

ARCHITECTURAL DESIGN STATEMENT

C2 LANDS AT SOUTHGREEN CO. KILDARE - LARGE RESIDENTIAL DEVELOPMENT

MARCH 2026 / KILDARE COUNTY COUNCIL

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BIG LOLLY

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0 EXECUTIVE SUMMARY

This Architectural Design Statement has been prepared in support of a Large Residential Development (LRD) planning application proposed by Pousterle Ltd. for a Residential and Crèche development at Southgreen, Co. Kildare.

The c.6.138 ha subject site is located within 1km north of Kildare Town centre and is established as Phase II Residential Lands within the Kildare Town Local Area Plan (2023-2029).

The primary intention of this report is to describe the masterplanning and design process behind the proposed development at Southgreen. It also provides details of the site analysis and the scheme's compliance with national and local planning frameworks, with particular regards to the regulations and guidelines set for this site, which is considered as a Phase II Residential Lands within the Kildare Town Local Area Plan (2023-2029).

All of the above has informed the masterplanning and design process, resulting in an urban design and architectural rationale that we respectfully consider the most suitable for these lands at Southgreen, in terms of the open space, amenity and public realm envisaged, along with the built form and housing mix proposed.

A comprehensive description of the landscaped open space and public realm network designed is also provided within this document. Please refer to Hayes -Ryan Landscaping Report and drawings for complete information about same.

In addition, this report also deals with the Architectural detailed design, including a consistent variety of materials and finishes combined in an aesthetic manner and a strategy for buildings' energy efficiency and climate mitigation measures, which should be read in conjunction with corresponding engineers drawings and reports accompanying this application.

The following documents have been mainly considered in the design development of the proposed 237no. dwellings' and crèche scheme:

- *Best Practice Design Urban Design Manual (2009)*
- *Design Manual for Urban Roads and Streets (DMURS)*
- *Water Sensitive Urban Design Best Practice Interim Guidance Document (2023)*
- *Sustainable Urban Housing - Design Standards for New Apartments (2020)*
- *Design Manual for Quality Housing (2020)*
- *Childcare Facilities - Guidelines for Planning Authorities*
- *Building For Everyone - A Universal Design Approach*
- *Kildare County Development Plan (2023-2029)*
- *Kildare Town Local Area Plan (2023-2029)*
- *Building Regulations: Part M*

1 INTRODUCTION

PROJECT STATISTICS

Overall Site Area	6.138ha	61380sq.m	
Developable Site Area	4.638ha	46380sq.m	
Net Density	**31.5** **units per hectare**	**146 homes**	
Plot Ratio (Net)	0.37		
Plot Ratio (Gross)	0.28		
Site Coverage (Gross)	17.03%		

PUBLIC FACILITIES

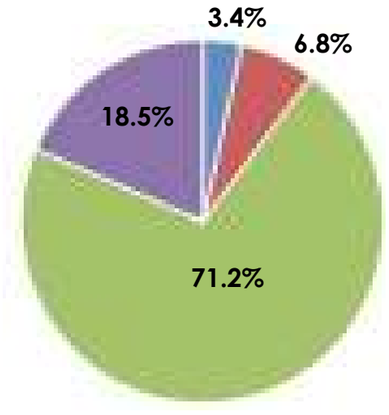
Creche	**161 m2**
60m2 play area	
39no. children	

OVERALL PUBLIC OPEN SPACE PROVIDED

Public Open Space within zoned lands	**0.701ha** **15.1%** *of residential zoned land ("C" - 5.090ha)* **Of Net Developable Area**
F - Open Space and Amenity	**0.435ha** **Excluded from Net Developable Area**
Open Space + Attenuation Area	**0.452ha** **Excluded from Net Developable Area**
Overall total public open space & amenity provided	**1.58ha** **25.1%** *of application gross site area*

RESIDENTIAL DEVELOPMENT STATISTICS

Dwelling typology	Totals	1-bed	2-bed	3-bed	4-bed
Houses	136 units	-	7	102	27
Duplexes	2 units	-	-	2	-
Apartments	8 units	5	3	-	-
Overall totals	**146 units**	**5**	**10**	**104**	**27**



Please refer to architect's House Quality Assessment (HQA) accompanying this LRD application for further information about project statistics, residential accommodation, public and communal open spaces provided, public facilities, private amenity, and parking.

