

LANDS AT

Hollystown Kilmartin

FRAMEWORK PLAN

August 2023



PREFACE

This Framework Plan seeks to guide the holistic planning and development approach for lands at Hollystown Kilmartin, County Dublin.

The lands subject of this Framework Plan will provide for over 1,000 new homes, community facilities, and mix of uses. The Framework Plan establishes a landscape and local context-led structure for future development areas, access routes, landscape character, and public spaces. It seeks to illustrate a vision for the development as a whole, setting out key design principles to facilitate high standards of design. This Framework Plan is developed in line with current planning documents including the Fingal County Development Plan (2023-2029) and the Kilmartin Local Area Plan 2013 (as extended, expired May 2023).

Reference/Office
6733/Dublin

STRATEGIC CONTEXT

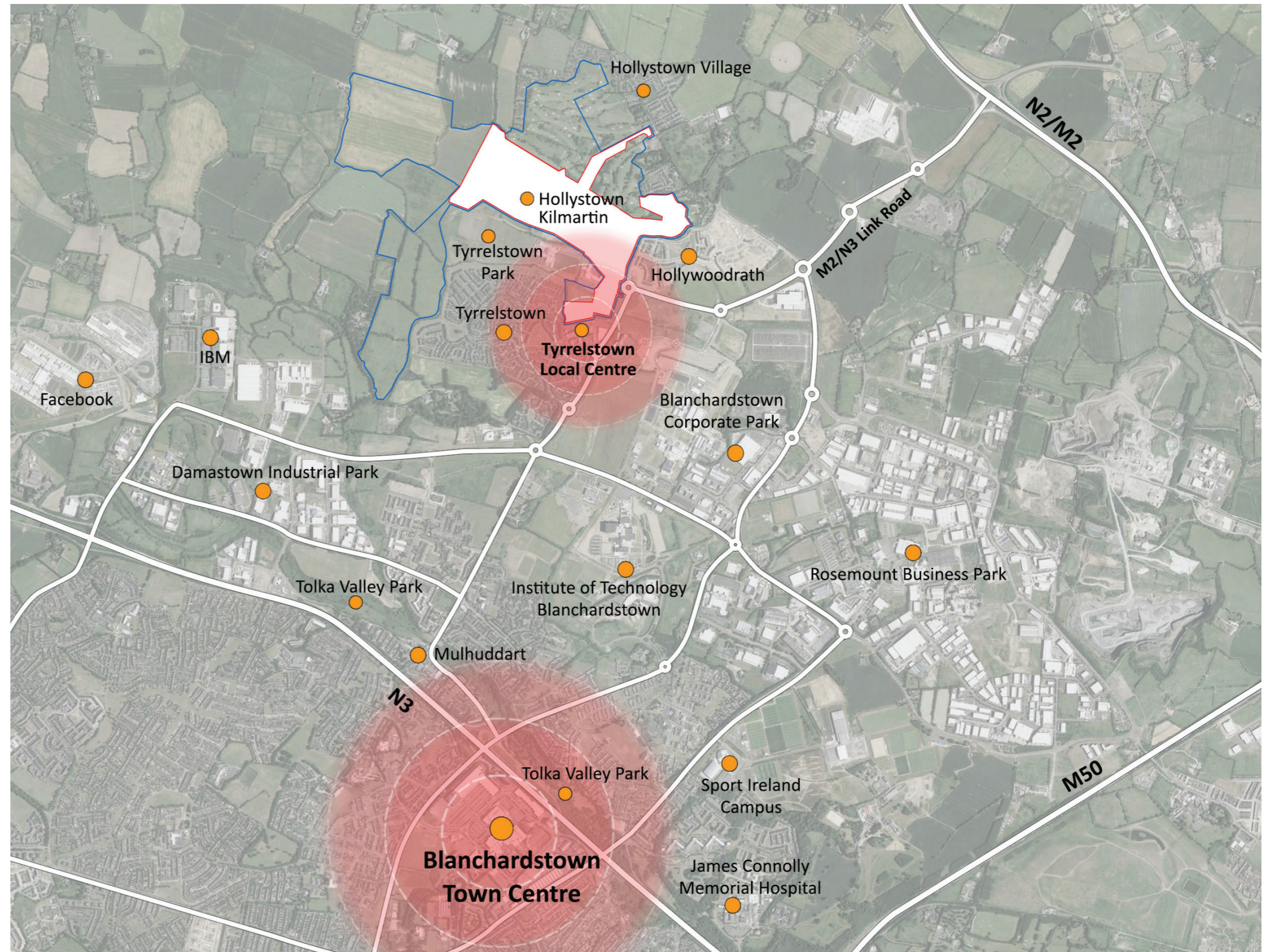
The Lands at Hollystown Kilmartin are situated at the north-western development boundary of Blanchardstown and located approximately 4km north of Blanchardstown Major Town Centre.

The lands are located in a transitional zonal area, situated between the existing built up areas of Tyrrelstown and Hollywoodrath and a wider rural hinterland.

Tyrrelstown Local Centre is located adjacent to the southern boundary of the site. Hollywoodrath, a new residential area of approximately 400 new homes with supporting community and recreational facilities, directly east of the site, is currently under construction.

The wider landscape setting of the site is primarily of agricultural lands to the west and south west. To the immediate north is the former Hollystown Golf Course. Tyrrelstown Park is located immediately south, through which a series of established pedestrian and cycle links connect with the wider landscape, with routes and links connecting with the Tolka Valley, a regional parkland amenity.

The Framework Plan lands measure approximately 55 hectares in area.



- Key
- Hollystown Kilmartin Boundary
 - GVH Land Holdings

VISION

The Kilmartin Local Area Plan (LAP) establishes the vision for the wider Kilmartin area, into which the Framework Plan area falls:

- To create a sustainable place to live, work and play encompassing a cohesive and diverse community with a strong identity; and
- To contribute to the economic growth of the County through the development of a vibrant economic community centred on the local centre.

The overarching vision concept (see diagram opposite) for the Framework Plan area takes cognisance of the LAP vision.

Lands at Hollystown Kilmartin are envisaged as a new neighbourhood set sensitively within a carefully designed green infrastructure network. They will act as an interface between the existing settlement edges of Tyrrelstown and Hollywoodrath and adjacent rural and amenity lands. This interface will bring community, landscape, infrastructural, heritage and ecological benefits to the local and wider area. The Framework Plan is designed in a manner that considers and facilitates future development potential beyond its boundary, in a manner that is seamless, robust and plan led.



PLANNING CONTEXT AND OBJECTIVES

FINGAL COUNTY DEVELOPMENT PLAN

The lands in the northern part of the subject lands are zoned RA while a portion of the lands to the south are zoned Local Centre with some lands zoned Open Space.

Zoning Objective "RA" Residential Area

Objective: Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.

Vision: Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

"LC" Local Centre

Objective: Protect, provide for and/or improve local centre facilities.

Vision: Provide a mix of local community and commercial facilities for the existing and developing communities of the County. The aim is to ensure local centres contain a range of community, recreational and retail facilities, including medical/ dental surgeries and childcare facilities, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy.

Zoning Objective "OS" Open Space

Objective: Preserve and provide for open space and recreational amenities.

Vision: Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority

MAP BASED OBJECTIVES

The following Map based objectives are pertinent to the subject site:

Local Objective 64

Provide a recreational facility for the Dublin G.A.A. County Board, through the provision by them of a 2.5ha playing pitch and local recreational community facility including a clubhouse, related ancillary facilities and car and cycle parking.

In further seeking to deliver meaningful and significant community infrastructure in the area, and as part of the delivery of the zoning objectives for the subject lands, Glenveagh Homes delivered a larger 9.7 ha GAA / community playing fields including clubhouse and parking area to the north of the residentially zoned lands, at the site of the former Hollystown Golf Club, which has been granted permission by FCC (Planning Reg. Ref. FW22A/0098)

for development for playing and training pitches and facilities. This larger landbank will seek to make use of existing car access, parking, and clubhouse facilities at the former Hollystown Golf Club, and connect back to residential areas through the links proposed as part of this master plan and delivered as Class 1 Public Open Space.

