

Kilternan Village

LRD AMENDMENT APPLICATION

(AMENDMENT TO REG. REF LRD24A/0597)



DUBLIN
NO. 1 GRANTHAM ST
DUBLIN 8

TULLAMORE
BLOCK 6, CENTRAL BUSINESS PARK,
TULLAMORE, CO. OFFALY

The amendment application to the permitted LRD development (Reg. Ref. 24A/0597) proposes a revised Neighbourhood Centre core comprising:

- Anchor retail store;
- Four-storey commercial unit;
- Two additional ground-floor commercial units;
- Undercroft and surface car parking;
- Four-storey apartment block containing 31 residential units;
- Communal open space; and
- All associated ancillary development.

The proposed amendment revises the footprint of the permitted Neighbourhood Centre to accommodate a larger anchor retail unit within the new Kilternan Village neighbourhood centre. The revised block also incorporates three additional commercial units, comprising a four-storey self-contained commercial building that addresses the western corner of the Village Green and the principal link road through the development, together with two ground-floor commercial units fronting directly onto the Village Green.

The enlarged anchor retail unit is positioned above an undercroft car park at first-floor level. The undercroft parking is screened from view by the two ground-floor commercial units, which provide an active frontage along the key elevation overlooking the Village Green. The principal entrance to the anchor store is located on the western side of the building, ensuring convenient access for residents of both the proposed development and the wider surrounding area. Customer parking is provided through a combination of conveniently located surface spaces along this frontage and additional spaces within the undercroft car park.

To the rear of the Neighbourhood Centre, a new four-storey apartment building containing 31 residential units replaces the previously permitted Duplex Blocks E and F (30 units). The proposed apartment block comprises a mix of one- and two-bedroom apartments and includes dedicated bin stores, bicycle parking, and external storage facilities. Resident car parking is provided at surface level, while a communal open space is located along the south western side of the building to provide high-quality amenity space for residents.

The revised Neighbourhood Centre represents a significant enhancement to the commercial provision within the new Kilternan Village neighbourhood. The larger anchor retail unit and additional commercial floorspace will strengthen the vitality and viability of the centre, provide an increased range of local services and amenities, and create an active, vibrant focal point that will benefit both future residents of the development and the wider surrounding community.

