



GLENAMUCK NORTH - SOUTHERN SITE - LRD - STAGE 3

Lands South of the GDDR,(Kilternan Road) Dublin 18.

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ARCHITECTURE
AND URBAN DESIGN

ARCHITECTURAL AND URBAN DESIGN STATEMENT

December 2025

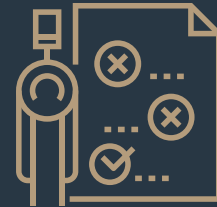
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1 INTRODUCTION



1.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

This Architectural and Urban Design Statement has been prepared in support of a Stage 3 Submission planning application by Durkan Glenamuck Developments Ltd. (the applicant) submitted to Dun Laoghaire - Rathdown County Council (DLR) for a proposed mixed-use development on lands measuring approximately 3.3 hectares in Kiltarnan, Co Dublin.

The proposal comprises 135 residential dwellings. The existing context of the site and its setting have been carefully considered and integrated in the design of this residential development.

The proposed scheme has been developed in a manner which employs best practice in terms of urban design and place making and relevant standards. To create a new sustainable and vibrant community in the Glenamuck - Kiltarnan area, a wide range of dwelling typologies and a mix of housing sizes are proposed. Duplexes and Housing combine to deliver a variety of built forms and unit sizes will range from 1-bedroom to 4-bedroom dwellings across the site.

Provision of public and communal open spaces, public realm boundary treatments, landscaping and lighting, refuse storage, associated drainage, attenuation and services, car parking and all associated site development works.

A full description of the proposed development is set out in the Planning Report prepared by Thornton O' Connor Planning Consultants and submitted as part of the LRD stage 3 application package. A suite of supporting documentation and drawings is also enclosed with this LRD stage 3 application and should be read in conjunction with this report.



Figure 1. EM RSES, Growing hierarchy, annotated by MCORM.

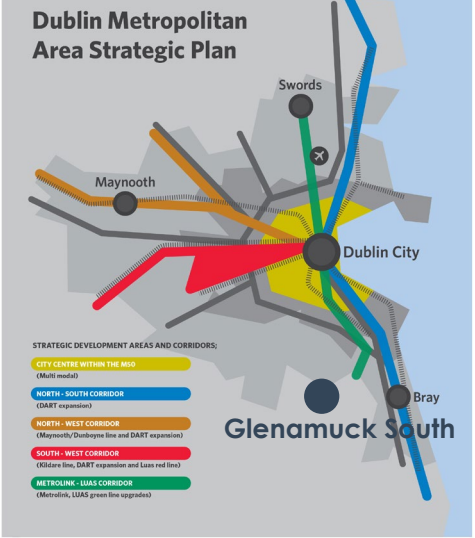


Figure 2. DMA Strategic Plan.

USE ZONING OBJECTIVES

- Objective A To protect and/or improve residential amenity.
- Objective A1 To provide for new residential communities in accordance with approved local area plans.
- Objective A2 To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.
- Objective B To protect and improve rural amenity and to provide for the development of agriculture.
- Objective DC To protect, provide for and/or improve mixed-use district centre facilities.
- Objective E To provide for economic development and employment.
- Objective F To preserve and provide for open space with ancillary active recreational amenities.
- Objective G To protect and improve high amenity areas.
- Objective GB To protect and enhance the open nature of lands between urban areas.
- Objective LIW To improve and provide for low density warehousing/light industrial warehousing uses
- Objective MH To improve, encourage and facilitate the provision and expansion of medical/hospital uses and services.
- Objective MIC To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.
- Objective MOC To provide for a mix of uses which complements the inner core, but with less retail and residential and more emphasis on employment and services.