This proposal delivers significantly beyond the Local Objective requirements in land area and in terms of the breadth of facility that will be delivered to the Dublin GAA but importantly also back to Tyrrelstown GAA and the wider community. Local Objective 64 is therefore met at an alternative and much improved location, but proximate to the residential area in which it is proposed in the Fingal Development Plan. It is linked back to the adjacent residential communities through the provision of significant pedestrian and cycle linkages and public open space provision, right back to the educational facilities and Local Centre to the south.

Local Objective 54

Facilitate traffic calming and a pedestrian crossing on the Ratoath Road at Hollystown.

Cycle Route

Indicative future cycle route.

The zoning map identifies LAP 12.A of which is the Kilmartin Local Area Plan (LAP)2013. This LAP was operational when the Fingal Development Plan 2023-2029 was adopted but expired on 11th May 2023.

This Hollystown Kilmartin Framework is prepared to cover the extent of GVH lands including the Future School Site, as indicated in FCC zoning objectives.

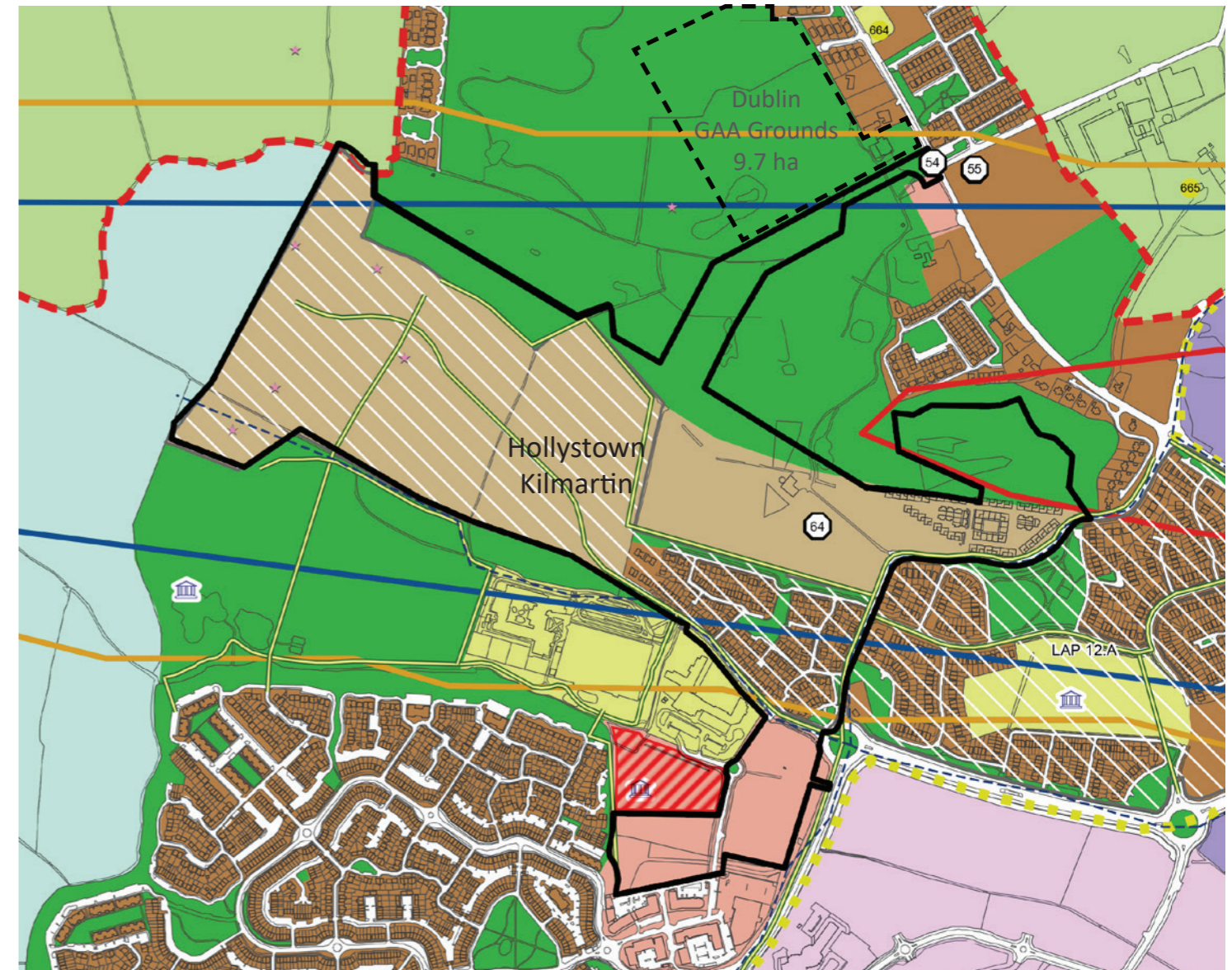
The Framework Plan incorporates the Future School Site as an integrated part of the future land uses in the Local Centre lands, and wider lands, to ensure connectivity is optimised, and appropriate boundary interfaces are incorporated.

Proposed School Objective

Indicative site for future school.

Airport outer safety and noise zones

The site is partially within the Outer Public Safety Zone (blue lines on plan opposite) and within the Airport Noise Zones as per Variation no. 1 of the Fingal Development Plan (please refer to page 22 for further details).



Source: Fingal County Development Plan 2023-2029 zoning map extract

Key

- Hollystown Kilmartin Boundary
- RA- Residential Area Zoning
- LC - Local Centre Zoning
- CI - Community Infrastructure Zoning
- OS - Open Space Zoning
- GB - Green Belt Zoning
- RU - Rural Zoning
- RS - Residential
- Proposed School Objective
- Future School Site (GVH lands)
- HT- High Technology Zoning
- Subject to Local Area Plan
- 64 Local Objective Point
- Airport Zone A
- Airport Zone B
- Outer Public Safety Zone
- (GDA) Cycle Network Plan
- Indicative LAP Walking/Cycling Routes
- Sites and Monuments Record (SMR)

PLANNING CONTEXT AND OBJECTIVES

KILMARTIN LOCAL AREA PLAN

The Local Area Plan, 2013 (as extended, expired May 2023) provides guidance on the development of the subject lands. The residentially zoned lands (RA) aim to facilitate approx. 1,390 residential units (c. 524 units east of R121 and c. 866 units west of the R121). Additional residential units will be located on the zoned 'LC' lands. The anticipated new population is c. 4,000 persons.

Although the LAP is expired, the principles of the LAP have been carried through this Framework Plan.

This aligns with the core strategy of the Fingal Development Plan.

The overall purpose of the LAP is as follows:

Creation of a single community in the northern part of Blanchardstown, integrating with the existing community at Tyrrelstown.

- Provision of residential development in a phased and integrated manner, with a supporting level of mixed uses to serve the needs of the community in an extended local centre.
- Creation of a permeable and legible movement network for all modes of transport linking the lands internally and externally with the Greater Blanchardstown Area.
- Provision of high quality recreational open space and amenity facilities to meet active and passive recreational needs of the expanding population.
- Provision of community and health care facilities, in particular, schools.
- Protection, integration and enhancement of existing environmental features within the lands and in the park located directly south.
- Delivery of a high quality urban design to ensure that the area has its own unique character and identity and is a desirable place to live, work and recreate.

Density

Higher densities are identified within the Local Centre and at appropriate adjacent locations. Medium densities are identified across the majority of the lands. Lower densities are identified at the eastern and western parts of the site.

The LAP advocates a mix of residential units, tenure mix, unit size and design to support the development of a balanced community.

Height

The LAP sets out height strategy for the local centre lands which is predominately 3/5 storeys in height, with potential for key punctuation buildings along the Main Street and at key junctions on adjoining streets. The height of dwellings across the residential lands will be mainly 2/3 storeys.

Objective BH01 states: Building height will primarily range between 3-5 storeys within the Local Centre and between 2-3 storeys elsewhere on the LAP Lands. Local landmark and feature building elements over the stated building heights are acceptable at important locations, where they contribute to the visual amenity, civic importance and legibility of the area. These locations are to be agreed with the Planning Authority at application stage.

