


LDA Kinsealy

Draft Plan Documents

LDA 
An Ghníomhaireacht Forbartha Talún
The Land Development Agency



November 2024

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Foreword

The LDA Kinsealy Draft Plan was developed by the Land Development Agency (LDA) to represent a comprehensive plan for the potential transformation of c.8.12 hectares of strategic lands located in the former Teagasc Site at Kinsealy. These plans offer to build on and evolve recent housing developments in the area. These draft plans demonstrate how state investment in this area will help to evolve and grow an existing new neighbourhood, whilst connecting and enhancing existing adjacent residential communities. The LDA propose to unlock this land located adjacent to Kinsealy village to create a new place for people to live, work and play. A key aim of the project is to provide high quality affordable & social homes incorporating the principles of sustainability, with an emphasis on active mobility and access to quality open spaces, all with the flexibility to adapt over time to changing circumstances.

We sincerely thank our partners and all those who have engaged and supported the process of exploring the potential for the Kinsealy from the outset.

We look forward to continuing to engage with our many stakeholders, as we enter into a full public consultation phase. Feedback from the public consultation will be carefully processed by the design team to bring forward a planning application in the near future..



Phelim O'Neill
Head of Property
The Land Development Agency

Introduction

The Land Development Agency propose to develop a new residential scheme of 193 affordable sale and social homes, including a creche of 283sqm, on a c.8.12 ha site, located at the former Teagasc Research Centre in Kinsealy, Co. Dublin. This site was identified in the Government's Housing for All plan for the delivery of affordable homes in 2021.

The lands are located on the Malahide Road, Kinsealy. The site is within a short distance of the M1 motorway, Dublin airport and Portmarnock.

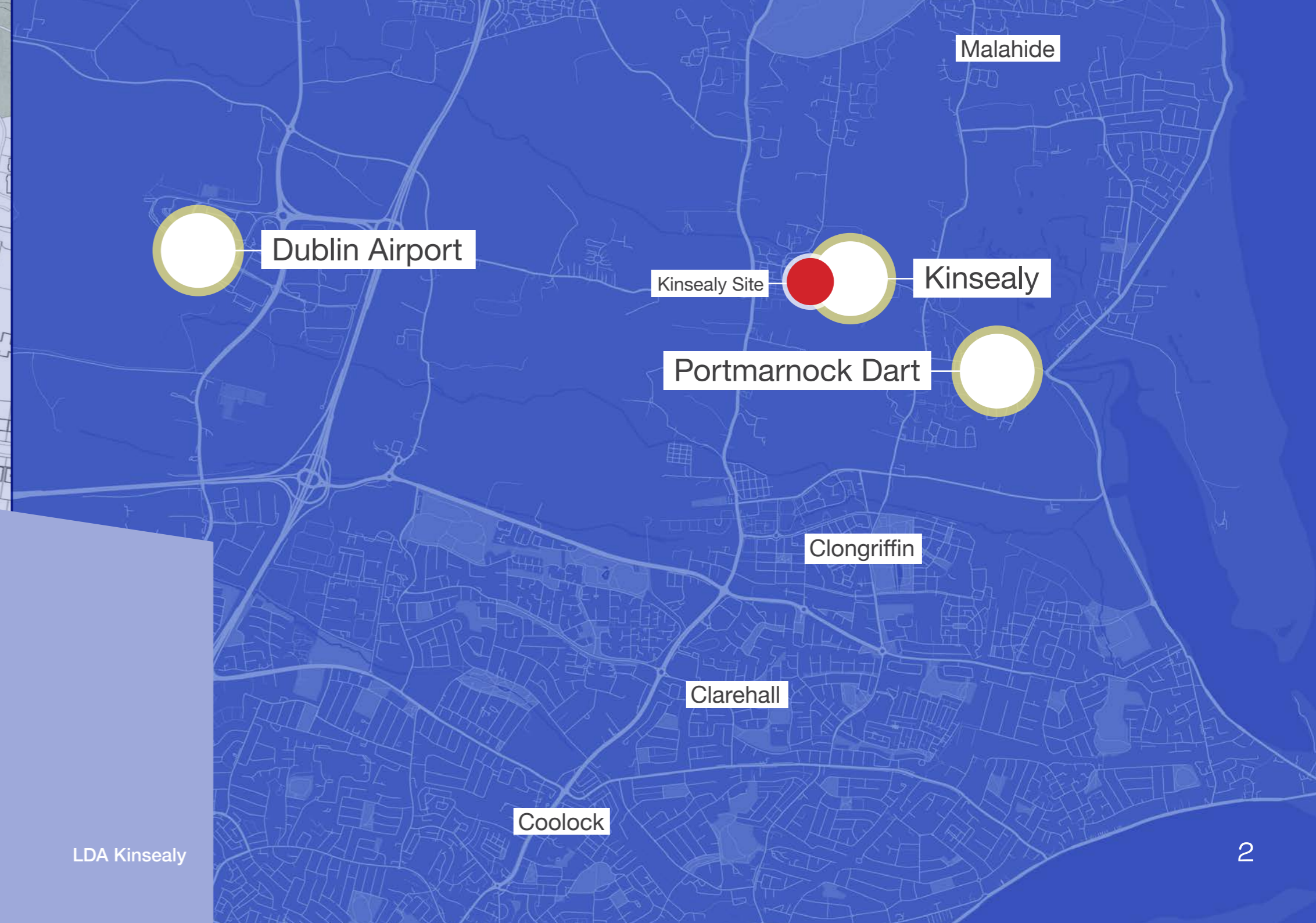
The development includes all associated site works and infrastructure, including landscaped open space and shared surface streets, internal roads, paths, cycle paths, public lighting and drainage.

