

11. PLANNING GUIDELINES FOR THE DEVELOPMENT LAND PARCELS

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 1 |
| ZONING | Objective E |
| GROSS AREA (HA) | 8 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Commercial, employment. Is to form a development to complement 'The Park' Phases 1 & 2. Also represents a transitional development between large scale employment uses to north and open space & residential landuses to the south. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | Retail warehousing. |
| DENSITY / PLOT RATIO | Plot ratio: 1:0.5 |
| HEIGHT | 5 storeys fronting the Main Distributor Road, subject to qualitative criteria in terms of building design, and elevation, shall be considered. Heights 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. |
| BUILDING MATERIALS | High quality finishes. |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Land parcel constrained by 110kv overhead powerline and Kiltiernan/Glenamuck Water & Drainage SLI Scheme wayleave and water course • Access to land parcel to be provided at two proposed access points on the GDDR – to the west • A vehicular link between 1a and The Park Phase 2 to the north could be accommodated. • Subject to Luas Line 'Special Development Conctribution' (Section 49 Scheme) |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 2 |
| ZONING | Objective A |
| GROSS AREA (HA) | 12 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Medium-Higher density residential – apartments, duplexes, terraces. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | Max. 45-55 units/ha |
| HEIGHT | 2-5 Storeys. Selective five storey elements to be focussed on the proposed distributor road, and as corner elements at road junctions only. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> Northern and southern portion constrained by 110kv overhead powerline. Part of parcel has planning permission for residential schemes – DogA/0315 and DogA/0316, incorporating both apartments and traditional housing. Subject to Luas Line ‘Special Development Contribution’ (Section 49 Scheme) Access to land parcel to be provided at an access point on the GDDR |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 3 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.5 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Could be developed for higher density residential. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 45-55 units/ha |
| HEIGHT | Max of 5 storeys fronting the Main Distributor Road, subject to qualitative criteria in terms of building design, and elevation, shall be considered. Heights shall range from 2/3-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. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Kiltiernan/Glenamuck SII Drainage & Water Scheme wayleave aligned along northern boundary. • No access permitted off proposed Glenamuck District Distributor Road. • Access to land parcel will be via a proposed access roadway off the northern side of said Distributor Road to provide access to Land Parcels 3, 4, 5a and 6a. • Subject to Luas Line 'Special Development Contribution' (Section 49 Scheme) |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 4 |
| ZONING | Objective F |
| GROSS AREA (HA) | 2 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Private open space & recreational amenities |
| USES TO BE SPECIFICALLY ENCOURAGED | Facilitating the enhancement of the current recreational amenities. (Bective Rangers) |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • 110kv overhead powerline and Kiltiernan/Glenamuck Water & Drainage SLI Scheme wayleave aligned along the western and southern portions of the land parcel. • Access to the land parcel to be via a proposed access roadway off the northern side of said Distributor Road to provide access to Land Parcels 3, 4, 5a and 6a. • Land comprising current access roadway will be severed by proposed District Distributor Road. • Subject to Luas Line 'Special Development Contribution' (Section 49 Scheme) |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 5 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | 5 (a); 4 (b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Medium density residential – detached houses, terraces, duplexes, courtyard-type housing. Apartments may be appropriate adjacent to the main GDDR. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 40-45 du/ha |
| HEIGHT | 2-4 storeys. Any four-storey element to be concentrated along the proposed main and link distributor roads, and/or at key entrances to sites. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • 5a constrained by 220 and 110kv overhead powerlines and Kiltiernan/Glenamuck SLI Water & Drainage Scheme wayleave. • Access to land parcel 5a will be via a proposed roadway off the northern side of the proposed District Distributor Road to provide access to Land Parcels 3, 4, 5a and 6a. • Pedestrian permeability to be accommodated along eastern side of 5a and 5b, with a puncture point (from 5a) through to the area to comprise the future regional park. (The proposed walkway will link the future regional park on the rehabilitated landfill site to the west to Kiltiernan NC on Enniskerry Road). • 5b constrained by 220kv overhead powerline. Access to be from Glenamuck Road. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 6 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.7 (a); 20 (b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Medium density residential – detached houses, terraces, duplexes, courtyard-type housing. Apartments may be appropriate adjacent to the main GDDR and to provide a buffer to the proposed medium density residential to the south. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 40-45 du/ha |