Local Centre Facilities

To ensure the Local Centre develops at a scale to serve its catchment population, retail applications shall, where deemed necessary by the Planning Authority, be accompanied by a Retail Impact Assessment (RIA) in order to ensure this Local centre complies with the Fingal Development Plan and does not negatively impact the viability and vitality on any existing centre or the Blanchardstown Town Centre.

The Local Centre will be designed within an urban village street pattern connecting in a fully permeable manner with the surrounding street network.

Parks, Open Space and Recreation

In association with the Fingal Development Plan the LAP sets out the Green Infrastructure Strategy for the lands.

Objective L01: Protect existing trees and hedgerows which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their management.

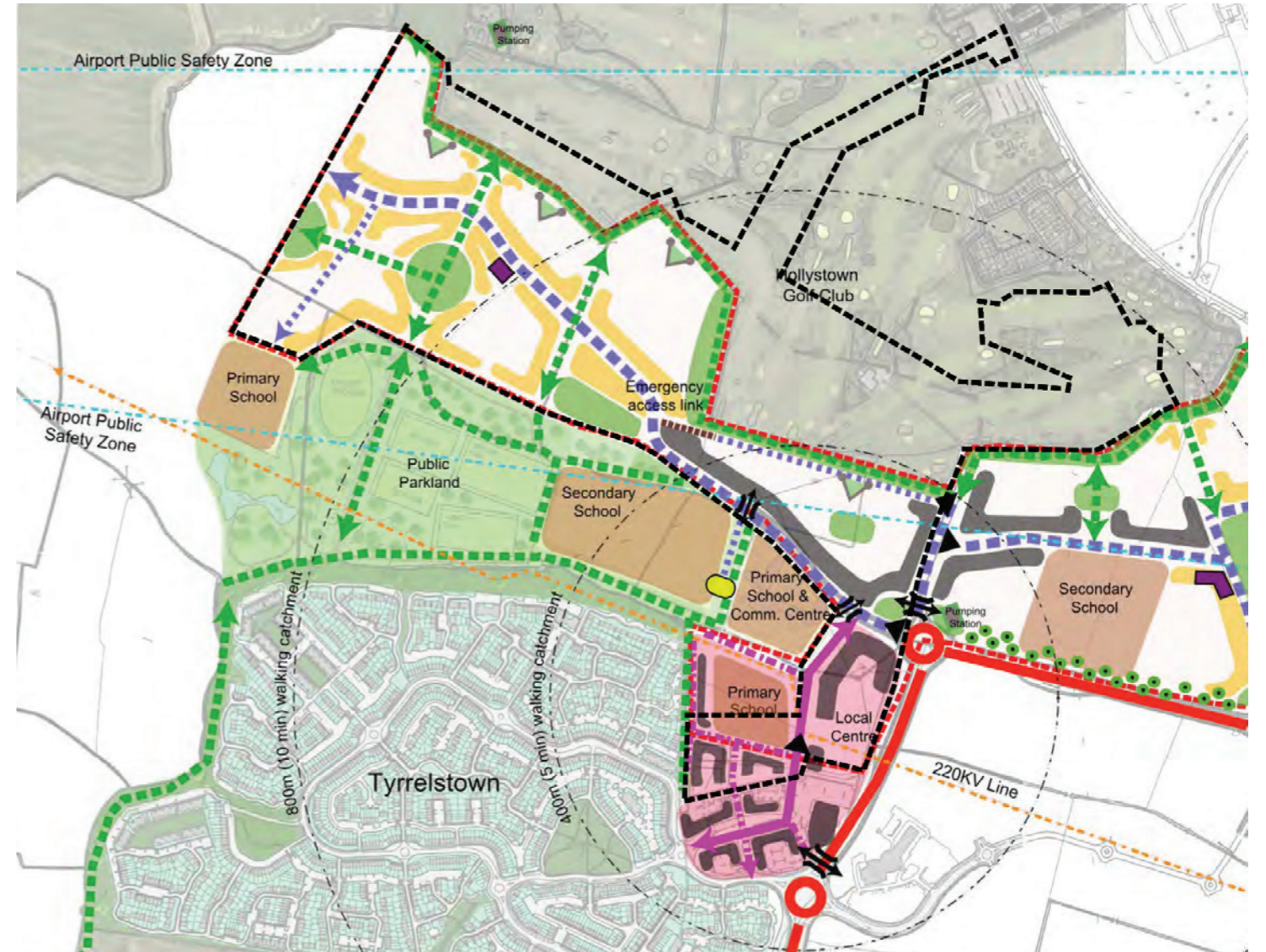
Movement Strategy and Transportation Infrastructure

The LAP sets out a tiered and phased approach to movement, focused on a hierarchy of street functions. The main urban street will link into the existing Tyrrelstown Local Centre. This will run in a north-south direction and will have wide footpaths, cycleways and planting.

Section 4.3.3 of the Plan provides specific detail in relation to access to the lands west of the R121. The following three links are of relevance in this context:

1. From the R121 (Church Road) just south of Hollystown Golf Club. This will also act as an emergency access link in the event of the closure of the 'Park Avenue' to the south.
2. From Tyrrelstown Local Centre. This will run to the east of Tyrrelstown Educate Together National School. A possible 'bus gate only' route may be incorporated into the transport network to the west of the Educate Together National School. This will be determined in discussions with the public transport service provider.
3. From the R121 (Church Road) via the roundabout linking the M2/N3 road with the R121.

The Local Area Plan incorporates a network of pedestrian and cycle routes connecting to the Local Centre, schools, community services and public open space.