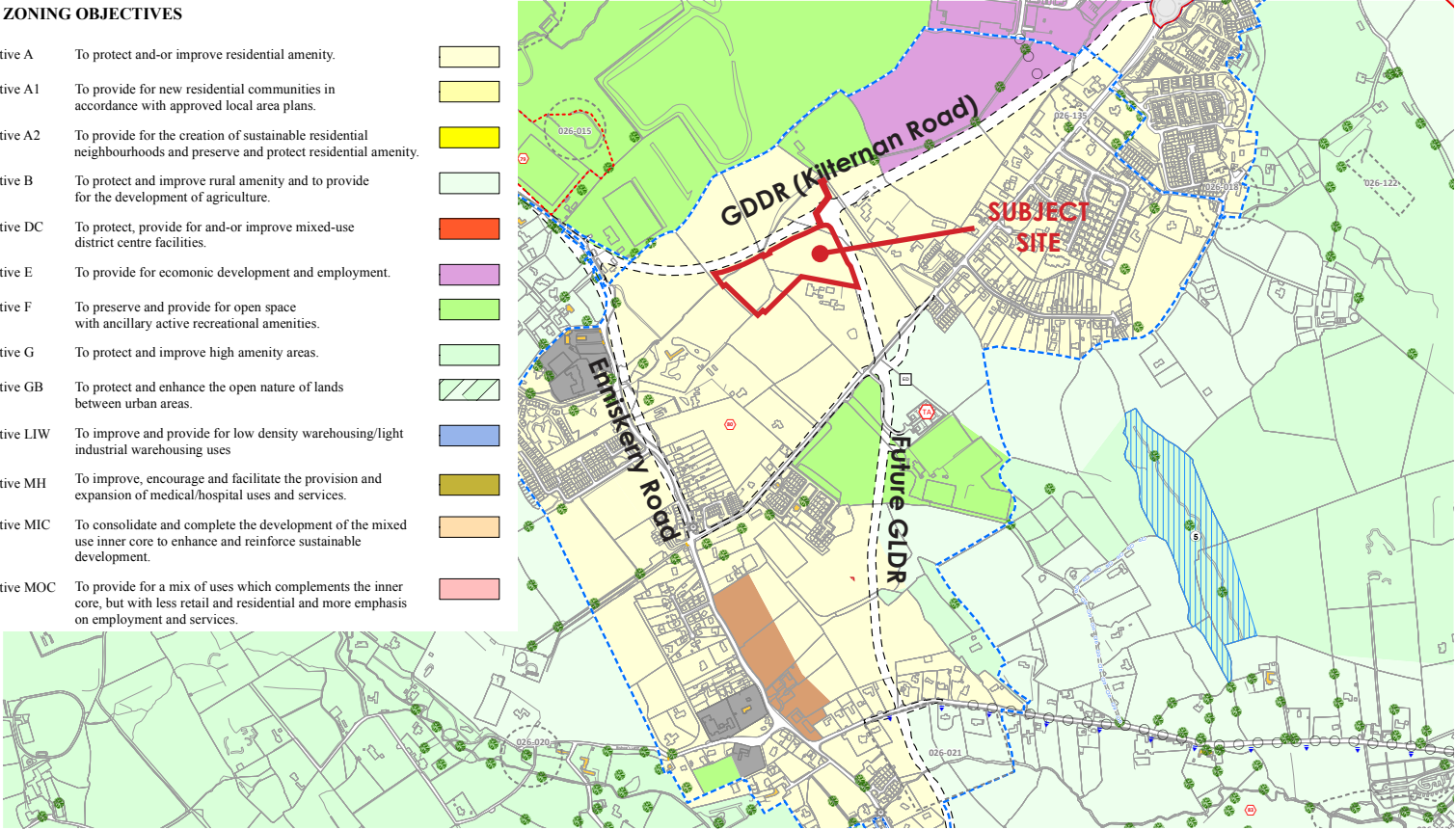


Figure 3. DLR County Development Plan, annotated by MCORM.

1.2 PLANNING FRAMEWORK

The subject site is located within Dublin Metropolitan Area, according to the Eastern and Midlands Regional Spatial and Economic Strategy (RSES). It is important to consider the location of this scheme within the Dublin Metropolitan Area Strategic Plan (MASP), within the radius of 15km to Dublin City Centre. The scheme has also had due regard to Project Ireland 2040 and the National Planning framework (NPF, 2025). According to the MASP, this development will contribute to the housing delivery objective established as it follows the compact growth strategy by increasing the density of an underutilised area zoned for residential development. The subject site has access to the LUAS Green Line - Metrolink corridor. There have been several planning applications recently granted for residential developments in the vicinity.

The regional planning framework has a particular objective to integrate land use and transportation on a coherent and sustainable basis. In this regard, the scheme will contribute to fulfil the following RPOs:

"RPO 5.2: Support the delivery of key sustainable transport projects including Metrolink, DART and LUAS expansion programmes, BusConnects and the Greater Dublin Metropolitan Cycle Network..."

"RPO 5.3: Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists".

The scheme has also been designed in line with the objectives of the DLR County Development Plan (CDP) and has due regard to the Kiltarnan - Glenamuck Local Area Plan. The housing allocation proposed, with a total of 135 units, will include a varied dwelling mix in terms of typology and size.

The Dún Laoghaire-Rathdown County Development Plan (2022-2028) sets a clear overall vision for the development of the county for the short and mid term, which states the following:

Vision Statement: The Vision for Dún Laoghaire-Rathdown is to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations.

The scheme considers the surrounding physical fabric and it aims to integrate naturally into the existing ad-hoc rural pattern. The proposed development will establish a more compact built environment to generate a landscape of active open spaces, streets and permeable connections. Existing natural assets such as mature trees, hedgerows and the golf stream will be retained and enhanced. The scheme is consistent with the zoning objectives established in the Dún Laoghaire-Rathdown County Development Plan (2022-2028) for the subject lands.



Figure 4. Draft Kilternan - Glenamuck Local Area Plan, annotated by MCORM.

1.2 PLANNING FRAMEWORK(cont.)

We acknowledge that the DLR Kilternan-Glenamuck Local Area Plan (LAP) is now published and we have taken the parameters set out in this document into account. The LAP sets the objectives of providing residential developments as well as transportation infrastructure on the lands which the subject site forms a part.

The LAP sets out the objectives within the site under the following headings :

- SDF4 - 1 Movement Objectives
- SDF4 - 2 Place making Objectives
- SDF4 - 3 Built form
- SDF4 - 4 Heights Objectives
- SDF4 - 5 Density Objectives
- SDF4 - 6 Environment Objectives

Please refer to Thornton O'Connor's planning report for further information and statement about the applicable local planning framework for this development.

1.3 RELEVANT DOCUMENTS & TECHNICAL GUIDANCE

MCORM Architecture and Urban Design have prepared this design statement to demonstrate how the proposed development has had full regard to applicable national and local policy, relevant technical guidance documents and best practice criteria, which are outlined below:

NATIONAL & REGIONAL PLANS & GUIDANCE

- Housing for All - A New Housing Plan
- National Planning Framework (NPF)
- Regional Spatial & Economic Strategy for the Eastern & Midland Region

MINISTERIAL GUIDELINES

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities(2024)
- Urban Development and Building Heights – Guidelines for Planning Authorities (2018)
- Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025)
- Design Manual for Urban Roads and Streets (2019)
- The Planning System and Flood Risk Management Guidelines 2009
- Appropriate Assessment of Plans and Projects in Ireland
- Childcare Facilities – Guidelines for Planning Authorities 2001

LOCAL POLICY: DUN LAOGHAIRE - RATHDOWN (DLR) COUNTY COUNCIL DEVELOPMENT PLAN (2022-2028)

- **Objective A: 'To provide residential development and improve residential amenity while protecting the existing residential amenities.**

KILTERNAN - GLENAMUCK LOCAL AREA PLAN

- We have had regard to the LAP in the proposed scheme.