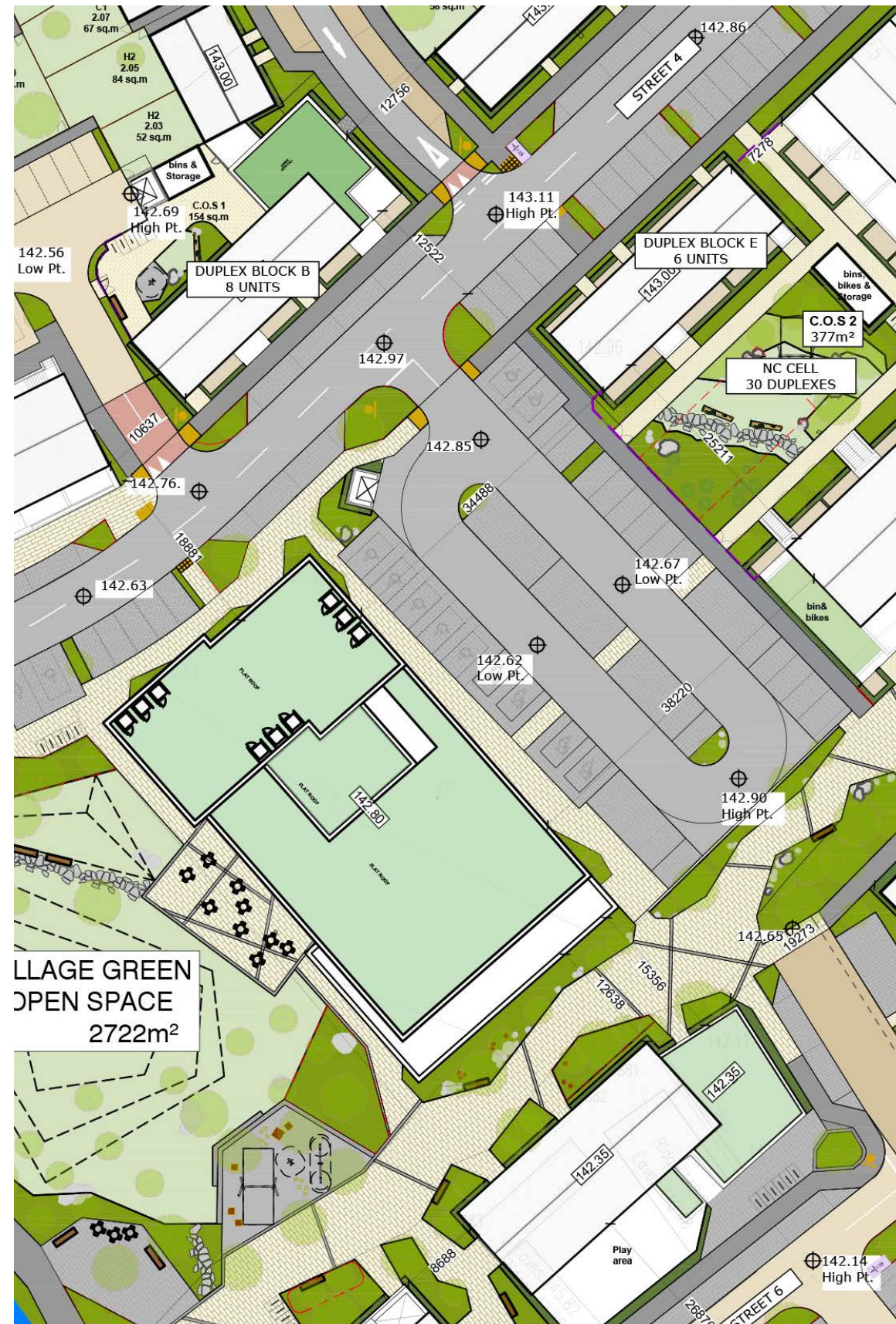




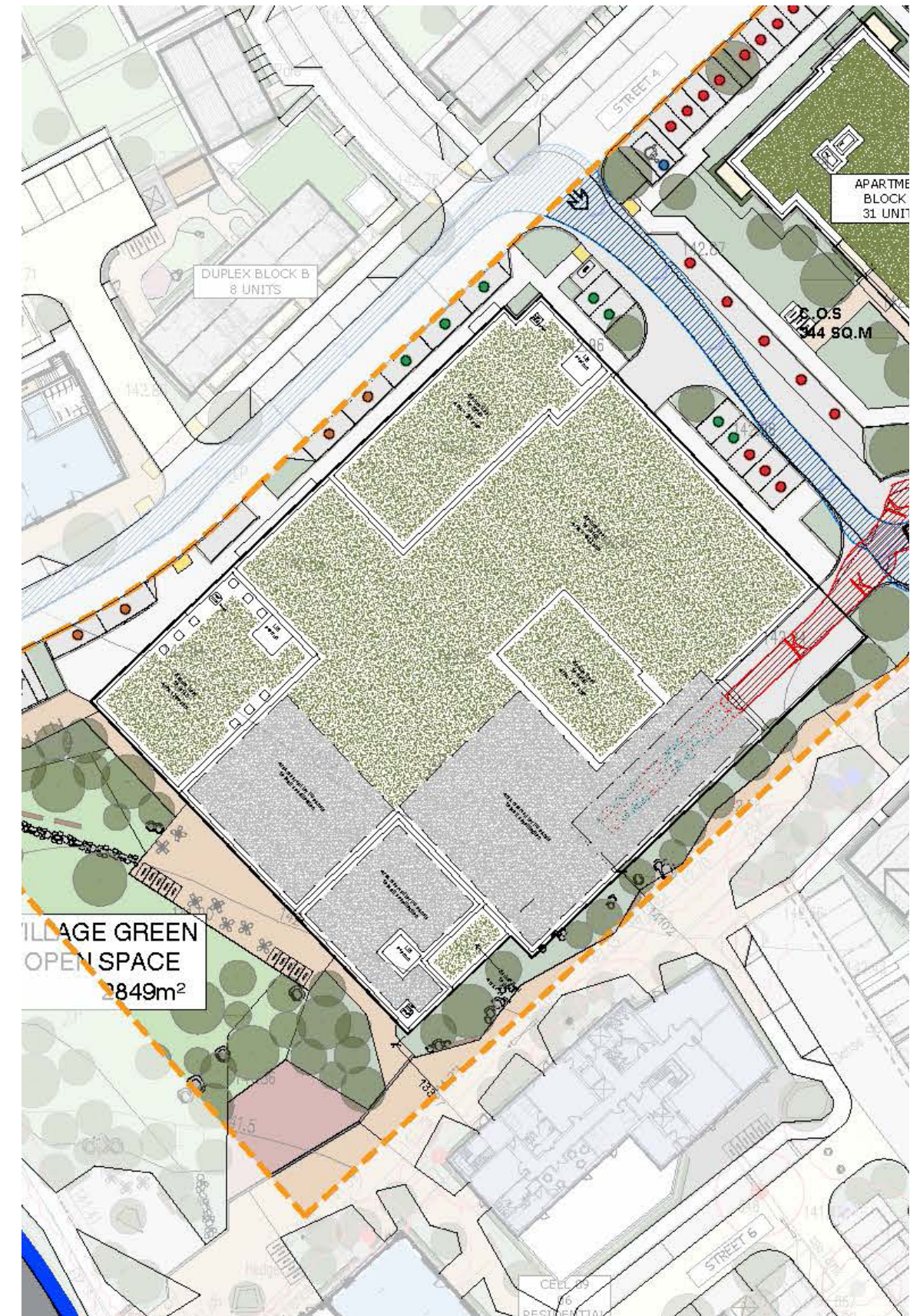
SITE PLAN LRD PERMITTED - REG REF LRD 24A/0597



