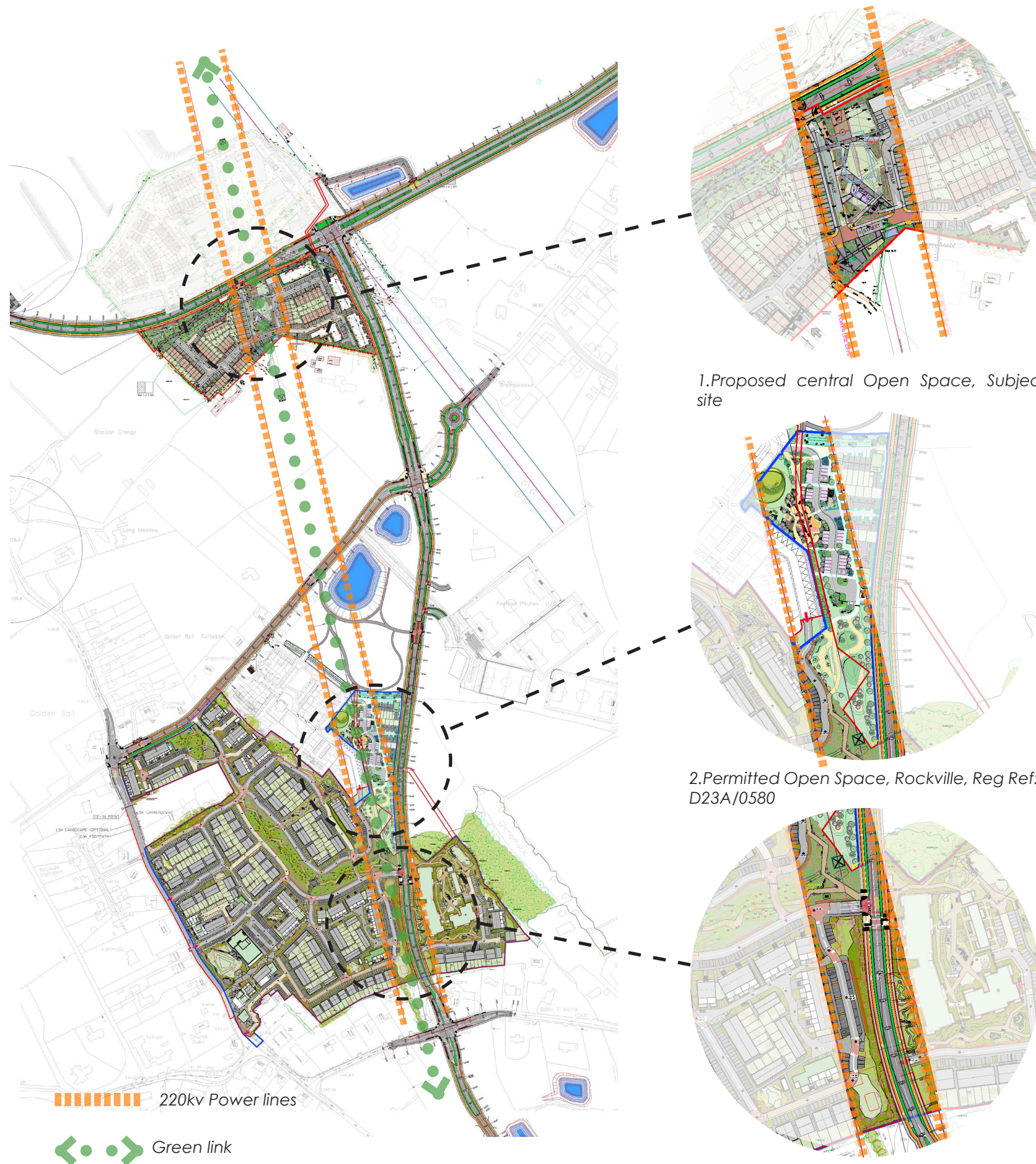


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APPENDIX A. RESPONSE TO LRD OPINION



Please refer to the submitted Thornton O'Connor's Planning Report for the complete response to the LRD opinion. Commentary regarding Architectural and Urban Design items are provided below:

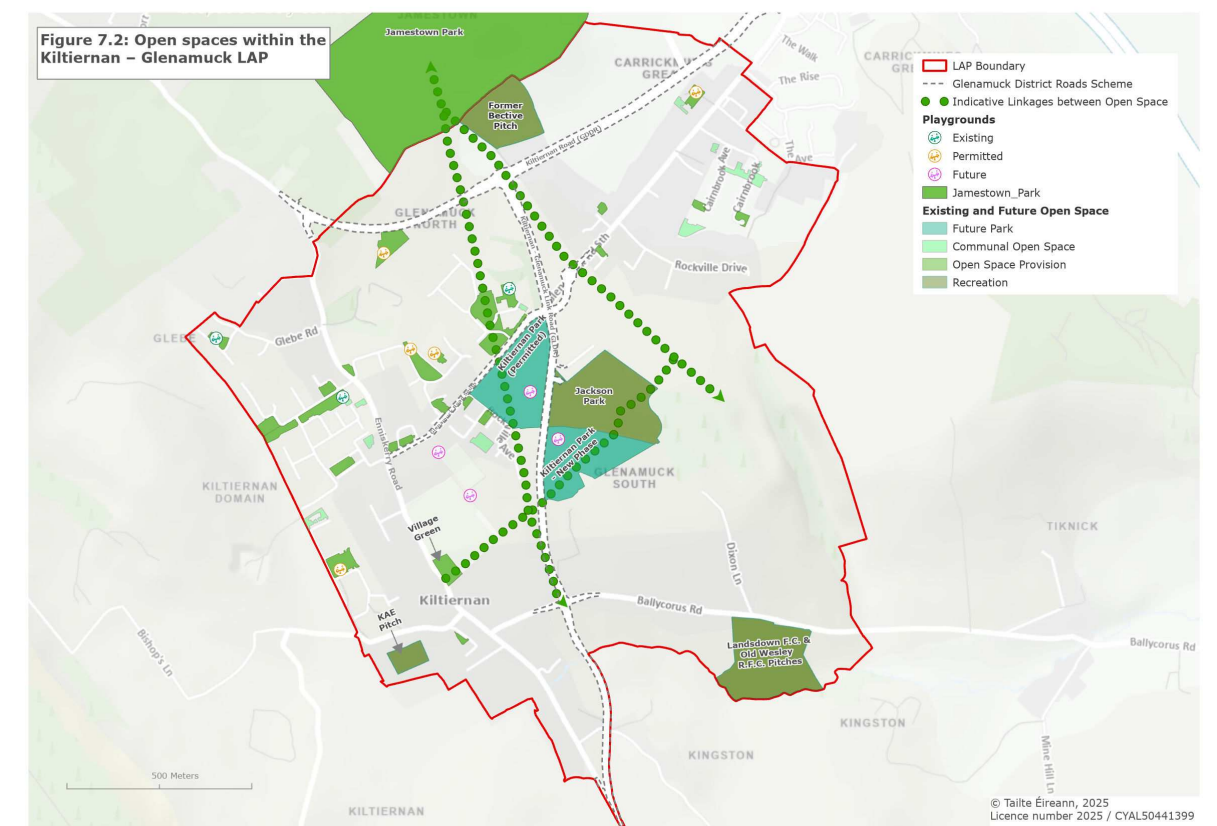
Item 5

Layout

The Planning Authority recognises the constraints faced by the applicant with powerlines crossing the site. The planning authority note that the powerlines impact on the layout of the site and how the scheme successfully addresses the GDDR and GLDR on the current site and the northern site. The applicant is requested to review the approach taken to the issue of Public Open Space on nearby sites under the same 220kv lines as regards the extent to which these areas can be considered part of the public open space provision for the site, or must be counted as additional open space.

RESPONSE: We note that a precedent has been set in the nearby sites of Rockville and Kiltiernan Village with the open spaces beneath the 220kv power lines in each scheme. The open space in the subject site comprises various different uses, casual play, formal play and pedestrian routes. There is also a quantum of open space to the western side of the site which is not in the riparian corridor. We have also proposed a significant over provision of Communal open space, approximately 3 times the required quantum.

As set out in the Kiltiernan - Glenamuck LAP document., it is an objective to link the open spaces along a green corridor which can be seen in the extracts below and the adjacent site plan, showing the connection via this green corridor linking Kiltiernan Village, Rockville and the subject site.