1.1 GENERAL DESCRIPTION

Pousterle Ltd.. intend to apply for a 5 year planning permission for a Large Scale Residential (LRD) Development scheme on lands north Kildare Town at Southgreen, Co. Kildare, on a site of c.6.138ha.

The proposed residential and crèche development envisages the construction of 146 no. dwellings in a mixture of houses, own-door apartments and duplex units ranging from 2 to 3 storeys in height. This results in a residential net density of 31.5 units per hectare within the residential zoned lands. We respectfully state that the resulting density is appropriate and aligns with national and local sustainable urban development standards for a urban site of this nature which is proximate to public transport services.

Proposed within Block A at ground floor level is a Childcare Facility/Crèche of approx. 161sqm with a capacity for 39no. children and an outdoor play area of c.60sqm, which is designed as part of a landmark feature that will welcome residents and visitors to the development from one of the main access points off Southgreen Road.

This new residential development will contribute to address the current local demand for private family houses with individual rear gardens as well as offering high quality own-door duplex and apartment options. This development aims to create a new community with a distinct sense of place reinforced by two identifiable character areas separated by a spine road running north-south with public open spaces located within each character area.

In addition to the provision of new housing, the scheme envisages the creation of a hierarchical sequence of landscaped public open spaces and attractive public areas within the residential zoned lands, which will be fully accessible to all dwelling units and crèche. Future residents and visitors will also enjoy a large area of strategic amenity to the north (F1 zoned lands) in the future and a cycle/pedestrian crossing the scheme from West to East along the northern boundary adjacent to future amenity lands.

The proposal also includes the design of 2 no. directional single lane cycle tracks on either side of the Southgreen Road, together with amendments to the existing cycle tracks and footpaths on Southgreen Road north of Southern Internal Link Road.

To facilitate and promote sustainable movement and direct connections to Kildare Town centre, the scheme also envisages pedestrian and cycling links to the southern ring road and Old road including required site works for the same. The scheme's masterplanning generates connectivity on all sides of the proposed development.

