

Legend

- Open space: **public**
- Communal semi-private open space
- Private open space (house rear gardens)

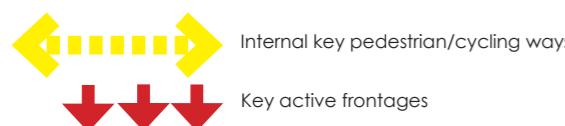


Figure 22. Interface with Public realm diagram. .Source MCORM 2025

3.4.2 Interface of buildings and the public realm

The site is bound by the GDDR to the north and GLDR to the east, combined with a sterilized zone underneath 220kV power lines in the centre of the site and the riparian strip to the north west. The proposed development seeks to unlock these spaces between these undevelopable areas, comprising the various open spaces, streets and routes and its integration is crucial to the success of the proposed development.

This public realm consists of incorporating existing landscape features such as the area of hedgerows/ golf stream ditch into a new linear parkland at the front of the scheme, easily accessible to the new residential neighbourhoods.

The Central open space itself, a landmark landscaped open space shall provide a community amenity that can be used for a variety of outdoor neighbourhood events, in addition to being the main entrance of the scheme. This space will facilitate many functions, from casual play opportunities for children to community events. It is intended to be a destination open space amenity for the residents of the new neighbourhoods and beyond.

Nature and biodiversity will play an active role in the linear park and central green spine. They will support a continuity and enhancement of existing ecosystems within the rural context of the scheme.

In all cases, including the lower scale housing cells, the perimeter configuration of the buildings mean windows and doors provide activity onto every street and public realm area. All open spaces will be fully overlooked to ensure passive surveillance and safety for the user. The juxtaposition of the buildings proposed to existing and proposed landscaped features, makes way-finding throughout the development easy and logical.

The Duplex blocks A,B and C will front the new GLDR and GDDR. The increase in scale at the junction of these roads and bookending each block to 4 storeys will appropriately address the expanse of the new roads whilst containing the communal open space between blocks A & B

Further detail is set out in the report prepared by the landscaping consultants, NMP, which forms part of this application.