| HEIGHT | 6a: 5 storeys fronting the Main Distributor Road, subject to qualitative criteria in terms of building design, and elevation, shall be considered. Heights 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. 6b: 2-4 storeys. Any four-storey element to be concentrated along the proposed main and link distributor roads, and/or at key entrances to sites. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Is constrained by 220kv overhead powerlines. • Access to be provided off existing Glenamuck Road and Enniskerry Road • Requirement for a local access loop road within the site. Provisions to prevent any potential 'rat-running' through the site from the Glenamuck Road to Enniskerry Road will also be required. • Presence of Shaldon Lodge (protected structure) and curtilage to be acknowledged. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 7 |
| ZONING | Objective A |
| GROSS AREA (HA) | 2 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Infill residential development subject to Development Control criteria for backland development and development at side spaces. Also potential for land parcel assembly and subsequent development. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 40-45 units/ha |
| HEIGHT | 1 storey (2 storeys if appropriate) for infill. 2—3 storeys if new amalgamated development. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | Current dwelling units at this location have been significantly altered and as such the need to preserve an architectural form is not specifically sought. Infill development is to have regard for impact on residential amenity, any in-situ vernacular and will be assessed on a site to site basis. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Access off Enniskerry Road. Would be preferable to reduce the number of access driveways at this location. • Any adjacent development incorporating a new access road to the rear of the cottages would enable development of the back gardens. |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 8 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.4 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Residential County Council Housing Programme Site (Part 8) |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 40-45 units/ha |
| HEIGHT | 2/3 storeys |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | Since site is elevated up from Glenamuck Road, visual aspect onto said Road should be acknowledged. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Road widening of Glenamuck Road at this location will require a reduction of the front open space area of the site. An increased road reserve width would however allow for a widened footpath that will be important for pedestrian permeability and to access the NC. • PC/01/07 – Council Part VIII Scheme Construction of 15 units on a site at Cromlech Close. Comprising of 8 terraced houses, 6 apartments and 1 duplex apartment |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 9 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.1 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Opportunity to develop a small civic park area with associated feature/s (e.g. sculpture). Will facilitate pedestrian permeability from residential land parcels to NC. Propose a granite sculpture feature to be located within this civic space – could initiate a local competition. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | (40-45 du/ha) |
| HEIGHT | (2 storeys) |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | Retain water pump at this location, by incorporating this historic piece of street furniture into the design of the civic space. |
| OTHER COMMENTS | County Council owned. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 10 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.3 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Residential development |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 35-40 units/ha |
| HEIGHT | <p>2 storeys</p> <p>(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, most notably, but not exclusively, at areas facing the internal loop access road, within the extent of the NC related buildings, to define frontage, as corner elements at road junctions, and at key entrances to sites.</p> <p>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.</p> |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 11 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | |
| NET AREA (HA) | 3.5 (plus 0.7ha – Primary School site (11b)) |
| TYPE OF DEVELOPMENT | Church of Ireland church site Recent developments include: <ul style="list-style-type: none"> • Montessori Crèche in timber building • Extension to Church of Ireland National School • Permission for temporary parking facilities • Planning permission granted for various community facilities |
| USES TO BE SPECIFICALLY ENCOURAGED | Community related uses. |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | Any proposed developments to take cognisance of the existing protected structures and features on the site. The spire of the Church represents landmark in the area and should not be obscured. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 12 |
| ZONING | Objective A |
| GROSS AREA (HA) | 16 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Low density residential – terrace, duplex, courtyard, detached. May also be infill. (Parcel includes Our Lady of the Wayside Church, which is a Protected Structure.) |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | Use of residential sites for purely office uses. |
| DENSITY / PLOT RATIO | 35-40 du/ha |
| HEIGHT | 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, most notably, but not exclusively, at areas facing the internal loop access road, 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 and 17 (Wayside and Moss Cottages) to be excluded from this proposal). |