SITE PLAN LRD AMENDMENT - PROPOSED



SITE PLAN - NEIGHBOURHOOD CENTRE -LRD PERMITTED - REG REF LRD 24A/0597



SITE PLAN - NEIGHBOURHOOD CENTRE LRD AMENDMENT - PROPOSED

Summary of changes

The Neighbourhood Centre block maintains the same material palette as proposed in the LRD application.

The principal changes are as follows:

The previously permitted 3-storey corner (south west) element has been increased to 4 storeys & the central 3-storey element has been reduced to 2 storeys.

An active frontage has been maintained throughout the proposed NC block where possible.

Larger windows and shopfronts are proposed to enhance the street frontage and improve visibility.

Telecommunications infrastructure has been retained.

The overall depth of the building has increased to accommodate a larger anchor store floor area.

The rear elevation has been revised to incorporate an undercroft entrance, service entrance, and delivery area. The delivery ramp will be screened by a green wall along the western elevation to minimise its visual impact.



FRONT ELEVATION (SOUTH) OF NEIGHBOURHOOD CENTRE PERMITTED - REG REF LRD 24A/0597



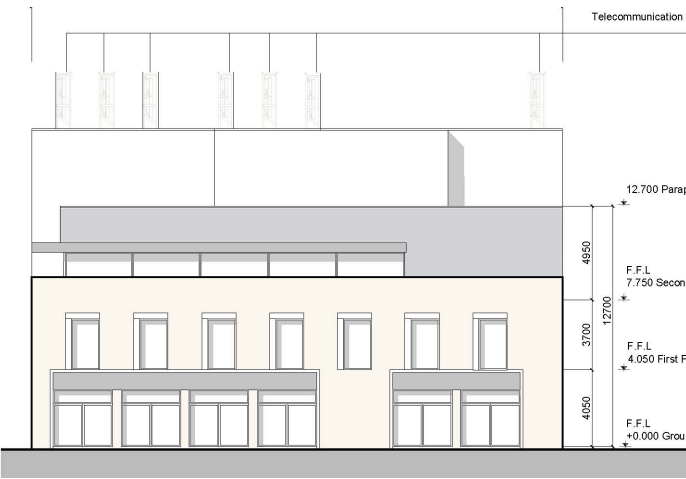
SIDE ELEVATION (WEST) OF NEIGHBOURHOOD CENTRE PERMITTED - REG REF LRD 24A/0597



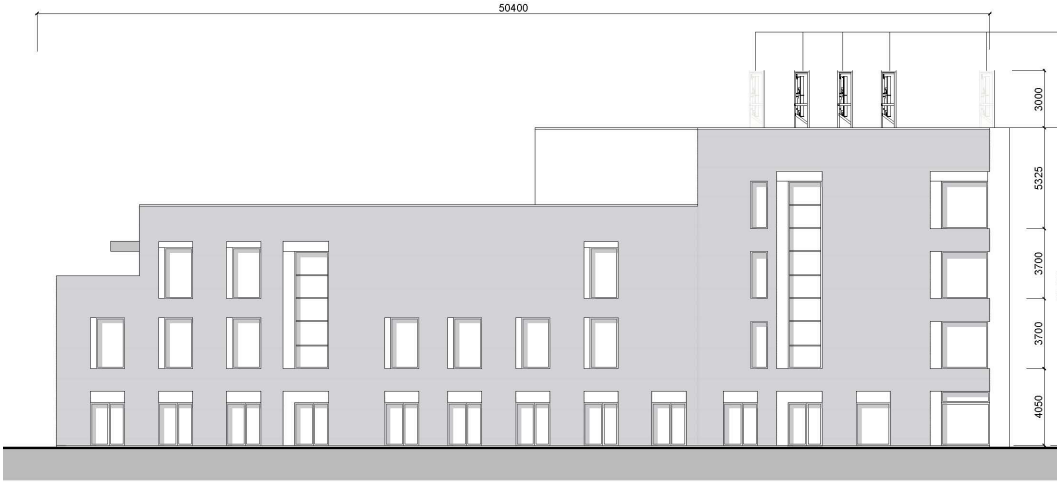
FRONT ELEVATION (SOUTH) OF NEIGHBOURHOOD CENTRE LRD AMENDMENT - PROPOSED



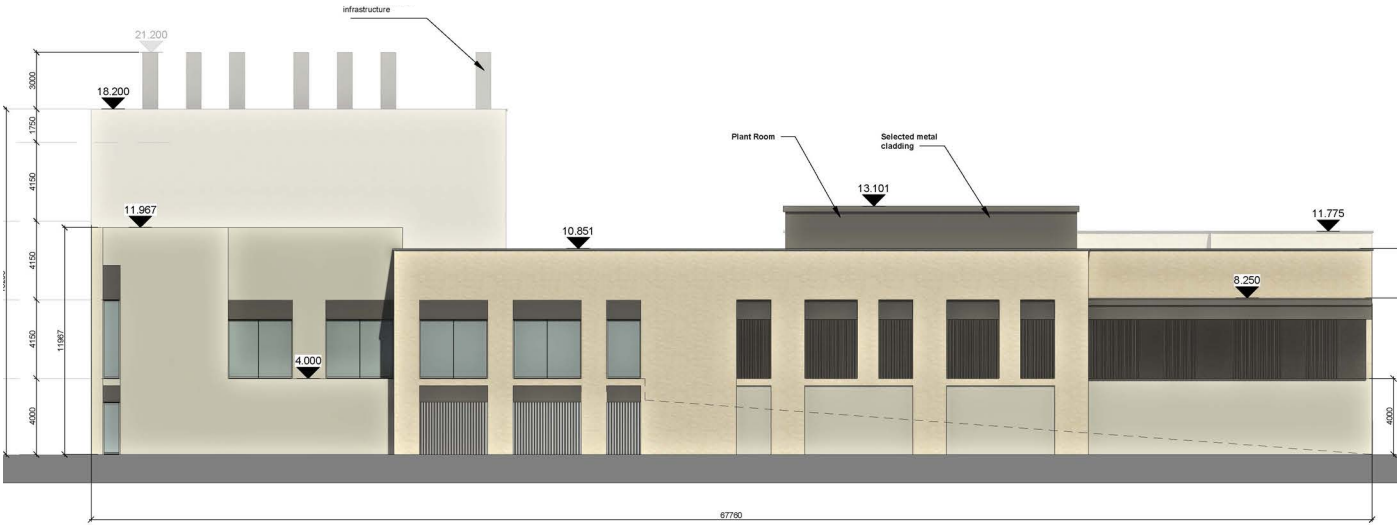
SIDE ELEVATION (WEST) OF NEIGHBOURHOOD CENTRE LRD AMENDMENT - PROPOSED



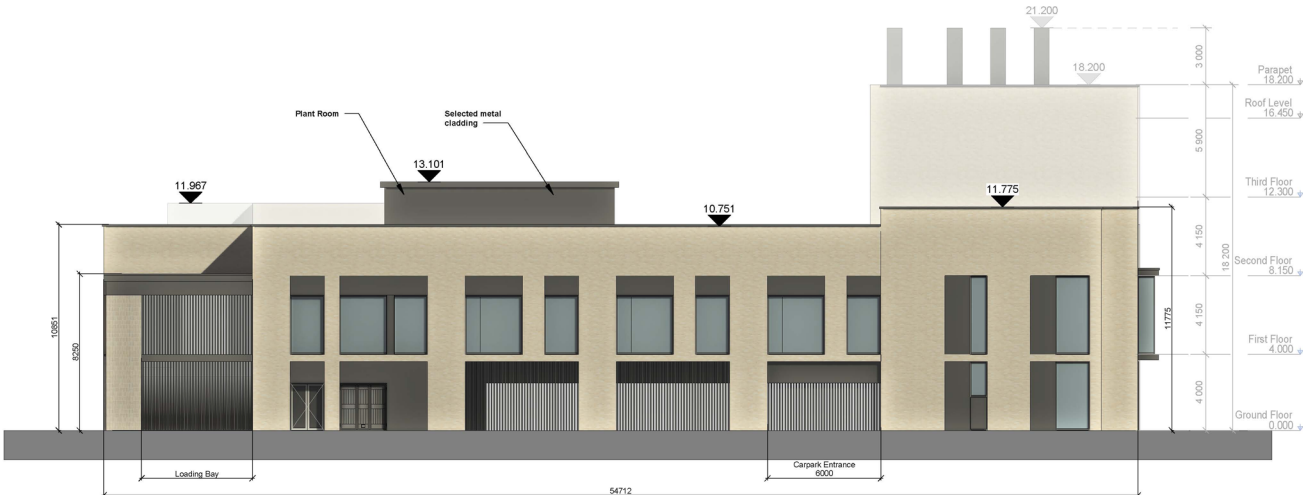
SIDE ELEVATION (EAST) OF NEIGHBOURHOOD CENTRE
PERMITTED - REG REF LRD 24A/0597



REAR ELEVATION (NORTH) OF NEIGHBOURHOOD CENTRE
PERMITTED - REG REF LRD 24A/0597



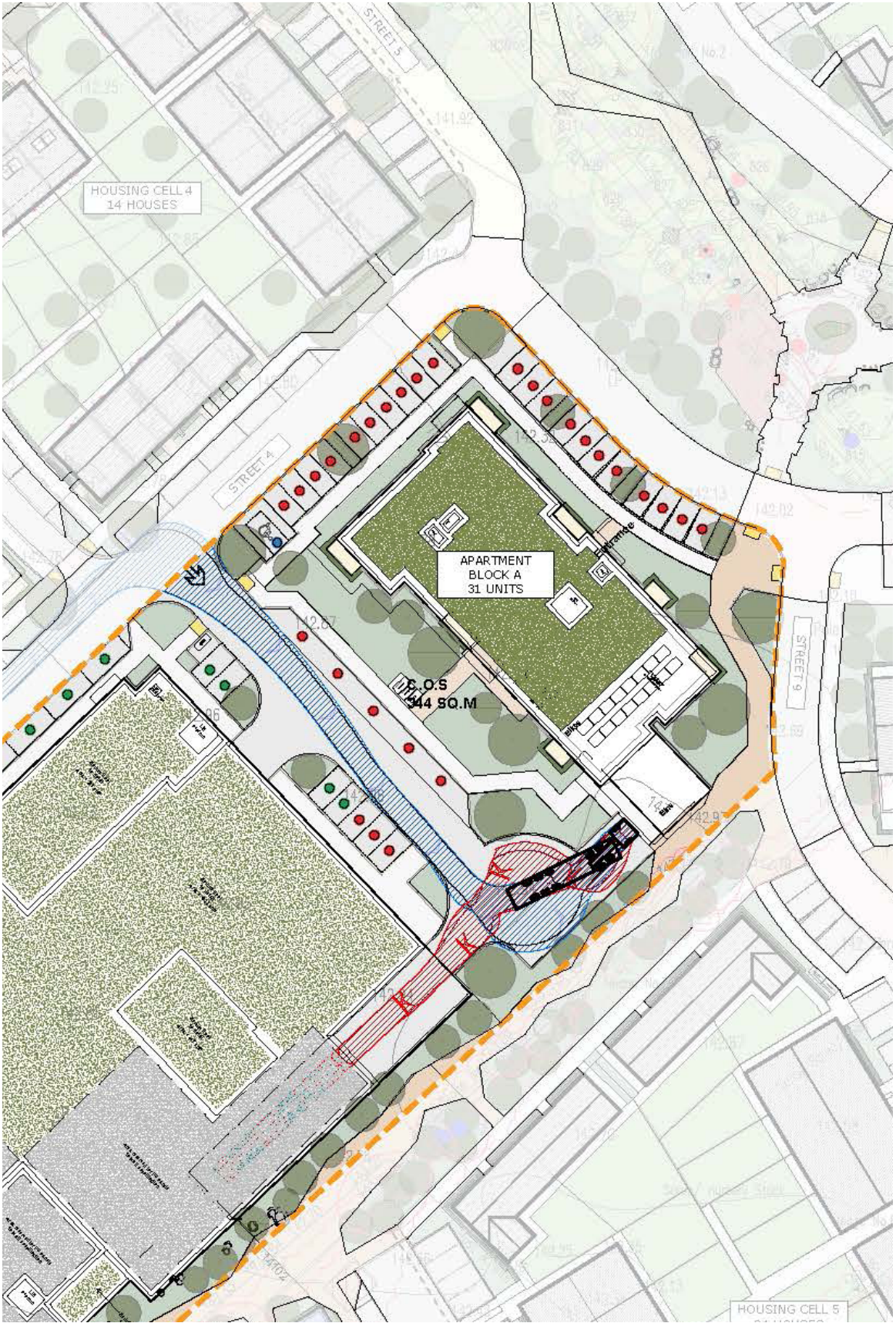
SIDE ELEVATION (EAST) OF NEIGHBOURHOOD CENTRE LRD
AMENDMENT - PROPOSED



REAR ELEVATION (NORTH) OF NEIGHBOURHOOD CENTRE LRD
AMENDMENT - PROPOSED



SITE PLAN LRD PERMITTED - REG REF LRD 24A/0597



SITE PLAN LRD AMENDMENT - PROPOSED

Summary of changes

The revised apartment block proposes a total of 31 residential units, compared to the 30 units permitted under the previous scheme, which were distributed across two duplex blocks (Blocks E and F).