Figure 6 Key Indicators of Quality Design & Placemaking. Source: Department Housing, Local Government and Heritage, 2024.

2 SITE CONTEXT





Figure 7. Spatial context, Dublin Metropolitan Area

2.1 RELATIONSHIP WITH REGIONAL CONTEXT

The application lands are located in the Glenamuck North Character Area in a semi-rural context within the Dublin Metropolitan Area, in the administrative area of Dun Laoghaire - Rathdown.

It is approximately 15km distance to Dublin City Centre and c.1.9km from the closest LUAS station (Ballyogan Wood), at Carrickmines to the north east.

The lands enjoy a rich surrounding landscape. Glenamuck North occupies an elevated position with the Dublin Mountains as its backdrop to the west and panoramic views of the sea in the east.

Sandyford, Carrickmines and Dundrum are the major urban centres in close proximity to Glenamuck North, with a high provision of strategically zoned lands related to employment, services and retail.

The new Glenamuck District Distributor Road (GDDR), also known as Kiltiernan Road, and the Glenamuck Link Distributor Road (GLDR), also known as Kiltiernan - Glenamuck Link Road network links Glenamuck North to the main high-capacity transport infrastructure, the M-50 and the LUAS green line, which efficiently connect the location with the wider metropolitan and national transport networks.

The provision of the GLDR (under construction) and GDDR, will improve overall vehicular mobility in the area and provide for better access to existing proximate retail and office hubs in Sandyford, Carrickmines, Dundrum and Dun Laoghaire.

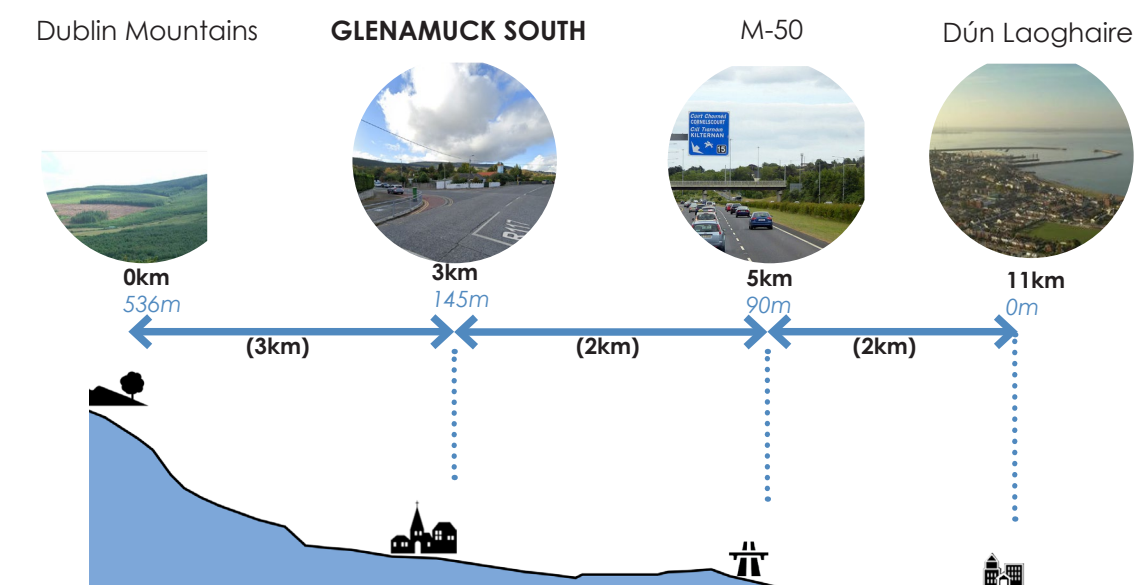


Figure 8. Indicative site section diagram

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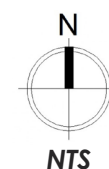


Figure 5. Site location aerial view showing boundary of the subject site. Source: MCORM, 2025

2.2 SITE DESCRIPTION

The subject site is located to the south of the planned Kiltiernan Road, west of the Kiltiernan – Glenamuck Link Road and east of Enniskerry Road. It adjoins Glenamuck Manor residential scheme to the South. The site has a 220kV power line running from north to south through the centre of the site.

The Kiltiernan - Glenamuck area is currently serviced by Bus routes No. 44, L26 and 118. Once the GLDR and the GDDR are operational the site will be approx. 1.0 km (c. 10-12 minutes walking distance) from Carrickmines Retail Park, 1.9 km (c. 15-20 minutes walking distance) from the Ballyogan Wood Luas Stop and c. 1.5km (c. 4 minutes driving distance) from Exit 15 on the M50 motorway. The LUAS and Carrickmines are easily reachable by short bike ride. The most notable features within the area are a pub/restaurant; a petrol filling station and shop; a car garage and auto service, a crèche and schools such as Kiltiernan Church of Ireland National Schools and further education facilities, Our Lady of the Wayside National School and Kiltiernan Adult Education Centre. Wayside Celtic Football Club is to the south of Glenamuck road and Kiltiernan Parish Tennis Club to the west of the Enniskerry road. 2 churches are located at either end of Kiltiernan village. Many of the existing buildings in the immediate area are a mix of 2-3 storey housing, 2-3 storey duplexes and 4-5 storey apartment blocks. Some of these facilities and amenities are highlighted on the aerial view adjacent and the street view images overleaf.