| BUILDING MATERIALS | Granite features to be included in any proposed residential estate development. |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Access to be off the proposed loop road. Additional access points directly off Enniskerry Road to access individual properties to be curtailed. Traffic management measures, including a possible cul de sac, will be introduced to the indicative loop road through Parcels 12 and 13a to actively discourage potential 'rat-running' to and from Ballybetagh Road and Enniskerry Road in the village centre. • Importance of creating a safe access point across Enniskerry Road linking the NC to developments and community uses on the western side of Enniskerry Road. • Need to increase the pavement width on Enniskerry Road at the location of Our Lady of the Wayside to facilitate the improved pedestrian crossing feature/bus stop locations, etc. • Any development of adjacent properties shall not impinge on the Church and its setting. • Part of the parcel has existing planning permission – D10A/0716, the old Garden Centre Site for 68 no. residential units |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 13 (a) (b) |
| ZONING | Objective NC |
| GROSS AREA (HA) | |
| NET AREA (HA) | 3 (13a); 0.01 (13b) |
| TYPE OF DEVELOPMENT | Neighbourhood Centre uses (mixture of retail, commercial and residential acceptable). Community services would also be acceptable. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | Services that would encourage stopping on Enniskerry Road. No parking of vehicles on Enniskerry Road. Parking to be provided on-site and not on the eastern side of 13a adjacent to Enniskerry Road. Preferably to be undergrounded. |
| DENSITY / PLOT RATIO | A higher density (than max. 35-40 du/ha) for residential development on the NC zoned site may be acceptable. |
| HEIGHT | 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, most notably, but not exclusively, at areas facing the internal loop access road, 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 and 17 to be excluded from this proposal). |
| BUILDING MATERIALS | To incorporate an element of granite. |
| ARCHITECTURAL STYLE SPECIFICATIONS | Design of respective individual developments to comprise the NC to complement each other. Site should take advantage of the location with regard to orientation and views of the Dublin Mountains. Development could be clustered around a protected courtyard area/small civic space with views encouraged to the south-west. There is a need to create a distinctive pedestrian entrance to the NC developments irrespective of whether they are developed as individually or not. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | Any development proposals shall be guided by the general design principles of the Kiltiernan Neighbourhood Framework Plan. |

| ISSUE | DEVELOPMENT PARCEL |
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| | 13 (a) (b) |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Interface of NC with residential uses to the west be sensitively dealt with. • No vehicular access to be permitted off Enniskerry Road. Access to site off proposed loop road to serve land parcels on the western side of Enniskerry Road namely Parcels 12 and 13. • Traffic management measures, including a possible cul de sac, will be introduced to the indicative loop road through Parcels 12 and 13a to actively discourage potential ‘rat-running’ to and from Ballybetagh Road and Enniskerry Road in the village centre. • Importance of creating a safe access point across Enniskerry Road linking the NC to the immediate Open Space on the opposite side of the road and then further to the pedestrian linkages which access the development lands to the north-east. • While advocating traffic calming measures along the full length of Enniskerry Road (between Church of Ireland site to the north and Ballycorus Road to the south), additional road treatment is required along the stretch of road adjacent to the NC particularly given that it is located on the western side of Enniskerry. • 13b - . Access to the site will be from Enniskerry Road. Will in all likelihood comprises a stand-alone development. Stopping on Enniskerry Road will not be encouraged, Parking to be on-site and preferably to the rear • Part of 13a has existing planning permission – D10A/0716, the old Garden Centre Site for 68 no. residential units |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 14 |
| ZONING | Objective A |
| GROSS AREA (HA) | 2 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | In-fill residential development. 'Wayside Cottages enclave'. |
| USES TO BE SPECIFICALLY ENCOURAGED | Residential. |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | One storey; Dormer. Two storeys may be acceptable on some sites (notably adjacent to Enniskerry Road) depending on adjacent development. To be assessed on a site-to-site basis. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | No particular architectural style to be stipulated. Any proposed development to be sympathetic to in-situ development and should not impact negatively on residential amenity. Character of streetscape to retained – front boundary treatment onto internal cul-de-sac roadway to comprise low walls/hedges. No bare brick and/or high walls shall be permitted. |
