

# Cherry Orchard Point - Phase 2

LANDSCAPE DESIGN STATEMENT  
January 2025  
rev 04

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# DEVELOPMENT DESCRIPTION



# Development description

## DEVELOPMENT DESCRIPTION

The proposed development (13,280sq.m GFA) involves the construction of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units) ranging in height from two to three storeys. The proposed development also includes the provision of landscaped public open space of 2,133sq. m. in addition to 2,050sq.m of public open space that was proposed as part of the approved Phase 1 application. Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.

The proposed development will also involve the provision of sufficient car parking (including accessible and EV car parking spaces), bicycle parking spaces at surface level and motorbike spaces throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, boundary walls, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

Please refer to the statutory notices for full and complete description of the proposed development.

## KEY PROJECT DETAILS:

APPLICANT:	Dublin City Council in partnership with The Land Development Agency
SITE AREA:	3.185 ha
TOTAL RESIDENTIAL UNITS:	137
DENSITY:	40 units per hectare
PUBLIC OPEN SPACE:	4,183 sq.m (12.34% of net site area)
COMMUNAL OPEN SPACE:	602 sq. m
CAR PARKING:	141 spaces
CYCLE PARKING :	306 spaces

(See schedule of Accommodation for full details)



# NATIONAL POLICIES AND GUIDELINES REVIEW



# National Policies and Guidelines Review

## HEALTHY PLACEMAKING

The landscape design is informed by the following guidelines and policies. At the start of each chapter of the Landscape design statement, the relevant policies and guidelines are highlighted together with the main points of these policies and guidelines that have been incorporated into the design.

NATIONAL PLANNING FRAMEWORK, PROJECT IRELAND 2040

DUBLIN CITY DEVELOPMENT PLAN 2022-2028

PARK WEST CHERRY ORCHARD LAP 2019

QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES - BEST PRACTICE GUIDELINES (2007)

GUIDELINES FOR PLANING AUTHORITIES ON SUSTAINABLE RESIDENTIAL DEVELOPMENTS IN URBAN AREAS (2009)

URBAN DESIGN MANUAL - BEST PRACTICE GUIDE (2009)

DESIGN MANUAL FOR QUALITY HOUSING (2022)

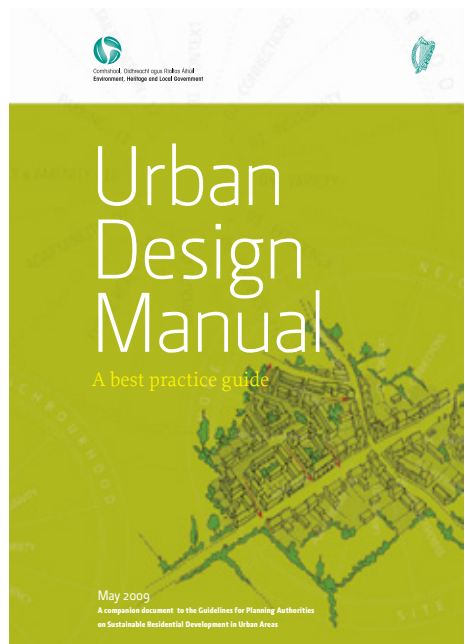
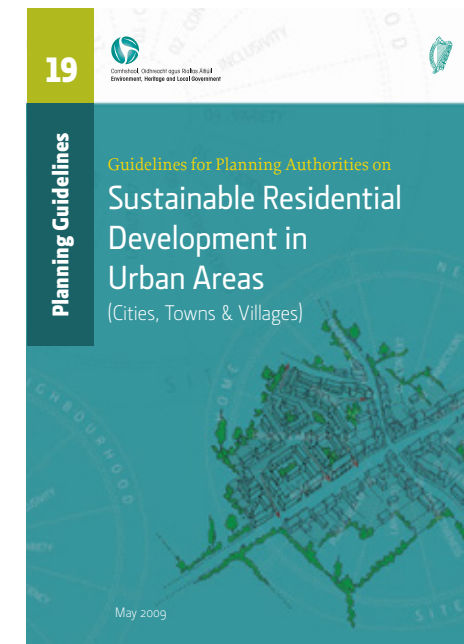
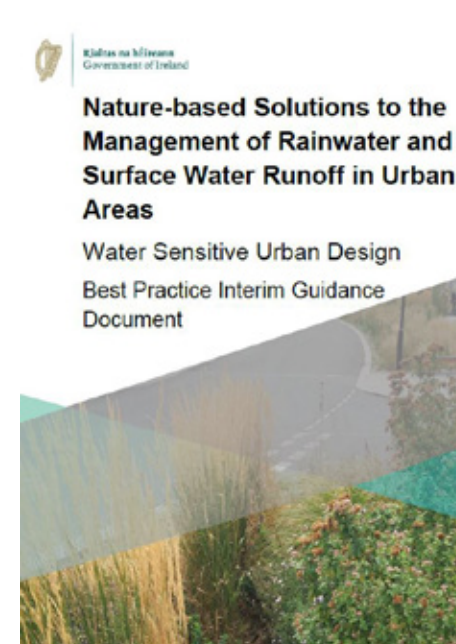
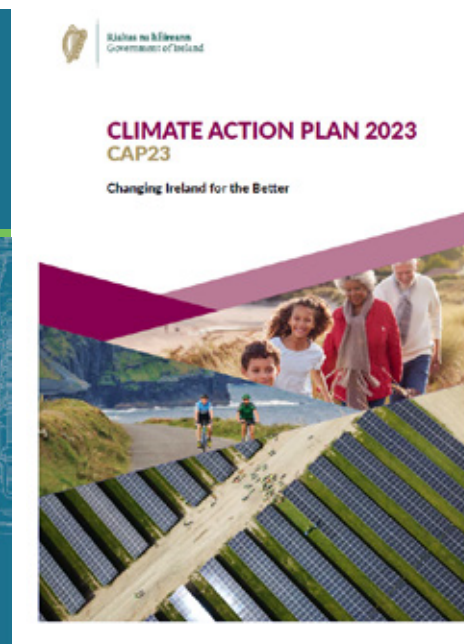
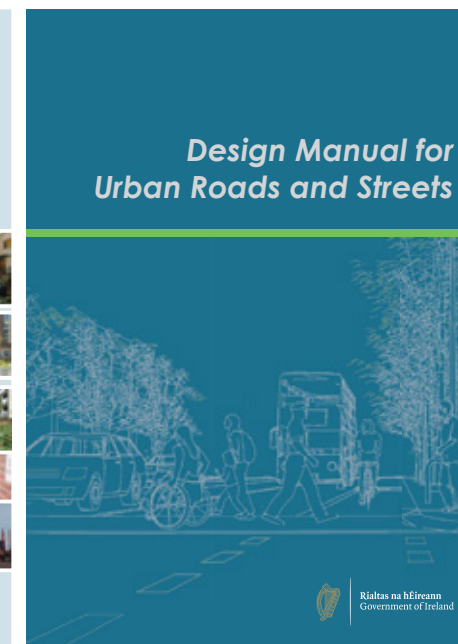
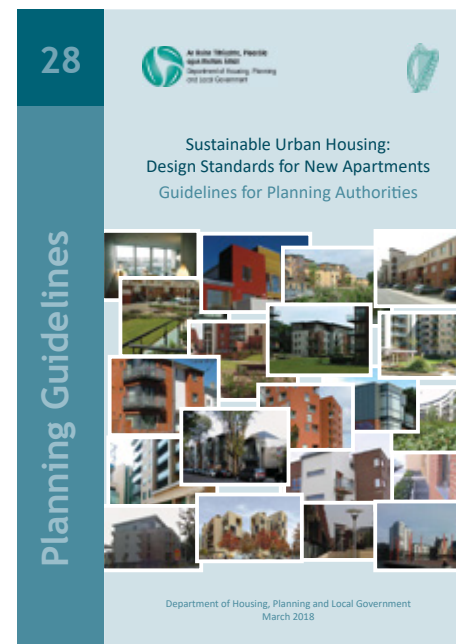
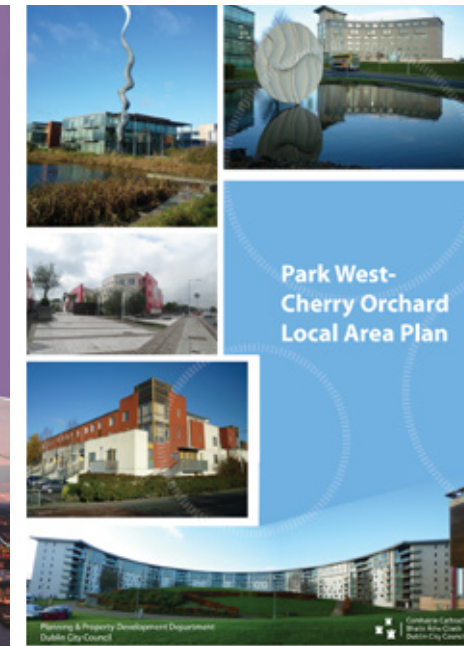
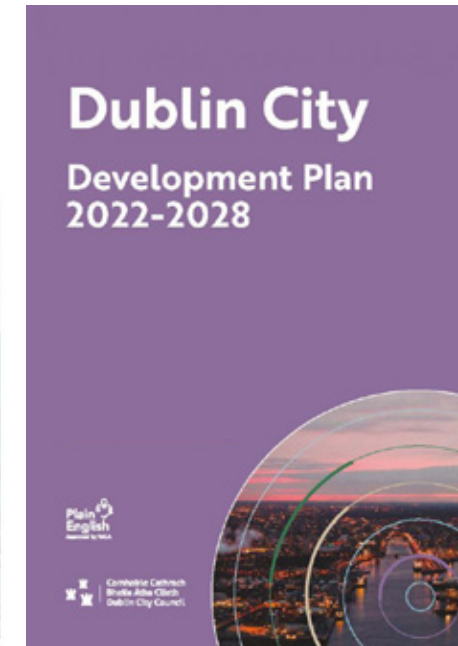
SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS (2023)

DESIGN MANUAL FOR URBAN STREETS AND ROADS (DMURS)

ALL IRELAND POLLINATOR PLAN (2021-2025) AND PLANTING CODE

CLIMATE ACTION PLAN (2023)

NATURE-BASED SOLUTIONS TO THE MANAGEMENT OF RAINWATER AND SURFACE WATER RUNOFF IN URBAN AREAS - BEST PRACTICE INTERIM GUIDANCE DOCUMENT (2022)





# HEALTHY PLACEMAKING





# Statutory review

## HEALTHY PLACEMAKING

### National Planning Framework, project Ireland 2040 (NPF)

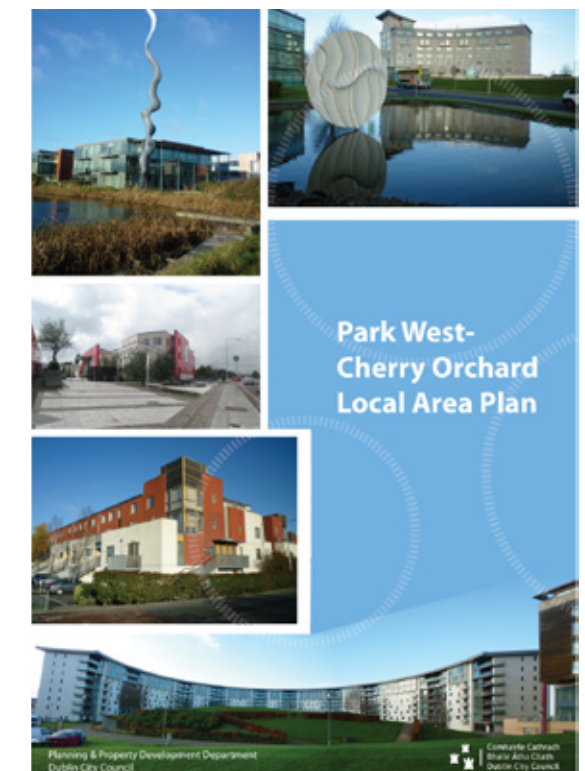
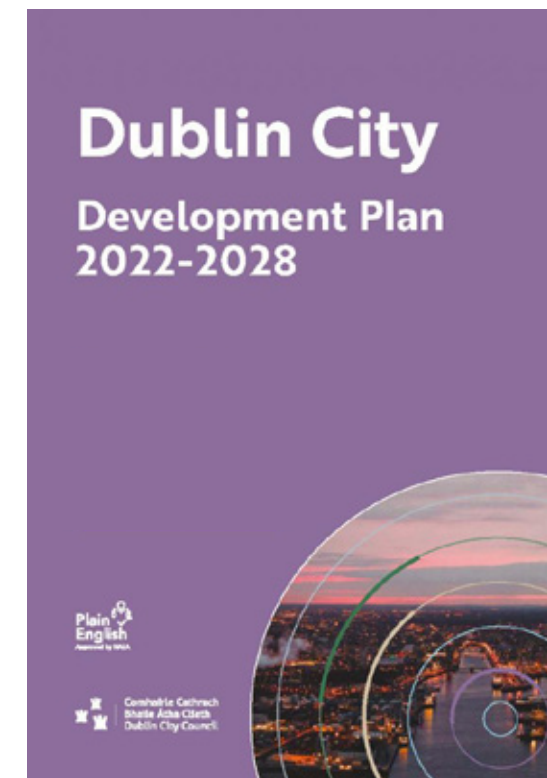
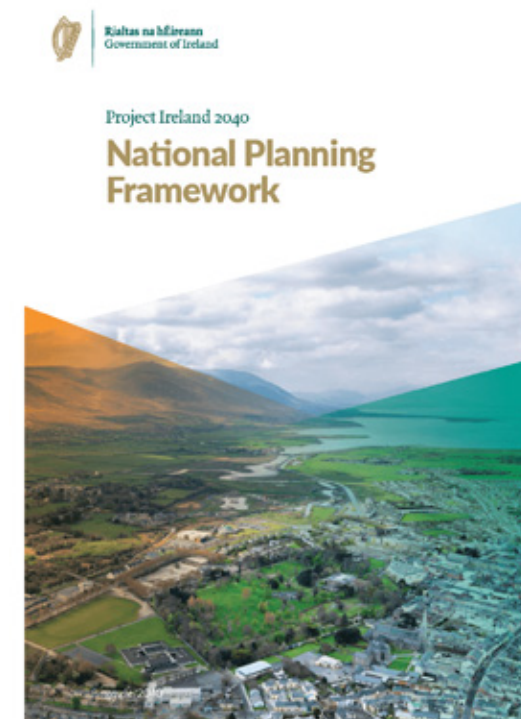
- Focus on the link between public health, community wellbeing and the physical design of the environment
- Empowering and enabling individuals and communities to make healthier choices
- Enhancing public health by encouraging and facilitating more active lifestyles by creating a more walkable and cycling friendly urban environment.
- Opportunities for physical activity and social interactions- integrating physical activity facilities for all ages
- Clean environment - air and water quality

### Dublin City Development Plan 2022-2028 (DCDP)

- Active recreation, physical activities, such as table tennis, outdoor gym etc. active transport
- Catering for all
- Facilitate active travel
- Green infrastructure, greening measures

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- “Slí na Sláinte” route promoting active and healthy lifestyles
- Play as essential for children health

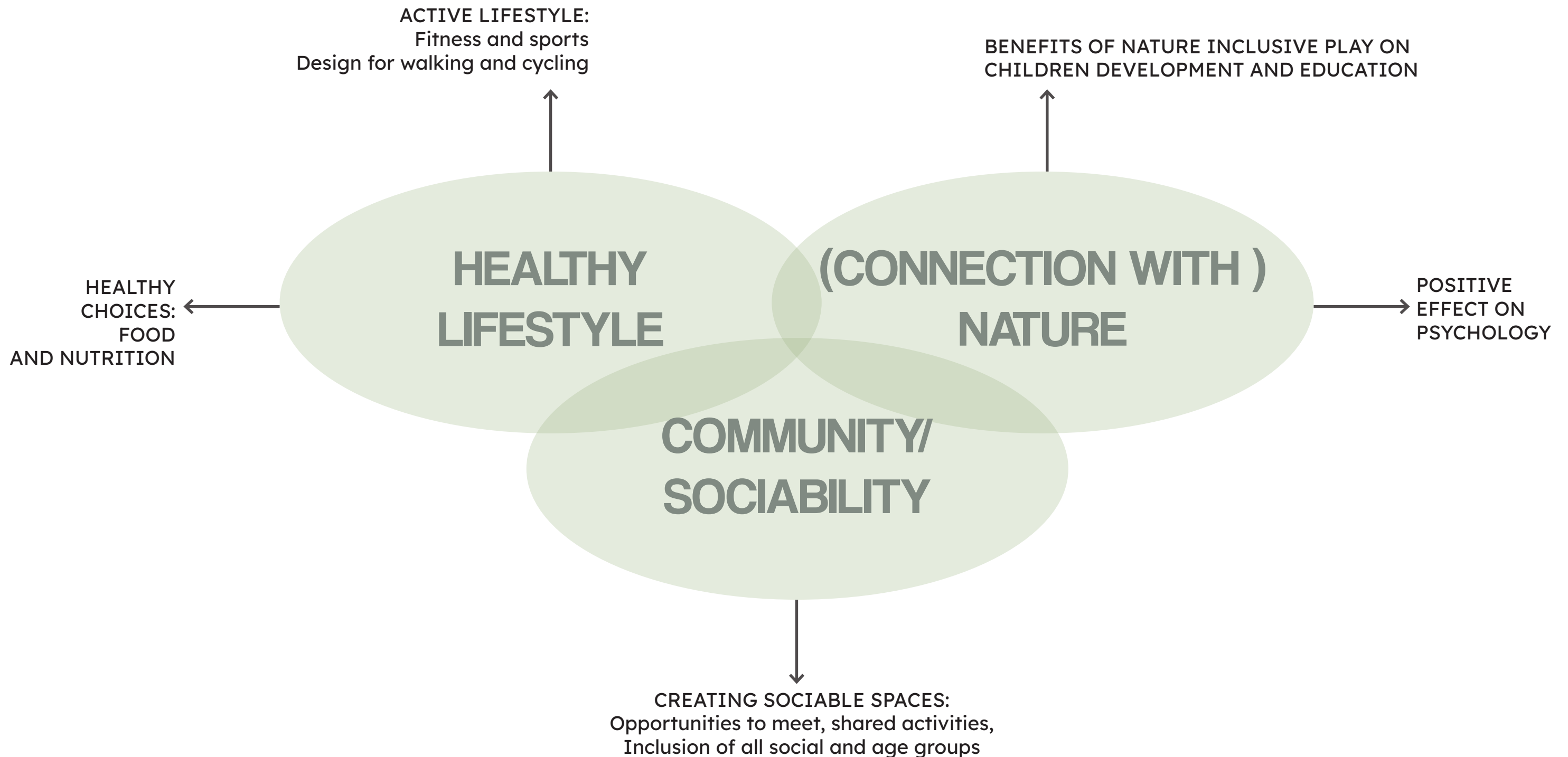




# A healthy neighbourhood for a healthy community

## HEALTHY PLACEMAKING

The aim of the landscape design is to contribute to healthy place making with particular regard to healthy lifestyle, nature inclusive design which has not only positive effect on a healthy biodiverse environment but also on the psychology of the residents and education and development of children and young adults; and with focus on creating a space for a healthy community.