The principal changes are as follows: ELEVATION (EAST) OF DUPLEX BLOCK E PERMITTED - REG REF LRD 24A/0597

The proposed apartment block is 4 storeys in height, replacing the permitted 3-storey duplex blocks with pitched roofs while maintaining a similar overall building height. The material palette is consistent with that approved under the LRD application. Active frontages have been maintained on all elevations of the proposed building to promote natural surveillance and enhance the public realm. An associated Communal Open Space (COS) is proposed immediately adjacent to the apartment block, providing convenient and accessible amenity space for residents.

ELEVATION (WEST) OF DUPLEX BLOCK E PERMITTED - REG REF LRD 24A/0597



ELEVATION (NORTH) OF DUPLEX BLOCK F PERMITTED - REG REF LRD 24A/0597



FRONT ELEVATION (NORTH) OF DUPLEX BLOCK F PERMITTED - REG REF LRD 24A/0597



SIDE ELEVATION (EAST) OF DUPLEX BLOCK F PERMITTED - REG REF LRD 24A/0597



SIDE ELEVATION (EAST) OF APARTMENT BLOCK 4 LRD AMENDMENT - PROPOSED



SIDE ELEVATION (WEST) OF APARTMENT BLOCK 4 LRD AMENDMENT - PROPOSED



