

Kiltiernan-Glenamuck Local Area Plan

Parks Background Paper: Open Space

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Parks Background Paper – Open Space

1. Introduction

2. Policy Context

2.1 International

As a green environment is an indicator of a healthy city, the World Health Organization (WHO) suggests that urban residents should be able to access public green spaces of at least 0.5–1 hectare within 300 metres' linear distance (around 5 minutes' walk) of their homes.¹

2.2 National

In carrying out this research for the Open Space and Outdoor Recreation Strategy, a wide range of policy guidance and legislation was researched at a national, regional, and local level.

Table 1: Relevant National & Regional Policy.

| Document | Text |
|--|---|
| National | |
| Project Ireland 2040 National Planning Framework | The NPF focuses on People, Homes and Communities and the importance of quality of life for the country's citizens. The framework acknowledges that this is influenced by many factors including natural and living environment, health and leisure & social interactions. |
| National Development Plan 2021-2030 | The NDP sets out the investment priorities that underpin the implementation of the National Planning Framework. It is a blueprint, setting out a strategic framework for public capital investment over the next ten years with a particular focus, alongside the underpinning of the NPF, on the achievement of meeting Ireland's infrastructure and investment needs. The NDP includes Strategic Investment Priorities in relation to delivering enhanced amenity and heritage, for example, investing in |

¹ WHO, 2017, Urban Green Space, A Brief for Action.

| | |
|--|---|
| | national parks, enhancing sporting facilities and recreation |
| Regional | |
| Eastern and Midland Regional Spatial and Economic Strategy 2019-2031 | The RSES has set out a healthy placemaking strategy which seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment. The strategy advises that a key element in healthy placemaking is to prioritise cycling and walking as alternative modes of transport. It is acknowledged that greenways and cycleways play an important part in creating attractive places and opportunities to being physically active. |

National and regional policy repeatedly emphasise the strategic importance of open space and outdoor recreation provision to deliver on key categories of Quality of Life and Healthy Placemaking, and National Strategic Outcomes.

Table 2: Deliverable Compatibility

| Compatibility of Open Space and Outdoor Recreation Provision with Key National and Regional Deliverables. | |
|--|----------------------|
| Category | Compatibility |
| National Strategic Outcomes (NPF) | |
| Sustainable Mobility | Y |
| Sustainable Management of Water, Waste and other Environmental Resources | Y |
| Transition to a Low Carbon and Climate Resilient Society | Y |
| Enhanced Amenity and Heritage | Y |
| Quality of Life (NPF) | |
| Health | Y |
| Leisure and Social Connections | Y |
| Employment | Y |
| Natural and Living Heritage | Y |
| Overall Life Satisfaction | Y |

| Healthy Placemaking (RSES) | |
|-----------------------------------|---|
| Public Realm | Y |
| Sustainable Travel | Y |
| Sense of Place | Y |
| Recreation and Open Space | Y |

2.2.1 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

The new section 28 Compact Settlement Guidelines set out detail in section 5.3.3 in relation to public open space in residential schemes as distinct from what are termed public parks. Policy and Objective 5.1 of the guidelines sets out that statutory Development Plans should include objectives for public open space in new residential schemes of not less than 10% of net site area and not more than 15% save for specific circumstances such as where a site has significant heritage, landscape or recreational features.

There is also a wide range of national policy documentation of relevance;

- Design Manual for Urban Roads and Streets (DMURS)
- Local Area Plans: Guidelines for Planning Authorities (2013)
- Building for Everyone (3rd Edit).
- Healthy Ireland: A Framework for Improved Health and Wellbeing (2013-2025) and accompanying National Physical Activity Plan
- National Sports Policy 2018-2027
- Strategy for the Future Development of National & Regional Greenways 2018
- National Disability Inclusion Strategy 2017-2021
- The National Outdoor Recreation Strategy 2023-2027
- Sustainable Urban Housing: Design Standards for new Apartments', (2020).
- National Biodiversity Action Plan 2023-2030
- Ready Steady Play: National Play Policy (2004-2008)
- Teenspace: National Recreation Strategy (2007)

2.3 Local

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 is the primary focus regarding local government policy's influence on this Open Space and Outdoor Recreation Strategy. Table 3 outlines key policy objectives from Chapter 9: Open Space, Parks and Recreation.