Note: all three areas are inter-related, e.g. community gardens or team sports play a role in both healthy lifestyle and Sociability, or sports in a natural environment benefits on psychology etc.



# Healthy lifestyle

## HEALTHY PLACEMAKING

When talking about healthy lifestyle, we focus mainly on two factors - active lifestyle, but also healthy diet.

To promote an active lifestyle, opportunities for fitness and sports are incorporated in the overall scheme for Cherry Orchard Point, including a running track/trim trail, callisthenics outdoor gym, kick-about amenity lawn, and multipurpose games area etc. Incidental equipment is also used in Phase 2, such as table tennis.

Promoting active travel is also part of an active lifestyle, which is why pedestrians and cyclists are prioritised in the scheme. The park (Phase 1) is vehicle free and the local residential streets are designed as cul de sacs for vehicular transport while keeping cycle and pedestrian connectivity across to the park and neighborhood. The local streets are proposed as woonerf or in other words living streets, with a shared surface and small plazas with feature tree planting and with seating opportunities, prioritising pedestrians and activities in the street.

To promote a healthy diet, food production is introduced into the public space and green infrastructure (DCDP Green infrastructure objective GIO28) in the form of community gardens in the park (Phase 1), and extensive edible landscaping - food forest (Phase 1), a cherry orchard, fruit trees and shrubs, perennial herbs etc. The aim of this is also to create space for education on food and gardening and activities related to these for all the members of the community.



Table tennis



Tiny edible food forest precedent, The Garden of Soil (R)evolution, Chaumont sur Loire, M+A



Rijnvliet edible neighbourhood precedent in NL - incorporates fruit trees and berry bushes such as Currants into planting



# Connection with nature

## HEALTHY PLACEMAKING

An increasing number of studies have recognised the importance of outdoor recreation and access to natural environment for mental health. As an example, 'Get Walking Ireland' (Coillte & Mental Health Ireland) Woodlands for Health Programme was evaluated by University College Dublin and the HSE. The finding included improvements of mood and reductions in thoughts of suicide, guilt and low self-esteem. Access to open space and open air activities has also proven to be a vital resource during the Covid pandemic.

An increasing number of studies also recognise the positive impact of nature on children's play and social behaviours. (eg. Dowdell, K., Gray, T. & Malone, K. Nature and its Influence on Children's Outdoor Play. Journal of Outdoor and Environmental Education 15, 24-35, 2011). Natural environments support children's imaginative play, the development of positive relationships and allows for the environment to become a place of learning. It also has an impact on the social behaviour and structure - imagination becomes as valued as physical abilities.

A large nature inclusive playground is proposed in the park under Phase 1 to serve the whole Cherry Orchard Point development including Phase 2, but also as an amenity space for the existing residents from the surrounding area. Additional accidental play is proposed to Phase 2 development, including hammocks in the cherry orchard in the north of the site, as well as small climbing equipment and a ferry tale throne.

The diversity and character of the planting aims to maximise nature experience and the diversity of amenities in the outdoor space aims to encourage visitors and residents to spend time outdoors.





# Community & sociability

## HEALTHY PLACEMAKING

Positive social relations have without a doubt a strong impact on our psychology. Moreover, studies have shown, that living a social life and being part of a community may have an impact on longevity.

The landscape design is promoting community by creating sociable spaces where people can gather, sit together, and share in community activities, such as teams sports or gardening.

The aim is also to create a balance between privacy and sociability. Therefore all ground floor patios of duplexes and apartments have a privacy planting strip screening them from the communal and public spaces, but direct access from ground floor apartments and patios onto the communal and public space is maximised, creating an active edge to the central park and communal courtyards. Furthermore, indoor communal spaces are located on the ground floor of apartment blocks of Phase 1 with direct access to the public and communal space.

The same principle applies for the local streets that are designed as woonerf type streets with shared surface, prioritising pedestrians and cyclists, and creating seating and gathering opportunities.



Balance between Privacy and Sociability, privacy screening (planting, swale timber panels, distance from communal shared space), but direct access to communal courtyard space from apartments and duplexes.



Team games, play and gathering - Multipurpose games area is proposed in the park (Phase 1)



Gardening opportunities, with a community garden in the park (Phase 1)



Sociability: seating "together"



# CONNECTIVITY AND PERMEABILITY & INTEGRATION IN EXISTING COMMUNITY





# Statutory Review

## CONNECTIVITY AND PERMEABILITY & INTEGRATION IN EXISTING COMMUNITY

### National Planning Framework, project Ireland 2040 (NPF)

- With planning and transport strategies in cities and urban areas with a major focus on walking and cycling routes, including targeted measures to enhance permeability and connectivity

### Dublin City Development Plan 2022-2028 (DCDP)

- Support of permeable connected and well-linked city and avoid gated residential developments
- Connected green infrastructure avoiding fragmentation, linking parks with green streets etc.
- Connected open spaces
- Integrated communities and social inclusion
- One of the main aims for Strategic Development Regeneration Area 4 Park West/Cherry Orchard is a sustainable integrated neighborhood, fully integrated new community in existing community, with enhanced connectivity

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

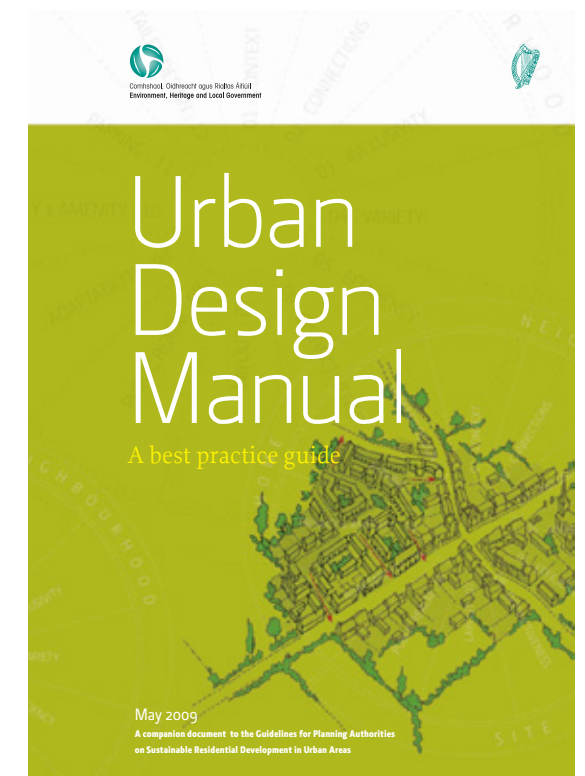
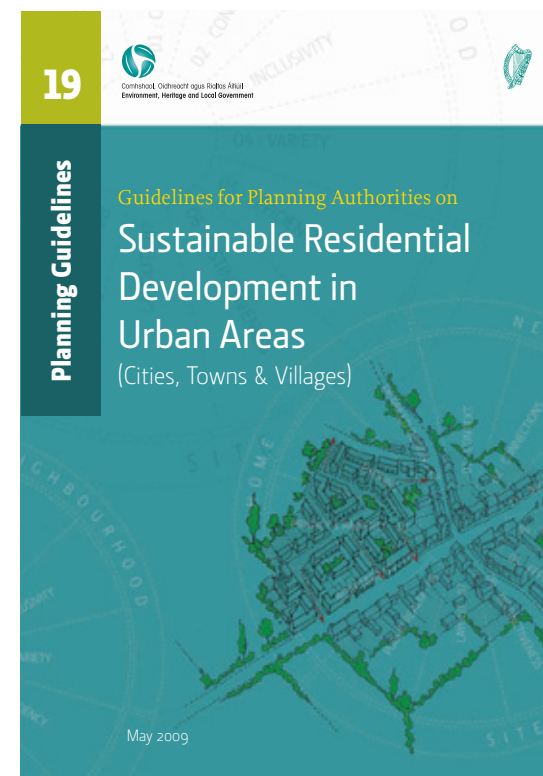
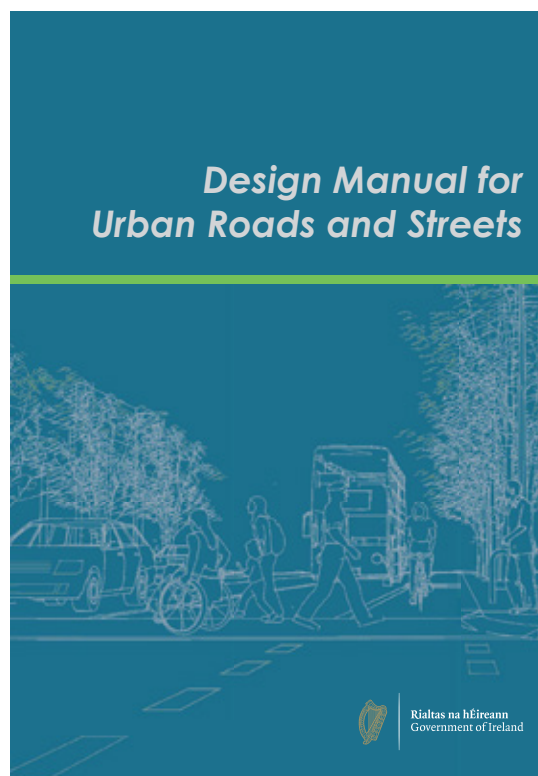
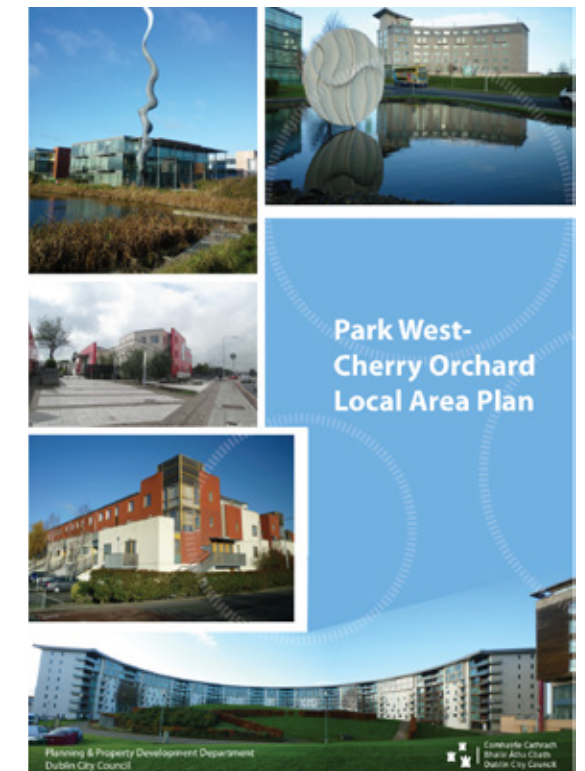
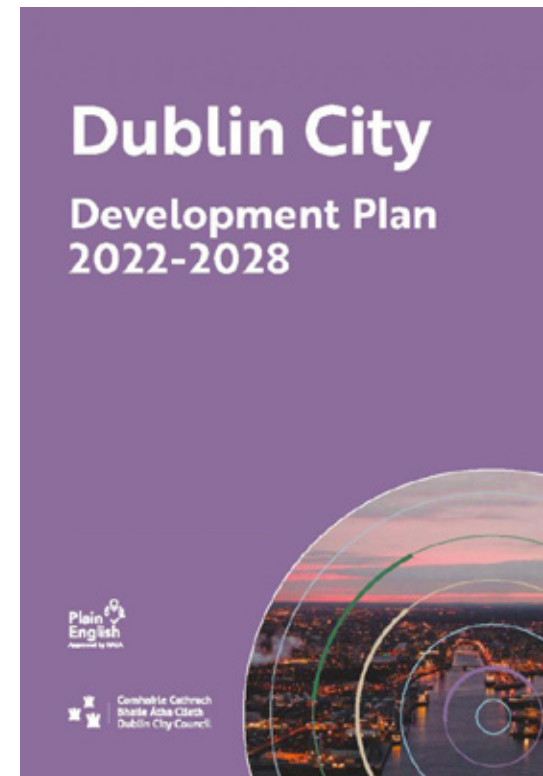
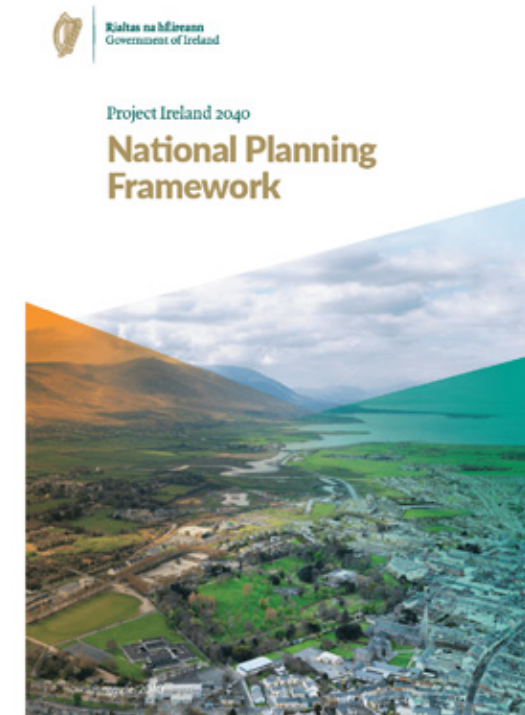
- Improve accessibility connectivity and promote sustainable modes of transport
- Permeable and safe environment
- Connected with existing public spaces into a system, and connected parks and GI
- Create a new commercial destination near train station

### Guidelines for Planning Authorities on Sustainable residential Developments in Urban areas, and Urban Design Manual - a Best Practice guide (2009)

- Criteria Context
- Criteria Connections- attractive routes in and out the new development for walking and cycling, linking into existing routes mixed used

### DMURS

- Promotes higher levels of permeability, in particular for more sustainable forms of transport - pedestrians and cyclists with possible restrictions on the movement of private vehicles