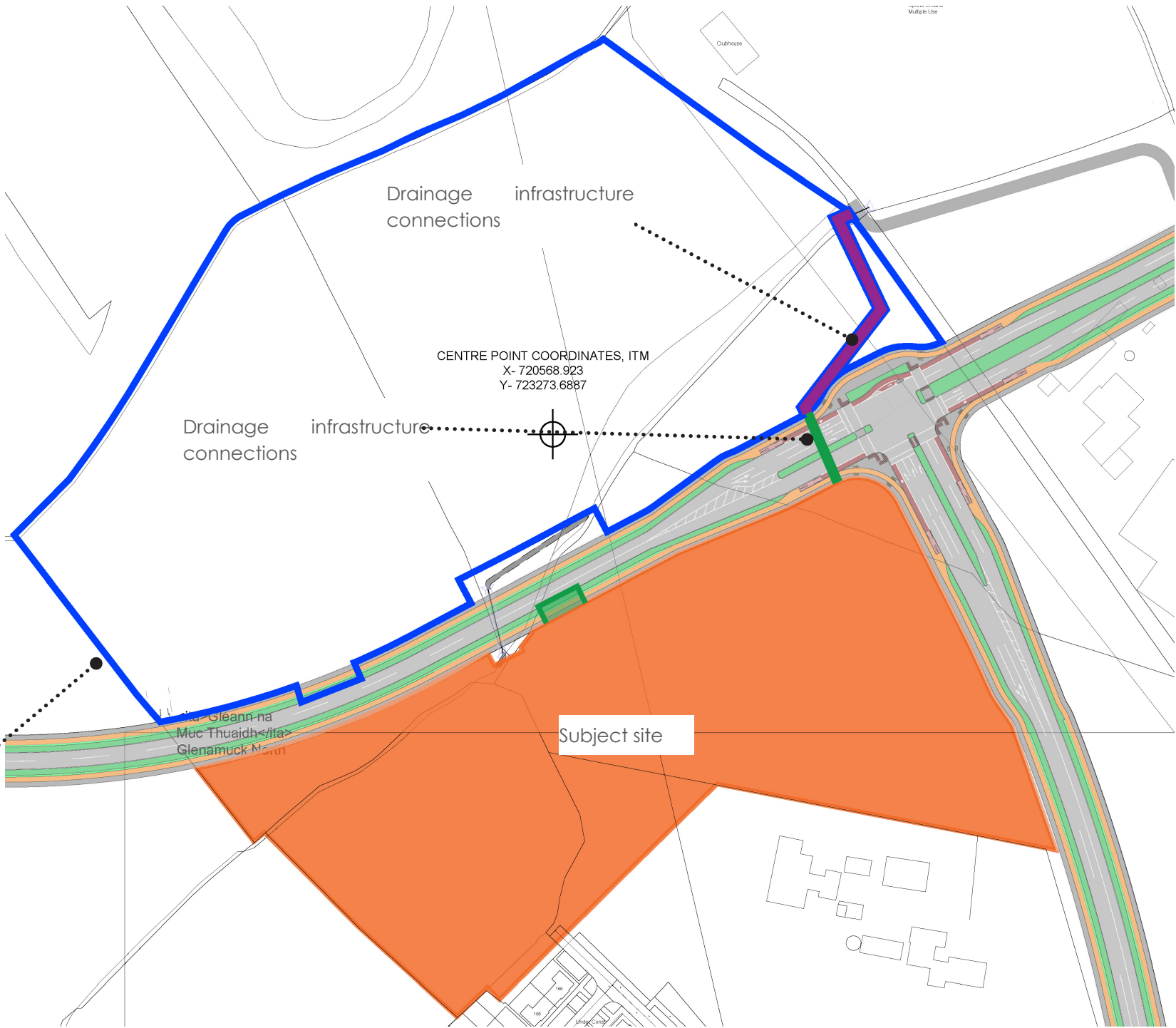
Item 6

Layout

The applicant is requested to provide details of how the current and the northern site are to be linked ie. Clarity on the red and blue lines, include details of shared services / infrastructure proposals.

RESPONSE: Please refer to the Site Location maps included in the planning submission, drawings AR1005-1006 for red and blue lines. Please refer to RMA drawings for further details on shared infrastructure

Land in ownership of Cowley Family (adjoining land owner) not subject to this application



LEGEND

3.32Ha. in the ownership of Aderrig 4 Residential LTD. in orange

Land in ownership of Cowley Family (adjoining landowner) not subject to this application outlined in blue

0.038 Ha. of Drainage & Road infrastructure works across the GDDR in DLRC ownership in green

0.029Ha. of Drainage infrastructure works on land in the ownership of Cowley Family (adjoining landowner) in purple





Item 7

Layout

The Planning Authority requests the applicant explore an alternative layout at the northeast corner of the site to ensure that this prominent corner is activated and reads a focal point given its prominent location at the junction of the GDDR and GLDR. Ideally the layout should include residential units at this junction. The current proposal for communal open space at this location is not considered appropriate. The Planning Authority notes that parts of the site cannot provide an active frontage to the road (such as the park area with overhead powerlines above) and the green corridor to the west of the site, in this regard, there is an expectation that the northern and eastern side of the site would address the road and enhance the visual appearance of this new residential area.

RESPONSE: We have introduced a revised four-storey duplex block (Block A) that addresses the GDDR, as well as a revised four-storey corner block to the north of Block B that responds to both the GLDR and GDDR. The blocks have been extended eastward along the GLDR, creating additional frontage to this key thoroughfare. All front door entrances now front the GDDR & GLDR again promoting an active street frontage. .

Due to site constraints—including existing site levels, the watermain and foul connection, and the required attenuation—the northernmost corner of the site must remain free of structures. However, as illustrated in the adjacent CGI images, the four-storey corner elements overlooking the communal open space will deliver active street frontage along both the GDDR and the GLDR.