Table 3: Local Policy Objectives: DLR CDP 2022-2028

| Objective | Text |
|-------------------------|---|
| Policy Objective OSR2 | It is a Policy Objective to provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/ or places of work. |
| Policy Objective OSR3 | It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and public open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces. |
| Policy Objective OSR4 | It is a Policy Objective to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', (2009), the accompanying 'Urban Design Manual - A Best Practice Guide', and the 'Sustainable Urban Housing: Design Standards for new Apartments', (2020). |
| Policy Objective OSR13: | <p>It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan.</p> <p>These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults, and older people – are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown.</p> |

| | |
|---|--|
| Policy Objective PHP4: Villages and Neighbourhoods | It is a Policy Objective to: <ul style="list-style-type: none"> ○ Implement a strategy for residential development based on a concept of sustainable urban villages. ○ Promote and facilitate the provision of '10-minute' neighbourhoods. |
|---|--|

DLR have prepared various policy documents in relation to the provision of open space

- DLR Green Infrastructure Strategy (Appendix 15, DLR CDP 2022-2028)
- DLR Open Space Strategy
- DLR Play Policy
- dlr Space to Play Strategy
- Age-Friendly Strategy 2022 - 2026

3 Glenamuck District Distributor Scheme - Urban Design Report

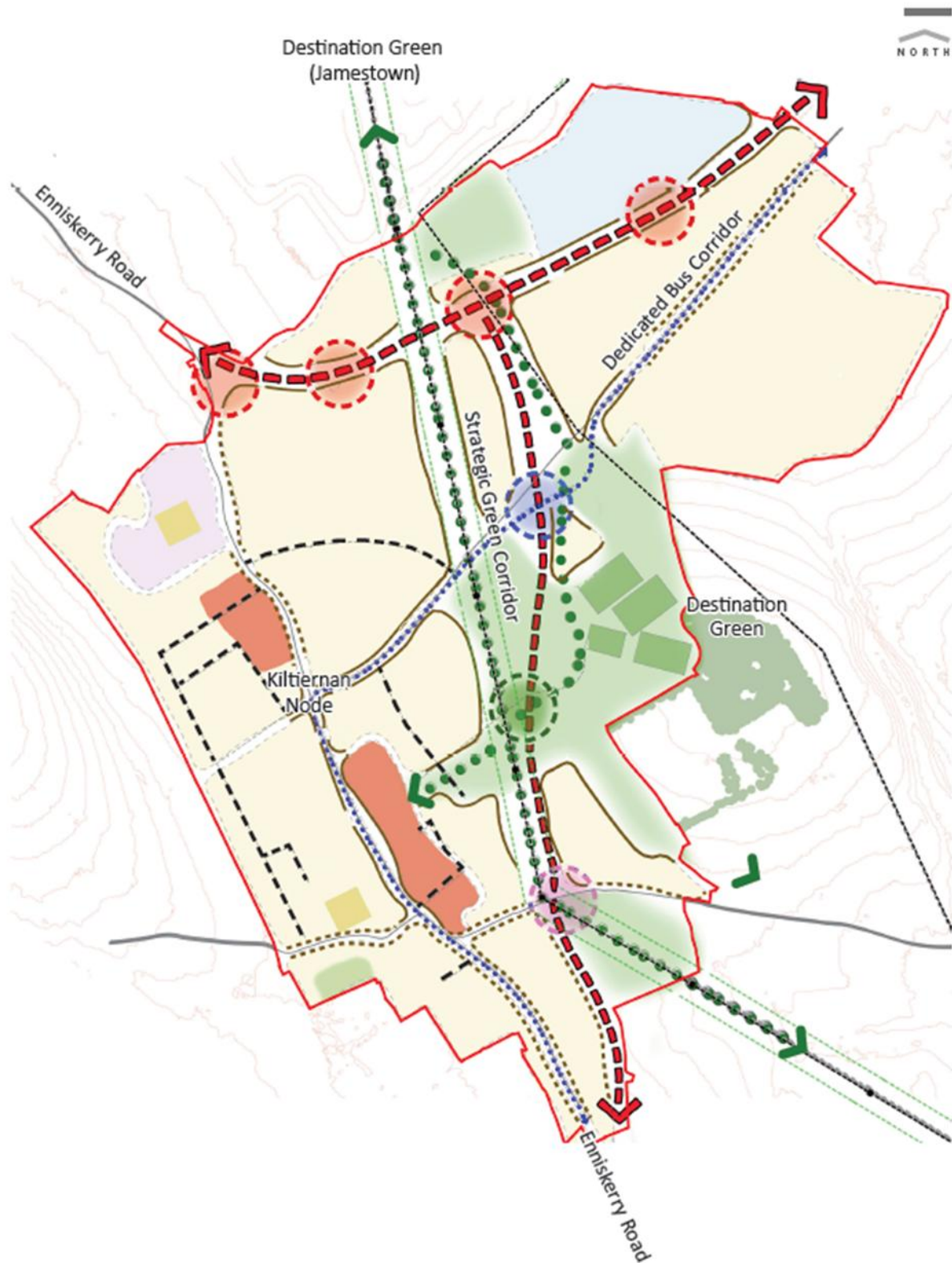
The GDDS Urban Design report was prepared to support the planning application for the GDR scheme. While the focus is on the road the report sets out design principles which informed the road design. It is considered that the urban design principles have general applicability across the LAP lands given that the new roads will be strong movement arteries in the LAP area that will influence the form of future development.




