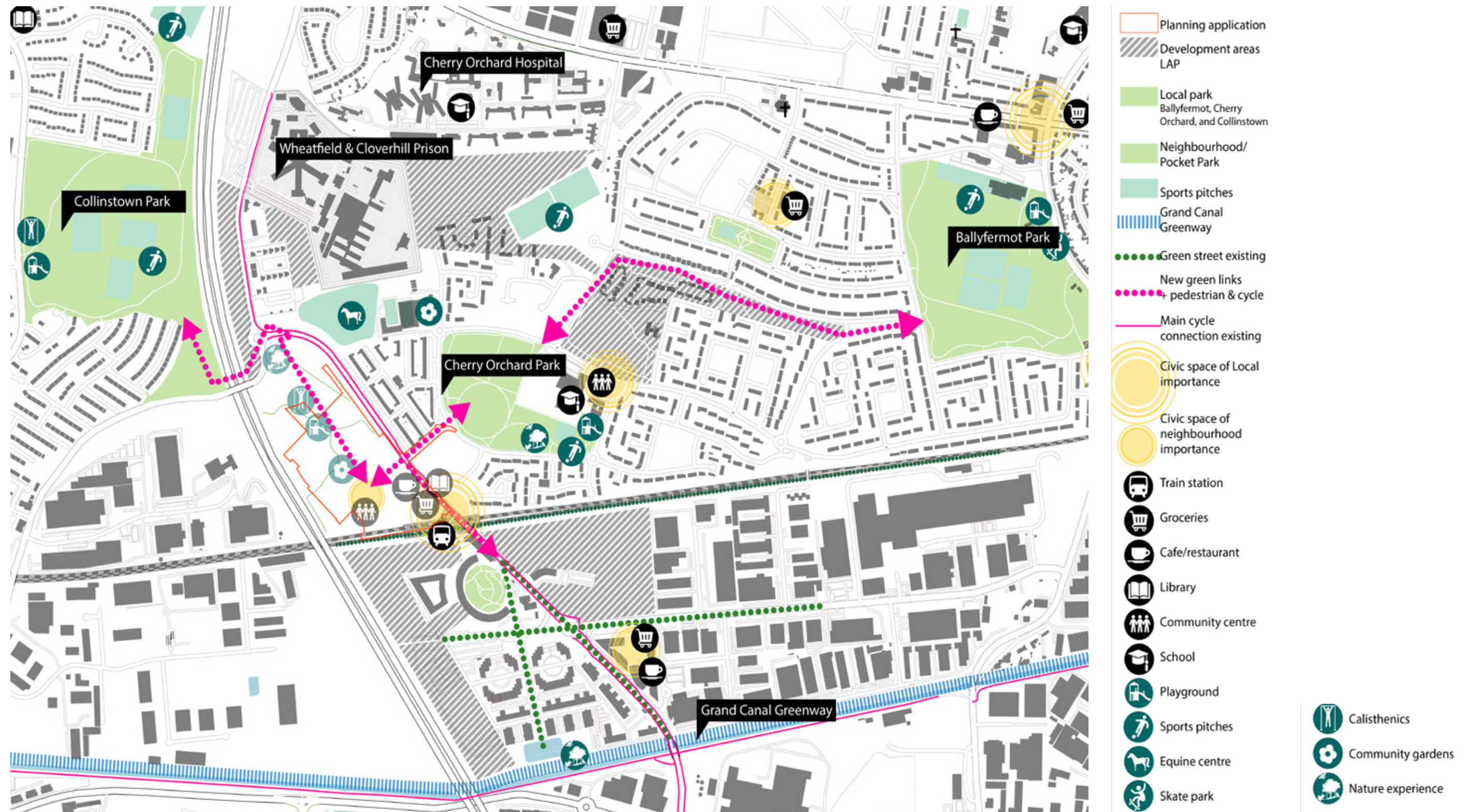
# Amenity - environs

## CONNECTIVITY AND PERMEABILITY & INTEGRATION IN EXISTING COMMUNITY

Cherry Orchard Point site is located between the M50 and Park West avenue; next to the train station Park West Cherry Orchard which creates a natural central point of Park West-Cherry Orchard with potential for new amenities, including shops, cafés or cultural amenities. The main outdoor recreational amenity is provided by the Cherry Orchard Park located to the east of the site which comprises a playground, sports pitches and which is directly adjacent also to St Ultans School and childcare, the Church of the Most Holy Sacrament and Community centre and Child and family services. Other outdoor amenities

include Cherry Orchard Equine centre, and nearby community gardens. Commercial Park West avenue is an important link to the train station from the north but also from the west thanks to the bridge connection across the M50.

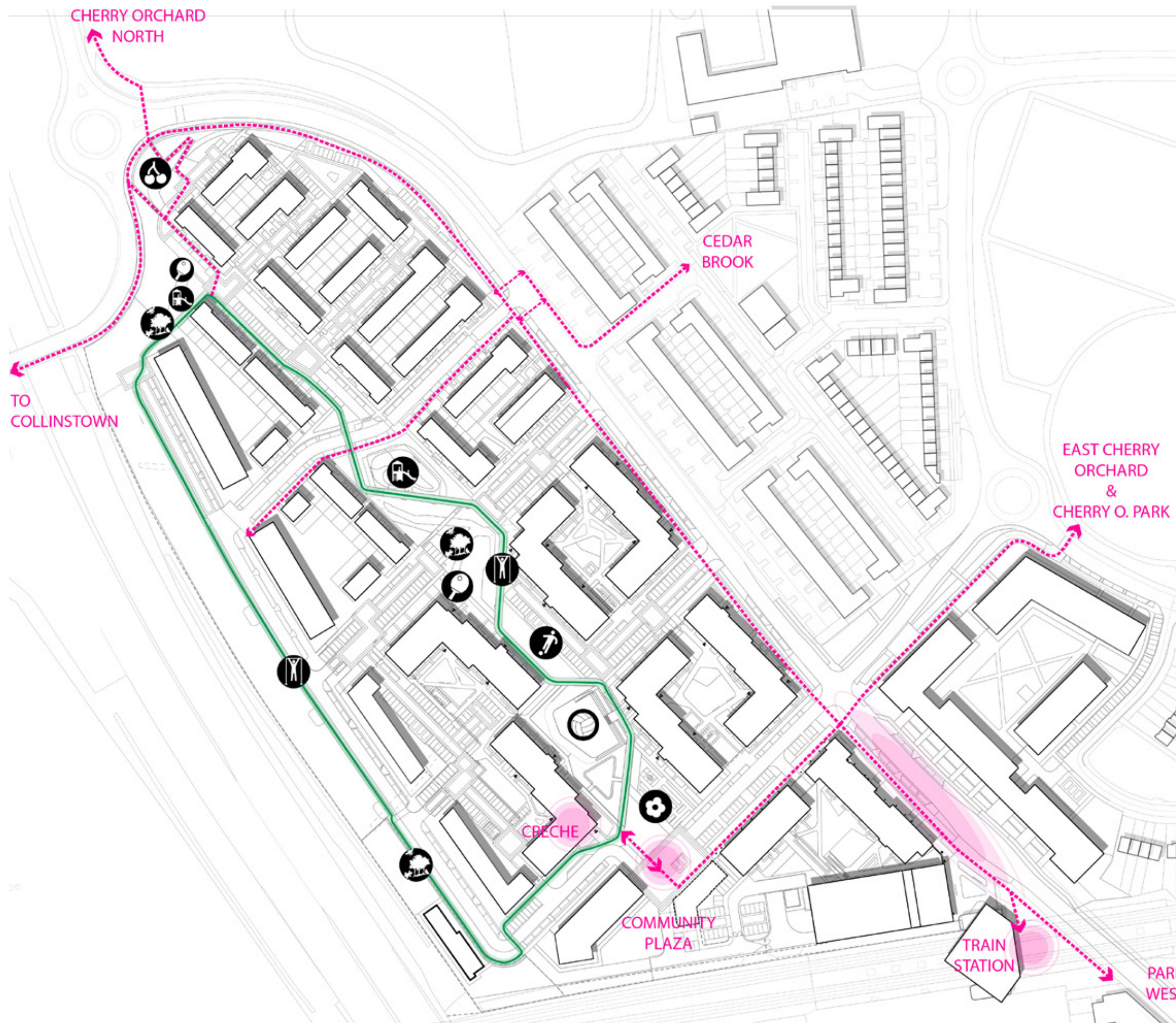
New pedestrian and cycle links as outlined by the LAP are to connect the existing and future parks as part of the green infrastructure. Cherry Orchard Point thus becomes an important part of the green infrastructure connecting with Cherry Park further through future green link to Le Fanu Park.





# Connectivity - Integration in existing neighbourhood

CONNECTIVITY AND PERMEABILITY & INTEGRATION IN EXISTING COMMUNITY



CONNECTIVITY - integrated neighbourhood

- Main destinations for new residents
- ⋯ Connections to wider Cherry Orchard
- Main park recreational path and trim trail

A new park is proposed and approved for Cherry Orchard Point as part of Phase 1, with a main recreational path and trim trail and a series of amenity spaces, such as outdoor gym, multi-purpose games area, trim trail, nature inclusive play, table tennis but also nature experiences. A large part of the Neighbourhood Park (0.205 ha) including a large nature-inclusive playground is also attributed to Phase 2, although planning for it was sought under Phase 1 permission in order to front-load delivery of the park and to deliver the park in its entirety rather than piecemeal.

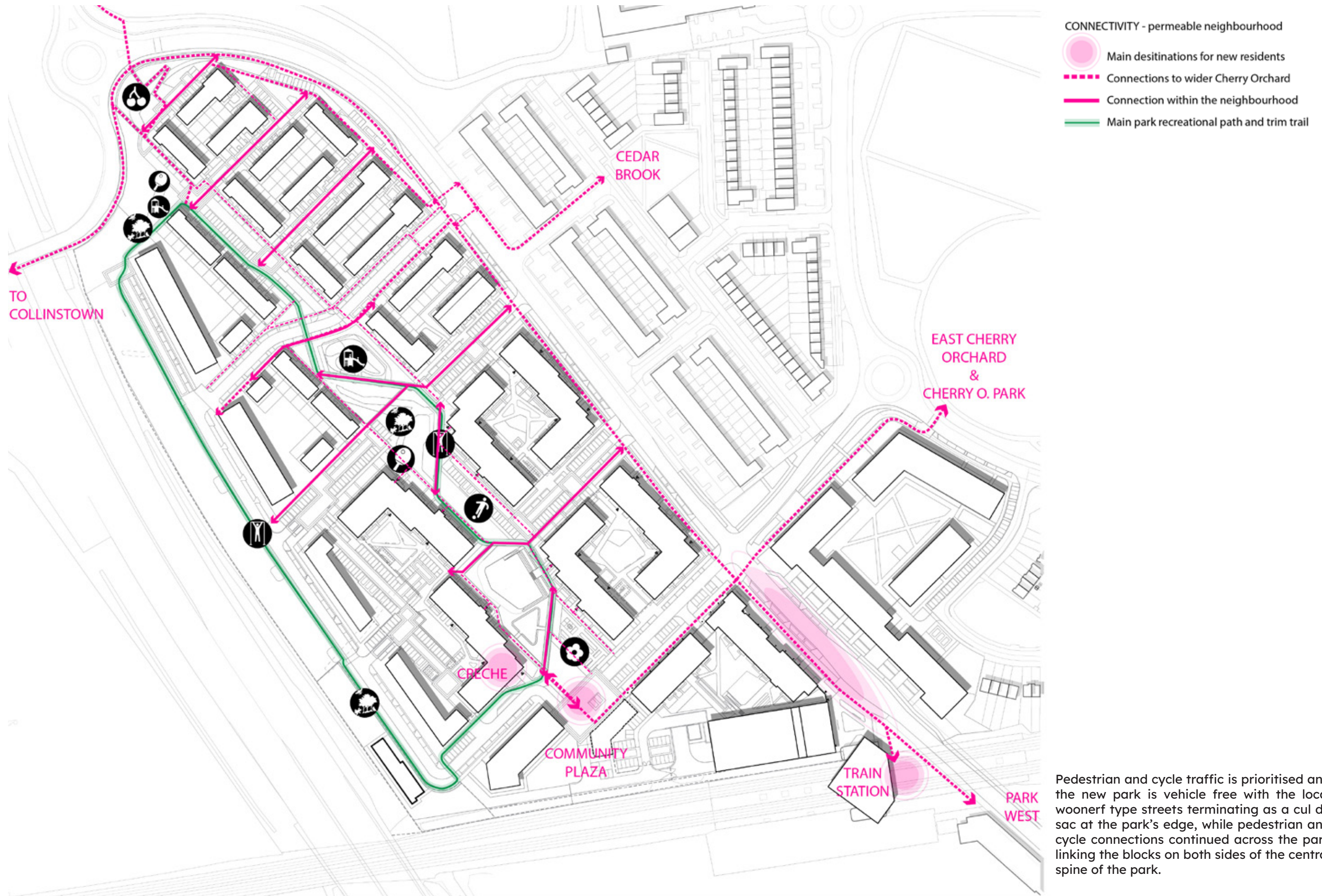
The New Street is an important green link connecting the new residential area and park with east Cherry Orchard as well as Cherry Orchard Park. Park West Avenue remains an important link from the North but also from Collinstown to the train station and further to Park West. The new recreational route in Cherry Orchard Point provides an alternative recreational route through the new park. A new crossing is also proposed to connect the Cherry Orchard Point and Cedar Brook and make the new park accessible to existing residents.

The Green Link proposed under Phase 2 is connecting the park with a pocket park with a cherry orchard proposed at the northern end of the site. Table tennis and incidental play, such as hammocks in the orchard, and fairytale throne and a small wooden climbing pyramid are proposed to the pocket park.



# Connectivity - Permeability through the new neighbourhood

CONNECTIVITY AND PERMEABILITY & INTEGRATION IN EXISTING COMMUNITY



Pedestrian and cycle traffic is prioritised and the new park is vehicle free with the local woonerf type streets terminating as a cul de sac at the park's edge, while pedestrian and cycle connections continued across the park linking the blocks on both sides of the central spine of the park.



# Green Infrastructure





# Statutory Review

## GREEN INFRASTRUCTURE

### Dublin City Development Plan 2022-2028 (DCDP)

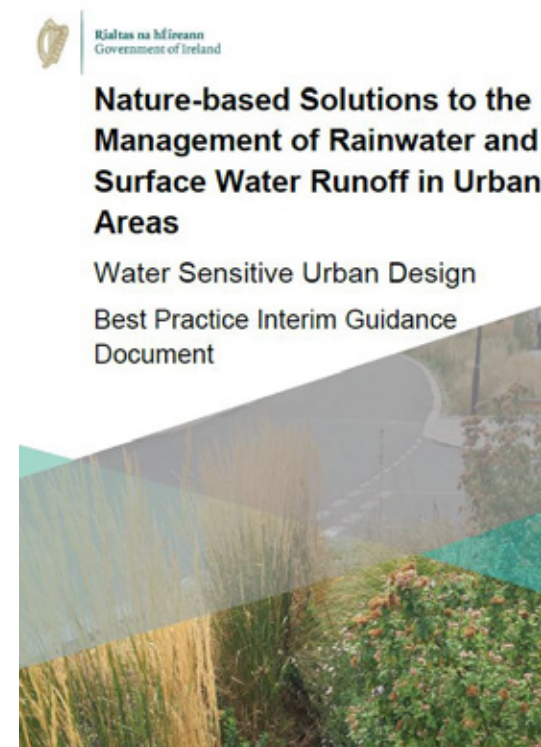
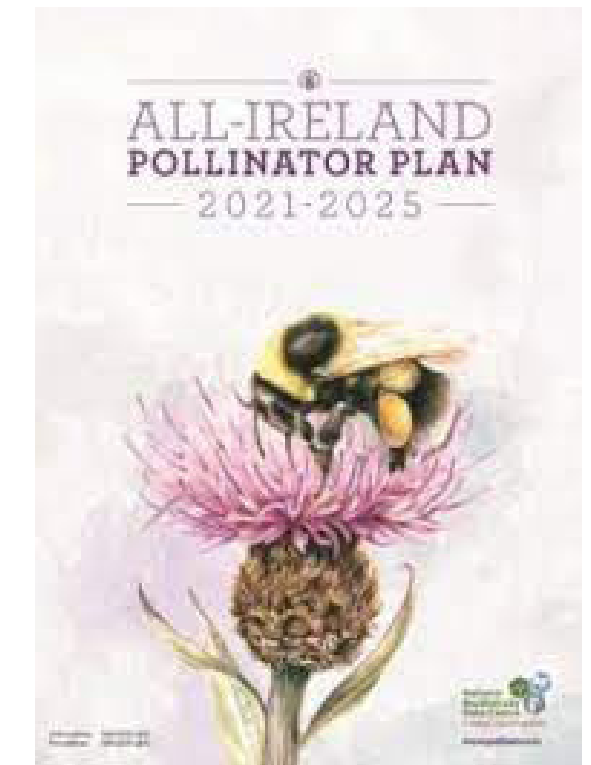
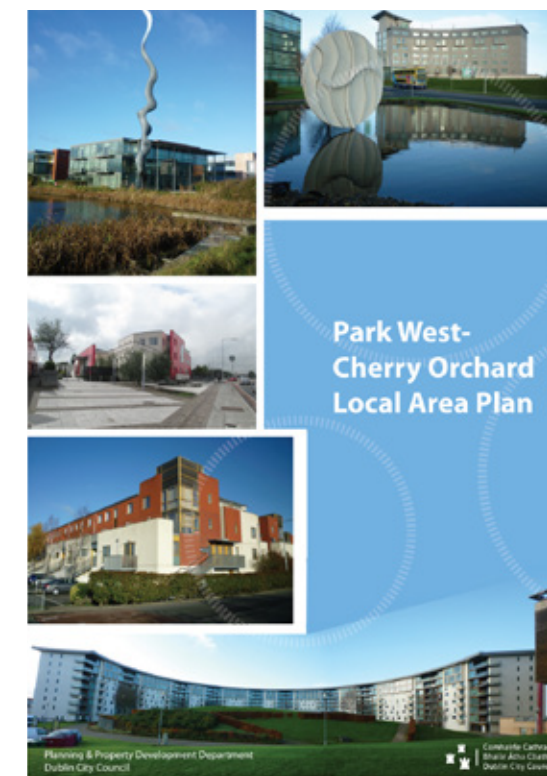
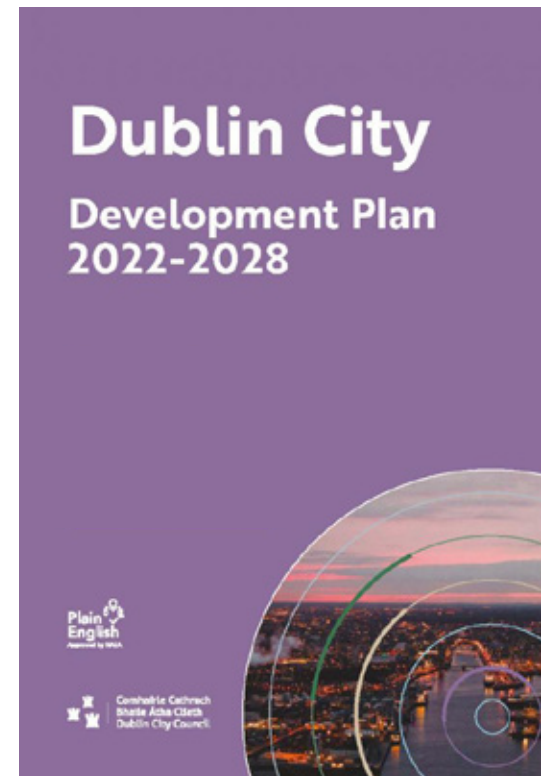
- Accessibility for all, avoid gated residential development, gated sports pitches etc.
- Multi functionality
- Contribute to active lifestyle
- Provides ecosystem services including pollination and food production incl. community gardens, air and water and air filtration, SuDS
- Helps to create character and sense of place
- Enhanced biodiversity an habitats creation, ecological corridors and steppingstones
- Role in mitigation and adaptation to Climate change
- Integrates nature-based solutions for SuDS to be integrated in GI
- Incorporate existing features - protection of existing trees and hedgerows
- Variety and hierarchy of planting to give visual variety