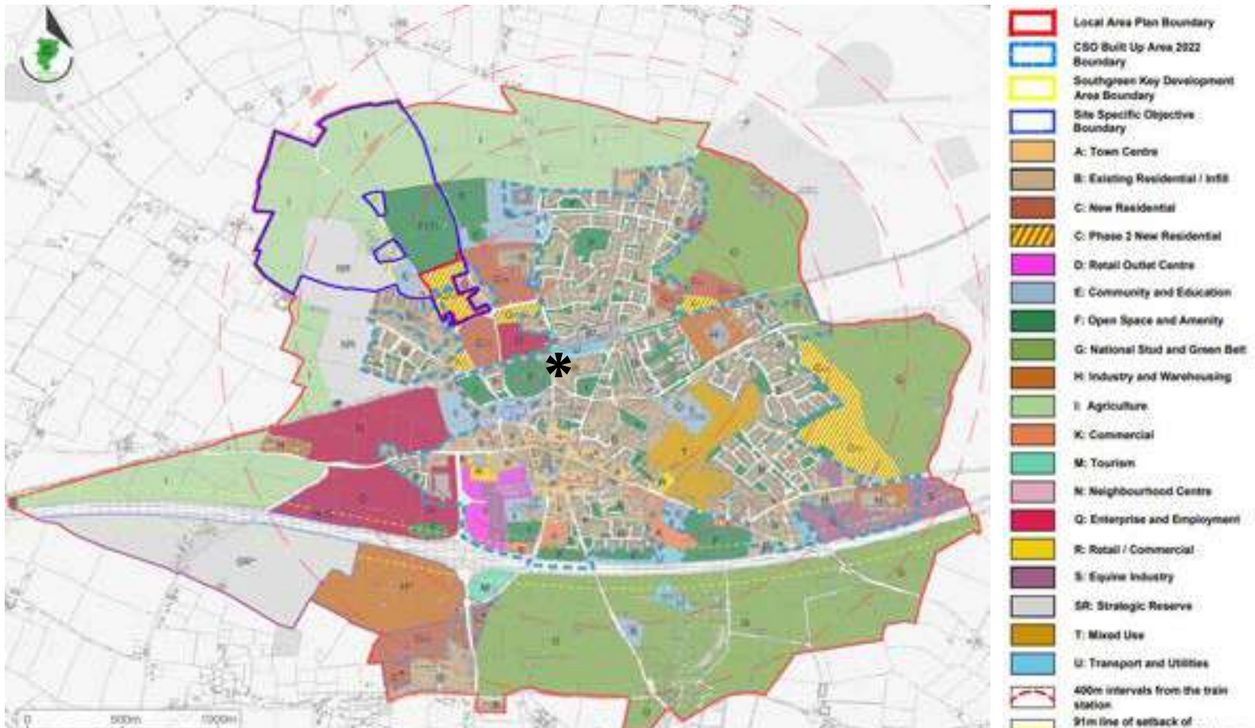


Fig 2.- Kildare Town LAP - Zoning Map

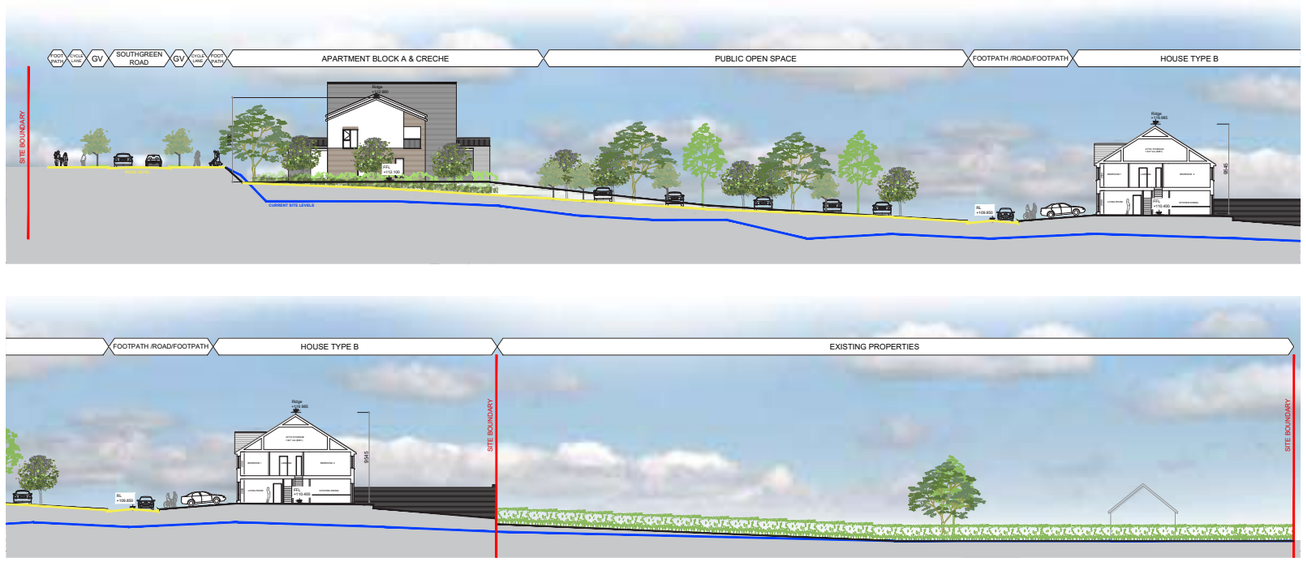


Fig 2.- Cross section through cell 04 & cell 07 showing contours accross the site - Source MCORM 2026

1.2 SITE CONSTRAINTS AND OPPORTUNITIES

The subject site forms a large parcel of land designated for development as part of the Kildare Town LAP and will serve as a significant driver in delivery of some key objectives within Kildare Town. The scheme has adapted to existing site conditions throughout the site and along southern & western boundaries incorporating the contours and natural slopes taking advantage of the natural terrain harmonising construction, drainage, slopes and existing vegetation.