FRONT ELEVATION (NORTH) OF APARTMENT BLOCK 4 LRD AMENDMENT - PROPOSED



REAR ELEVATION (SOUTH) OF APARTMENT BLOCK 4 LRD AMENDMENT - PROPOSED



CGI VIEWS - LRD APPLICATION PERMITTED NEIGHBOURHOOD CENTRE AND VILLAGE GREEN - REG REF LRD 24A/0597

CGI VIEW - PROPOSED NEIGHBOURHOOD CENTRE BLOCK AND VILLAGE GREEN



CGI VIEW - LRD AMENDMENT APARTMENT BLOCK 4 REAR ELEVATION - PROPOSED



CGI VIEW - LRD AMENDMENT APARTMENT BLOCK 4 FRONT ELEVATION - PROPOSED



CGI VIEW - PHASE 1 COMMERCIAL UNITS (LEFT) AMENDED NEIGHBOURHOOD CENTRE (RIGHT)



CGI VIEW - LRD AMENDMENT NEIGHBOURHOOD CENTRE BLOCK REAR ELEVATION - PROPOSED

SCHEDULE OF ACCOMMODATION

21009.6 - Kitterman Village Amended Application

Date : July 2026

SITE ANALYTICS :

1.1- SITE AREA: Overall

1a- GROSS AREA:

1- SITE AREA:

1a- GROSS AREA:

1b- NET AREA:

2- DENSITY:

2a- GROSS DENSITY on gross site area

2b- NET DENSITY on net site area

3- APARTMENT SUMMARY

1 BED

2 BED

TOTAL

GROSS FLOOR AREA (residential Units only)

Bin Store

Bike Store

Ext. Storage

Plant & Ancillary

Units Exceeding 10% GFA

Dual Aspect

5 no.