Source: Kilmartin LAP

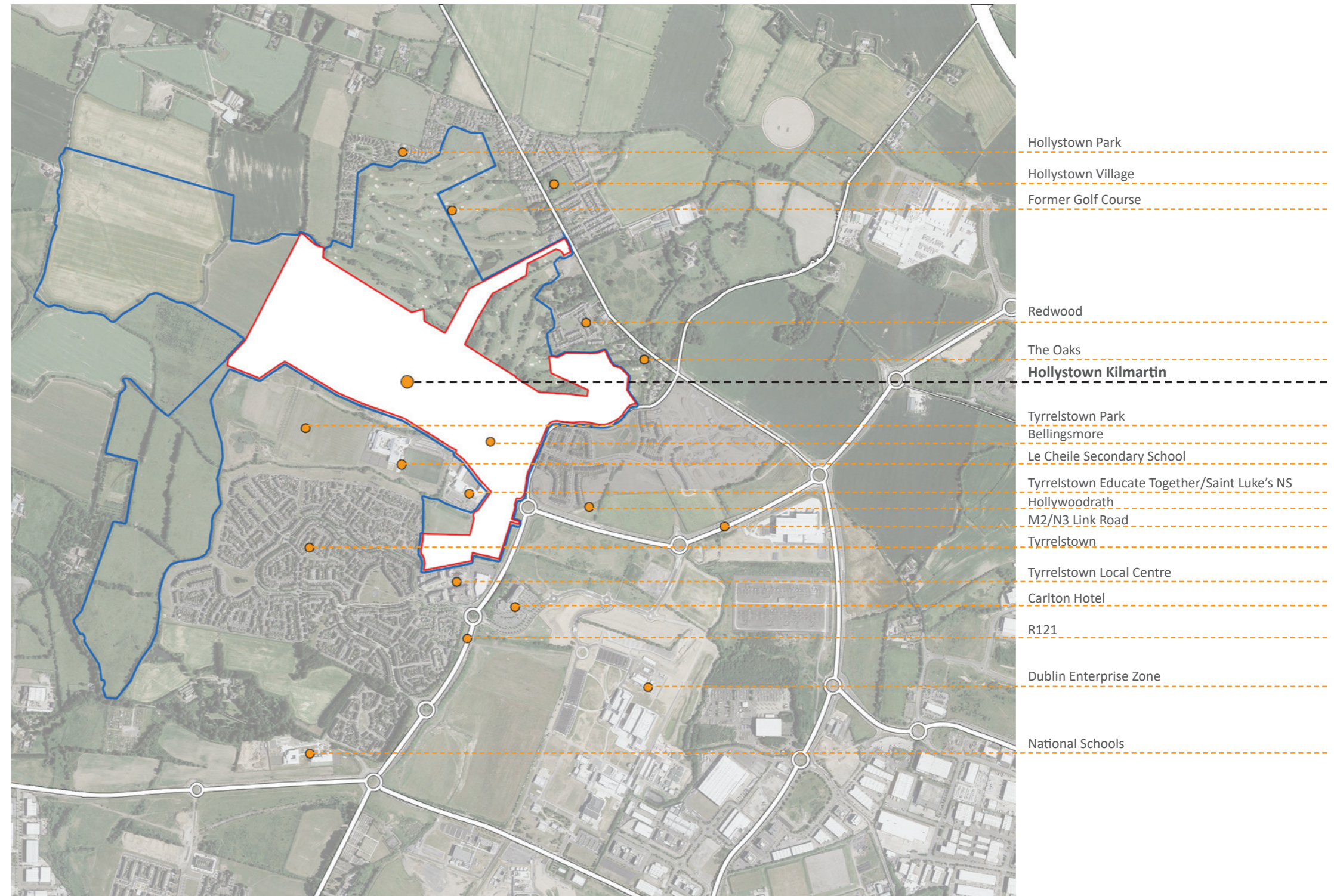
Key

- Hollystown Kilmartin Boundary
- LAP Boundary
- M2-M3 Link Road
- Avenue
- Urban Street
- Secondary Links
- ▶ Access Points
- Green Infrastructure/links
- Bus Gate
- ↔ Signalised pedestrian/cycle crossing
- Local Centre
- Education and Community Uses
- Parks
- Strong Building Frontage
- Strong Building Frontage - Higher Density
- Homes facing onto Golf Course
- Green Buffer/Screening
- Potential small scale mixed uses
- Outer Public Safety Zone

LOCAL CONTEXT

The existing residential area of Tyrrelstown, and the Tyrrelstown Park, lie immediately south of Hollystown Kilmartin. Existing local services are provided at Tyrrelstown Local Centre with adjacent educational facilities of Tyrrelstown Educate Together/Saint Luke's National School and Le Chéile Secondary school located to the south. Employment generating lands and hi-tech zoned lands are located to the east/south east.

Approximately 172 no. units have been completed by Glenveagh Homes at Bellingsmore, with a further 69 no. houses under construction at Site 1 to the east.



- Key
- Hollystown Kilmartin Boundary
 - GVH Land Holdings

LANDS AT HOLLYSTOWN KILMARTIN



Tyrrelstown Local Centre



Existing natural site features (Former Golf Course)



Existing physical site features (Former Golf Course)



Bellingsmore Development

LANDS AT HOLLYSTOWN KILMARTIN

LANDSCAPE AND NATURAL FEATURES

- Network of trees and hedgerows of varying quality
- Existing topography profile is primarily flat throughout the lands and at a Above Ordnance Datum (AOD) level of 70m
- Network of water courses, drains and ditches along the northern boundary and through the site (no recorded flooding on site)

PHYSICAL INFRASTRUCTURE

- Two no. high voltage overhead power lines; a 110kv line traversing the northern boundary and a 220kv line to the south, traversing the Local Centre
- Development is restricted within 20m on either side of 110kv lines, and 30m on either side of 220kv lines

AIRPORT SAFETY AND NOISE ZONES

- The central portion of the subject land (including much of the “RA – Residential Area” zoning) is located within the Outer Public Safety Zone associated with Dublin Airport.
- As per Fingal County Development Plan (2023-2029), the lands subject of future development predominantly fall within Noise Zones B and C.

PLANNING AND DEVELOPMENT

- Bellingsmore development of 172 no. units is complete and occupied (Fingal Council File Ref: FW13A/0088 (ABP ref: PL06F.243395) (see Appendix: Consented Development).
- A permitted residential scheme of 69 no. houses and c.3.5 ha of public park (Site 1), Fingal Council File Ref:FW21A/0042 (July 2021) (see Appendix: Site 1 Permitted Development) is currently under construction.
- ABP Reg. Ref. 312271 (Hollystown Site 2&3 and Local Centre) was granted permission in March 2023 for 548 no. residential units, 3 no. childcare facilities and community facilities.
- FCC Reg. Ref. F22A/0169 (Local Centre Development) for a retail unit and medical centre was consented by FCC and is currently subject of Appeal.
- The lands subject of this Framework are largely zoned RA (Residential Area) and LC (Local Centre), with some OS (Open Space) zoning to the north.

CULTURAL HERITAGE

- 5 no. recorded monuments are noted on site. Further archaeological investigations will be required prior to development In accordance with Objective AAH01 of the Kilmartin LAP.

BIODIVERSITY

The lands at Hollystown Kilmartin include a wide range of habitats of ecological value. Full details of the habitats and species present, as well as potential impacts on these features that could arise as a result of development, are comprehensively addressed in the Biodiversity chapter (Chapter 8) of the Environmental Impact Assessment Report that accompanies the overall planing application.

Comprehensive mitigation measures, as well as measures intended to enhance the ecological value of the proposed development, are also included in the Biodiversity chapter. Separately, an Appropriate Assessment Screening Report has been included. In that report the potential for any impacts on sites designated as European (Natura 2000) sites, under the EU Habitats and Birds Directives is appraised.

SITE OPPORTUNITIES

Opportunities of the site include:

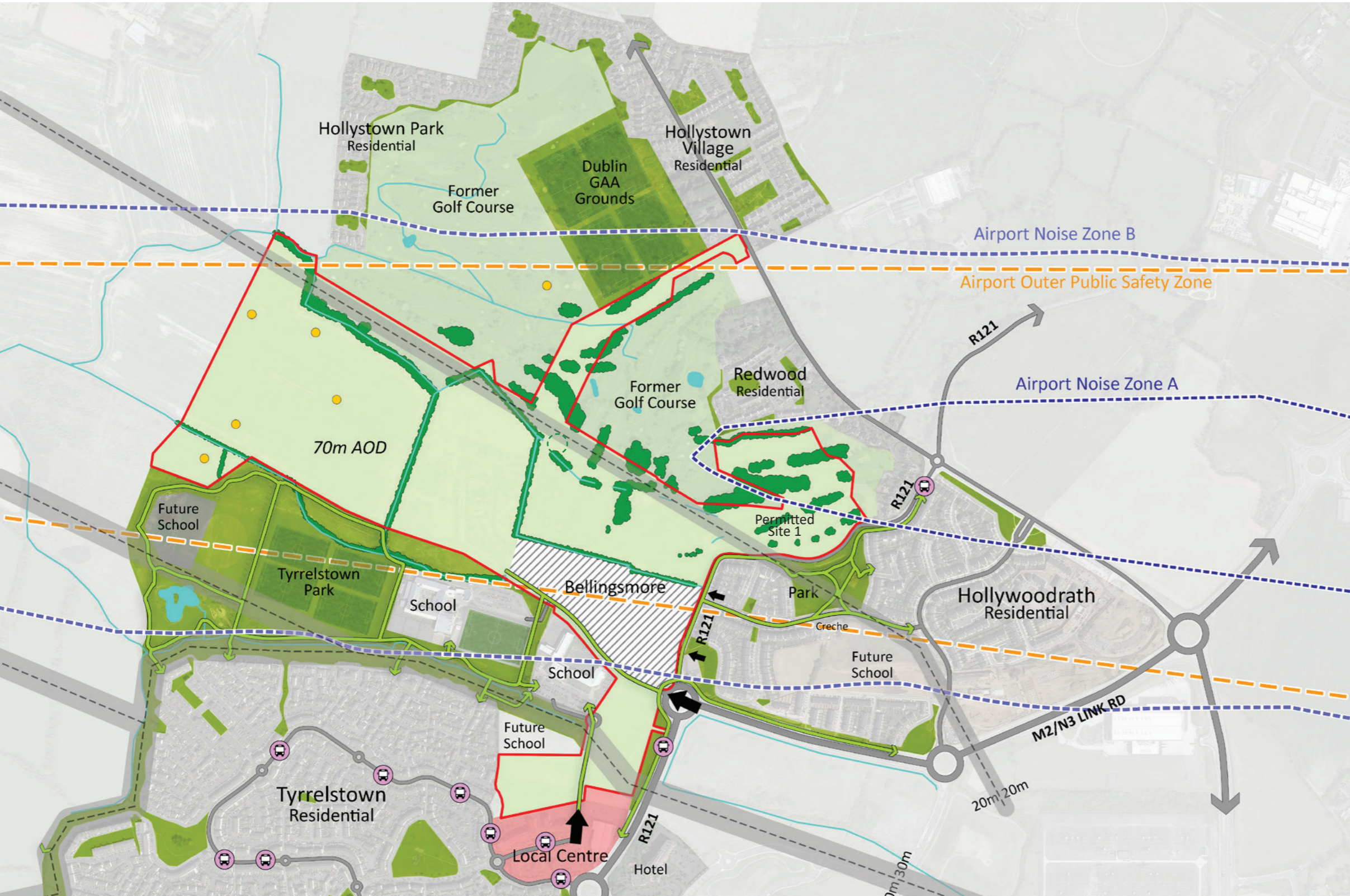
- Location - close to existing settlement, Tyrrelstown local centre, community, educational and recreational facilities;
- Connections - linking with and creating dedicated new pedestrian and cycle links and routes to existing and proposed local facilities and destinations;
- Interface - the northern, western and southwestern site edges benefit from views out to the countryside and parkland areas with the potential to create an attractive new interface to Tyrrelstown to the south and Hollystown to the north;
- Community building - provide a diverse residential tenure mix, creating a multi-generational future community
- Existing trees and hedgerows - provide a landscape structure which can influence and enhance proposed formal and informal green infrastructure approaches;
- Ecology - enhancing and better connecting ecological habitats;
- Access - with respect of vehicular access opportunities, the site is contiguous with the R121 to the east and the Tyrrelstown Local Centre Boulevard to the south.