To the west of the subject site is Walkers Gate residential development with the subject site currently bounded by an existing hedgerow. The proposed cells are stepped back to deliver an adequate relationship between dwellings and Southgreen Road which allows for the potential of creating a street-scape along the Southgreen Road and the introduction of a public footpath/cycle track improving permeability along this access road joining into the southern internal link road infrastructure. The proposed development acknowledges the location of the ESB station located South-East, and the requirement of a set back to accommodate re-routing of overhead cables. Please refer to Engineer's drawings and reports for further information

South of the subject site we have residential scheme of Ard na Pairce Theas, currently under construction where we have cells set back from road edge creating street frontage onto the new southern internal link road, this has been addressed in a sensitive matter to ensure there is continuity of the street scape on the subject site southern boundary while also addressing the steep topography, refer to Landscape drawings within this application.

To the east we have we have Old Road, the proposed housing is to be stepped back from the eastern embankment to deliver an adequate relationship between new dwellings and existing in terms of building line. The subject site offers key pedestrian links via the future green-way on old road to and from the main street in Kildare Town linking lands to the north zoned open space/amenity.

Following the Section 247 & Stage 2 meetings with the council, we would see the key urban design considerations informing this portion of the study area are as follows and has informed our design:

Site Constraints	Site Opportunities
Existing east-west hedgerow	Design of nature-based landscape open spaces using the existing topography within the site.
ESB Station located on south-west boundary	Create a strong frontage along the Southgreen Road
Existing tree line along eastern boundary	Create active frontage throughout the site.
ESB overhead lines	Create strong pedestrian links between Kildare Town, surrounding developments with the proposed development though the design of open spaces,
Vehicle access from Old Road on the eastern boundary	