The following 4 urban design principles influenced and guided the design of the GDDR – Green, Connected Networks, Multi-functional streets, Pedestrian focus and a Multi-disciplinary approach. Four spatial concepts informed the strategy as follows;

1. Green Infrastructure concept
2. Urban Form concept
3. Movement concept
4. Place concept

The GI concept is of interest for this open space background paper. The focus is on utilising existing and proposed new green assets. A north south integrated corridor of green spaces was examined with a northern "destination green" (Bective lands) and a southern green in vicinity of Wayside all stitched together via a green corridor. An east west green corridor also exists from the Neighbourhood centre through to Jackson Park and the school site.

An overall strategy is also set out (see drawing below) which illustrates the two green corridors, one running north south along the new Glenamuck Link Distributor Road and one running east west from the neighbourhood centre to the green core of Wayside Celtic, the new park and the school site.



| Key | |
|---|---|
|  | Residential (new and existing) as per the KGLAP |
|  | Employment Use (as per the KGLAP) |
|  | Neighbourhood Centre (as per the CDP) |
|  | Parish/Community Centre Node (as per the KGLAP) |
|  | Indicative proposed access roads (as per the KGLAP) |
|  | Existing low and high voltage power lines |
|  | Restriction high voltage 220KV power line |
|  | Indicative proposed green corridors |
|  | Existing road network |
|  | Existing primary schools |
|  | Primary bus corridor (as per KGLAP) |
|  | Glenamuck District Roads alignment |
|  | Welcome and arrival gateway |
|  | Pedestrian/cycle focussed gateway |
|  | Public Transport/Pedestrian and cycle focussed Gateway |
|  | Landscape focussed gateway |
|  | Indicative proposed access road as per the KGLAP |
|  | Primary frontages |
|  | Secondary frontages |

4. Existing & Planned provision

As set out in the extant LAP “*Substantial tracts of land within the LAP area are already zoned 'Objective F', 'To preserve and provide for open space and recreational amenities. These lands, which total 9.84ha in extent, are however in private ownership. Two of the land parcels comprise Bective Rangers' grounds (2.42ha) and the new Wayside Celtic grounds (4.5ha)."*

New public open space areas are being delivered in residential schemes such as Bishops Gate, Glenamuck Manor, Dun Oir and Suttons Field. In Glenamuck Manor some of the open space area falls under the overhead lines and clear line of sight is visible across future Jamestown Park and beyond.