SITE CHALLENGES

Site Challenges include:

- Infrastructure -a network of overground high voltage powerlines. A 110kv line runs along the northern edge and a 220kv line runs through the local centre area. Easement parameters pertaining to the powerlines prevent development within 20m (from centre line) of the 110kv line and 30m (from centre line) of the 220kv line;
- Safety and noise zones pertaining to Dublin Airport - bear influence on residential densities, building heights and land uses.
- Existing settlement edge - comprises residential properties, education, community and recreation facilities;
- Existing vegetation, field boundaries and planting - need to be assessed and, where appropriate, integrated into design;
- Existing ditches and water courses running through the site;
- Ecological habitats within the site - including potential badger setts, which require a potential 30 metre buffer zone if retained in situ;
- 5 no. recorded monuments on site.

LANDS AT HOLLYSTOWN KILMARTIN



- Key
- Hollystown Kilmartin Boundary
 - Existing trees/hedgerows
 - Riparian corridor/ditches/water features
 - ➔ Current/emerging vehicular access
 - High voltage powerlines
 - Powerlines easements
 - Existing pedestrian/cycle routes
 - ⊙ Existing bus stops
 - Recorded monuments
 - Airport Outer Public Safety Zone
 - Airport Noise Zone A
 - Airport Noise Zone B
 - 80m AOD Existing topography
 - ▨ Bellingsmore Site/Area under construction
 - ⊙ Location of existing badger setts

URBAN DESIGN PRINCIPLES

INTEGRATED GREEN NETWORK



Key

- Hollystown Kilmartin Boundary
- Open space/amenity/play

DEFINED APPROPRIATE DEVELOPMENT AREAS



Key

- Hollystown Kilmartin Boundary
- Open space/amenity/play
- Residential
- Educational
- Local Centre
- Existing Local Centre

URBAN DESIGN PRINCIPLES

CONNECTED AND WALKABLE NEIGHBOURHOOD



- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - - - Pedestrian and cycle links/routes

CLEAR ACCESS & MOVEMENT HIERARCHY



- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Arterial Street
 - - - Primary Link Street
 - - - Main Urban Street
 - - - Secondary Link Street
 - Bus Gateway
 - ➔ Vehicular Access

URBAN DESIGN STRATEGY



The green infrastructure framework is comprised of landscaped spines, corridors and spaces which integrate existing trees and hedgerows, water features and ecological habitats to create recreational and enhanced wildlife corridors.

A variety of publicly accessible open spaces and leisure opportunities are created and integrated into existing surrounding public spaces network.

Defined new development areas are clearly informed by the landscape structure and well connected through pedestrian and cycle links/routes within the site and beyond.

Vehicular movement proposals indicate clear roads hierarchy with number of existing and proposed access points.

Key

- Hollystown Kilmartin Boundary
- Open space/amenity/play
- Residential
- Educational
- Local Centre
- Existing Local Centre
- - - Pedestrian and cycle links/routes
- Arterial Street
- - - Primary Link Street
- - - Main Urban Street
- - - Secondary Link Street
- Bus Gateway
- ➔ Vehicular Access

FRAMEWORK PLAN



- Hollystown Kilmartin Boundary
- Existing Residential
- Proposed Residential
- Existing Local Centre
- Local Centre
- Existing and future schools
- High technology zoned lands
- Open space/amenity/play
- Water features/attenuation areas
- Existing pedestrian/cycle links/routes
- Proposed pedestrian and cycle links/routes
- ➔ Vehicular Access
- ⊗ Bus Gate
- Public transport routes(as new BusConnects network)
- - - High voltage power lines



FRAMEWORK PRINCIPLES



LAND USE

In accordance with the Kilmartin LAP, the land use strategy opposite indicates the location of various proposed land uses within the Framework Plan area.

The main land use is residential with over 1,000 new homes potentially being accommodated.

This is supported by a mixed use local centre including a creche, childcare, and community facilities.

These proposed land uses are set within a new multi-functional landscape providing informal and dedicated pedestrian and cycle links, green spines, ecological enhancement and recreation features, both on and off site.

- KEY**
- Hollystown Kilmartin Boundary
 - Existing Residential
 - Proposed Residential
 - Existing Local Centre
 - Local Centre
 - Existing and future schools
 - High technology zoned lands
 - Open space/amenity/play
 - High voltage power lines



CONNECTIVITY & ACCESS

In accordance with the Kilmartin LAP, the Framework Plan provides for a network of new, well connected routes, links and access points, all set within a defined and activated landscape structure.

Linking with adjoining recreation, amenity, community and education facilities, Tyrrelstown Local Centre, public transport network and new settlement at Hollywoodrath, a series of dedicated access points link with existing pedestrian and cycling routes and paths outside the site, forming new links, routes and paths through the Framework Plan lands. These new access points and links ensure an integrated, permeable and well connected new settlement is provided for all.

KEY

- Hollystown Kilmartin Boundary
- Existing Local Centre
- Local Centre
- Open space/amenity/play
- Existing pedestrian/cycle links/routes
- Proposed pedestrian and cycle links/routes
- Pedestrian (Cycle) Access
- ➔ Vehicular Access
- Public transport routes(as new BusConnects network)
- High voltage power lines

FRAMEWORK PRINCIPLES



- KEY**
- Hollystown Kilmartin Boundary
 - Existing open space/amenity/play
 - High voltage power lines
 - Water features/attenuation areas

OPEN SPACE & AMENITY

In accordance with the Kilmartin LAP and Fingal Development Plan the Framework Plan provides a suite of public open spaces, categorised under class 1 and class 2.

Class 1 provisions include a permitted new park on Former Golf Course lands south of Redwood and new linear park connecting development lands to Hollystown Village & GAA Grounds.

New GAA Grounds being delivered by Dublin GAA will also add to the range of amenity, recreation and leisure areas in the locality.

Class 2 provisions include linear parks, small parks and pocket parks. All Class 2 open space provisions are within 100m walking distance of new homes.