1. DECEMBER 2024
150no. units
29.8units per hectare



Fig 3.- Masterplanning process and site layout evolution. Source: MCORM 2025

2. JANUARY 2025 - Section 247
157no. units
30.0 units per hectare

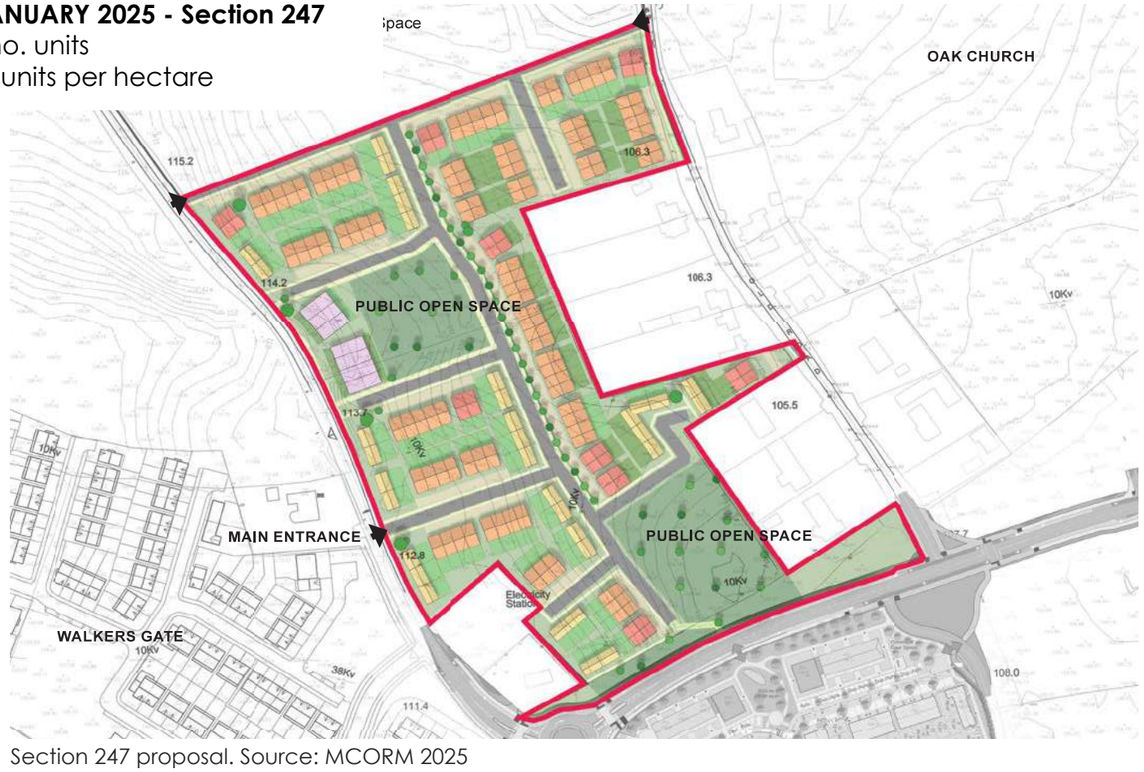


Fig 4.- Section 247 proposal. Source: MCORM 2025

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1.3 DESIGN EVOLUTION

The proposed residential development has evolved to a contour-based driven site layout. We have given full consideration to the feedback and recommendations received in the LRD opinion issued by Kildare County Council last September 2025, along with the section 247 and pre-app meetings, and specific engagements between the design team and KCC departments involved, as well as with representatives of the local community.

Drawings provided opposite and below illustrate the design evolution process to the site layout from feasibility stages through the section 247 proposed & Stage II LRD submission &meeting , We have maintained a contours and landscape led strategy from design inception.

We consider that the lands provide an opportunity to deliver a high quality housing development which will respect the amenity of existing residential neighbourhoods and which will enhance the existing amenities, through the provision of strong pedestrian links and diverse public open spaces This planning application proposes a minimum quantity of 15% of public open space areas ranging in scale and function that are located throughout the subject site with additional open space provision to the south running east west that does not form part of the 15% which increases the overall public space to c.24% of the overall application net site area.

The dual entrances to the site has been carefully considered in order to maintain its existing unique urban setting and access to the creche facility located adjacent to the community zoned lands. The addition of this entrance has become a welcoming landmark into the scheme as one enters from the northern end of Southgreen Road.

3. SEPTEMBER 2025 - LRD MEETING
153no. units
33.0 units per hectare

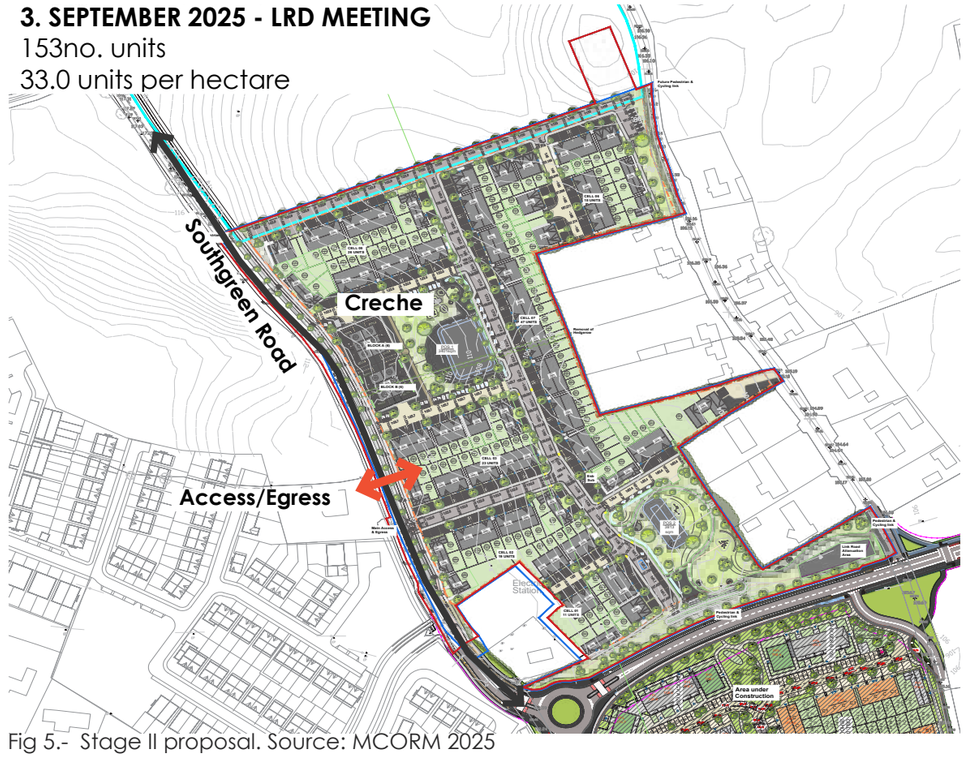


Fig 5.- Stage II proposal. Source: MCORM 2025



Fig 6.- Samples of architectural massing model produced during the design process carried out prior to this planning application: MCORM 2025