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- Tree lined trees to connect parks and civic spaces
- Connection of Cherry orchard park and Fanu park
- GI to incorporate SuDS
- Improved amenity
- A green buffer zone to be accommodated along the boundary with the M50 as part of a green corridor
- Camac river catchment objective hydromorphology and water quality

### All Ireland Pollinator Plan (2021-2025) and planting code

### Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Best practice Interim Guidance document (2022)





# Green infrastructure - environs

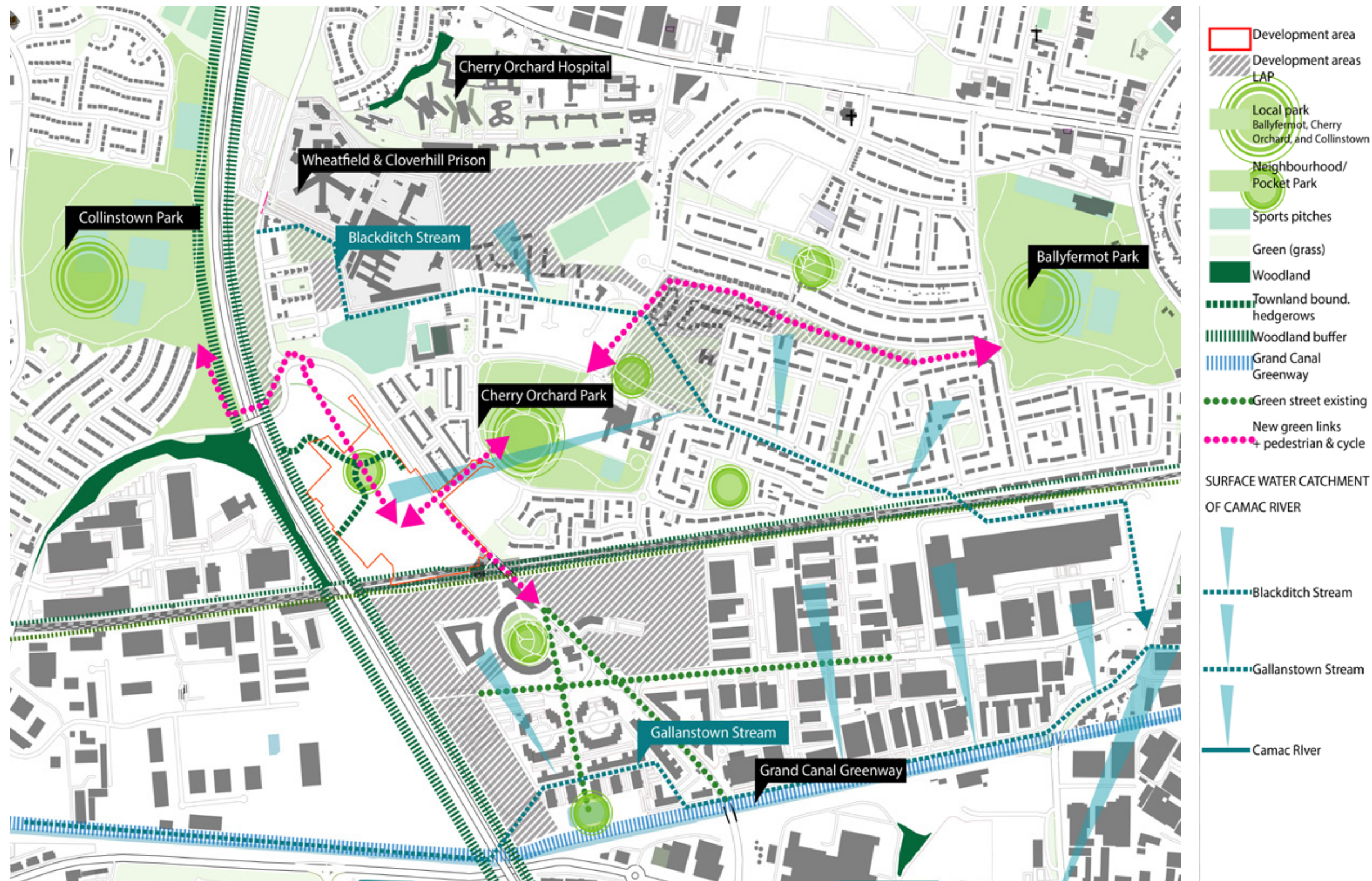
## GREEN INFRASTRUCTURE

As previously mentioned Cherry Orchard Point becomes an important part of the green infrastructure connecting with Cherry Park further through future green link to Le Fanu Park.

The woodland buffer along the M50 is continued and reinforced with native microforest planting, this is in line with the development objective for Site 4 in the LAP to accommodate a green buffer along the M50 as part of a Green corridor.

The landscape design seeks to retain part of the town-land boundaries hedges as part of the new park.

As the site lays in the water catchment of the Camac river, nature based sustainable drainage solutions on the site are crucial in order to improve the water quality of the Camac river.





# Green infrastructure - Cherry Orchard Point

## GREEN INFRASTRUCTURE



### GREEN INFRASTRUCTURE

- Natural biodiversity hem planting
- Semi-natural Green spine and streets
- Courtyards and private gardens

South-North Park axis

West-East green connection axis to Cherry Orchard Park

The natural biodiversity edge of the site comprising of native microforest planting and native wildflower meadow connects both into the existing woodland planting along the M50 but also creates an ecological stepping stone in the east-west direction, further connecting to Cherry Orchard Park.

The semi-natural park creates an important green link in the north-south direction, while the green New street creates the main east-west axis and connects the new park with Cherry Orchard Park. The planting in the park and the green streets consists mostly of native planting, but include also pollinator friendly blossoming species and fruiting species to increase both amenity and biodiversity.

The planting in the green communal courtyards includes ornamental plants and herb gardens.

The private gardens are grass seeded and planted with a small fruit tree in each garden.



# Green infrastructure - site

## GREEN INFRASTRUCTURE



### NATURAL BIODIVERSITY EDGE

MORE QUIET ACTIVITIES, EMPHASIS ON NATURE AND BIODIVERSITY

#### Healthy lifestyle

- Exercise in nature: running/trim trail
- Reinforced tree planting to woodland for air purification

#### Nature experience

- Native planting for increased biodiversity
- variety of planting for biodiversity and visual variety: woodland, meadow, swales

#### Sociability

- Bringing activity to the western boundary - increased safety



### SEMI-NATURAL PARK AND STREET

MAXIMUM AMENITY - THE HEART OF THE NEIGHBOURHOOD

#### Healthy lifestyle

- Exercise in nature: running/trim trail, team sports, kick-about space, outdoor gym, table tennis
- Food focus: edible forest planting, orchards and fruit trees, community garden

#### Nature experience

- variety of planting for biodiversity and visual variety: mostly native planting for increased biodiversity with additional planting of fruit trees, amenity lawn and community gardens woodland, meadow, swales
- Nature inclusive playground

#### Sociability

- Group and community building activities (group sports, gym, playground, community gardens)
- Direct access from buildings onto park



### COURTYARDS AND GARDENS

COURTYARDS - BALANCE BETWEEN PRIVACY AND SOCIABILITY

#### Healthy lifestyle

- Exercise - amenity lawn
- Food: herb planting, berry bearing tree and shrub planting

#### Nature experience

- Focus in planting on edible and medicinal species, focus on pollinator friendly planting and planting with seasonal interest (flowering herbs, autumn coloured leaves etc.)
- variety of planting for biodiversity and visual variety: perennial and herb planting, amenity lawn, edible berry bearing shrub planting and fruit tree planting

#### Sociability

- While keeping privacy to ground floor patios and apartments, providing a direct access to courtyard
- Seating spaces and toddler play in central sunny space of the courtyard

PRIVATE GARDENS - FLEXIBILITY AND BIODIVERSITY

The private gardens are grass seeded allowing future residents to arrange the space as they like, while small fruit trees are planted through the gardens the higher the overall biodiversity of the site.



# ACCESSIBILITY, UNIVERSAL DESIGN AND INCLUSIVITY





# Statutory Review

## ACCESSIBILITY, UNIVERSAL DESIGN AND INCLUSIVITY

### National Planning Framework, project Ireland 2040 (NPF)

- Universal design and accessibility for all

### Dublin City Development Plan 2022-2028 (DCDP)

- Social inclusion
- Age friendly city
- Youth friendly city
- Universal design, inclusivity and accessibility

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

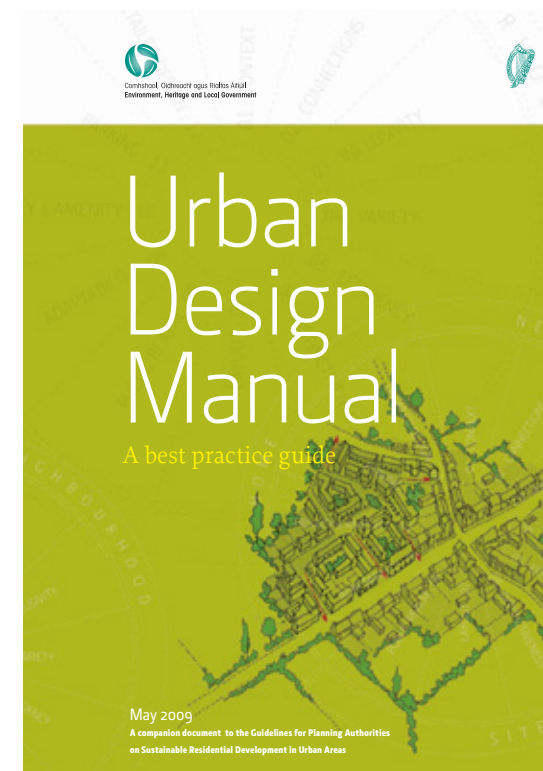
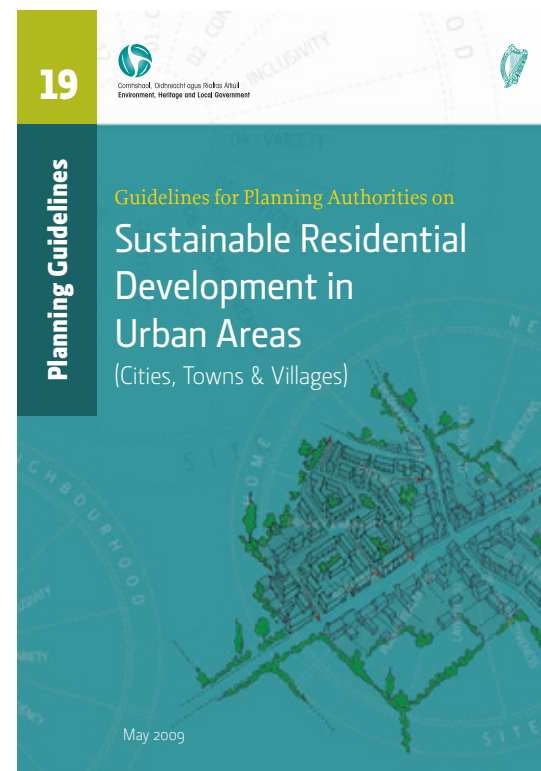
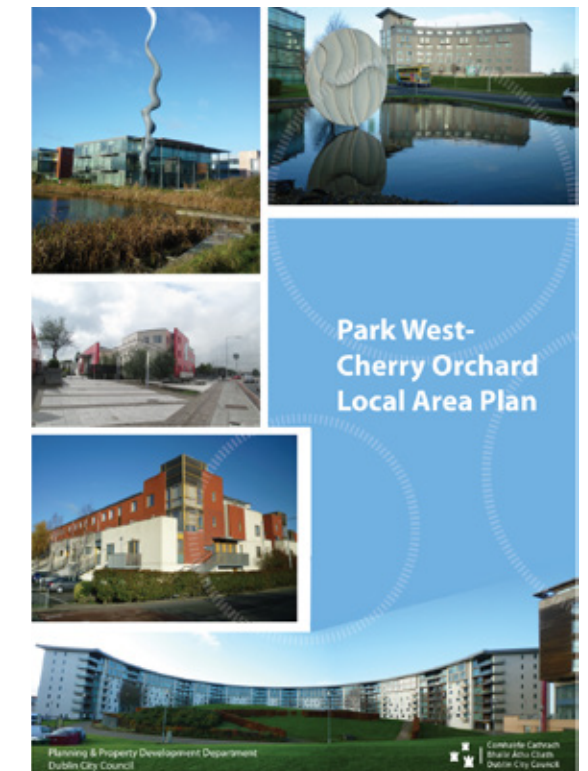
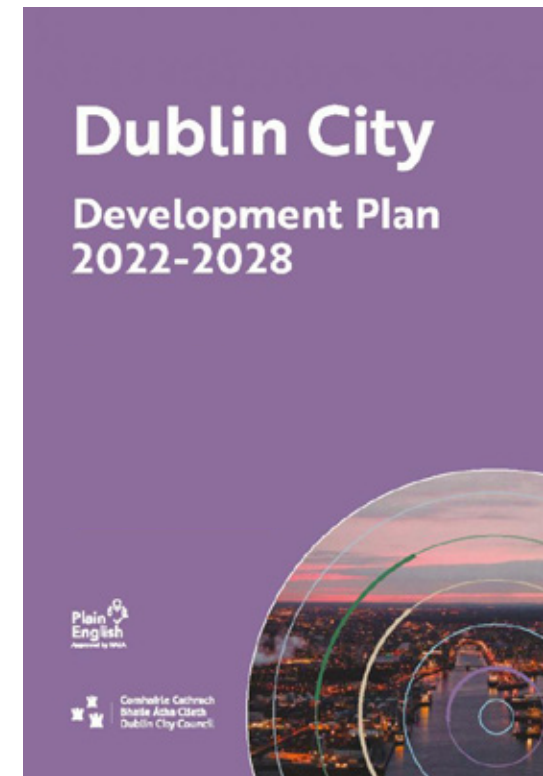
- Inclusivity and amenity for a vibrant and active society

### Guidelines for Planning Authorities on Sustainable residential Developments in Urban areas, and Urban Design Manual - a Best Practice guide (2009)