| SERVICING ISSUES | . |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | No new vehicular access driveways will be permitted off Enniskerry Road to facilitate access to the backland areas of the properties fronting onto Enniskerry Road. These subdivided properties shall gain access from the internal cul de sac roadway. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 15 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.5 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Comprises Our Lady of the Wayside National School. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • School accessed from Ballybetagh Road. • Importance of creating a safe access point across Enniskerry Road linking the NC to developments and community uses on the western side of Enniskerry Road. • Need to increase the pavement width on Enniskerry Road at the location of Our Lady of the Wayside to facilitate the improved pedestrian crossing feature/bus stop locations, etc. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 16 |
| ZONING | Objective A Objective F |
| GROSS AREA (HA) | Objective A (4ha), Objective F (0.5ha) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | <p>Residential - May be some infill or properties to remain as is, but low density residential development comprising detached dwellings, or with courtyard and terrace housing configurations.</p> <p>On lands zoned open space, County Development Plan policies in relation to open space & recreational amenities will apply</p> |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 35-40 du/ha |
| HEIGHT | 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. |
| BUILDING MATERIALS | Granite features to be included in any proposed residential estate development |
| ARCHITECTURAL STYLE SPECIFICATIONS | Architectural style to be sympathetic to Moss Cottages to south, plus other protected structures along this enclave. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • The Kiltiernan Gate Lodge property, at western end of the land parcel, while zoned residential forms part of the property (zoned Objective 'G') which accommodates Kiltiernan Lodge Any development on this site including alterations to the existing structure will only be assessed as part of development (if appropriate) at Kiltiernan Lodge. • Retention of large properties or in-fill or small scale developments would be entertained. • Impact on protected structure and associated curtilage at the Mill House to be acknowledged. The naming of any proposed developments to have regard for the history at this locale. Any development will need to be sympathetic to 'G' zoning to west and the ACA to the south. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 17 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.5 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Protected structures, which comprise a designated Architectural Conservation Area – Residential character to remain as is. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | One storey. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | In accordance with the character appraisal and recommendations set out in the Moss Cottages ACA report. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 18 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.7 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Residential in-fill development on backlands. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 35-40 du/ha |
| HEIGHT | <p>Preferably max. Two storeys.</p> <p>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, most notably, but not exclusively, at areas facing the internal loop access road, 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 and 17 to be excluded from this proposal)</p> |
| BUILDING MATERIALS | Use of granite |
| ARCHITECTURAL STYLE SPECIFICATIONS | Complementary to protected structure and other buildings |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Development will need to be sensitively undertaken given the adjacent Objective 'C' & 'B' zonings, the presence of protected structures, the history of buildings i.e. Post Office & general trading store. • There is a need to acknowledge the history of the node. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 19 |
| ZONING | Objective B |
| GROSS AREA (HA) | 3.8 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Rural housing |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | Two storeys |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | To have regard for the CDP design guidelines regarding rural housing |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> Site constrained by: (i) 220kv overhead powerline (i.e. 60m wide restriction corridor); (ii) has protected views to south; (iii) 3 different ownerships; (iv) archaeological site; (v) Loughlinstown River traverses site. |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 20 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | 13 (20a); 0.4 (20b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Medium density residential – apartments, duplex, terrace/courtyard. 20b - Currently houses Kiltiernan Country Market. In the longer-term, though medium density residential development (apartments, duplex, terrace) would be appropriate. Country Market use could re-locate to a facility within the NC. (The community use and the tradition of a market in this local area is important, not necessarily the building per se.) |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | Use of houses for doctor's rooms, office etc. i.e. 'conversion of residential use'. These type of facilities should locate within NC zoning. |
| DENSITY / PLOT RATIO | 40-45 du/ha |
| HEIGHT | 2-4 storeys. Four storey elements to be at locations on road frontages, adjacent to NC |
| BUILDING MATERIALS | To incorporate an element of granite |
| ARCHITECTURAL STYLE SPECIFICATIONS | <ul style="list-style-type: none"> • Development abutting NC to complement design. • Development to have regard for the protected structure 'Rockville' and its associated curtilage. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Alignment of internal loop and other roads will inform the edge treatment. • Issue of height differential of western portion of land parcel 20a to Glenamuck Road. • Retention in some form of the street furniture at the northern boundary of 20b including the Victorian wall mounted postbox and the built-in stile in the stone boundary wall on Glenamuck Road. • Importance of pedestrian & cycle permeability between 'G' and 'B' zonings to the east through 20a (residential) to the NC use to the west and then across Enniskerry Road to the education and other community uses to the west. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 21 |