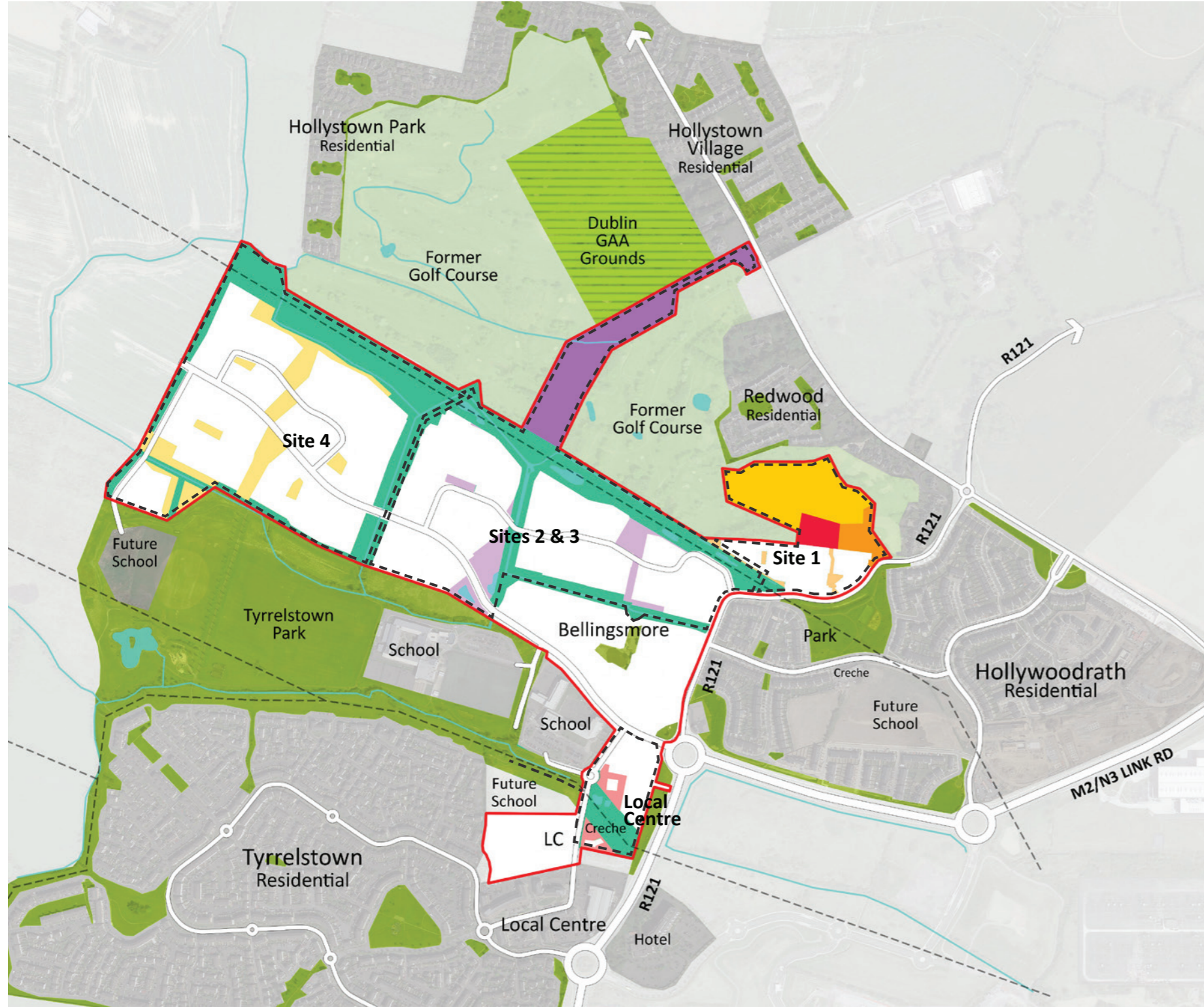
Additional open space is provided along the power line corridors, located to the north and south. These corridors will be enhanced to provide activated amenity, water attenuation features and a network of connected pedestrian and cycle links and routes.

OPEN SPACE PROVISION AND CLASSIFICATION

	Class 1 Open Space Provision (Sites 1, 2,3,4 & Local Centre)	
	Required	5.71 ha
	Total Provided	6.27 ha
	which provides a surplus Class 1 Open Space Provision of 0.56 ha on GVH lands	
	Class 2 Open Space Provision (Sites 1, 2,3,4 & Local Centre)	
	Required	1.9 ha
	Total Provided	4.14 ha
	which provides a surplus Class 2 Open Space Provision of 2.24 ha on GVH lands	
	Lands transferred to Dublin GAA	9.7 ha
	Additional Open Space provided (not counted)	c.10 ha
	which includes:	
	Riparian Zones, Linear Park Areas and other Ancillary Spaces	
	Linear Park along Power Line Corridors	

Note: Calculations are based on overall standard for public open space provision of minimum 2.5 hectares per 1000 population provided at a ratio of 75% Class 1 and 25% Class 2 as per Fingal County Development Plan 2023-2029

FRAMEWORK PRINCIPLES



- KEY**
- Hollystown Kilmartin Boundary
 - Existing open space/amenity/play
 - High voltage power lines
 - Water features/attenuation areas

OPEN SPACE PROVISION BY SITE

Site 1

Class 1 Open Space	
Required	0.40 ha
Provided	3.50 ha which includes Class 1 Open Space provision for:
■ Site 1 Provision	0.40 ha
■ Site 4 Provision	2.55 ha
■ Local Centre Provision	0.41 ha
Surplus Class 1 Open Space	0.14 ha

Class 2 Open Space	
Required	0.13 ha
■ Provided	0.20 ha

Sites 2 & 3

Class 1 Open Space	
Required	2.34 ha
■ Provided	2.77 ha which includes Class 1 Open Space provision for:
Sites 2&3 Provision	2.34 ha
Surplus Class 1 Open Space	0.43 ha

Class 2 Open Space	
Required	0.78 ha
■ Provided	1.42 ha

Site 4

Class 1 Open Space	
Required	2.55 ha
■ Provided 0 ha	(2.55 ha provided within Site 1)

Class 2 Open Space	
Required	0.85 ha
■ Provided	2.25 ha

Local Centre

Class 1 Open Space	
Required	0.41 ha
■ Provided 0 ha	(0.41 ha provided within Site 1)

Class 2 Open Space	
Required	0.14 ha
■ Provided	0.27 ha

■ Additional Open Space provided (not counted)	c.10 ha
■ Lands transferred to Dublin GAA	9.7 ha

FRAMEWORK PRINCIPLES

SUSTAINABLE URBAN DRAINAGE SYSTEM

It is proposed to use a SUDS approach to storm-water management throughout the masterplan lands in line with Kilamartin LAP. The proposed SUDS strategy aim to provide an effective system to mitigate the adverse effects of urban stormwater runoff on the environment by reducing runoff rates, volumes and frequency, reducing pollutant concentrations in stormwater, contributing to amenity, aesthetics and biodiversity enhancement and allowing for the maximum collection of rainwater for re-use where possible.

SUDS features will aim to replicate the natural characteristics of rainfall runoff by providing control of run-off at source. SUDS are a requirement of Fingal County City Council under their 'Regional Code of Practice for Drainage Works' and the GSDS.

Additionally SUDS are mandatory under the new guidelines, 'The Planning System and Flood Risk Management' 2009.

The photos opposite illustrate an indicative range of potential water attenuation and drainage features that could be accommodated on the site.