- Promote social integration
- Good mix of activities
- Amenity for everyone

### Sustainable Urban Housing: Design Standards for New Apartments (2023)

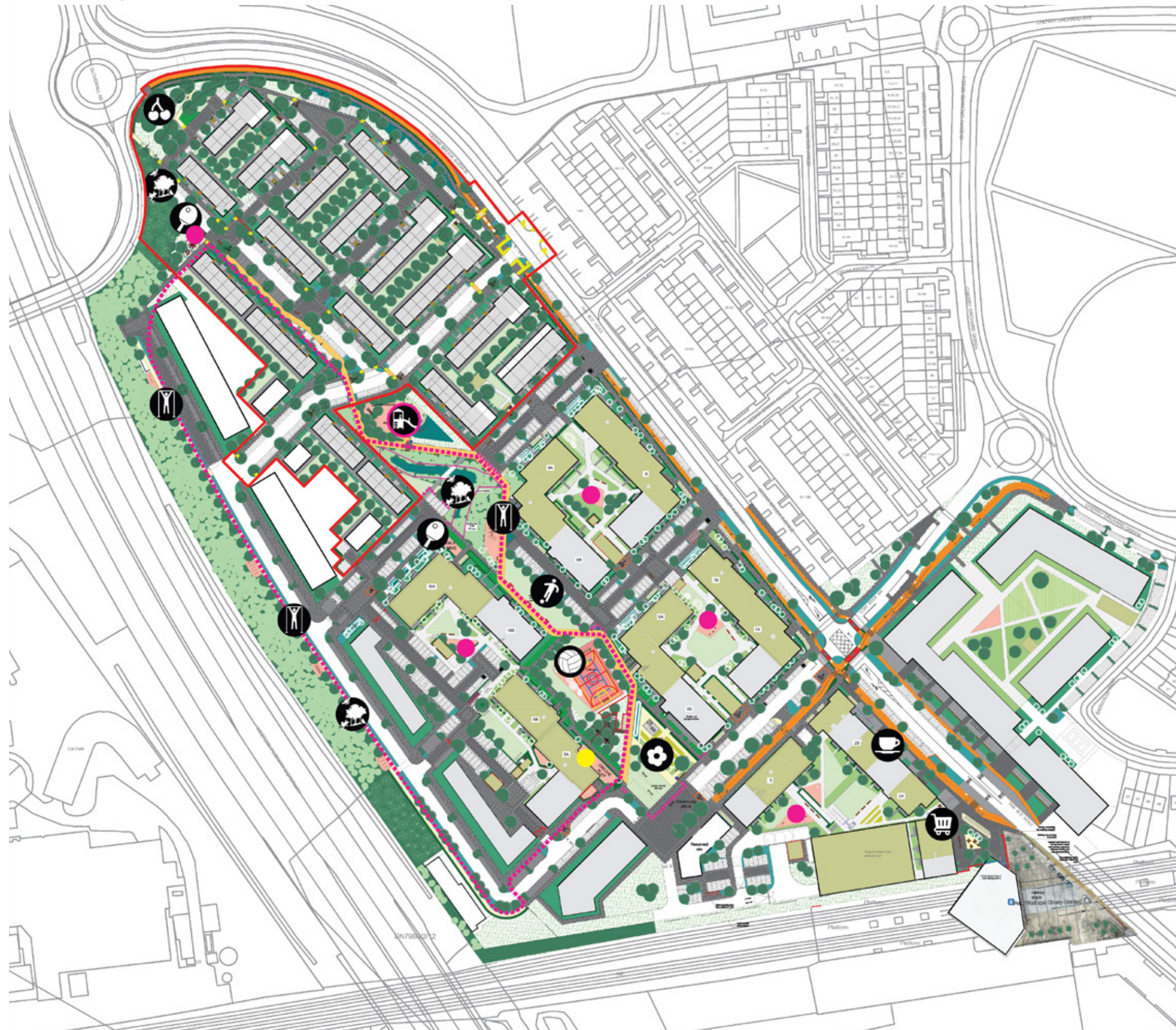
- 85-100 sqm toddler play in communal space
- 200-400 sqm play for older children and young teenagers





# Inclusive amenity

ACCESSIBILITY, UNIVERSAL DESIGN AND INCLUSIVITY



- Phase 2
- Terraced landscape with a cherry orchard with hammocks
- Biodiversity/ Woodland experience nativewoodland and food microforest
- Table tennis
- Nature inclusive playground 706 sqm
- Callisthenics outdoor gym 250 sqm and trim trail (4 stops)
- Multipurpose lawn / Informal kick-about space 390 sqm
- Multi-purpose games area
- Community garden 614 sqm and orchard
- Supermarket
- Shops/cafe
- Toddler play in communal courtyards, and incidental small children play, 85 - 100 sqm
- Crèche play


The aim is to provide amenity and variety of activities for everyone, from playground for children and young families with children, sports amenities for all ages and abilities, including wheelchair accessible equipment, as well as spaces where all members can meet such as community gardens and event space.



# Phase 2

## ACCESSIBILITY, UNIVERSAL DESIGN AND INCLUSIVITY



 Cherry Orchard with hammocks



 Nature experience - microforest planting and meadow



 Incidental play for younger children



 Table tennis





# SAFETY AND SECURITY





# Statutory Overview

## SAFETY AND SECURITY

### Dublin City Development Plan 2022-2028 (DCDP)

- Refers to following guidelines
- Women and girls safety and security\*

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- Permeable and safe environment
- Improve the image, create a sustainable community, attractive and identifiable place, improved amenity and open space etc.

### Quality housing for sustainable communities - Best practice guidelines (2007)

- Foster a sense of ownership and mutual protection and encourage taking responsibility
- Passive surveillance (eyes on the street), overlooked playgrounds (by dwellings), overlooked entrances
- Planting - maintain visibility
- Lighting
- Clear and direct footpaths
- Maximum passive surveillance consistent with the need to maintain privacy
- Appropriate volume of traffic

### Design manual for quality housing (2022)

- Good sense of enclosure
- Active frontage, perimeter block, turning corners
- Fine grain
- Back to back gardens
- Privacy

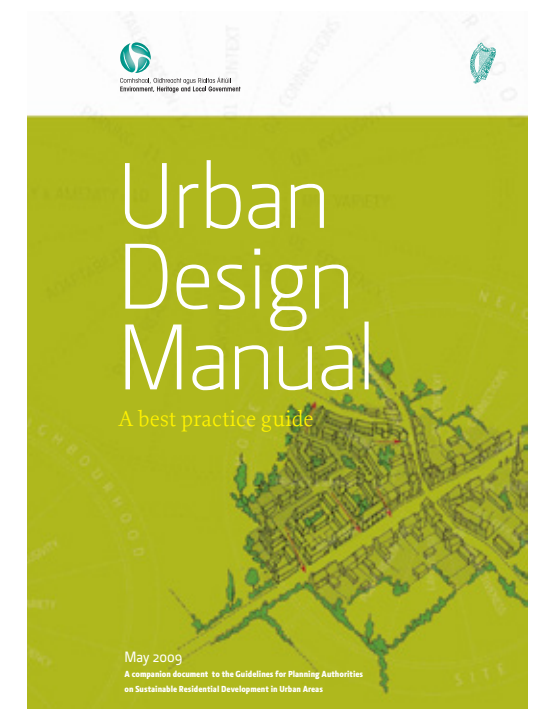
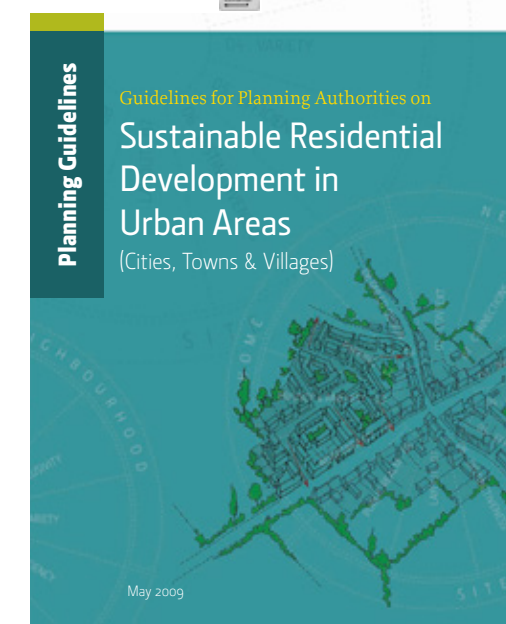
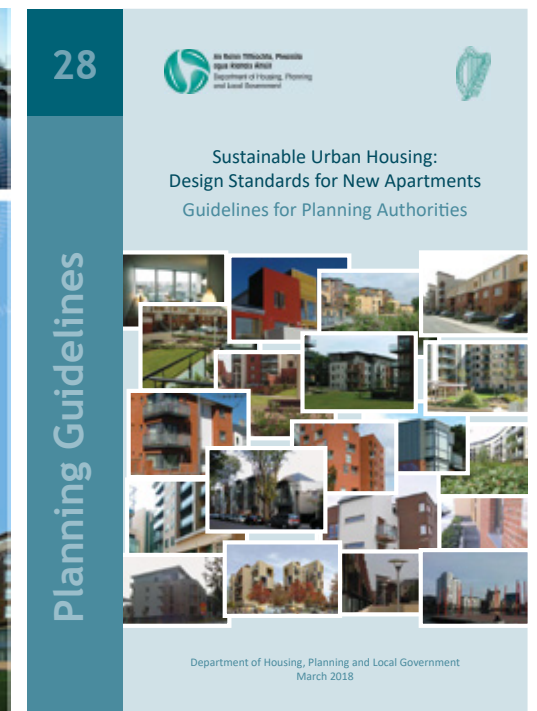
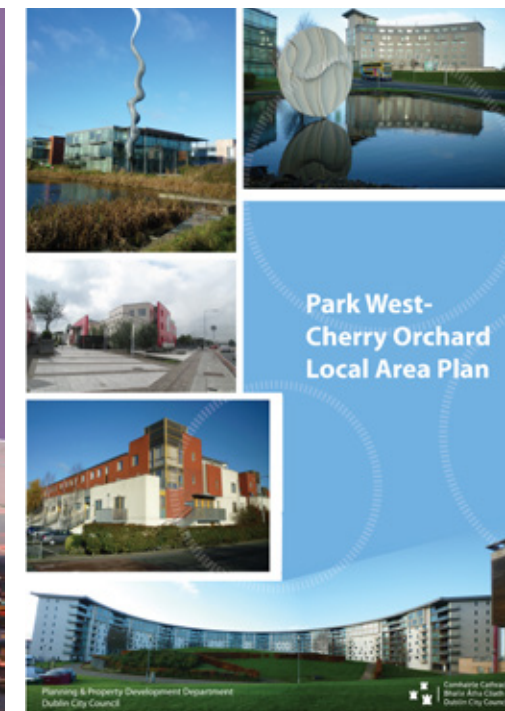
### Urban Design Manual - Best Practice Guide (2009)

- Accessible and overlooked amenity (including play)
- Clear definition between public, semi private and private space

### Sustainable Urban Housing: Design Standards for New Apartments (2018)

- Privacy planting strip

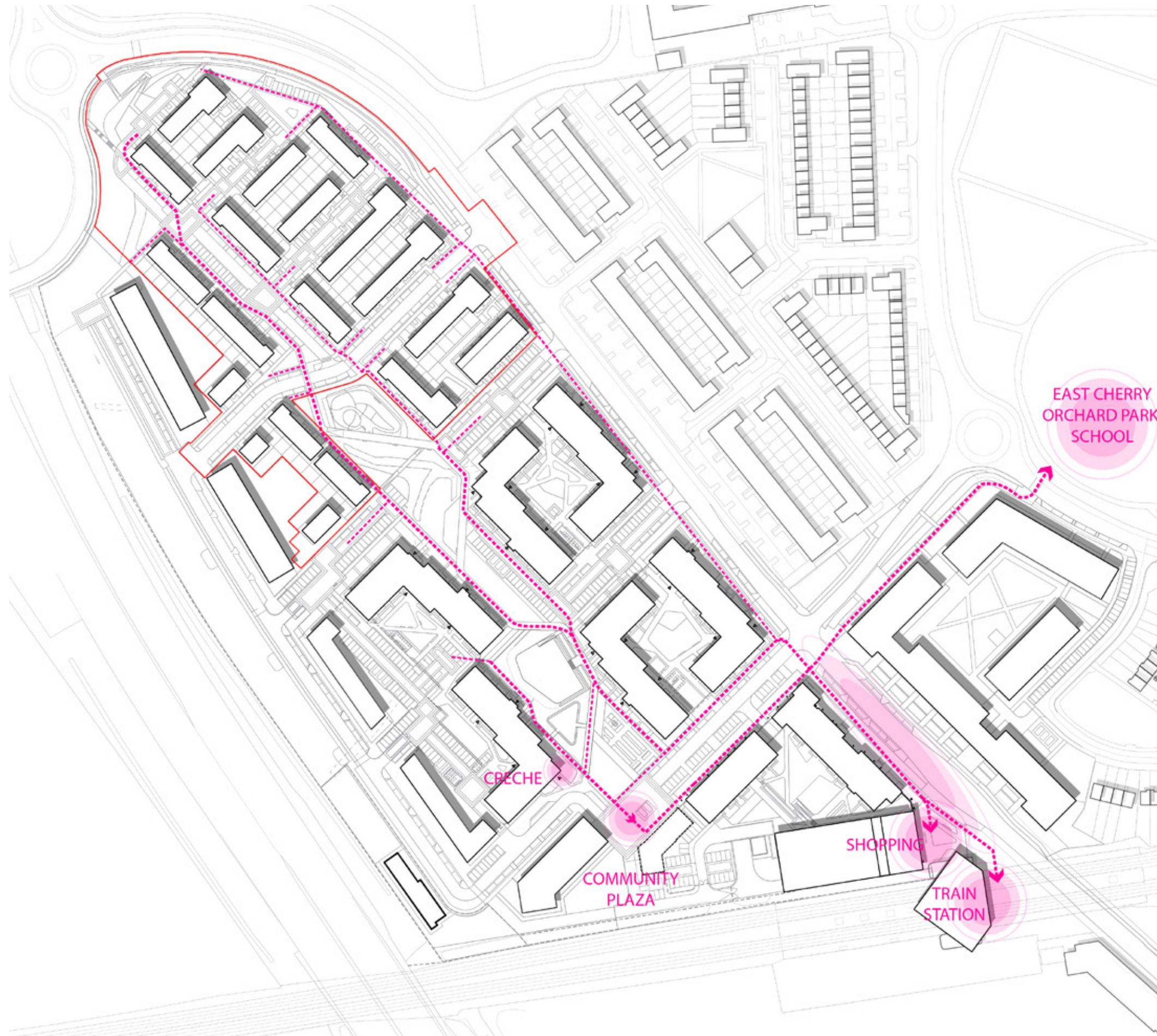
\*Make Space for Girls (UK) - fenced off areas (in particular MUGAs) are more unattractive for women and girls, than to men





# Clear and direct routes to main destinations

SAFETY AND SECURITY



SAFETY- Clear direct routes to destinations

-  Main destinations
-  Direct clear paths

Safety and security measures and principles such as clear and direct routes, active frontages, perimeter blocks, clear visibility, passive surveillance, clear open space hierarchy with permeable and accessible public open spaces without fencing, secured private and communal spaces etc. form an important part of the design.



# Active frontages, perimeter block, fine grain

## SAFETY AND SECURITY



### SAFETY- Active edges

- ▶ Main entrances (stair core, courtyard access etc.)
- ▶ Entrances to ground, houses, duplexes
- ▶ Indicative entrances in following Phase

Safety and security measures and principles such as clear and direct routes, active frontages, perimeter blocks, clear visibility, passive surveillance, clear open space hierarchy with permeable and accessible public open spaces without fencing, secured private and communal spaces etc. form an important part of the design.



# Boundary treatment

## SAFETY AND SECURITY

Clear boundary treatment is important for safety and security, however so is good passive surveillance, visibility, permeable and accessible public open space with active edges.

Fencing is therefore avoided in public open space as much as possible. Spaces are clearly defined by layout and planting.

Permanent fencing is proposed only to enclose communal spaces and private gardens. Communal courtyards are enclosed and secured with a transparent fence and gate to maintain visibility and passive surveillance. Private gardens are enclosed with a 2m high brick wall and have a 1.8m high timber fence between adjoining gardens.

Picture on the right shows a precedent for temporary hoarding to Phase 2 with a planting strip for visual amenity.

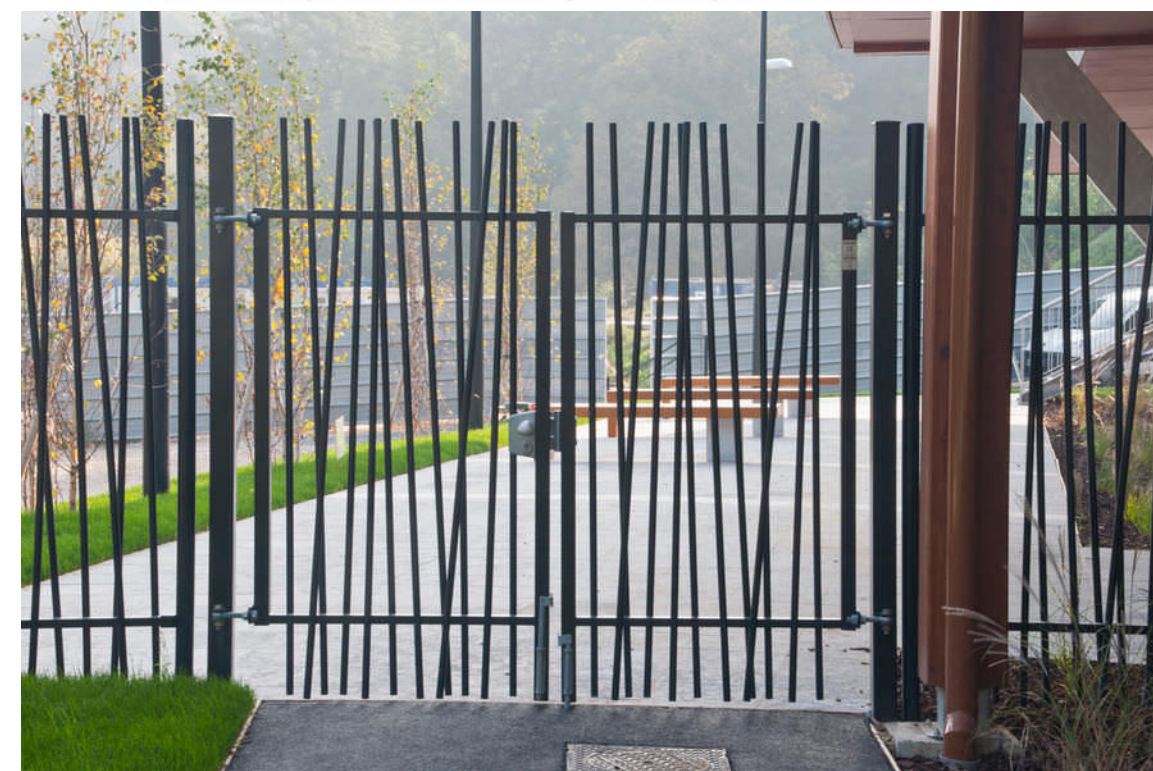
The site itself is open to public, along the eastern boundary of the Park West Avenue. An existing boundary treatment fence is retained to the M50 with retained and reinforced woodland/microforest planting.