The application site lands are surrounded by pattern of low density built fabric comprising older low-rise housing and cottages together with more recent medium density Housing, Duplex and Apartment developments against the backdrop of the Dublin mountains.



Figure 6. Drone image highlighting subject site within the context of Glenamuck. Source: MCORM, 2025.



PHOTOGRAPH VIEW POINTS

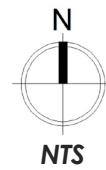


Figure 11. Site photographs showing local context of Kiltiernan Source: MCORM, 2025

2.3 SITE CONSTRAINTS AND OPPORTUNITIES

The context of the application site has been carefully considered with its unique constraints and opportunities informing the design and these are illustrated in the Figure 12. opposite.

PLANNING CONSTRAINTS AND OPPORTUNITIES

The design process has taken into account of the Kilternan - Glenamuck Local Area Plan, and the DLR County Development Plan, which all focus on creating a vibrant residential environment with a strong sense of place and high-quality urban design. As envisioned in the LAP the scheme will feature a north west -central green spine composed of landscaped, well-connected open spaces, promoting safe and accessible pedestrian and cycling routes throughout the area and connects to adjacent open spaces and lands. The following zoning objective influence the development of the site:

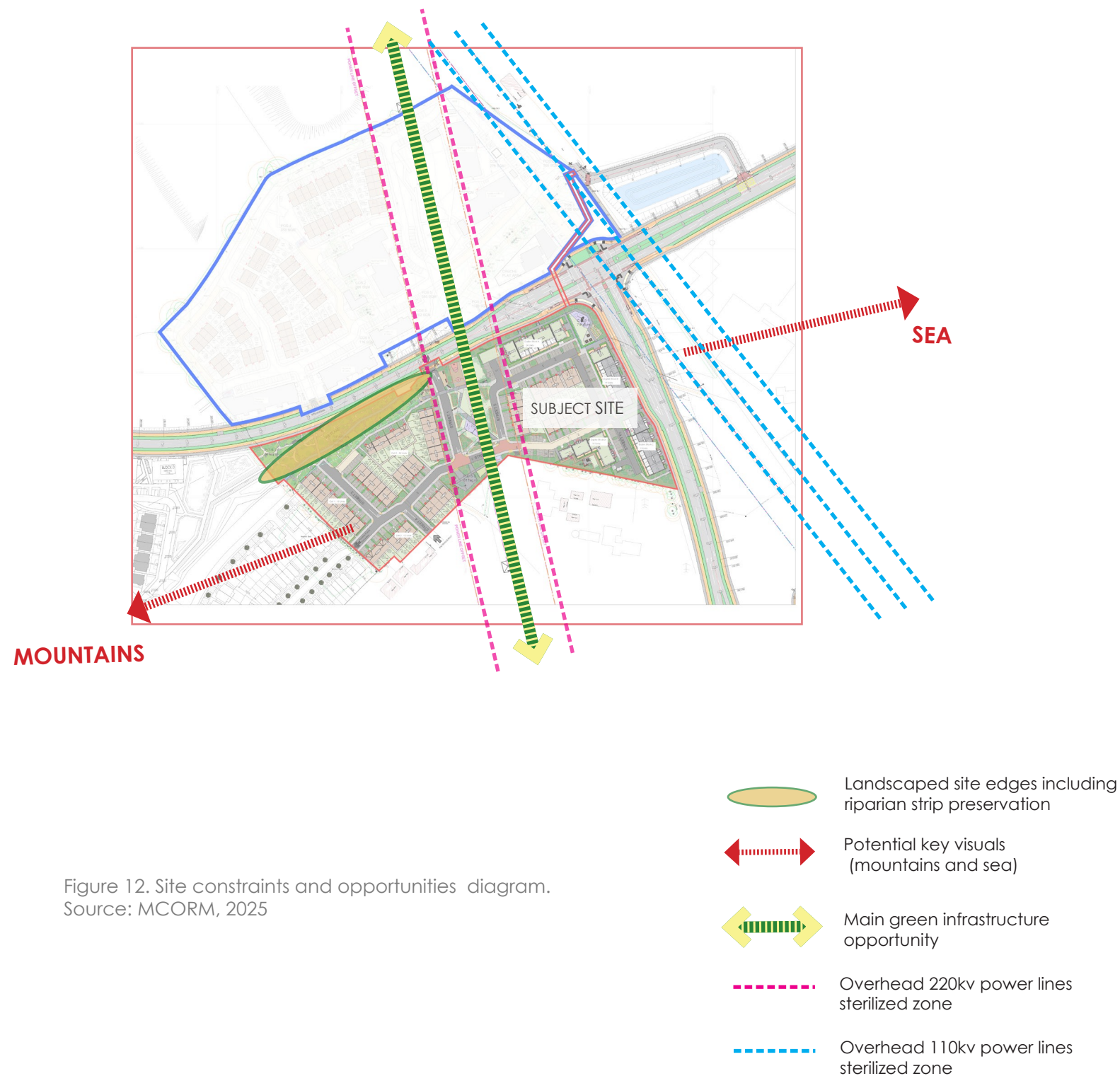
1. Objective A: 'To provide residential development and improve residential amenity while protecting the existing residential amenities.'