The site is largely level and has a gentle slope falling away from the southwest corner to the northeast. Careful detailed design has ensured that the proposed development merges seamlessly with the existing neighbouring residential areas.

The relatively level and open nature of the site provides for a sunny disposition and good aspect, and there are particularly good long-distance views looking northeast towards Broomfield and the back of Malahide demesne.



LDA Kinsealy



Key Facts



193

own door
New Homes



New

Childcare
facilities



New

Social &
Affordable
Homes



Emphasis on
Sustainability
& Biodiversity



Provision of new public
amenities including public
open space, pocket parks,
playgrounds and a new
greenway



Improved cycling and pedestrian
connectivity interlinking the site with
the Malahide Road, Kinsealy Manor,
Beechwood and Newpark.



Careful consultation
and co-ordination planned
with existing residents &
community



Surrounding **Context** and Constraints

The site offers great potential to unlock new permeable routes for local residents, provides new public amenity spaces, whilst also providing much needed affordable new homes.

There are a few constraints and challenges that required careful consideration and have been addressed in the design and planning stage to date.

The existing character of the site is that of an agricultural and horticultural research centre, which has fallen into disrepair.

The boundaries of existing houses backing onto the development lands will be considered in detail.

Western Boundary Constraints

The original Teagasc administration building, located along the Malahide Road is recorded as a protected structure in the Fingal Development Plan. It is now owned by the Department of Education and the building is occupied by the Malahide/Portmarnock Educate Together National School. The school site is bordered by Teagasc lands on three sides and accessed from the Malahide Road entrance to the south of the building. The proposed residential development does not have a material or visual impact on the protected structure or its setting on the Malahide Road.

Northern and Western Boundary Constraints

The proposed houses in the north western corner of the site have been sensitively designed so that they do not overlook the gardens of the existing homes in this location.

The site will be divided north and south by a new greenway, which will cater for safe cycling and pedestrian movement from adjoining residential developments to new public open spaces, the Malahide Road, and the St. Nicholas of Myra National School.



Main Proposed Design

These images show the first design concepts of how the site will accommodate the new homes, public open spaces, shared surfaces, and improved connectivity.



Proposed Layout and Heights

The proposed development comprises simple residential building forms of 2 to 3 storey with clean rooflines, narrow gables and steep pitches. Taller buildings frame and overlook the north edge of the Greenway and the large pocket park in the north-east, where the three separate developments of Kinsealy Manor, Beechwood, Newpark, and the proposed LDA scheme intersect. These 3-storey duplex buildings also serve to 'anchor' the corners of urban blocks.





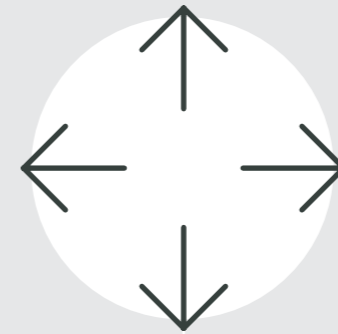
Car Space

Green Space

Key Objectives



Homes



Connections



Community &
Environment



Sustainability









Homes

The LDA will provide new high-quality, low-energy, social & affordable for sale homes in Kinsealy. The proposal will include uses that support new and existing homes, including a creche, landscaped public open spaces and a greenway. The affordable for sale homes will provide lifetime accommodation at a discount to market values.

There are four principal house types, of which there are variations for mid and end-of terrace instances. The predominant house type is a three-bedroom two-storey mid-terrace dwelling. Variety in unit typology is provided in the form of own-door three-bedroom duplex units over own-door two-bedroom ground floor apartments. All of the 20 ground floor apartments are designed as Universal Design or Age-Friendly dwellings.