TEMPORARY BOUNDARY TREATMENT TO IRISH RAIL COMPOUND -  
Precedent picture for hoarding - Kilkenny Riverside Park



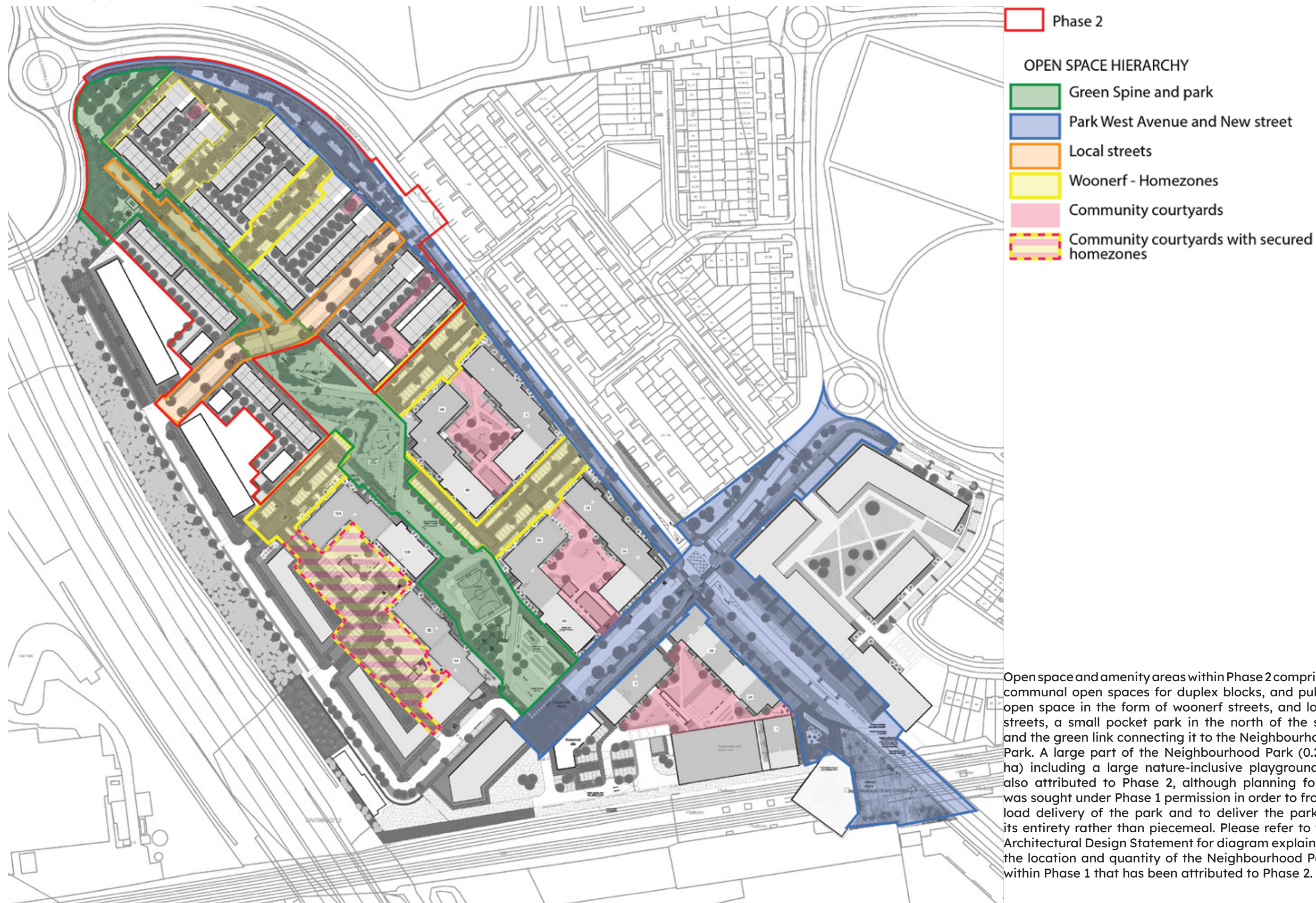
RAILING REFERENCE TO PERMANENT BOUNDARY TREATMENT





# Open Space Hierarchy

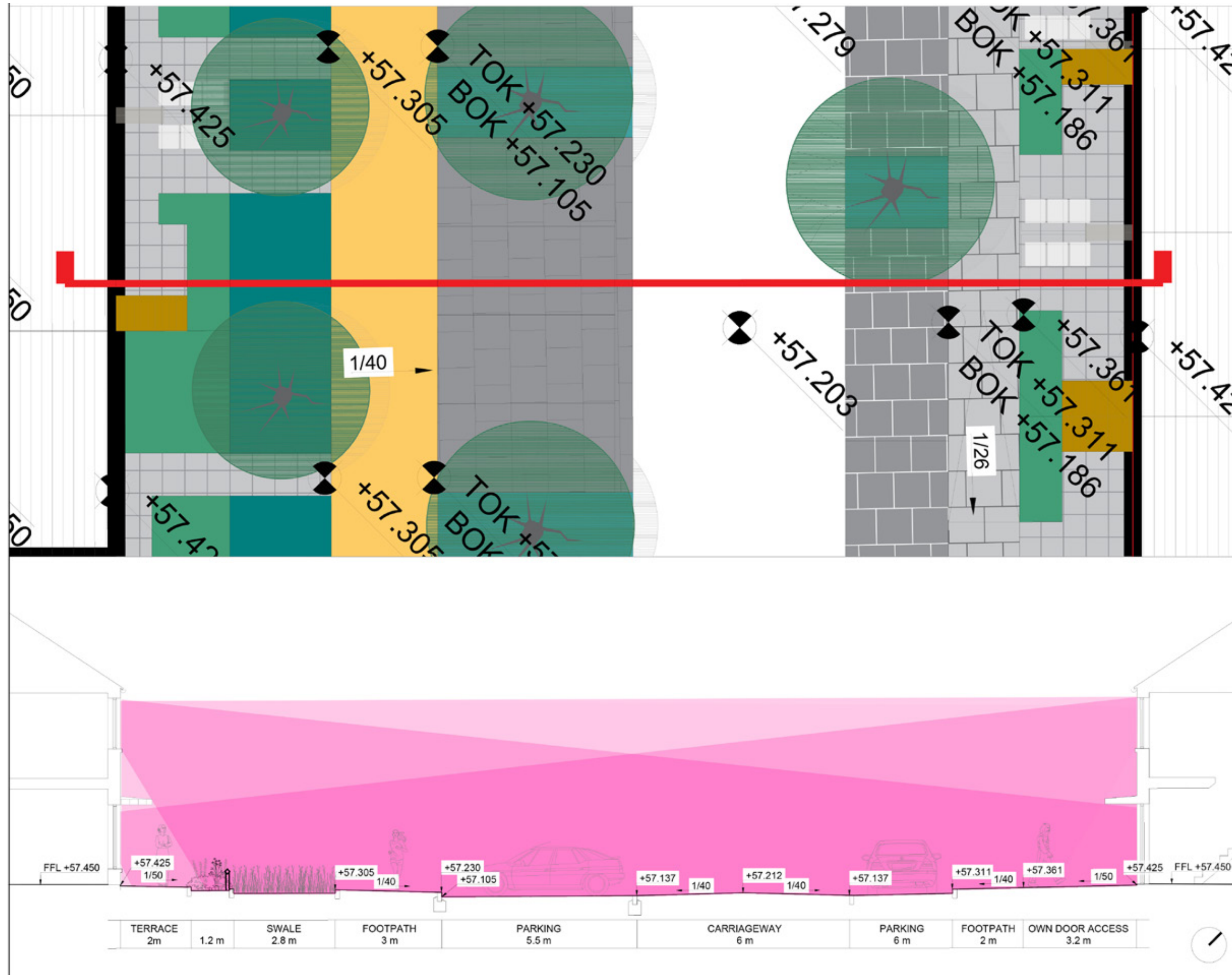
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# Passive surveillance - Green Spine

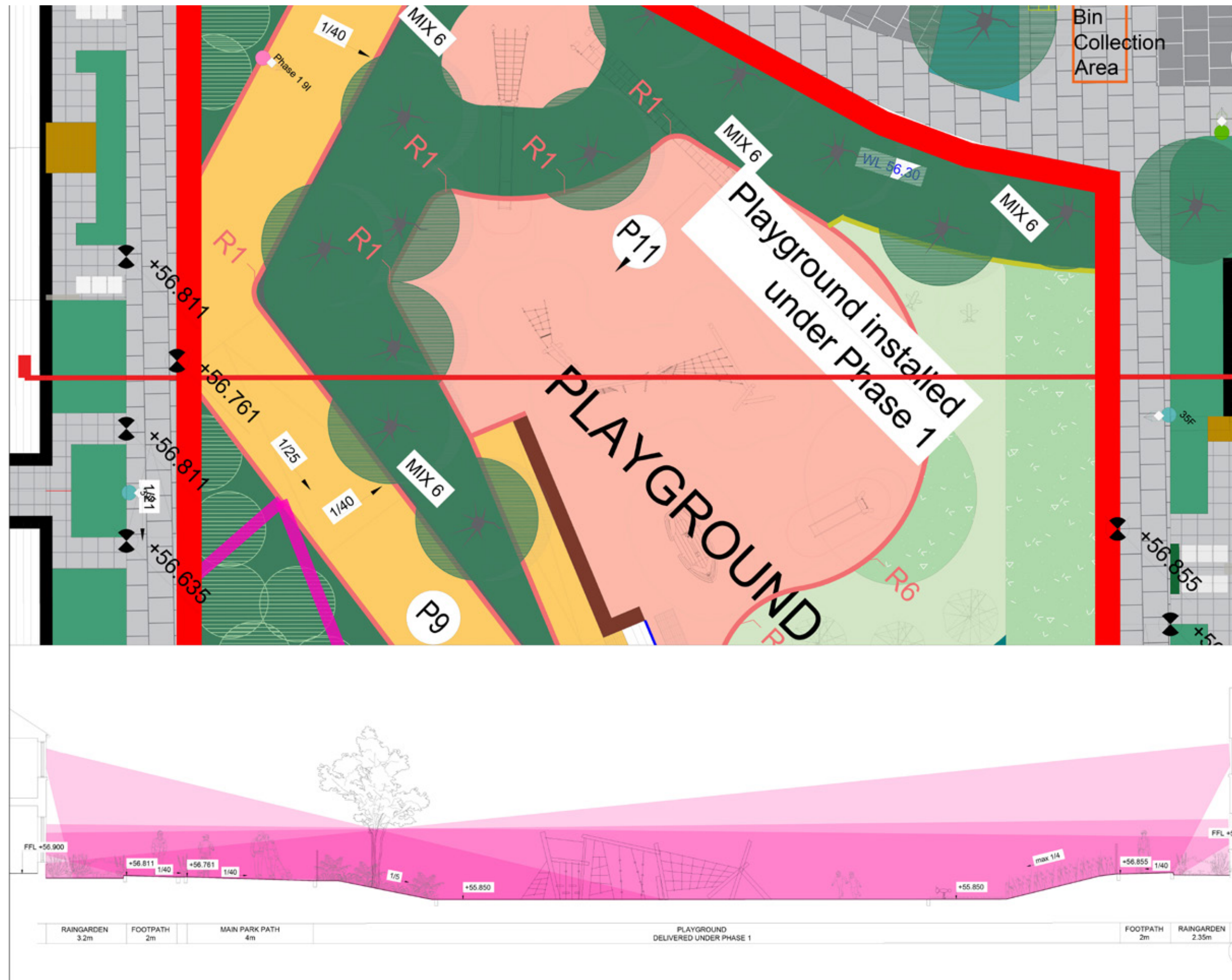
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# Passive surveillance - Green link - Park

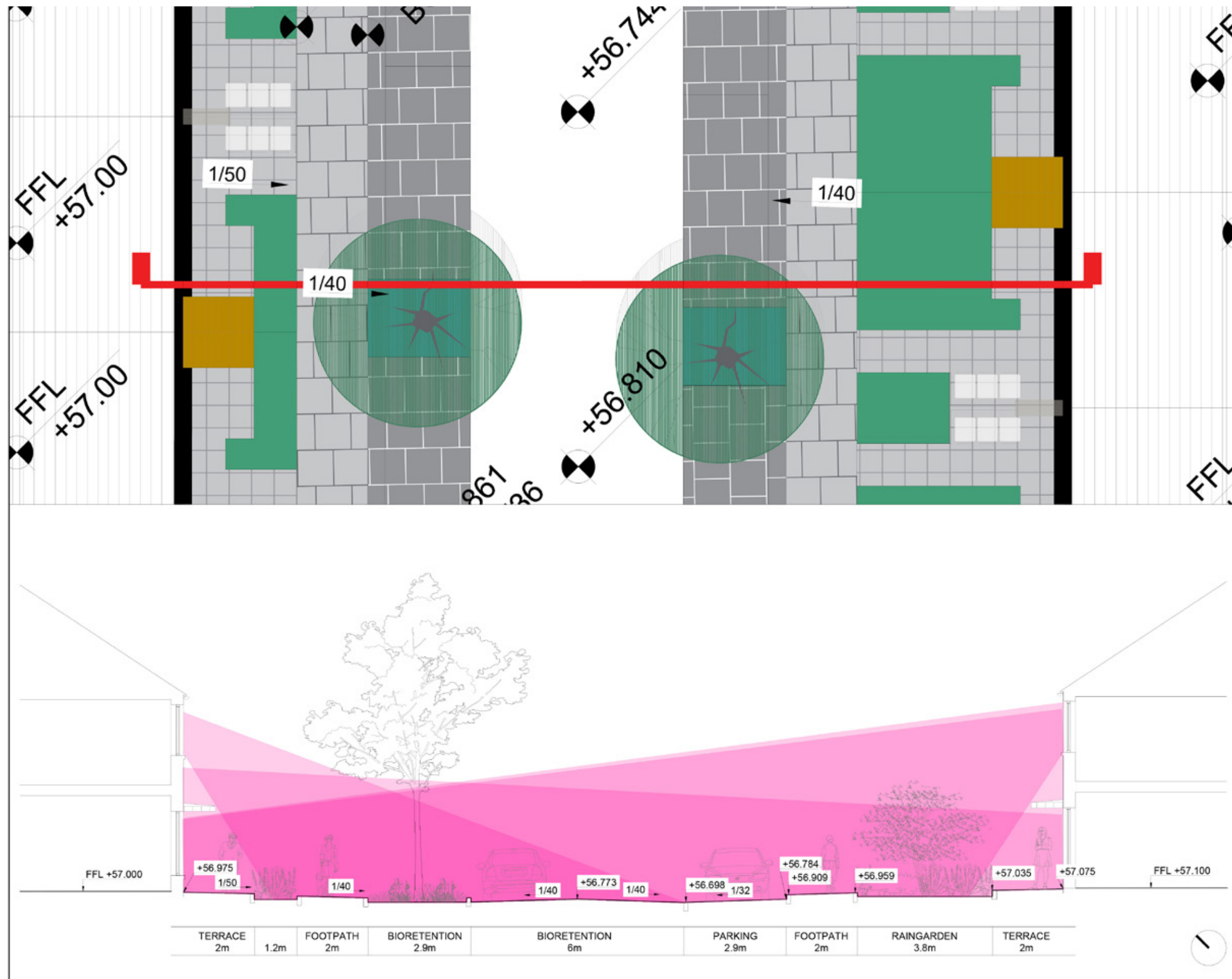
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# Passive surveillance - main residential street

