



**Parks Section, Community & Cultural Development Department**

**Proposed Development of Killiney Hill Park  
Accessible Entrance, Killiney Hill Road,  
Killiney, Co. Dublin within the Curtilage of  
Protected Structures (Killiney Hill Park  
Entrance Piers, Gates & Gate Tower)  
PC/PKS/02/21**

**Part 8 Report**

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## 1. Introduction

The following report is a summary of the main features of the proposed universally accessible entrance at Killiney Hill Park (Victorian/Tearooms entrance). This report summarises the information given in the associated drawings and any ancillary reports.

## 2. Site Location and Scope

The site is located along the western boundary to Killiney Hill Park, adjacent to Killiney Hill Road. The entrance is approximately 1.4km south of Dalkey Village and is the primary entrance to access the park Tearooms and associated toilet facilities. The entrance is known as the Victorian or Tearooms entrance. The site area (identified in red boundary in dwg No. DLR-PK-2445-001) is approximately 0.096ha.

The aim of the project is to create a universally accessible entrance while enhancing and celebrating the existing Victorian Architecture. Although the topography of the park does not allow universal access throughout, the proposed project will enable universal access to the tearooms and the seating area & toilet facilities associated with it. It will also enhance the overall appearance of the existing entrance, improve on circulation and define a legible and structured arrival space. The general upgrade works will include new paving and kerbs, seating, public lighting, soft landscaping, cycle parking, fabrication & installation of new entrance gateway, construction of steps and accessible pathway and minor earthworks. The rationale behind creating a contemporary entrance is to make an honest, modern intervention that reflects the 21<sup>st</sup> century and contributes to the evolving narrative of the park.

## 3. Planning Context

### 3.1 Context:

The site is located 1.4km south of Dalkey Village and approx. 0.6km west, as the crow flies, from the east coast. The entrance site serves Killiney Hill Park, a Dún Laoghaire-Rathdown County Council Regional public park. Within Dlr County Development Plan 2016-2022 Killiney Hill Park is designated a Proposed Natural Heritage Area (pNHA). The existing Victorian gates and piers are Protected Structures as is the adjacent tearooms building.

### 3.2 Zoning:

The site zoning is Objective F – to preserve and provide for open space with ancillary active recreational amenities. The proposed works aim to enhance the

accessibility to the existing open space and in doing so, is entirely consistent with zoning objective F. The impact on the Protected Structures is assessed in section 3.5 below. The designation for the Proposed Natural Heritage Area (pNHA) falls within the Dalkey Coastal Zone and Killiney Hill and is considered in the AA and EIAR screening reports. There are several policies within the County Develop Plan (CDP) 2016-2022 which support this project, and these are outlined in section 3.4 below.

### 3.3 Strategy:

The proposed development aligns strongly with the DLR Age Friendly Strategy which aims to create an inclusive, equitable society in which older people can live full, active, valued and healthy lives.

### 3.4 Policy:

The development of Killiney Hill entrance will tie in with the relevant national and regional policy, in particular the NTA's July stimulus initiative to support pedestrian and cyclist movement and enhance accessibility. It will also align with the following specific policies as outlined in the Dun Laoghaire Rathdown County Council County Development Plan 2016-2022;

#### Policy ST4: Accessibility

It is Council policy to support suitable access for people with disabilities, including improvements to buildings, streets and public spaces

#### Policy ST6: Footways and Pedestrian Routes

The Council will continue to maintain and expand the footway and pedestrian route network to provide for accessible pedestrian routes within the County in accordance with best accessibility practice.

#### Policy OSR4: Future Improvements

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and 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 ST10: Street Lighting

It is Council policy to provide and maintain street lighting on the public road/footway/cycleways throughout the County in accordance with commonly accepted best practice.

#### Policy OSR7: Trees & Woodlands

"It is Council policy to implement the objectives and policies of the Tree Strategy for the County - "Dlr Trees 2011 – 2015" - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'".

#### Policy E18: Sustainable Drainage Systems

It is Council policy to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).

#### Policy EI 21: Light Pollution:

It is Council policy to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

#### Policy UD1: Urban Design Principles:

It is Council policy to ensure that all development is of high-quality design that assists in promoting a 'sense of place'. The Council will promote the guidance principles set out in the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2013) and will seek to ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.

#### Policy AR1: Record of Protected Structures:

It is Council policy to:

- ii. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts,

Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).

iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

### 3.5 Protected Structures:

The Entrance Piers, Gates as well as the Gate Tower are Protected Structures (ref:1637). The impact of the proposed development is considered positive on these Protected Structures. The existing gateway measures 12.75m wide with piers that are in excess of 1.5 times the height of the proposed entrance structure. The proposed gateway structure measures 3.7m, making the existing entrance greater than 3 times the size of the proposed entrance. This is a significant scale difference, leaving no doubt as to the most prominent entrance. The CGI image and elevation drawing illustrates and supports this assessment. The design is a reflection of an architectural style typical of its era with simple, clean and sharp lines utilised. Concrete is widely used as a contemporary material and is an important constituent of modern architecture/construction.

