Development Guidance	
Zoning	<ul style="list-style-type: none"> • 'A' - To protect and/or improve residential amenity
Height	<ul style="list-style-type: none"> • Variation of height • Benchmark height of four or five storeys depending on levels (with possible setback floor or occupied roof space on four storey buildings) • Maximum height of two storeys along boundaries with existing residential properties
Density	<ul style="list-style-type: none"> • In accordance with County Development Plan
Design Objectives	<ul style="list-style-type: none"> • Respect the residential amenity of adjoining properties • Provide for a mix of residential units that enhances the overall residential mix within the plan area • High quality architectural design that makes a positive contribution towards the local built environment • Provide a sensitive response to the streetscape along Mount Anville Road • Protect and provide for the reuse of the existing Gate Lodge, which is a protected structure • Integrate Gate Lodge in any redevelopment proposal • Design to provide for a high standard of residential amenity in terms of orientation, internal layout, private open space and public open space • Address and maximise orientation • Provide measures to mitigate noise impact from any future road / BRT • Consider location and design of ESB substations and bin storage
Open Space	<ul style="list-style-type: none"> • Residential units to be provided with adequate high quality useable private open space • Provide high quality useable public open space • Provide a safe suitably located play area for children
Landscaping	<ul style="list-style-type: none"> • Protect and enhance existing biodiversity - habitat assessment to be carried out • Retain and integrate existing mature trees and planting • Provide a detailed tree survey, landscape plan and planting plan
Movement	<ul style="list-style-type: none"> • Permeability analysis to be carried out • Provide for direct, safe pedestrian and cycle links • Cycle parking to be provided for residents and visitors • Mixture of underground and surface level car parking

6.5 Former Victor Motors Site

The site is located on the Goatstown Road, approximately 500 metres north of Goatstown Crossroads. The site is zoned for residential development and is currently occupied by a long established non-conforming car sales use.

Willowfield neighbourhood centre adjoins the site's southern boundary. Trimbleston residential development comprising

of a mix of apartments and houses is located to the north and east of the site. Trimbleston is an attractive residential development and makes a positive contribution to the local streetscape. Any redevelopment of the former Victor Motors site should be designed to complement the Trimbleston development in terms of building height and building line.

The site represents an obvious opportunity on Goatstown Road to improve the built environment and enhance the visual amenities of the area.