Fig 7.- Samples of architectural massing model produced during the design process carried out prior to this planning application: MCORM 2025

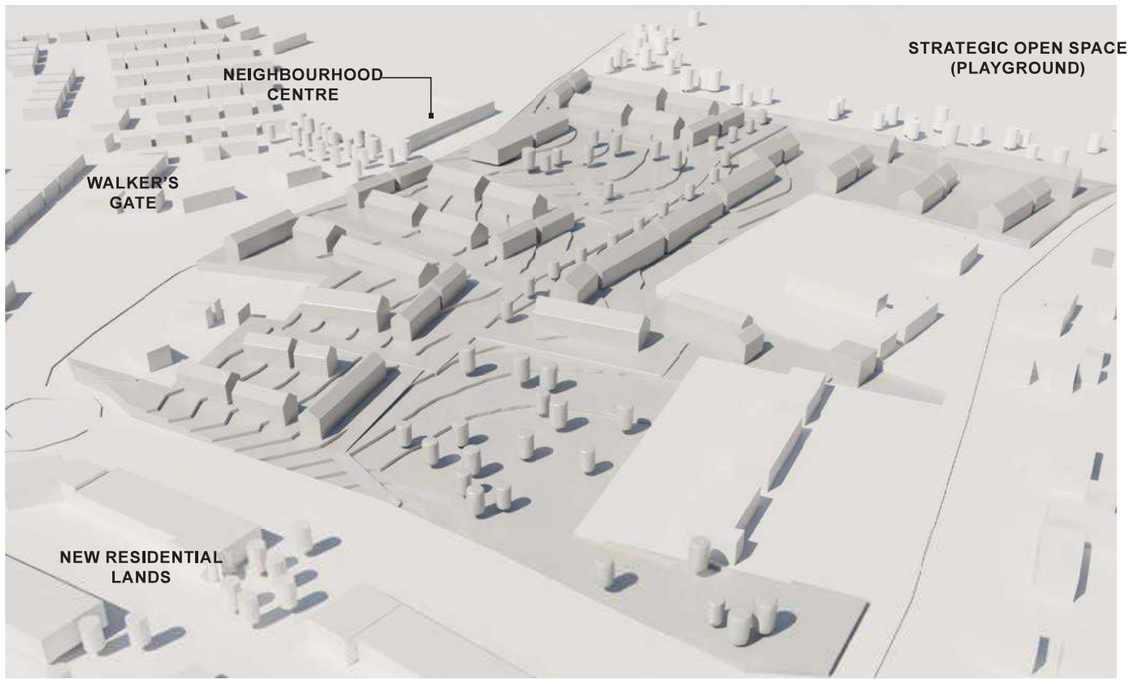


Fig 8.- Samples of architectural massing models produced during the design process carried out prior to this planning application: MCORM 2025



Fig 9.- Samples of architectural massing model produced during the design process carried out prior to this planning application: MCORM 2025