## **4. Nature & Extent of the Proposed Development**

The nature and extent of the proposed development is outlined below. This description of the proposed development should be read in conjunction with the supporting drawings and reports. This proposal will fundamentally alter the access into the park, creating a structured, legible and safe gateway entrance, greening and softening and enhancing a sense of place.

The existing Victorian gated entrance is a beautiful example of a public park entrance of its time. The wrought iron gates and railings and cut stone piers project a sense of arrival. Unfortunately, the apron to the entrance fails to respond in an appropriate manner, mainly due to the materials and general arrangement of the space.

Unauthorised and ad-hoc vehicular parking detract from the original entrance, resulting in a disorganised and cluttered appearance. A conflict between pedestrians, cyclists and vehicles has developed due to the unstructured arrangement. The overarching aim is to celebrate and showcase the Victorian entrance and create a new contemporary entrance that is accessible for all and is age-friendly in design.

The site topography means that accessibility is difficult and challenges visitors with weakened or constrained physical abilities, or those wheeling bicycles or buggies. Together with the user conflict the entrance/arrival space is hostile and unreceptive

to pedestrians and cyclists. In addition, Killiney Hill Road does not have the width to accommodate footpaths on both sides of the road, meaning that all pedestrians from the local area must cross the road in order to access the park.

The proposal includes for level access from Killiney Hill Road footpath, located on the opposite side of the park, across to the entrance. This creates a safer and more welcoming approach for pedestrians. Terraced planters will generate a structured arrangement, ensuring an unobstructed arrival space to the park entrance. Suitable planting will provide colour and interest, appropriately framing the Victorian gateway entrance. The terrace planters also aim to address the ad-hoc parking, creating a safer environment for both pedestrians and cyclists. The existing brick kerb edging and concrete flag paving will be replaced with a defined road kerb. New line markings will delineate additional parking bays along the park boundary wall, this will include a designated disabled bay with drop kerb.

An alternative, universally accessible entrance is proposed south of the Victorian entrance. This new entrance will be contemporary in design and off-set from the original entrance to avoid detracting from the historic setting. A 2m wide footpath will link the park arrival area to the proposed entrance. A bespoke guardrail positioned along the Killiney Hill Road will provide a protective barrier between the pedestrian & vehicular movement. A reconstituted stone gateway structure will mark the entrance to the universal accessible path and ambulant accessible steps. The gateway structure will be engraved with the park's name in both Irish and English. Minor earth form manipulation is required for the sloped embankment to accept the proposed steps and accessible path. The embankment will be planted with suitable native / pollinator friendly species.

The upper seating space associated with the Tearooms will be resurfaced and additional seating introduced. A planting scheme will supplement the existing native woodland environment and create interest with selected specimen species strategically positioned to establish maximum impact. Lighting is proposed in a subtle manner to highlight the entrances while reducing light spill. Additional cycle racks and seating will be provided at appropriate locations.

## **5. Climate Action Considerations:**

The design is aligned to all aspects of the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2019-2024. It is consistent with increased greening within all our projects, seeking to achieve a low carbon, climate

resilient and sustainable county with place-making through greening at its core. The project aligns with the DLR Climate Change Action Plan 2019-2024 by incorporating the following actions/initiatives;

- The removal of the haphazard parking spaces at the park entrance (Transport).
- Management of the rainfall runoff through the reduction in the hardstanding areas associated with the entrance arrival space. Rainfall runoff will be address on site and will not be directed into the positive drainage storm water system (SUDS).
- The planting of trees and ornamental planting to enhance biodiversity and sequester carbon (Nature Based Solutions).

## **6. Environmental Impact Assessment Report:**

The Council carried out a preliminary examination of the proposal in accordance with Article 120(a)(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(a)(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared (by CAAS Ltd).

Taking account of the findings of the EIA screening report, the Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development. As a result the proposal does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it.

The EIA screening report and determination are appended to this Part 8 report (as appendices 1 and 2).

## **7. Appropriate Assessment – Screening Statement:**

Having regard to the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC), the Council caused an AA screening report to be prepared (by CAAS Ltd).

Taking account of the findings of the AA screening report, the Council has determined that the proposed development will not give rise to any significant effects on designated European sites, alone or in combination with other plans or projects.

Consequently, a Stage Two AA / Natura Impact Statement is not required for the project.

The AA screening report and determination are appended to this Part 8 report (as appendices 3 and 4).

**Reports:**

Appendix 1: Environmental Impact Assessment Screening Report

Appendix 2: Environmental Impact Assessment Screening Determination

Appendix 3: Appropriate Assessment Screening Report

Appendix 4: Appropriate Assessment Screening Determination

Appendix 5: Existing & Proposed Images

**Drawings (list):**

DLR-PK-2445-01	Site Location Map
DLR-PK-2445-02	Existing Conditions
DLR-PK-2445-03 Rev.A	General Arrangement
DLR-PK-2445-04	Sections
DLR-PK-2445-05	Gateway Structure Detail