| ZONING | Objective NC |
| GROSS AREA (HA) | 0.8 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Petrol filling station/garage. Motor (or other) related business |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | Any development proposals shall be guided by the general design principles of the Kiltiernan Neighbourhood Framework Plan. |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 22 |
| ZONING | Objective NC |
| GROSS AREA (HA) | 3 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | <p>Residential, commercial, retail and community services.</p> <ul style="list-style-type: none"> • This to be the ‘heart’ of Kiltiernan, i.e. this will be the primary centre. • Emphasis should be on providing facilities for locals, i.e. not to include businesses that ‘attract’ outside business, although it is acknowledged that may be used by passing through traffic on Link Distributor Road, who may deviate to make use of the facilities. • Design of Centre – need for an integrated development, not piecemeal. This is achievable since all in one ownership. • Could include residential (1/3), commercial/office (1/3) and retail. Office use to include doctor’s and dentists, etc. rooms • Could potentially include a cultural facility. • Should include an anchor retail facility to provide a much needed retail facility for current and future residents. This anchor store must however be appropriately integrated into the development. • In due course could include accommodation for Kiltiernan Country Market. • Could also accommodate community facilities – health related, post office (no PO in the area). • Potential for accommodating an open air/partially covered market in the central plaza area. |
| USES TO BE SPECIFICALLY ENCOURAGED | Facilities to serve the local community. |
| USES TO BE DISCOURAGED | Facilities that attract non-local users. |
| DENSITY / PLOT RATIO | 40 –45 units/ha for res. Offices: 1:0.5 |
| HEIGHT | 2-4 storeys. |
| BUILDING MATERIALS | Incorporate element of granite. |
| ARCHITECTURAL STYLE SPECIFICATIONS | <ul style="list-style-type: none"> • Can be contemporary, but including ‘vernacular’ elements. <i>No ‘themed’ development.</i> • To include an appropriate water feature, sculpture or the like in the central civic space. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | Any development proposals shall be guided by the general design principles of the Kiltiernan Neighbourhood Framework Plan. |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Importance of permeability through plaza area from north-east to south-west. • Needs to include recycling facilities. • Parking facilities to be undergrounded or peripheral and/or placed to the ‘rear’. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 23 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | 4 (23a); 0.3 (23b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Residential – medium density residential development comprising detached dwellings, courtyard and terrace housing. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 40-45 du/ha |
| HEIGHT | 2-3 storeys (3 storeys on link distributor and Ballycorus) |
| BUILDING MATERIALS | Granite features to be included in any proposed residential estate development |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • There may be servicing constraints associated with this land parcel since it is not within the catchment of the D&W SLI Scheme. Impact on 'G' zoning to be assessed for any new development. This land parcel is the gateway to the LAP area from the east. An identifiable 'entrance feature' is required at this location. • Access arrangements to be clarified. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 24a + b |
| ZONING | Objective G |
| GROSS AREA (HA) | 0.07 (a); 2.4 (b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | 'Special' natural open space - important to maintain in order to retain biodiversity and walking route linkages. Is however privately owned. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | - |
| HEIGHT | - |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 25 |
| ZONING | Objective B |
| GROSS AREA (HA) | 3 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Uses permitted in terms of 'Objective B' in CDP. Rural housing guidelines to apply for residential development. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | 25 to be accessed from the access roadway serving Wayside Celtic on land parcel 26b. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 26 a & b |
| ZONING | Objective F |
| GROSS AREA (HA) | 3 (26a); 4.4 (26b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Open space and recreational amenities. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | Two storeys for clubhouse/function hall. |
| BUILDING MATERIALS | Building to incorporate an element of granite particular on the façade. |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Access to 26b and eastern portion of 25a will need to be accommodated by a new access off the proposed Link Road. • Access to 26a from Glenamuck Road. • 26a constrained by 220kv overhead powerlines. • Pedestrian permeability to be accommodated along eastern or western side of the proposed Link Road. (Will form part of walkway linking future regional park on future rehabilitated landfill site to the west to Kiltiernan NC on Enniskerry Road) |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 27 a |