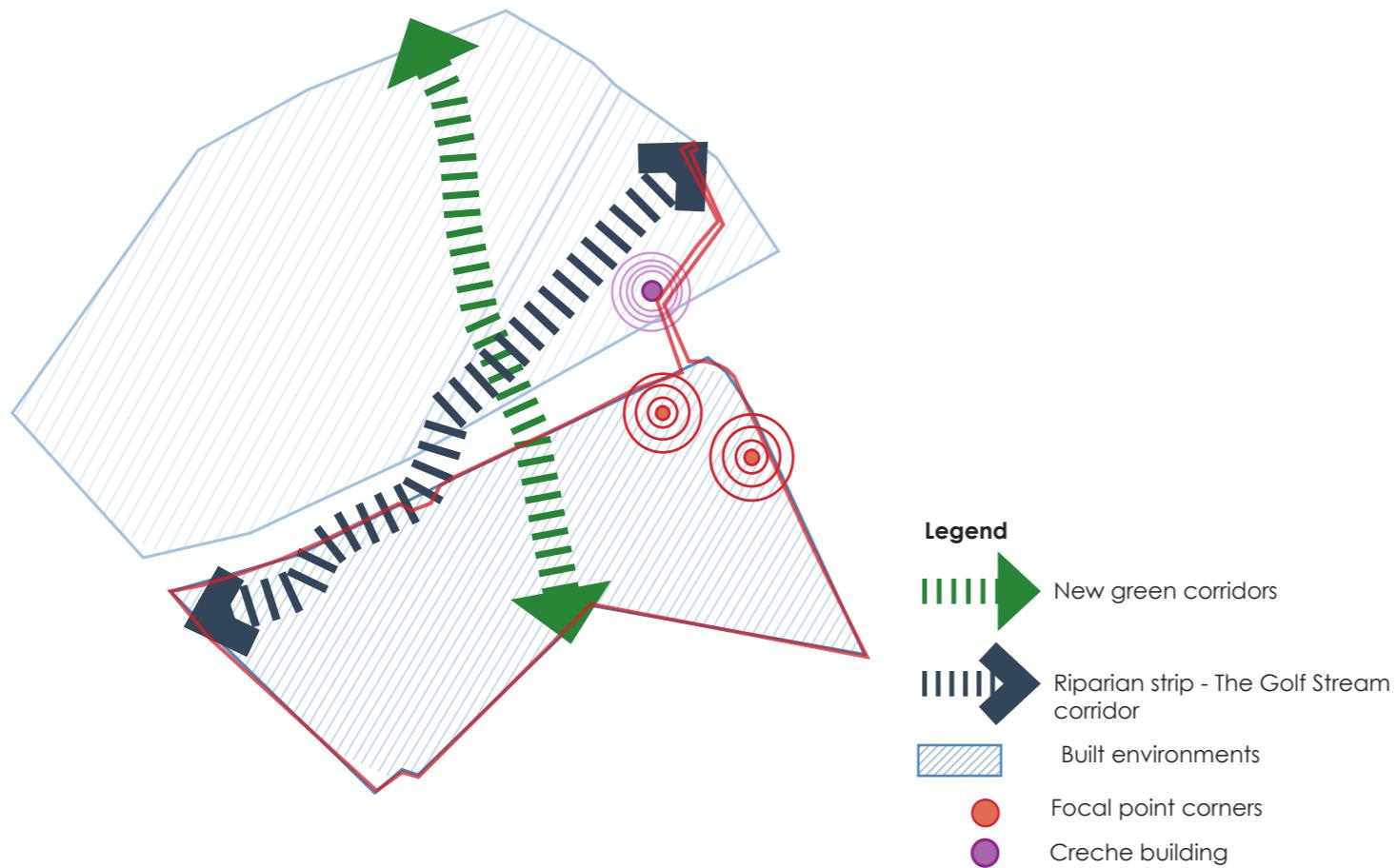


Figure 23. Masterplan conceptual diagram of distinctiveness and focal points including landscape features.

3.4.3 Integration with existing context

The Masterplan lands are bisected by the GDDR, with the northern lands to follow in a subsequent application, the built form of the entirety of the lands can be seen in the diagram adjacent. The southern lands currently consist of greenfields defined by a network of distinctive hedgerows and clusters of mature trees to the south. In its undeveloped form, these features are currently not accessible to the wider public/ community.

The proposed development seeks to create an appropriate urban solution of built forms and edges that respond to the various conditions along its interface with the GDDR and GLDR, as well as creating a new distinctive neighbourhood.

It is proposed that a distinctive character area will give this scheme an identifiable sense of place, through a combination of building typology, materials and finishes, individual unit design proportion and open space design.



Figure 24. CGI view along street 2 . Source : 3DBB 2025



Figure 25. CGI looking west along the GDDR Source: 3DBB 2025

3.4.4 Distinctiveness & Detail Design

Two distinctive character areas are proposed across the masterplan lands, one to the north and one to the south (subject site). These precincts are defined by differences in building design and finishes /materials and subdivided by new GDDR and the retention of existing site features/ landscaping, therefore integrating and enhancing natural assets within the overall urban design of the scheme.

Southern Character Area

The subject site which is bisected by the central green corridor forms the southern character area as indicated in the key plan in Figure 26

The buildings proposed on the lands include a mix of 3-4-storey duplex blocks and 2 storey houses. This character area will benefit from the retained Golf Stream line which incorporates walking paths along its edge as well as a large public open space in the centre of this character area. The interface with the GDDR & GLDR has been reinforced using a four storey contemporary Duplex typology to strengthen the built edge along the both roads north and east of the scheme. This announces the scheme as one travels north from the Kilternan Village, west from Carrickmines and east from Enniskerry road with a more compact form of development forming the housing cells further into the scheme. The vehicular entrance from GDDR is flanked by housing to the west and the large open space to the east. The secondary entrance from Glenamuck Manor is flanked by housing either side and site entry units directly in front of the entrance announcing the residential scheme.

Feature stone boundary walls with railings run along the footpath allowing for a visual connection to the scheme whilst protecting the amenity spaces from what will be a heavily trafficked GDDR and GLDR.

The typological diversity proposed will be unified by sharing the same brick type; grey/buff colour. Houses will also present render walls and stone or render expressed bands around external openings and lintels ,as indicated in architectural drawings and in detailed elevations below.



Figure 26. Key plan of character areas



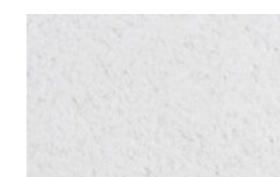
Buff brick



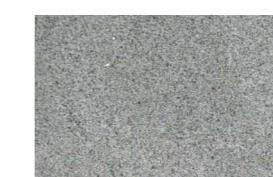
Red brick



Grey brick



Render



Recon Stone/
Render Bands
in window
surroundings



Dark Render
(in Duplex blocks)

Figure 27. Materials pallet for the overall scheme