Fig 10.- Final site layout submitted for planning application: MCORM 2026

2 ARCHITECT'S RESPONSE TO LRD OPINION

Design and Layout

1.Please ensure that the entirety of the residential development, including internal access roads are fully contained within the C Residential Land Use Zoning and that there is no encroachment onto adjoining amenity lands apart from services etc.	Please refer to architect's drawing 1002/1003 - Site Plan with amendments to development infrastructure to ensure there is no encroachment onto adjoining amenity lands.
2. It is noted that discussions are taking place with Kildare County Council regarding the future transfer/sale of the F1 zoned lands to the north of the subject site and this has been shown on submitted drawings. From discussions with the Community Department of KCC, it is considered that an additional access road to the north of the subject site would be beneficial to provide vehicular access to the adjoining parkland's/playing pitches. It is suggested that further discussion take place regarding the layout of the northern portion of the proposed development to accommodate additional access.	Please refer to architect's drawing 1002/1003 - Site Plan and Engineers drawings with red line boundary adjusted with entrance to amenity lands now included as part of this application. Further to the opinion we were requested to also include provision of a cycle/pedestrian route east/west connecting Old Road to Southgreen Road along with public lighting infrastructure
3. Notwithstanding the information contained with the SIA, it is noted that the construction/operation of extant childcare facilities has yet to take place in Kildare Town. It is considered that the proposed development should cater for a childcare facility in accordance with the S28 Childcare Guidelines. Please also note Section 11.2 South Green Key Development Area of Kildare Town Local Area Plan 2023-2029 which states the following: "Should any housing scheme be brought forward on the 'Phase 2' zoned lands (in accordnace with footnote 74 of Table 11-4 of this Plan), a creche, where required, and a community room/space should be included to front onto the Southgreen Road (north of 'U: Utility' zoned lands) to cluster with the Neighbourhood Centre and Education site." Please submit revised proposals to address the above.	Further to the opinion, a creche facility has been proposed adjacent to zoned lands (N-Community) as part of the new focal building located centrally within the site. Please refer to the following submitted documents relevant to this point listed apposite: - 1002/1003 - Site Plan . - 2020/2021 - Block A - Plans/Elevations/Section . - This Architectural Design Statement, section 3.12, for details outlining the proposed architectural palette of materials and finishes. Please also refer to Hayes-Ryan landscape drawings and design reports for hard landscaping finishes and boundary treatments.
4. The Applicant is requested to modify the Type D bicycle storage proposed for the H-Type Residential Units. Ideally the bicycle storage should be integrated within the residential units as it may pose a landscape/maintenance problem if the development was taken in charge in the future.	The proposed bicycle store has been relocated to within the building footprint of Block A as requested. Please refer to architect's drawing 2020 - Block A plans.
5. In relation to cycle track design, the KCC Transportation Report notes that the Sustainable and Active Travel Team in Kildare County Council would have a preference of a unidirectional cycle track, on each side of the main Southgreen carriageaway, rather than a bidirectional cycle track, which will connect to a Bidirectional Cycle Track south of the roundabout. It would be possible to match desire lines for future educational and community lands. However, it is not clear from the map of the land in the ownership of the applicant on the opposite side of the carriageway. One possible mechanism is to request a special development levy contribution to complete the work on the opposite side of the road. The alternative would be for the applicant to construct a bi-directional track on the development side of the road.	Further to the opinion, a two-way cycle track has been proposed adjacent to zoned lands (N-Community) on opposite side of Southgreen Road from the proposed development.. Please refer to the following submitted documents relevant to this point listed apposite: - 1002/1003 - Site Plan . - Engineers Drawings - CGI's - Landscape Drawings



Fig 11.- Final site layout disgram showing locations of opinion response's across.
and CGI along Southgreen Road showing two-way cycle lane(5): MCORM/HAYES-RYAN 2026

Item No.1 in diagram above indicates the adjustment of the road and building infrastructre out of the zoned lands, as requested in item no.4 of the LRD Opinion, section Design and Layout", with introduction of a green verge, tree species and a hedgerow running the entire northern boundry. Please refer to Hayes-Ran documentation accompanying this application for detailed information of the same.



Fig 12.- CGI illustrating Public Open Space no.1 centrally loctaed which is one of the focal points of the scheme: MCORM/BIG LOLLY 2026

3 URBAN DESIGN RATIONALE



1 Fig 13.- View north from Old road towards subject sites eastern boundary



2 Fig14.- View South from Old Road towards the subject sites eastern boundary.



3 Fig 15.- View north towards subject site from Southern internal link road



4 Fig 16.- View North from Southgreen road and the subject sites western boundary.



5 Fig 17.- View north towards subject site showing ESB station



6 Fig 18.- View North from Southgreen road and the subject sites western boundary.



7 Fig 19.- View north towards subject site from Southern internal link road



8 Fig 20.- View east from southern ring roadshowing attenuation area.

3.1 CONTEXT

The subject site is located in the northern suburban area of Kildare Town, which already enjoys recent infrastructural enhancements and will comprise neighbouring residential developments under construction. For instance, the development is bounded by the Southern internal link road to the south, which connects the site to the Ard na Pairce Theas development currently under construction. The subject site is bounded to the west by Southgreen Road with proposals to upgrade the current infrastructure, Old Road to the west and to the north by lands proposed to be ceded to Kildare County Council for open space and amenity use.



Fig 21.- Photomontage from Southgreen Road



Fig 22.- Photomontage from Old Road



Fig 20.- Ariel view of proposed site location showing view locations opposite