PHYSICAL CONSTRAINTS AND OPPORTUNITIES

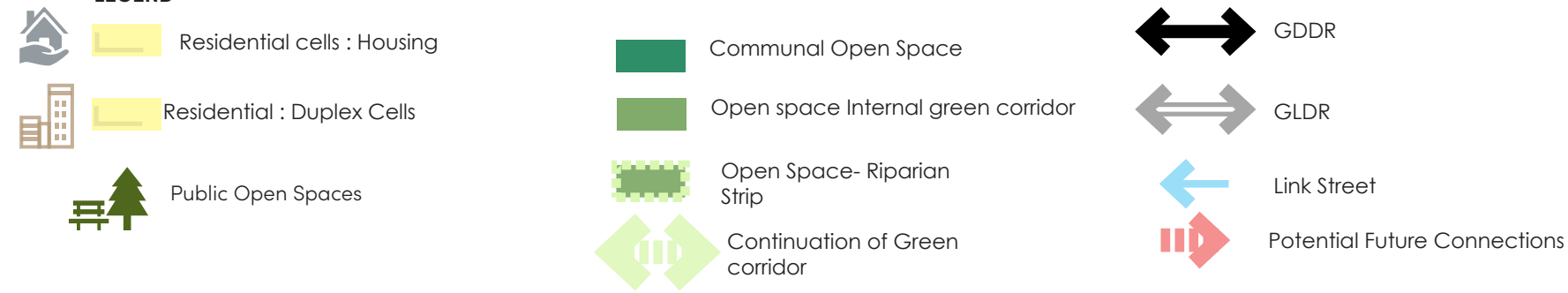
The key urban design considerations informing this scheme can be summarized as follows:

- The Interface along GDDR and the GLDR;
- Adequate response to the existing constructed surroundings namely the adjacent Glenamuck Manor development;
- Retention, where possible, of existing hedgerows;
- Pedestrian and cycle connection to provide a significant permeability with the adjacent development, existing context and the future masterplan lands to the north
- Anticipating future connection and movements;
- Cohesive Building Form, Typologies and Density
- Integration of Opens Spaces: usable and functional
- Optimizing the views of the Dublin mountains and the sea
- A significant constraint on development is presented by the corridor created by an existing 220kV overhead electricity line with associated pylons running in a north-south direction across the center of the lands as well 110kV overhead electricity line that runs along the eastern boundary.
- A riparian strip for the existing "Golf stream" runs along the north western boundary of the subject site

The proposal has had due regard to all of the above opportunities and constraints of the site.



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2.4 SITE STRATEGY AND INTEGRATION

The emerging development proposed in this application is residential in nature and carefully integrates the main key principles envisaged in the DLR development plan and the LAP. The proposed scheme will be well integrated within the context of Glenamuck and Kilternan. The proposal aims to integrate large public open spaces harmoniously with the residential cells throughout the scheme, creating a strong sense of place.

It is submitted that the proposed development accords with the policies, objectives and the main principles set out in the Development Plan and has regard to the LAP. The proposed 135 no. unit scheme :

- Encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces, in accordance with DMURS;
- Provides a range of dwelling types that are suitable to a variety of households and tenures;
- Incorporates supporting functional public and private open spaces that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable; and,
- Provides high-quality architectural designs that positively contribute to the built environment and local streetscape, while incorporating energy efficiency and energy conservation into designs.

The proposed development is relatively compact in nature, providing an appropriate medium density of 44.8 units per hectare in accordance with the Sustainable Residential Development and Compact Settlements Guidelines, the context and character of the surrounding area and in consideration of the site specific context.

Figure 13. Concept of site strategy. Source: MCORM, 2025

3 URBAN DESIGN RATIONALE





The urban design rationale outlined below identifies the key issues considered in the design process for the proposed residential scheme on the site, with regards to the 4 indicators set out in The Compact Settlement Guidelines, as follows:

3.1 SUSTAINABLE & EFFICIENT MOVEMENT

The overall proposed site layout creates a permeable and pedestrian-friendly built environment with an efficient and balanced urban network that favours linkages across the site and towards proximate areas of interest (adjoining residential developments namely Glenamuck Manor, the future residential lands to the North and strategic employment areas such as Carrickmines).

3.1.1 Strategic connections

The proposed 135 dwelling residential community has a strategic significance due to its proximity to the future GLDR and GDDR. This link will accommodate all forms of movement, pedestrian, cycling and vehicular. The design intent is to provide contained vehicular entrances and internal circulation within the development, in order to discourage outside traffic from circulating across the scheme and encourage most vehicular traffic to use the planned GLDR for journeys to external destinations.

The scheme will be accessed from 2 no. points to maximise permeability; 1 vehicular entry point along the GDDR to the north as well as a secondary vehicular connection to the adjoining Glenamuck Manor to the south. Please refer to Meinhardt Consulting Engineers report for further details.

The proposed development provides the opportunity for pedestrian and cycling connections through the proposed Green Corridor Public Open Space, that runs north to south beneath the 220kV Power lines. It is proposed that this green corridor stretches across to the future masterplan northern lands linking two sites. The retention, enhancement and integration of existing natural site assets and amenities, including mature trees, hedgerows and the Golf stream riparian strip has informed the final layout. The site strategy will therefore exploit the natural features of the site to deliver a ready made sylvan and nature - integrated setting

3.1.2 Permeable street network

As highlighted opposite in figure 14, the proposed development is configured along the east-west GDDR meeting the GLDR along its eastern boundary. This main internal street which runs underneath the 220kV power lines gives access to the different residential cell east and west of this sterilized zone, via local link streets that are designed to optimise sustainable movement, particularly pedestrian and cycling modes. Along with a legible built form, the hierarchical nature of the internal street network, including the Link Street, Local Link Streets contributes to safe, intuitive and inclusive navigation within the site.