| ZONING | Objective F |
| GROSS AREA (HA) | 0.2 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | As per permitted under this zoning objective. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • To be accessed from existing Glenamuck Road. No access to site from proposed Link Road. • Should feature a landmark structure/feature. |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 27b |
| ZONING | Objective B |
| GROSS AREA (HA) | 4.2 (27b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Uses permitted in terms of 'Objective B' in CDP. Rural housing guidelines would to apply for residential development. |
| USES TO BE SPECIFICALLY ENCOURAGED | A primary school site designation affects the site. |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • Detailed access arrangements to be clarified at planning application stage. • Traversed by 110kv overhead powerline. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 27c |
| ZONING | Objective B |
| GROSS AREA (HA) | 1.4 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Uses permitted in terms of 'Objective B' in CDP. Traveller site to accommodate four halting sites (Total site area required: 72 x 36m). |
| USES TO BE SPECIFICALLY ENCOURAGED | Designated as a Traveller Accommodation site. Also designated as a Primary School Site. |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> To be accessed from the proposed Glenamuck Link Distributor Road. |

| ISSUE | DEVELOPMENT PARCEL |
|---|---|
| | 28 |
| ZONING | Objective A |
| GROSS AREA (HA) | 0.36 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Medium density residential --: A single housing development comprising duplex/terrace/ courtyard. |
| USES TO BE SPECIFICALLY ENCOURAGED | |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 40-45 du/ha |
| HEIGHT | 2/3 storeys. Three storey element to be on Glenamuck Road frontage. |
| BUILDING MATERIALS | To incorporate an element of granite |
| ARCHITECTURAL STYLE SPECIFICATIONS | Style to have regard for surrounding vernacular architecture. |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 29 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | 6 (29a); 0.3 (29b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Residential infill only. Comprises Glenamuck Cottages enclave and Council owned site at Rockville Drive. |
| USES TO BE SPECIFICALLY ENCOURAGED | Housing (and/or affiliated use) to be accommodated/facilitated on site (29b) previously occupied by the communal septic tank system. (This use is subject to appropriate decontamination procedures, if required, and as appropriate.) See Other Comments below. |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | One storey on sites on the southern side of roadway. One storey with split-level element to the rear (where feasible) on the northern side of the roadway. Two storeys at Rockville Drive. |
| BUILDING MATERIALS | Black slate tiles (or the like) for roofing material. |
| ARCHITECTURAL STYLE SPECIFICATIONS | To acknowledge the vernacular style of the current mostly single storey cottages in the enclave. Contemporary designs are welcomed, however these to complement in-situ building fabric and streetscape. Paint colours to be pale in colour (preferably white, pale cream or yellow). |
| SERVICING ISSUES | Serviced by main contract of Kiltiernan/Glenamuck Water & Sewerage SLI Scheme |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 30 |
| ZONING | Objective A |
| GROSS AREA (HA) | 4 |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | Medium/Higher density residential: apartments, detached houses, and terraces, 'Cairnbrook'. |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | |
| HEIGHT | (i) – 2-3 storeys (ii) - 2-4 storeys. |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> Any additional residential development will be constrained by the current scenario that access to land parcel 30 is via one access point only off Glenamuck Road. Development will be curtailed by the number of residential units that can safely and adequately be served by one access point. This is particularly so given the potential for high-density residential development on land parcel 31a. Site constrained in northern portion by 110 kV overhead powerline. Opportunity for access off Springfield Lane to the north for emergency only purposes. |

| ISSUE | DEVELOPMENT PARCEL |
|---|--|
| | 31 a & b |
| ZONING | Objective A |
| GROSS AREA (HA) | 4.5 (31a); 3.8 (31b) |
| NET AREA (HA) | |
| TYPE OF DEVELOPMENT | <p>Medium/Higher density residential – apartments, duplexes, terraces, detached.</p> <p>31a - Extent of potential development is curtailed by current access, which is off a private roadway (Springfield Lane), and other constraints (overhead powerline and archaeological site). 31a could be accessed via land parcel 30 to the west, but development will be curtailed by the capacity of the access roadway off Glenamuck Road.</p> <p>31b –In-fill development / higher density development.</p> |
| USES TO BE SPECIFICALLY ENCOURAGED | - |
| USES TO BE DISCOURAGED | |
| DENSITY / PLOT RATIO | 45-55 units/ha |
| HEIGHT | <p>31a – Max. 4 storeys, however heights of buildings located in eastern portion of the site to be restricted because of the elevated nature of the site.</p> <p>31b – 2-4 storeys.</p> |
| BUILDING MATERIALS | |
| ARCHITECTURAL STYLE SPECIFICATIONS | |
| SERVICING ISSUES | |
| SPECIAL CONDITIONS | |
| OTHER COMMENTS | <ul style="list-style-type: none"> • 31a constrained by 110kv overhead powerline and archaeological site (cross base) in northern portion of the site. • Part of 31b has planning permission for mixed residential scheme incorporating apartments and traditional housing - 'Saxaroon' and 'Inglenook', (D10A/0716). |