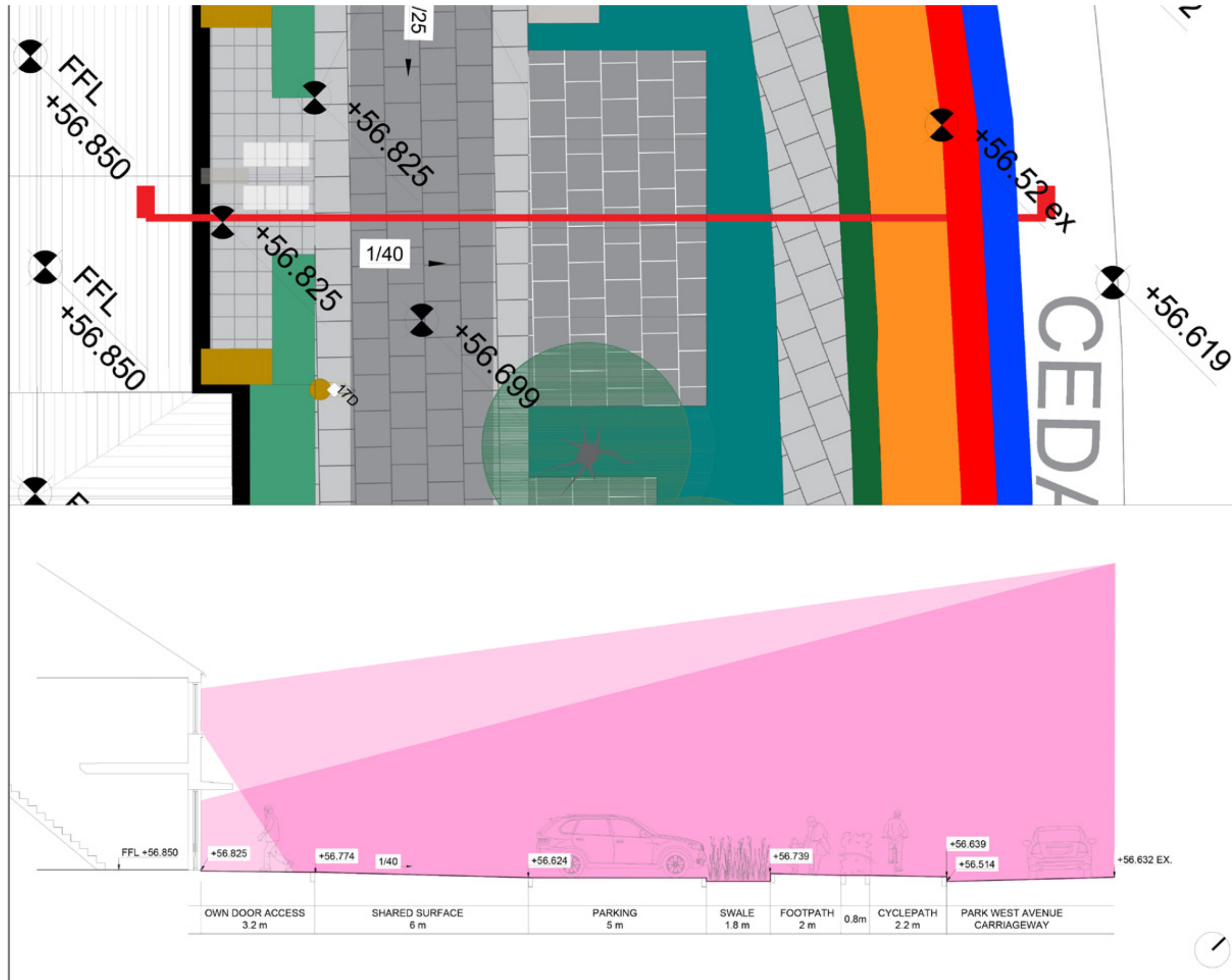
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# Passive surveillance - Park West Avenue

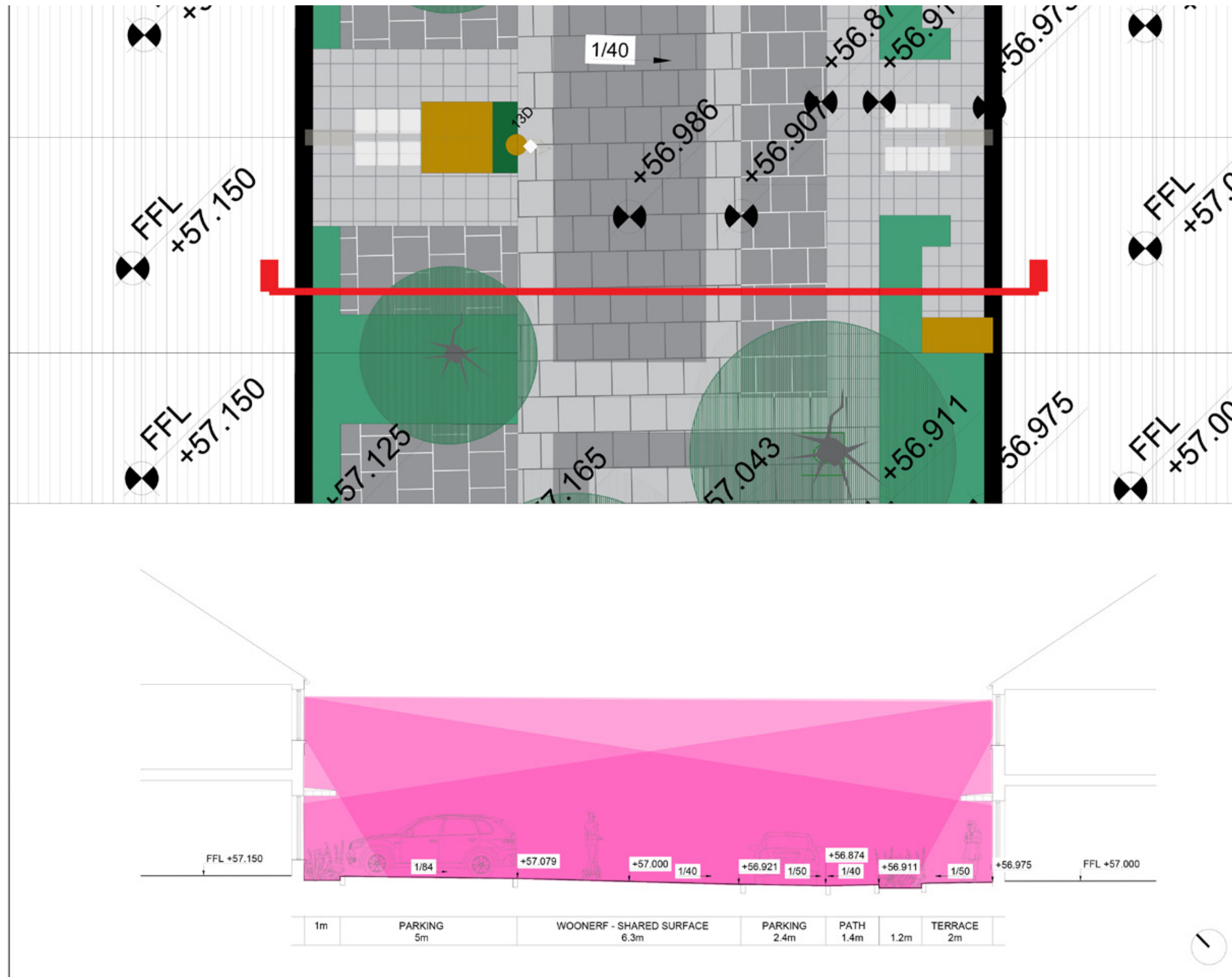
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# Passive surveillance - woonerf

SAFETY AND SECURITY





# Passive surveillance - woonerf

## SAFETY AND SECURITY

The local cul de sac residential streets are designed as woonerf type streets with shared surface, prioritising pedestrians and cyclists, and creating seating and gathering opportunities to activate the public space. Entrances and windows are facing onto the woonerf streets providing for passive surveillance.

The woonerf streets are designed with following principles in mind:

- Streets as activity zone
- Shared surface
- Full priority of pedestrians, calming measures for cars
- SUDS, perennial planting, and street trees in informal groups



Pedestrian dominated space, shared surface, Informal tree planting  
Traffic calming measures





$$M + A$$




# Passive surveillance - Communal courtyard

## SAFETY AND SECURITY

The aim is also to create a balance between privacy and sociability and passive surveillance. Therefore all ground floor patios of duplexes have a privacy planting strip screening them from the communal space, but with a direct access from ground floor patios onto the communal space is maximised, to promote sociability. Patios and terraces are facing onto the communal space, providing passive surveillance over the space.

A central amenity lawn is provided in the courtyards for diverse uses and play, and fruit trees and shrubs are proposed here for the residents.

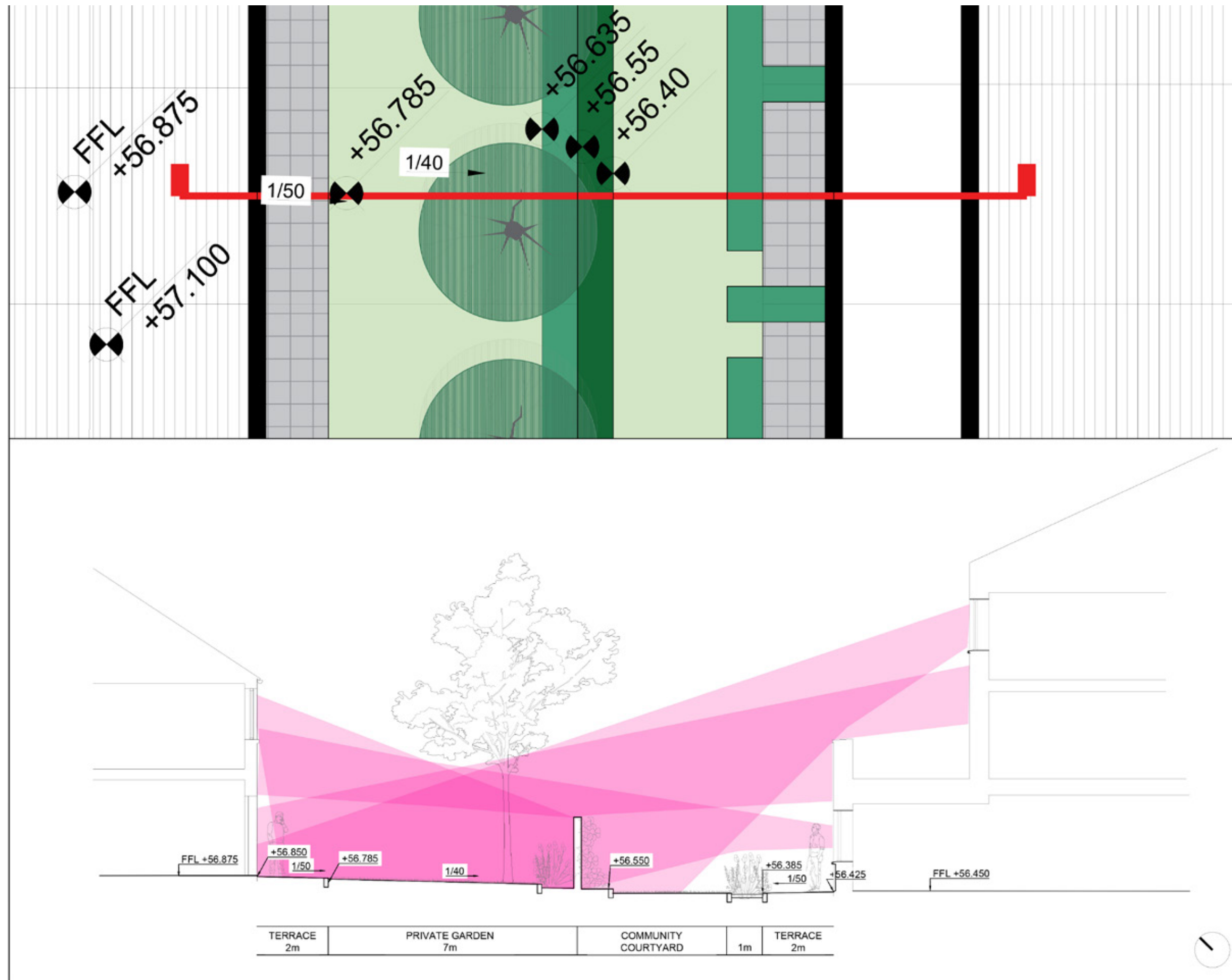


Precedents showing balance between Privacy and Sociability, with privacy screening (planting, swale) but direct access to communal courtyard space from apartments.



# Passive surveillance Communal courtyard

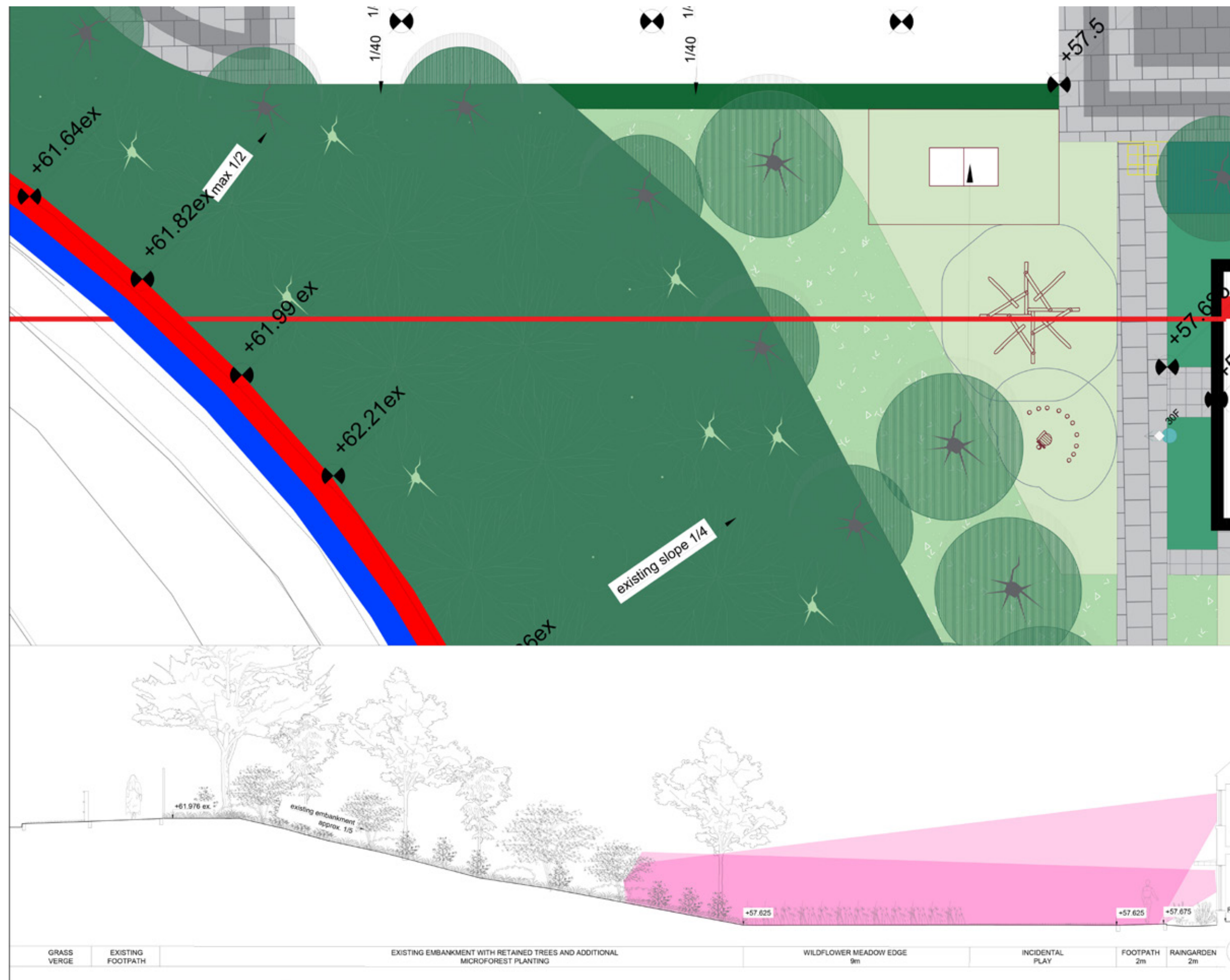
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# Passive surveillance - Northern boundary