3.1.3 Street design (DMURS)

All streets, including carriageways, footpaths and cycle paths, have been designed in accordance with DMURS aiming to calm traffic within the development and enabling safe and comfortable movement of vulnerable users. Please refer to Meinhardt Engineering Consultants drawings and reports accompanying this planning application for further detail of DMURS compliant street design.

Figure 14. Concept of site street strategy. Source: MCORM, 2025

3.1.4 Promotion of sustainable movement

The site strategy facilitates multiple clear and accessible links to the adjacent lands for pedestrians and cyclists, encouraging these modes of making short journeys within Glenamuck and Kilternan village. Pedestrian links will be formed within openings in the new low wall along GDDR and the GLDR bounding the scheme. Cycling within the proposed development has been developed in accordance with the National Transport Authority's (NTA) National Cycle Manual (NCM). For the proposed development cycle provision is on street in a shared environment in a low traffic and low speed environment. Dedicated cycle tracks are provided for along the route of the GDLR and GDDR.

As shown in figure 15, pedestrian movement to external locations will be promoted by means of providing high permeability along all scheme edges. The strategy for the overall masterplan of the lands was taken into consideration in the proposed scheme as illustrated in the diagrams below and adjacent. The scheme is cognisant of maximising pedestrian permeability from within the development out to the primary bus corridor route.

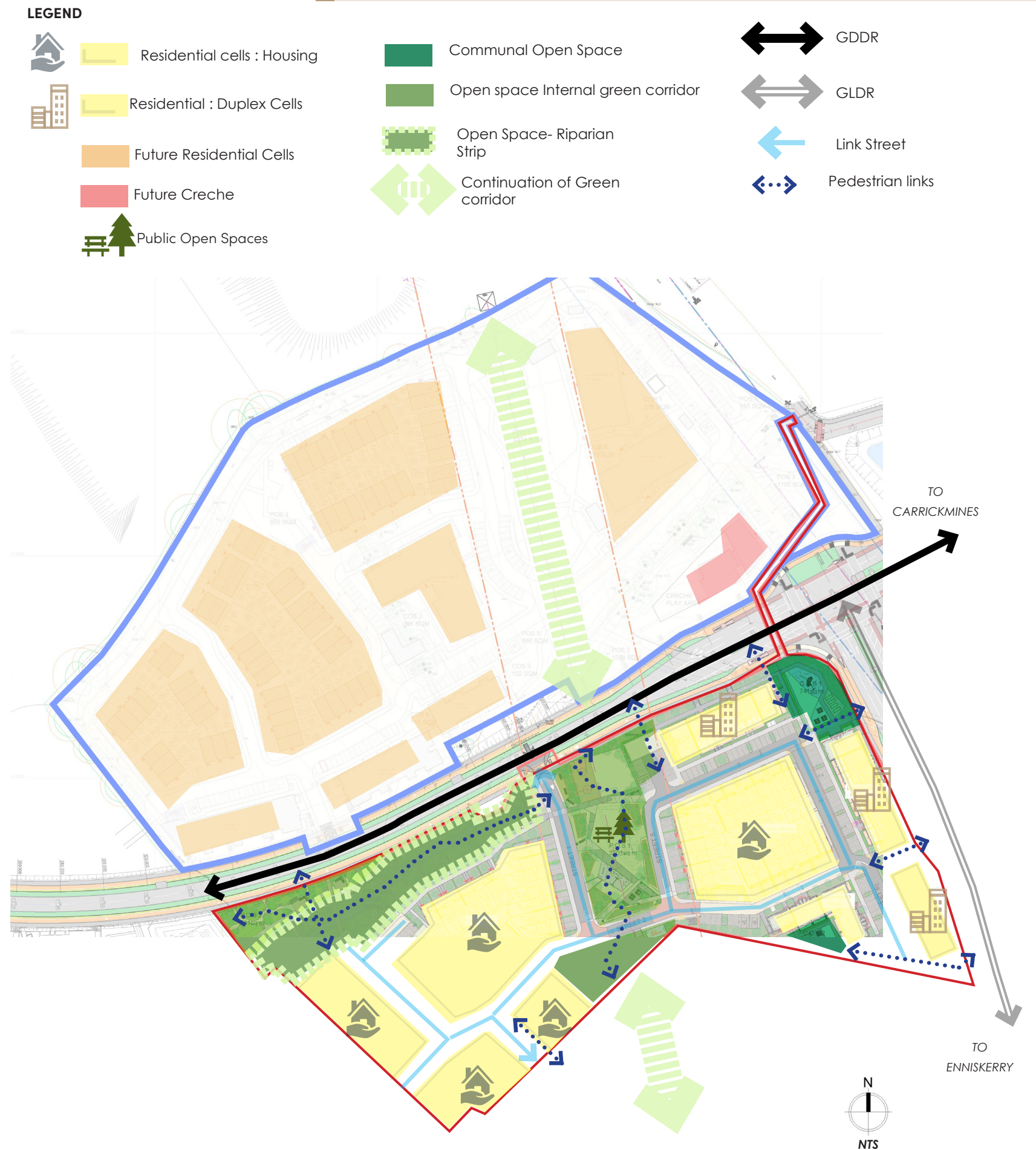


Figure 15. Schematic of street network layout and pedestrian/cycling main routes. Source: MCORM, 2025.