The wider area is well served with open space and recreational facilities including;

- The existing Sameul Beckett facility and the planned phase 2 elements also provide recreational facilities for the area.
- Stepside sports facility – 8-acre field.

- Ticknick Park
- Fernhill Park

While falling just outside the boundary of the LAP, the future Jamestown Park will serve the area.

Permission is also in place for the development of Park and Recreational facilities on lands adjacent to Glenamuck Road South, between Rockville House and Jackson Park. Phase 1 of this development will involve the construction of an attenuation pond and the deposition of excavated material from the overall road construction. Phase 2 will involve fit out of the public park which will include natural play areas, a kickabout area and an exercise loop.

5. Issues raised in consultation

Approximately 66% of submissions raised concerns around provision of public open space, local recreation facilities and the impact of development on biodiversity. As set out in the CE report of Draft Plan consultation;

“Numerous submissions have raised concerns over the lack of public open space to serve the growing population of the area. There is no proper public park and only small areas of green space provided within residential developments are provided. In addition, there are no public playgrounds. Reference is made to a small play area within a residential development which is used widely by residents from outside of that development. Reference was made to the potential provision of allotments in the area. Concerns have been raised about the proposed park as part of the GDRS and its unattractive setting between pylons and under overhead powerlines. A number of queries were raised in relation to the opening of Jamestown Park and access to same and in relation to the opening of the next phase of the Samuel Beckett facility.

Many submissions referred to a lack of playing pitches and recreational / leisure facilities in the area. While there are the pitches at Wayside within the plan area, these are private and not accessible for all residents. Reference has been made to a number of potential facilities, including GAA pitches, a running track, bike tracks, a hurling ball wall, walking routes and a dog park.”

5 Open space requirements

While existing and planned provision in the wider area beyond the plan lands is significant and whilst new developments are also delivering on public open space provision, in any new emerging community it is important to factor in adequate provision of areas for open space and recreation particularly as it is very difficult to retrofit such uses. It is clear that the community also identified open space as a key issue in the pre-draft consultation process.

From an on-site walkabout with the environmental consultant and the dlr Biodiversity Officer a number of possible directions which would shape an open space strategy and provision emerged including;

- The recognition of the existing buffer zone between the built-up area and the high amenity and upland areas which have higher biodiversity value.

- The ecological sensitivity of the small, glaciated valley feature which will be more accessible when new roadways are delivered.
- Support for the expired plan strategy with a north/south and east/west green corridor.

6. Open space workshops

6.1 On site walkabout workshop with Parks Department. 24th April 2024

Following on from the walkabout with the environmental consultant and the biodiversity officer, a number of sites which were emerging as potential open space locations were visited by planners and parks department staff.

6.1.2 Kiltiernan Parish scout field and rewilding project

The walkabout commenced with the Kiltiernan Parish scout field and rewilding project which is accessed from Chapel Hill. Deer and sheep were noted on site as were the wet conditions of the soil. The Parks Department were of the opinion that this area would be an ideal buffer between the built-up area and the uplands. An objective in the plan to support the work of the community and to also provide a buffer zone was discussed. The Biodiversity Officer had at the earlier aforementioned walkabout noted the role of the site in providing sustainable drainage and natural wetland.

6.1.3 Area to west of Bishops Gate and adjoining site.

The next site visited was a continuation of the first site but accessed from Bishops Gate. This area comprises densely packed spruce planted at some point for commercial forestry. As one rises higher this gives way to less dense planting with more biodiversity value.

Parks department indicated that the area would only be accessible by those with good mobility and it is on the periphery of the plan lands. While it is well used by immediate neighbours for play and dog walking the topography and peripheral location make it less desirable for development as a parkland or recreational area to serve the wider plan lands. It was noted that submissions from the Bishops Gate residents had looked for the area to be developed as open space for that estate.