Green roof



Bio-retention swales



Bio-retention areas

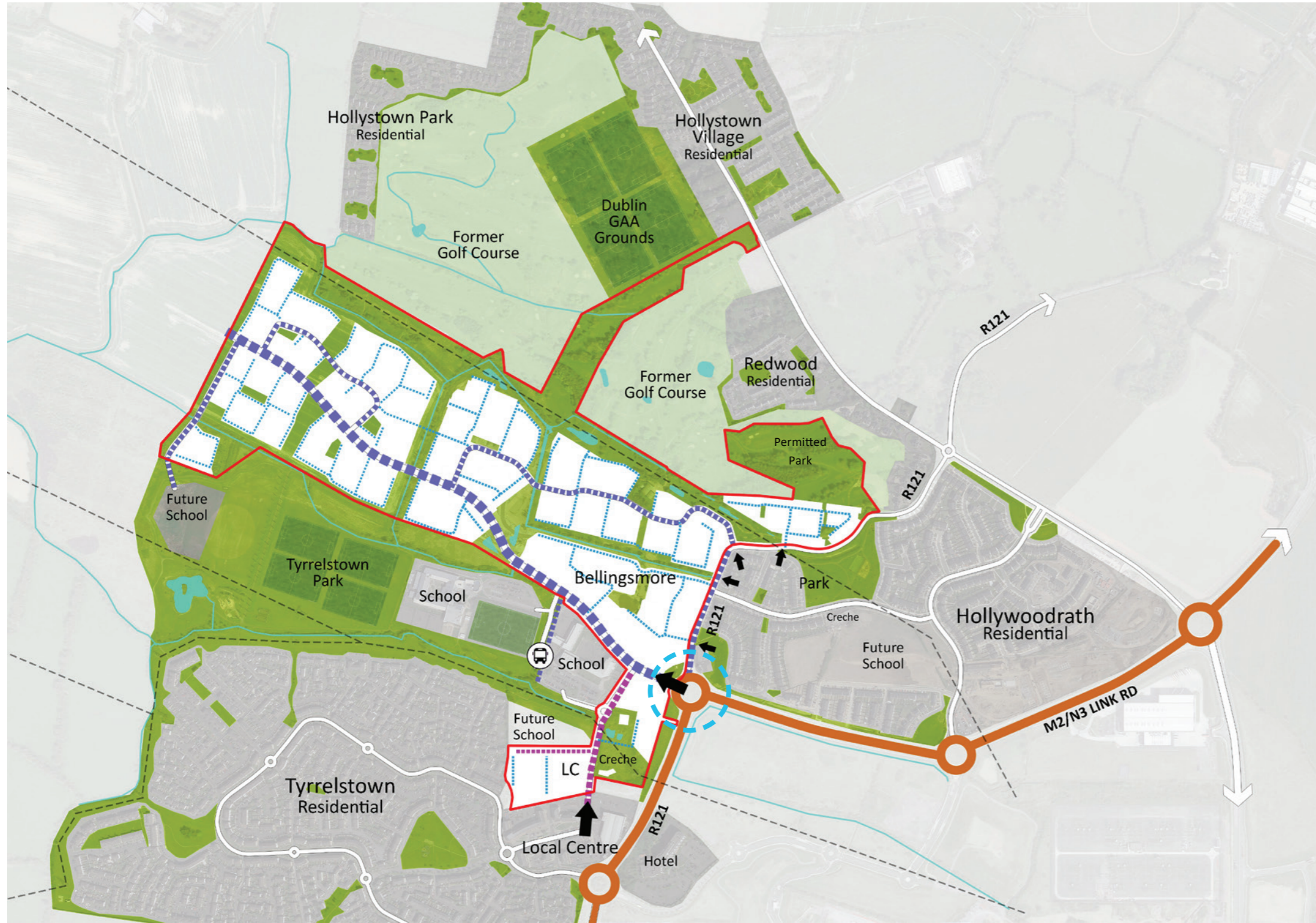


Water detention pond



Permeable paving

FRAMEWORK PRINCIPLES



ROADS HIERARCHY

In accordance with the Kilmartin LAP, a clearly defined street hierarchy is created.

A central primary spines (Primary and Secondary Link Streets) connect the site with the R121 and existing Tyrrelstown Local Centre.

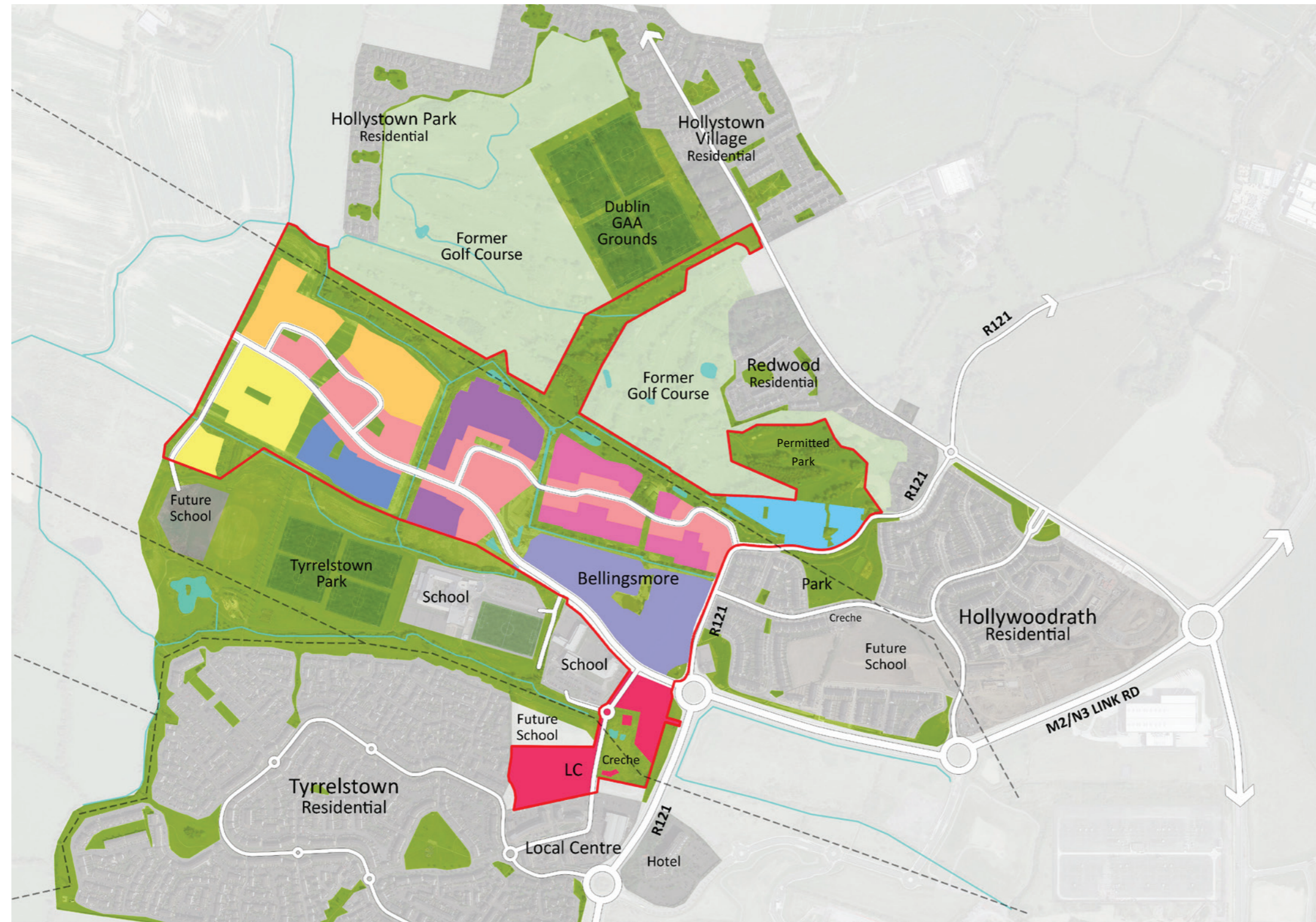
Local and residential streets feed into the main spines.

A series of access points provide access to the site, from the R121. The potential for new access points is being investigated as part of the framework development process.

A new urban gateway, at the R121/M2/N3 intersection provides the opportunity for a well defined entrance point to the site be created, acting as a welcoming gateway to Kilmartin.

- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Arterial Street
 - - - Primary Link Street
 - - - Main Urban Street
 - - - Secondary Link Street
 - Local/Residential Street
 - Bus Gateway
 - Vehicular Access
 - Urban Gateway

FRAMEWORK PRINCIPLES



CHARACTER AREAS

The Kilmartin LAP sets out 18 character areas across the entirety of the LAP lands, of which 13 are within the Hollystown Kilmartin Framework Plan lands.