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- Lands in ownership of Cowley (Adjoining Landowner), not subject to this application
- Site boundary in planning application
- Exclusions
 - Riparian Strip Area - Golf Stream
 - Drainage Area

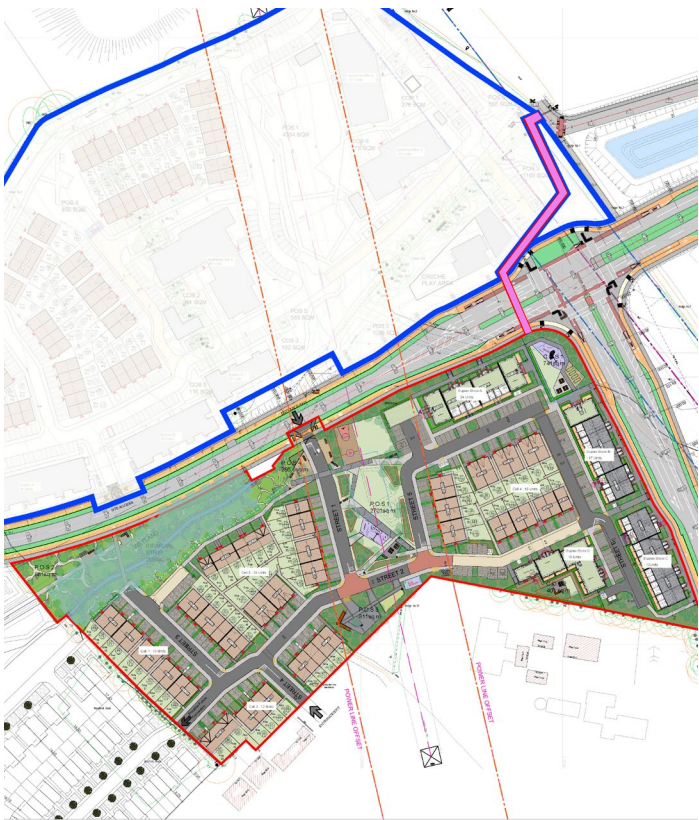


Figure 16. Schematic detailing the exclusions & how residential net density is calculated. Source:MCORM, 2025

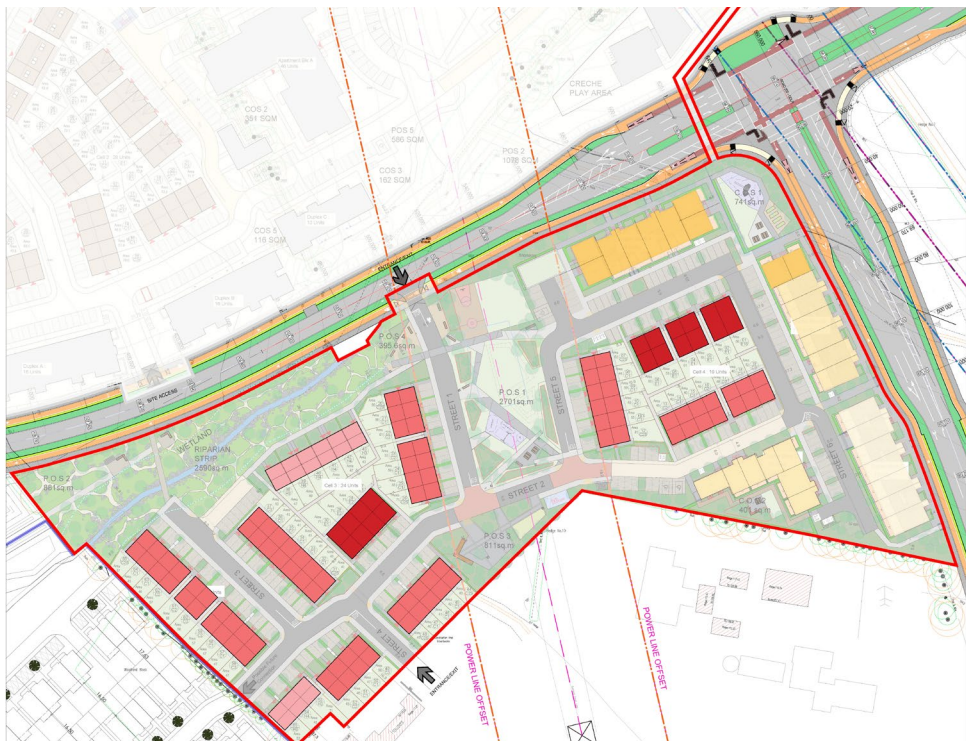
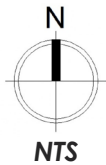


Figure 17. Site layout plan illustrating housing variety. Source:MCORM, 2025

3.2 MIX OF LAND USES

3.2.1 Appropriate mix of uses and intensities

The proposed scheme makes the most of the potential that the site offers, in particular:

- Delivering an appropriate residential density. The proposed scheme delivers 135 units, representing an appropriate net density of c.44.8 dwellings per hectare, which is calculated as illustrated opposite and in accordance to the Sustainable Development and Compact Settlement Guidelines (2024).
- Incorporation of a series of open spaces
- Continuing the Green link corridor providing connections to the future northern lands. by providing widened footpaths this encourages short journeys to be made by foot and bicycle.
- The scheme offers a good mix of different unit sizes and accommodation choices to cater for a range of differing households.
- A Creche is proposed in the future masterplan of the northern lands directly adjacent this subject site.

3.2.2 Housing variety

Within the proposed residential component of the development there is a broad range of dwelling types laid out in a series of cells all interconnected with each other within walking distance of areas of public open space. Higher concentrations of residential density in the form of duplex blocks are located at prominent locations, such as the corner of GDDR and GLDR and along the alignment of both road frontages.