The potential pedestrian and cycle link between Chapel Hill and Bishops Gate was also discussed with parks who were very supportive of such provision.

The adjoining site to the south was noted – it appears to be in use as a construction compound associated with the residential development currently under construction.

6.1.4 Site to west of Suttons Field

The third site which completes the linear strip which runs along the western boundary of the LAP is the field accessed from Suttons Field housing development. The field would be accessible from Suttons Field as the estate

road runs parallel to the field. The possibility of using this site for a pitch was discussed however parks raised a number of concerns including the fact that having regard to its sensitive location at the edge of the built-up area where lands are quickly transitioning to high amenity upland areas, lighting would not be desirable. In addition, issues relating to the level difference with the site sitting higher than Bishops Gate as the land rises into the foothills, potential parking issues and also the presence of overhead lines (which could be undergrounded) were raised. Parks noted the tree line along the avenue to the UE reservoir and also the tree line beyond to the south. It was considered that the field was providing an effective and important buffer zone between the built-up area of the plan lands and the upland area. Planting of trees to link with those to the north and south would be a benefit.

6.1.5 Field to south of Jackson Park

The fourth site visited was the field which lies to the southwest of Jackson Park and adjoins the mini glaciated valley feature (zoned high amenity). It is also located to the southeast of the approved Part 8 "[Glenamuck Park](#)". It is separated from the park by the new GLDS which is currently staked out on site (April 2024). The site rises to the east. Given the topography of the site and the sensitivities of the adjoining glaciated valley feature which has been raised by the National Parks and Wildlife in their pre-draft submission and has also been noted by the biodiversity officer and the SEA consultant it is considered that the site could be developed as a second part of Glenamuck Park albeit on the opposite side of the new road. It is also centrally located within the plan lands, forms part of the green core or heartland set out in the dlr commissioned BSM GDDR Urban Design report and will be easily accessible from the new road, the north south greenway and the village centre. It is close to the proposed school site which will potentially be accommodating two new schools and also the proposed pedestrian and cycle links which will provide permeability to the Neighbourhood Centre area.

6.1.6 Former Bective Football grounds

The final site visited was the former Bective Football grounds. This site is currently accessed from the Glenamuck Road but will be accessed from the new GDDR. It is currently laid out with a football pitch and there is also a club house. It will be adjacent to the green link shown in the lapsed LAP and backs onto future Jamestown Park.

7. Desktop Assessment

Following the on-site workshop a desktop assessment was carried out to assess the suitability of the various sites for open space and recreational use. The desktop assessment examined land use zoning, accessibility, location, topography, environmental sensitivities and urban design. An additional "village green site" in the area zoned for the neighbourhood centre was also included.

Table 1 Assessment of potential open space sites

| Site | Land Use Zoning Objective | Accessibility | Location | Topography | Environmental sensitivity | Urban design strategy | Recommendation |
|--|---|--|---|---|---|-----------------------|--|
| Kiltiernan parish scout field and rewilding field. | B - To protect and improve rural amenity and to provide for the development of agriculture. | Accessed from gateway in Chapel Hill. | Falls outside Plan lands. Peripheral to centre of plan lands but close to community node at Kiltiernan Parish Centre | Lower field is relatively flat. Site then rises upwards. | Deer noted on site. Rewilding project will increase biodiversity. Currently very wet site. | | Recommend inclusion of a specific objective on the boundary of the LAP lands to support community recreational and biodiversity projects which allow the site form a buffer between the built up area and the upland area. |
| Woodland to west of Bishops Gate and adjoining field. | B - To protect and improve rural amenity and to provide for the development of agriculture. | Accessed by pathway from Bishops Gate (Area is fenced off but can be easily accessed by fit and able individuals). Accessibility issue for others due to topography. | Falls outside Plan lands. Peripheral to central plan lands. | Site starts to rise steeply. Accessibility issues. | Spruce forest is of low biodiversity value however upper reaches where forestry thins out display more biodiversity. Adjoining field in use for construction compound. | | Recommend that this site continues to remain outside of LAP boundary so as to allow it to continue to function effectively as a buffer zone between the built-up area and the sensitive upland area. |
| Field to west of Suttons Field. | B - To protect and improve rural amenity and to provide for the | Could be accessible from Bishops Gate road. | Falls outside Plan lands. | Sits higher than Suttons Field. | Currently in agricultural use. | | Recommend that this site continues to remain outside of LAP boundary so as to allow it to continue to |