Figure 1: Unit Mix

- | | |
|--|---|
|  House Type A (2 Storey) – 2 bed mid-terrace - 30 |  House Type D (2 Storey) – 3 bed wide-fronted mid-terrace - 8 |
|  House Type B (2 Storey) – 3 bed mid-terrace - 63 |  House Type D1 (2 Storey) – 3 bed wide-fronted end-terrace - 7 |
|  House Type B1 (2 Storey) – 3 bed end-terrace - 30 |  Creche (1 Storey) |
|  House Type C (2 Storey) – 3 bed corner house - 15 | |



Duplex Blocks

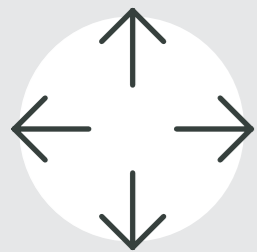
3 Storey blocks comprising of apartment and duplex units.

-  Apt Type A – 2 bed ground floor mid-terrace - 10
-  Apt Type A1 – 2 bed ground floor end-terrace/corner - 10
-  Duplex Type B – 3 bed mid-terrace - 10
-  Duplex Type B1 – 3 bed end-terrace/corner - 10

Site Layout



Figure 2: Site Layout



Connections

The Kinsealy Local Area Plan aims to promote connectivity and permeability by:

- Providing intuitive circulation and wayfinding
- Green infrastructure in the public realm
- Prioritise cycling and walking, promoting movement
- Create safe new public spaces, through passive surveillance and active ground floor uses

The east-west greenway is a key objective of the Local Area Plan, as too is a north-south pedestrian and cycle links along the eastern boundary. There is no vehicular connection across the greenway, only pedestrian and cycle connections. Pedestrian and cycle priority is given on the internal shared-surface streets and the central green spine is a completely car-free-zone.

The goal is to facilitate movement through the scheme designed with active travel at the forefront.



Figure 3: Connections - Pedestrian and Cycle links



Figure 4: Connections - Mobility and Connectivity



Community & Environment

The LDA carried out a survey of childcare providers in the Kinsealy area in September 2023. At the time of the survey, there was no spare capacity in the existing childcare facilities. We propose to develop a creche of 283sqm with capacity for approximately 50 children.



The scheme positively responds to the landscape character of the site by providing a broad central green route across the site that includes some retained existing trees. An existing oak tree is retained as a focal point within one area with the street designed around it.

A variety of open spaces are proposed, separating the urban blocks and linking directly to the central greenway, which in turn leads to a park that runs north to south along the east boundary, connecting adjacent developments to the future sports facilities within the green belt lands at the south.

Ecological links, active travel and healthier lifestyles are all facilitated by the proposed network of varying green spaces.

The proposed areas of public open space are designed to be universally accessible, catering to a range of active and passive recreational uses.

Play spaces for different age groups are dispersed though the park area in the east, while exercise equipment for adults' use is proposed along the green route. Smaller green spaces will have seating for passive enjoyment, while kick-about space is proposed in some areas.

Biodiversity routes for wildlife are accommodated within the continuous park connecting green spaces in surrounding neighbourhoods with the greenbelt lands to the south and along the east-west green route.



38,325 sqm of public open spaces is proposed. This is made up of a primary central open space, pocket parks, and the wider greenbelts lands to the south and east. These green spaces will provide natural play areas and routes for walks and recreation.



Sustainability

The development endeavours to create a strong sense of place and will have a strong commitment to environmental integrity. Sustainable living is a leading objective for the development, with conservation of energy and resources at the heart of the project's values. The homes will utilise zero fossil fuels, with reduced embodied carbon strategies deployed in the building systems, ensuring low energy costs for residents. Provision will also be made for extensive cycle and scooter storage, as well as car sharing facilities to reduce reliance on car dependency.

These plans will be in line with the LDA's Sustainability Strategy and in particular with the six strategic objectives – with a near to medium term focus on mitigating carbon impact and focusing on the potential for Biodiversity Net Gain (BNG) across the LDA portfolio.



Reducing Carbon



Promoting Water Stewardship



Optimising Sustainable Land Use and Mobility



Enhancing Biodiversity & Climate Resilience



Promoting Circularity



Supporting the Creation of Social Value

Emerging Views & Phasing



View 1



View 3



View 2



View 4



View 5



View 6 - Crèche



Consultation & Next Steps

LDA Kinsealy are now launching the public consultation phase as we bring the draft plans and concept designs to the public to discuss the process and give feedback on. We will be holding a number of drop in clinics and meetings with individual groups.

Our website and communication channels are all open and seeking feedback and submissions from all interested stakeholders.

Get Involved



Email us at
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www.lda.ie/projects/kinsealy

Timeline



Consultation Stage
November 2024



Planning Application
Q1 2025



Tendering for Construction
Q4 2025



Construction Start
Q4 2026



New Homes Delivered
Q2 2028

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