There are 135 dwelling units being proposed, 65 houses and 70 duplexes

Throughout the development there are 3 no. principal house types proposed. These vary in form and are terraced & semi-detached. The mix of dwelling type and size will facilitate lifetime housing, providing a variety of accommodation choices for households including singles, couples and families For example should older people need to down size at any stage, they can move within their own development into a small dwelling if and when their space requirements change. Similarly younger owners can trade up to larger units later in life as the need arises.

LEGEND

- | | | |
|---|---|--|
|  2 BED HOUSE |  4 BED HOUSE |  1/2/3 BED DUPLEX UNITS (3 storeys) |
|  3 BED HOUSE |  1/2/3 BED DUPLEX UNITS (4storeys) | |

3.3 GREEN AND BLUE INFRASTRUCTURE

Blue and green infrastructure, constraints and opportunities have informed the development since initial stages of design. The urban design proposed is well-informed by a multidisciplinary design team of consultants and specialists with an essential input on how nature is integrated in the overall layout and on a careful approach addressing sustainable urban drainage in both the public realm and private/semi-private outdoor and indoor areas.

3.3.1 Integration of nature and biodiversity

The topography of the site is predominately flat in nature with a slope towards the eastern corner of the lands. There are existing natural physical features on the site such as the existing tree line to the south eastern boundary and the riparian strip that bisects the north western portion of the lands from west to east. Hedgerows and trees are to be retained in so far as possible and integrated in the proposed network of landscaped open spaces.

Please refer to the arborist and landscape report for further details.

3.3.2 Open Space Network

The Public and Communal Open Space provision for this planning application is detailed below:

The most prominent open spaces are as follows:

- **POS 1**, This forms a new linear parkland at the heart of the scheme forming a green spine, easily accessible to the new residential neighbourhoods (2701 sq.m).
- **COS 1**, this space forms the corner of the site at the junction of the GDDR and the GLDR fronted by two no 4 storey gate way point blocks overlook this amenity space (919sq.m)

PUBLIC OPEN SPACES	P.O.S 1	2701 sqm
	P.O.S 2	881 sqm
	P.O.S 3	811 sqm
	P.O.S 4	395 sqm
	*Riparian Strip	*2590 sqm
COMMUNAL OPEN SPACES	C.O.S 1	741 sqm
	C.O.S 2	401 sqm
Total Open Space*		4788 sqm
Total Open Space (overall)		7378 sqm

*Riparian Strip not included in the total open space .

Communal semi- private open spaces is provided for duplex units. These areas are clearly defined by the proper built forms while designed in spatial continuity and integration within the overall network of landscaped open spaces throughout the scheme. These communal amenity areas are provided generously over the minimum requirements established by the Design Standards for New Apartments (2025). A total of 1142 sq.m communal open space has been allocated within this scheme. Please see below diagram for locations.

In summary, Public open space provided for this application is 4788 sq. m (15.89% of the net developable area). Nature and biodiversity will play an active role in the central green spine, the riparian strip and all other Public open spaces. They will support a continuity and enhancement of existing ecosystems within the rural context of the scheme. Further detail is set out in the report prepared by the landscaping consultants, NMP, which forms part of this application.



Figure 18. Public Open Space site's concept within this planning application. Source: MCORM, 2025.



3.3.3 Nature-based Urban Drainage (SUDS)

In accordance with the Greater Dublin Strategic Drainage Study (GDSDS) it is proposed to use Sustainable Urban Drainage systems (SUDS) for managing storm-water for the proposed development. The aim of the SUDS strategy for the site will be to:

- Attenuate storm-water runoff.
- Reduce storm-water runoff.
- Reduce pollution impact.
- Replicate the natural characteristics of rainfall runoff for the site.
- Recharge the groundwater profile

The SUDS strategy has been carefully designed with an interdisciplinary approach among the consultants involved in the design team, resulting in an integration of nature-based SUDS engineering in the masterplanning, urban design and landscaping of the proposed development.

An assessment of the potential SuDS that could be incorporated within the site was conducted using the SuDS Manual, CIRIA 753. The SuDS elements which were found applicable to the proposed scheme design and layout include the following:

- 1- Permeable Paving for driveways and for on-street parking under the control of the management company of the Duplex blocks;
- 2- Swales providing additional storage at source and also providing additional treatment of run off.
- 3- Tree Pits –run-off from roads will be directed towards tree pits where allowable. Additional treatment of run-off and additional storage volume is provided within the stone build-up below the tree pits.
- 4- Bio retention areas –runoff from roads / paths will be directed towards rain gardens where allowable providing treatment and additional storage volume at source.
- 5- Pedestrian/green links to drain to surrounding landscape for reduction and treatment of run-off;
- 6- Underground storage in the form of 'Stormtech' units or similar approved systems to store runoff from a 1 in 100-year event. The storage systems will be designed to maximise water quality.
- 7- In accordance with the CIRIA SuDS Manual 2015, green roofs can be used to treat and attenuate run off in their substrate and support root uptake of water. Green roofs can increase the indigenous biodiversity and is encouraging environmentally design strategy, which is in accordance with the objectives as specifies in the Greater Dublin Strategic Drainage Strategy (GDSDS) and in Appendix 7.2 of the DLRCC County Development Plan 2022-2028.
- 8- Hydrobrake flow control will be used.

Please refer Roger Mullarkey and Associates engineering drawings and reports accompanying this application for further detail on the SUDS layout and surface water management specifications.

Figure 19. Indicative images illustrating the measures included in the proposed SUDS strategy across the site Source: MCORM, NMP, RMA , 2025.