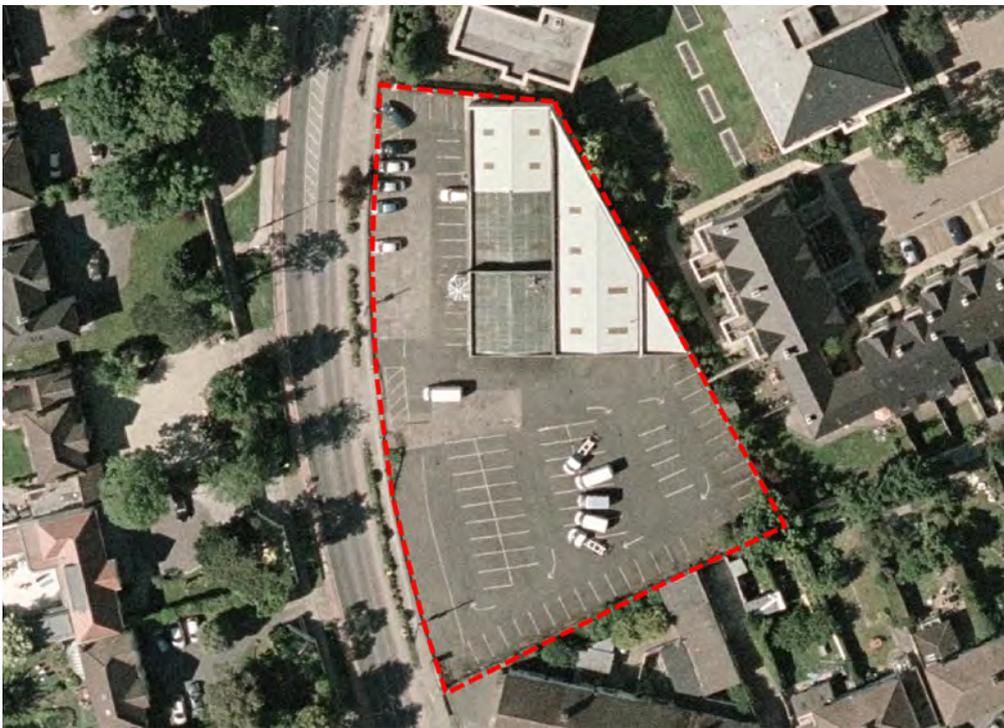


Photo 28: Former Victor Motors Site

Table 6.4: Former Victor Motors Site - Development Guidance

Former Victor Motors Site - Development Guidance	
Zoning	<ul style="list-style-type: none"> 'A' - To protect and/or improve residential amenity
Height	<ul style="list-style-type: none"> Benchmark height of three storeys (with possible setback floor or occupied roofspace depending on site levels)
Density	<ul style="list-style-type: none"> In accordance with County Development Plan
Design Objectives	<ul style="list-style-type: none"> High quality design Positive contribution to local streetscape Height should harmonise with neighbouring developments fronting onto Goatstown Road Building line should continue on from the building line established by the Trimbleston development Careful consideration of location and design of ESB substations and bin storage
Movement	<ul style="list-style-type: none"> Facilitate permeability Primarily underground car parking Cycle parking to be provided
Landscaping	<ul style="list-style-type: none"> High quality usable public open space to be provided - this should not be unduly overshadowed High quality private open space to be provided Tree planting to be provided along site frontage

6.6 Irish Glass Bottle Site

The Irish Glass Bottle site was previously used as a recreational facility for the employees of the Irish Glass Bottle Company but has not been in use for a number of years. The site is located on Goatstown Road. The site's eastern boundary, approximately 85 metres long, fronts onto Goatstown Road, while the remaining three boundaries are backed onto by established residential estates – namely Farmhill, Taney and Belfield Downs.

The site has potential to provide commercial and public active and passive recreational facilities both for the local

community and a wider catchment. The site is zoned for open space with active recreational amenities. In accordance with the zoning provisions, not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. The remaining 60% requires to be set aside for publicly accessible passive open space or playing fields that shall be designed to optimise public patronage.

The range of uses permitted in principle or open for consideration in accordance with the current County Development Plan is necessarily limited ¹. Any development on the site should be of a high quality design and should respect the residential amenity of neighbouring properties.

¹ *Uses permitted in principle on 'F' zoning include : Community Facility, Cultural Use, Open Space, Sports Facility, Travellers Accomadation*

Uses Open for Consideration include: Carpark, Cemetery, Craft Centre / Craft Shop (in existing premises), Creche (in existing premises), Crematorium, Education, Garden Centre/ Plant Nursery, Golf Facility, Guest House, (in existing premises), Place of Public Workshop, Public Services, Tea Room/ Cafe



Photo 29: Irish Glass Bottle Site

Table 6.5: Irish Glass Bottle Site - Development Guidance

Irish Glass Bottle Site - Development Guidance	
Zoning	<ul style="list-style-type: none"> 'F' - 'To preserve and provide for open space with ancillary active recreational amenities'
Height	<ul style="list-style-type: none"> Benchmark height of three storeys Height to be reduced where it immediately adjoins a residential property
Design Objectives	<ul style="list-style-type: none"> High quality design Address street frontage and make positive contribution to local streetscape Any building should be easily absorbed by the site and should not be overbearing or imposing on the surrounding area Form, scale and massing of any building should be appropriate for the site and harmonise with the surrounding development Development should be set back from boundaries with residential properties
Movement	<ul style="list-style-type: none"> Facilitate permeability Cycle parking to be provided
Landscaping	<ul style="list-style-type: none"> Detailed landscaping plan to be submitted with any application for redevelopment Tree planting to be provided along site frontage Measures to protect and enhance biodiversity to be identified