Whilst in line with the LAP general urban design guidelines for character areas, the Framework Plan applies a refined approach and proposes 9 character areas across the framework area while including for lands at Site 2 which were zoned RA Residential after the LAP was adopted. The character area objectives are extended to this land bank in this Framework Plan in order to integrate the lands fully with the wider LAP lands and adjacent contexts.

This provides a more flexible approach towards the characterisation of place to create a legible and varied development that responds appropriately to its setting.

- KEY**
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - Bellingsmore
 - Kilmartin Central
 - Hollystown Green
 - Kilmartin West
 - Kilmartin East
 - Kilmartin Links
 - Kilmartin South West
 - Kilmartin South Central
 - Local Centre
 - High voltage power lines



BUILDING HEIGHTS

In accordance with the Kilmartin LAP, a range of building heights are proposed throughout the Framework Plan area.

At the Local Centre, building heights of three+ storeys are proposed, providing an appropriate scale in response to the existing built form in this location.

The remainder of the Framework Plan area proposes to deliver residential development of between 2 to 3 storeys. Along the primary street, in response to the proposed scale and proportions of this street type, higher buildings are more appropriate, with building heights reducing north and south of this artery.

It is proposed that appropriate, higher buildings are located along the R121, providing a robust interface to existing settlement east of the R121, and to respond to the northern, wider landscape edge condition of the site, particularly at the north east corner.

- Key
- Hollystown Kilmartin Boundary
 - Open space/amenity/play
 - - - Airport Outer Public Safety Zone
 - - - Airport Noise Zone A
 - - - Airport Noise Zone B
 - 2 - 3 storeys
 - 3 - 4 storeys
 - 5 storeys
 - 7 storeys
 - - - High voltage power lines

FRAMEWORK PRINCIPLES



PHASING

In accordance with the Kilmartin LAP, the masterplan framework proposes a phasing strategy across number of phases, as illustrated opposite.

- Phase 1 (Bellingsmore) is completed.
- Phase 2 (Site 1) was permitted in July 2021 (FW21A/0042) and has commenced with construction of a permitted planning application nearing completion.
- Phases 3 and 4 were permitted and will commence construction in Q3, 2023.
- Phases 5 and 6A were permitted and will commence construction in Q2, 2024.
- Planning application for phase 6B has been lodged in 2022. Estimated at Planning Permission to Final Granted in Q4, 2023
- Phase 7 is subject of this current planning application.

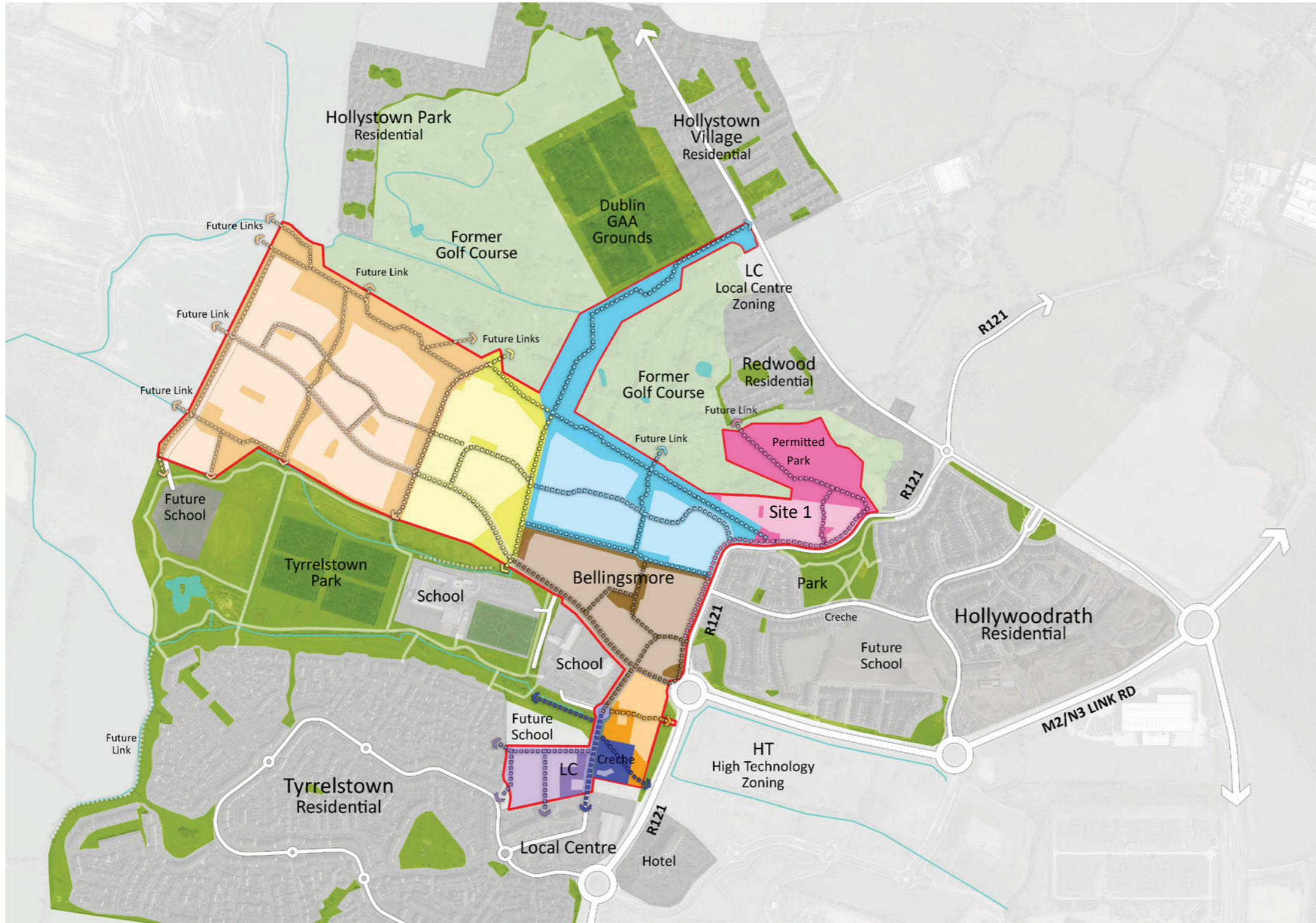
KEY

—	Hollystown Kilmartin Boundary
■	Phase 1 Completed
■	Phase 2 Under Construction
■	Phase 3 / commencing construction Q3,2023
■	Phase 4 / commencing construction Q3,2023
■	Phase 5 / commencing construction Q2,2024
■	Phase 6A / commencing construction Q2,2024
■	Phase 6B Planning application lodged 2022
■	Phase 7 Planning application Q3,2023

FRAMEWORK PRINCIPLES



CONNECTIVITY / OPEN SPACE PHASED DELIVERY



- KEY**
- Hollystown Kilmartin Boundary
 - Phase 1 Public Open Space Completed
 - ▣ Phase 1 Key Pedestrian/Cycle Links Completed
 - Phase 2 Public Open Space Under Construction
 - ▣ Phase 2 Key Pedestrian/Cycle Links Under Construction
 - Phase 3 Public Open Space Permitted
 - ▣ Phase 3 Key Pedestrian/Cycle Links Permitted
 - Phase 4 Public Open Space Permitted
 - ▣ Phase 4 Key Pedestrian/Cycle Links Permitted
 - Phase 5 Public Open Space Permitted
 - ▣ Phase 5 Key Pedestrian/Cycle Links Permitted
 - Phase 6A Public Open Space Permitted
 - ▣ Phase 6A Key Pedestrian/Cycle Links Permitted
 - Phase 6B Public Open Space Planning application lodged 2022
 - ▣ Phase 6B Key Pedestrian/Cycle Links Planning application lodged 2022
 - Phase 7 Public Open Space Planning application Q3,2023
 - ▣ Phase 7 Key Pedestrian/Cycle Links Planning application Q3,2023

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