| | | | | | | | |
|--|--|--|--|--------------------------------------|--|--|--|
| | development of agriculture. | | Peripheral to central plan lands. | | | | function effectively as a buffer zone between the built-up area and the sensitive upland area. |
| Predominantly B zoned lands off new GLDR. | <p>Mix of zoning objectives, predominantly B.</p> <p>B – To protect and improve rural amenity and to provide for the development of agriculture.</p> <p>A - To provide residential development and improve residential amenity while protecting the existing residential amenities and</p> <p>G - To protect and improve high amenity areas.</p> | Will be accessible from new GLDR. | Centrally located within plan lands and close to proposed school site. Central location will improve with construction of GLDR, links to NC. | Site rises | Site is adjacent to a small, glaciated valley (zoned high amenity) and the sensitivity of same has been raised in submissions and by biodiversity officer and also the SEA consultant. | <p>Use as open space dovetails with dlr commissioned BSM Green Infrastructure urban design concepts whereby existing and proposed assets are utilised and integrated. It also allows for linking of open spaces along an integrated green corridor running north south.</p> <p>It also ties in with the landscape focus zone identified in the Urban Design report for the GDDR.</p> | Include objective for passive recreational park land use as part of "Kiltiernan Park". |
| Bective grounds. | F - To preserve and provide for open space with | Will have good vehicular, pedestrian and | Away from NC and community nodes but | Currently flat as laid out as pitch. | Mature Hedgerow on | Use as open space dovetails with Green | Include objective to utilise as active recreational grounds. |

| | | | | | | | |
|----------------------|--|---|---|-----------------|--|---|--|
| | ancillary active recreational amenities. | cycle access from GDDR and greenway (in lapsed plan) and onwards potentially to Stepside. | located adjacent to future housing and future Jamestown park. | | some boundaries | Infrastructure urban design concepts whereby existing and proposed assets are utilised and integrated. It also allows for linking of open spaces including a northern "destination green" along an integrated green corridor running north south. | |
| Village Green | NC - To protect, provide for and/or improve mixed-use neighbourhood centre facilities. | Easily accessible from neighbourhood centre facilities | At heart of Neighbourhood centre and some SNI facilities. | Relatively flat | Any hedgerows may have biodiversity value. | Would form core or heart of village centre. | Include objective for a village green on the NC lands. |

8 Open Space Strategy recommendations

The following objectives are recommended;

Open Space Objectives

Objective GI 1

It is an objective to support the community led sustainable recreation and rewilding project on lands to the north and northwest of Chapel Hill.

Objective GI 2

It is an objective to support the development of Kiltiernan Park encompassing phases 1 and 2 as permitted by way of GDDR approval. Phase 2a shall include provision of a new high quality landscaped passive public open space on the centrally located lands to the east of the new GLDS and to the south of Jackson Park. This shall serve as an extension to the approved "Glenamuck Park". Any design shall ensure protection of the ecologically sensitive glaciated valley feature to the southeast.

Objective GI 3

It is an objective to provide for active recreational facilities accessible for all on the former Bective Grounds. This shall form part of the north south green corridor.

Objective GI 4

It is an objective to provide a village green fronting onto the Enniskerry Road on the lands subject to the NC land use zoning objective. This village green shall form a focal point in the adjoining neighbourhood centre and SNI facilities. The village green location will align with new green corridors and pedestrian cycle access running east to west from Enniskerry Road towards the new GLDS and beyond.