26 no.

31 no.

2303 sqm

15 sqm

81 sqm

25 sqm

34 sqm

16 no.

15 no.

7- COMMERCIAL/RETAIL - Extent of amendment application :

class 1 / class 2 commercial unit- Unit 01

class 1 / class 2 commercial unit- Unit 02

Main Retail Unit (Gnd & 1st Flr)

Medical centre (Gnd-3rd Flr)

Ancillary (Bins & Plant)

TOTAL - GROSS FLOOR AREA

TOTAL - NET FLOOR AREA

UNDER CROFT CAR PARK

106.3 sqm

152.9 sqm

2851.9 sqm

1102 sqm

211.3 sqm

4524.4 sqm

3500.3 sqm

2046 sqm

7.1- COMMERCIAL/RETAIL - OVERALL :

Retail (Anchor Store)

Commercial/Retail/medical

CAFÉ

Restaurant

COMMUNITY

Creche

Ancillary (Bns & Plant)

TOTAL - GFA

2932 sqm

2055 sqm

326 sqm

162 sqm

332 sqm

691 sqm

211 sqm

6749 sqm

8- COMMUNAL OPEN SPACE:

C.O.S 1

TOTAL

353 sqm

353 sqm

9- PUBLIC OPEN SPACE:

P.O.S 9

TOTAL

2849 sqm

2849 sqm

10- BICYCLE PARKING PROVISION - extent of amendment application

Apartment - Long Stay

Apartment - Short Stay

Retail & Commercial - Long Stay

Retail & Commercial - Short Stay

TOTAL

57 no.

6 no.

10 no.

26 no.

99 no.

10.1- BICYCLE PARKING PROVISION - permitted vs proposed -overall lands

Permitted bike parking

Proposed bike parking * reduction due to change in commercial uses

841 no.

836 no.

11- CAR PARKING - extent of amendment application

Residential

Standard Parking

Accessible Parking

Commercial undercroft

Standard Parking

Accessible Parking

Commercial surface

Standard Parking

Commercial surface Phase 1

Standard Parking

Child-family Parking

Accessible Parking

TOTAL

Permitted car parking

Proposed car parking

30 no

1 no

69 no

4 no

7 no

4 no

3 no

1 no

119 no.

843 no.

878 no.

11.1- CAR PARKING PROVISION - permitted vs proposed -overall lands

Permitted motor bike parking

Proposed motor bike parking

23 no.

24 no.

12- MOTOR BIKE PARKING - extent of amendment application

Apartment Blocks

Retail

TOTAL

1 no

3 no

4 no.

12.1- MOTOR BIKE PARKING PROVISION - permitted vs proposed -overall lands

Permitted motor bike parking

Proposed motor bike parking

15- SITE COVERAGE

Total Site Area

Total Developable Site Area

Net Site Area

7884

7884

7884

7884

13- SITE AREA CALCULATIONS

0.8 Ha

0.8 Ha

Exclusions:

7884

7884

16- PERMITTED VS PROPOSED OVERALL UNIT MIX AND AREAS

1 bed Duplex

2 bed Duplex

3 bed Duplex

1 bed Apartment

2 bed Apartment

3 bed Apartment

Houses

TOTAL UNITS :

PERMITTED

PROPOSED

18

14

96

84

87

73

35

40

16

42

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Duplex Gross Floor Area	19747	16851
Apartment Gross Floor Area	9189	11492
House Gross Floor Area	24034	24034
Undercroft Area (Bin/Rike/Store/Plant/Car parking)	4485	6531
Bin/Bike/Ancillary/Plant (surface)	973	849
Commercial/retail Floor Area	6125	6749
Substations x 5	84	84
Total Gross Floor Area	64637	66590
Total excluding undercroft	60152	60059