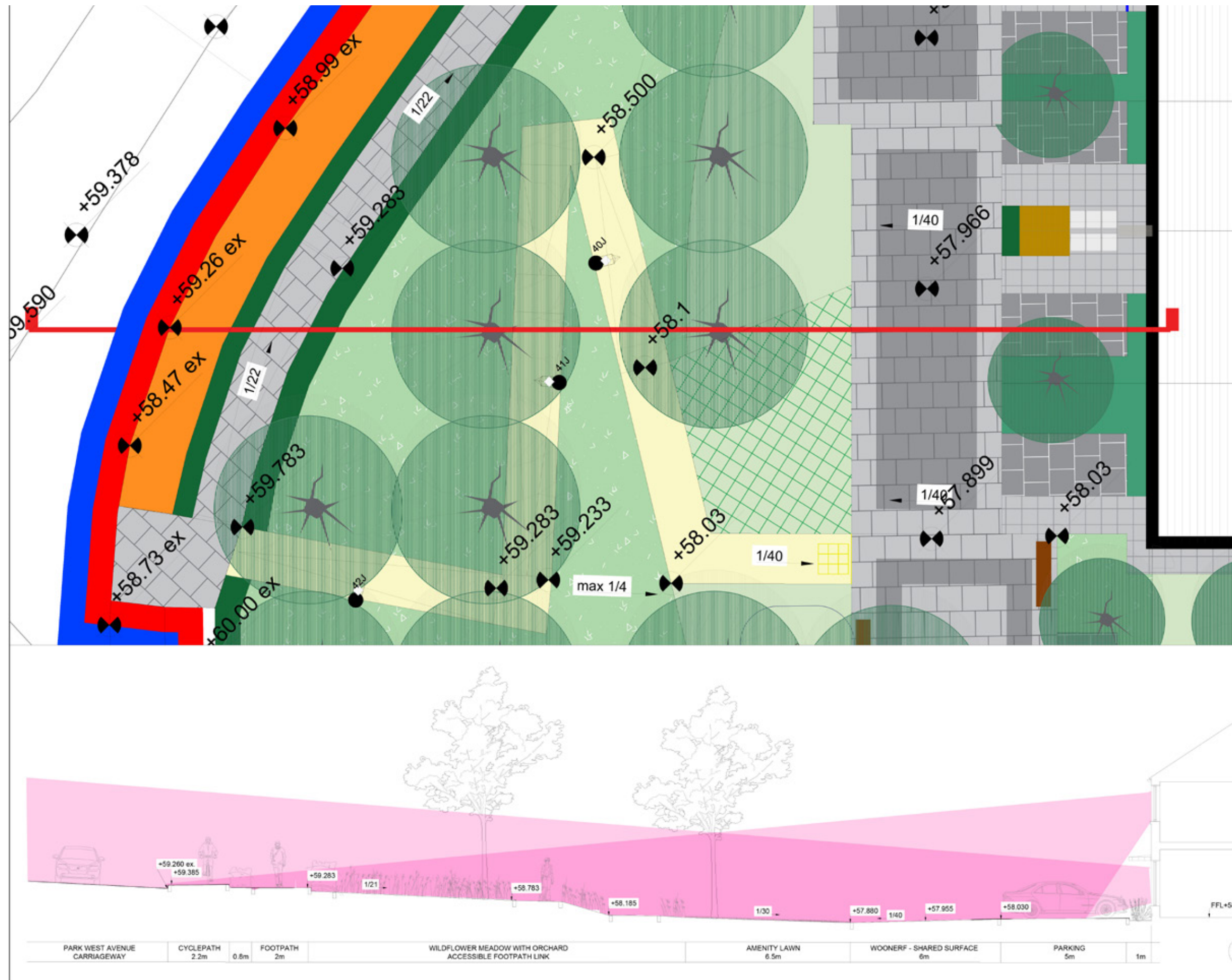
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# Passive surveillance - Northern boundary

SAFETY AND SECURITY





# Biodiversity





# Policy Overview

## BIODIVERSITY

### Dublin City Development Plan 2022-2028 (DCDP)

- GI and biodiversity
- NBS SuDS should generate biodiversity
- All Ireland Pollinator plan and SuDS guidelines

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

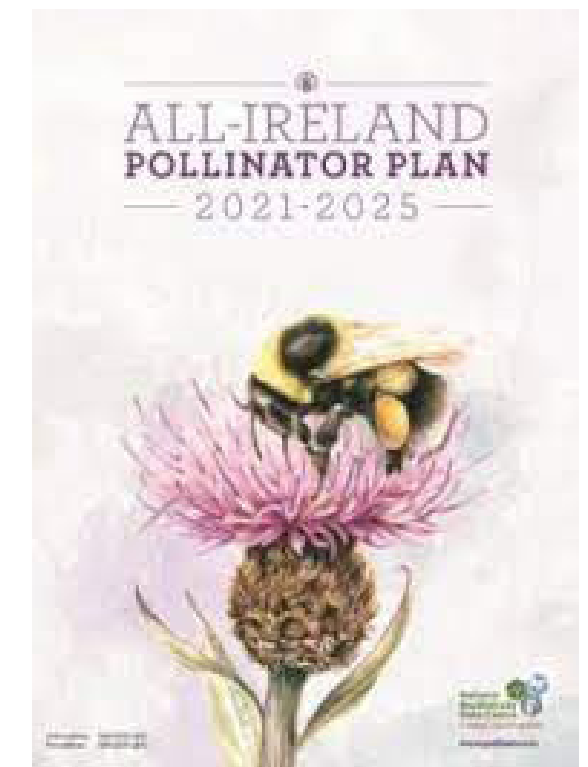
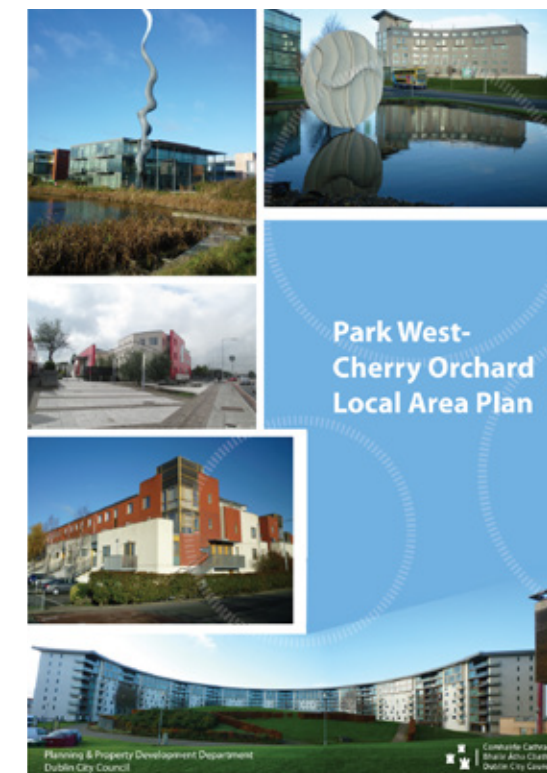
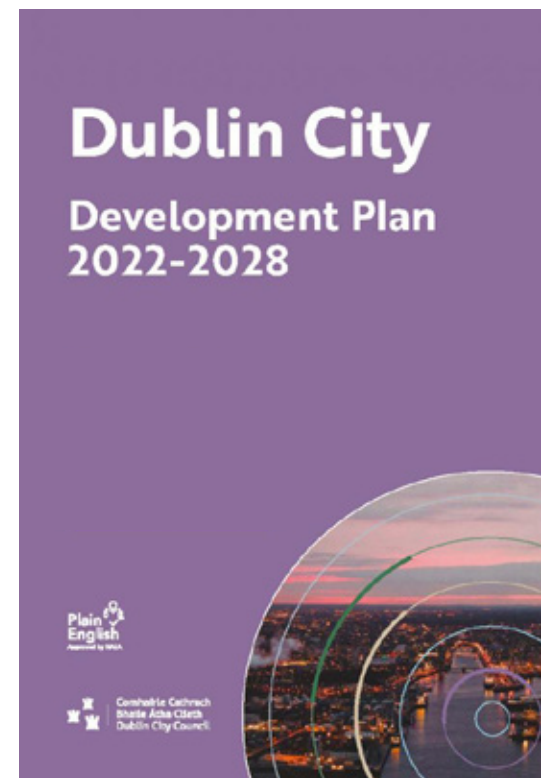
- At the moment limited biodiversity value - enhance biodiversity
- Protecting habitats of historic hedgerows
- Provide opportunities for new habitats integrating natural environment in schemes
- SuDS

### All Ireland Pollinator Plan (2021-2025) and planting code

- Native wildflower meadow
- Pollinator friendly street trees and tree planting
- Pollinator friendly friendly shrub and groundcover planting
- Pollinator friendly swale planting
- Pollinator friendly green roofs
- Flowering throughout the year from spring to autumn
- Prioritise native planting
- For horticultural and ornamental planting, choose pollinator friendly species

### Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Best practice Interim Guidance document (2022)

### Climate Action Plan (2023)





# Proposal

## BIODIVERSITY

The landscape design responds to the ecological and arboricultural surveys by developing a scheme that includes; a replanting of the site with a tree strategy that is based on native and pollinator friendly species; grassland with varying mowing regimes to establish a diversity in the sward; nature-based sustainable drainage solutions including raingardens and swales. This approach will generate a green infrastructure across the site connecting with and therefore enhancing the adjacent areas of relatively low ecological value, namely Cherry Orchard Park, the railway corridor and the M50 corridor.

### The natural biodiversity edge

A biodiverse natural edge is proposed to the north-west of the site in the overall development plan that consists of existing and additional woodland planting to the M50 and native pollinator friendly wildflower meadow and a cherry orchard to on the north end of the site. The woodland consists of a dozen different native tree and shrub species, using a Miyawaki inspired method to create a complex urban forest ecosystem on a small space that attract a large and complex biodiversity. While providing habitat for biodiversity, the microforests also provide for air purification, wind and noise mitigation, temperature regulation, soil protection and CO2 storage.

This biodiversity edge connects to the wider woodland and tree planting along the M50 in the north and south direction and also creates a stepping stone in the east-west direction – between the townland boundary hedgerow and woodland planting along Palmerstown way on the west and the Cherry Orchard Park and Avenue on the east.

### Phase 2 landscape design

#### Public space

The Green spine links into the cherry orchard on the north and to the central park, provided as the central north-south green spine through the development of Phase 1 with a diversity of planting. The Green spine consists of a linear swale, raingardens, street tree planting along the main pedestrian and cycle link. It is itself is connected into the surrounding area through green streets with tree planting, and raingardens.

The planting palette has been selected with regard to the ‘Councils Actions to Help Pollinators: All Ireland Pollinator Plan’. The planting strategy contains areas of pollinator friendly mowing regime, pollinator friendly species within the shrubs and groundcover mix and inclusion of pollinator friendly street trees. The selected planting mix includes shade friendly species as well as being robust and low maintenance. Furthermore, fruit trees and shrubs are incorporated. These can include Irish heritage apple trees, as well as native fruit, nut and berry trees and shrubs. For further detail, please refer to the Landscape materials, equipment and planting report.

The existing site is a large brown- and greenfield site that is subdivided with hedgerows. It also contains large scrub areas of willow and hawthorn. It is proposed to partially retain the existing hedgerows that form the townland boundaries in Phase 1 (specifically the area where these three hedgerows meet), and the tree and scrub planting to M50.

The focus here as well is mostly on native planting, with few additional non-native pollinator friendly plants added for increased visual amenity and diversity of pollinator friendly planting.

#### Communal courtyards

In the communal courtyards, the main focus is on pollinator friendly planting, seasonal interest throughout the whole year, privacy screening, but also on berry bearing shrubs and trees, and include a mix of native and non-native plants.

#### Private gardens

Private gardens are grass seeded and small fruit trees are planted throughout the gardens, including Irish heritage apple trees, quince, and serviceberry.



Urban microforest planting - Miyawaki method



Plaza des les Glories Catalanes, Barcelona  
Swale, water filtration



Wildflower meadow, precedent: Xanten Park, Germany



# NATURE BASED SOLUTIONS FOR SUDS





# Policy Overview

## NATURE BASED SOLUTIONS FOR SUDS

### Dublin City Development Plan 2022-2028 (DCDP)

- NBS SuDS as part of GI
- As part of Climate Action Plan objectives
- Should generate biodiversity
- SuDS guidelines

### Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- SuDS - nature based solutions as part of GI
- Relating to Camac river catchment water quality objectives

### Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Best practice Interim Guidance document (2022)

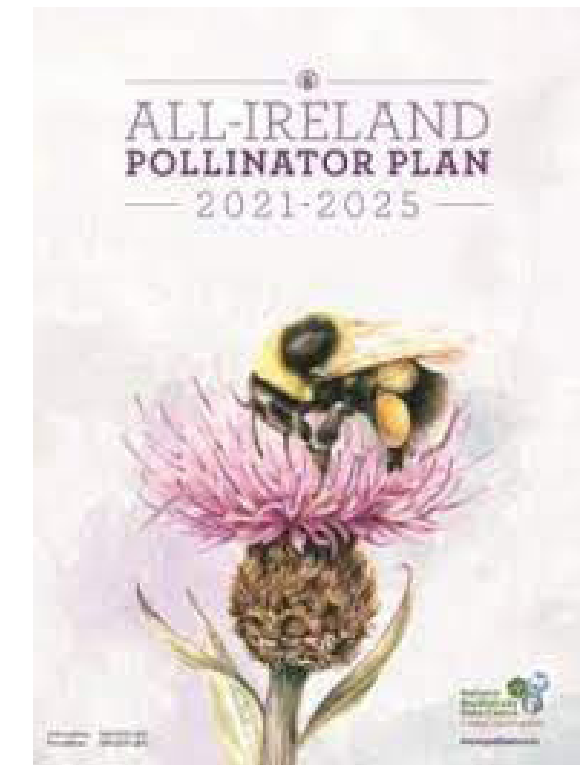
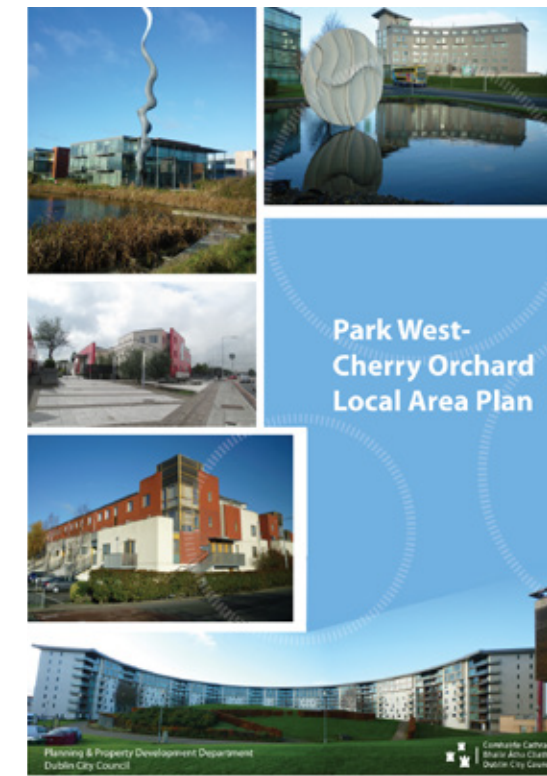
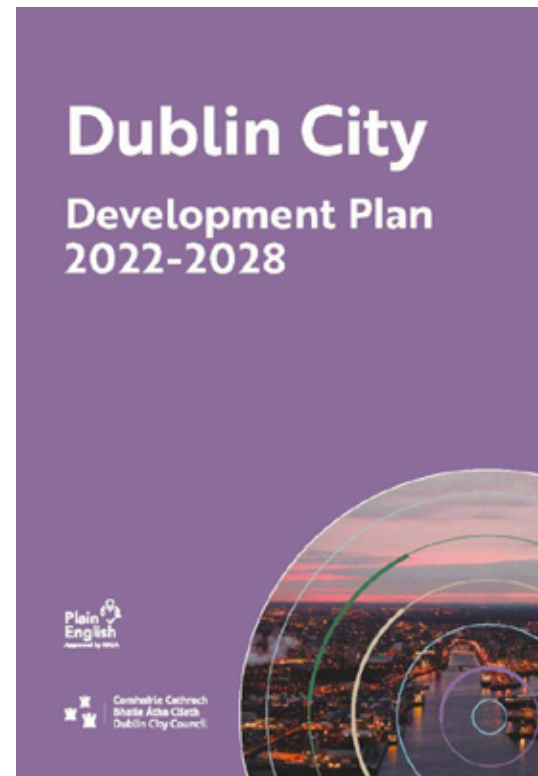
- Nature based solutions to SuDS as crucial to achieve the objectives on enhanced water quality and resource management
- Refers also to Climate Action Plan
- Design should seek to generate amenity and biodiversity benefits
- Multi-functional places and landscapes

### The SuDS Manual (CIRIA)

- Benefits: flood risk management, water quality, biodiversity and ecology, amenity
- SuDS train composed of a diversity of features
- Source control green roofs, permeable surfaces
- Transfer: swales
- Filtration: bioretention tree pits and verges
- Infiltration and detention: detention basins, rain gardens

### All Ireland Pollinator Plan (2021-2025) and planting code

### Climate Action Plan (2023)





# Proposal

NATURE BASED SOLUTIONS FOR SUDS



- Green roofs
- Raingardens
- Bioretention planting
- Swales
- Stormwater detention basins (sports fields, lawn)

Overflow to Blackditch stream and into the river Camac

The following SUDS features are proposed for the Phase 2 Subject Site:

- Permeable paving below all parking spaces;
- Public rain gardens throughout the development;
- Bio-retention tree-pits throughout the development;
- 1m wide private rain gardens in all rear gardens;
- Varying width roadside swales throughout the development.

Additionally, as per the DCC's SuDS Property Level Guide (2021), the following SuDS features are proposed to be incorporated into the drainage design to enhance the provision of SuDS in private areas:

- Water butts on rear garden downpipes, where feasible;
- Rain garden provision at the duplex privacy screening planting, where feasible;
- Green sedum roof or alternative suds measures such as rain garden / filter drain at downpipe location on selected bin/bike stores



# Proposal

NATURE BASED SOLUTIONS FOR SUDS



Plaza des les Glories Catalanes, Barcelona  
Swale, water filtration, to main Green spine



Rain gardens to building curtilage to soak rainwater gathered from roofs, as part of the naturebased SuDS solutions.  
Reference: Brannan street, San Francisco



Bioretention planting to streets



Green sedum roof or alternative suds measures such as rain garden / filter drain at downpipe location on selected bin/bike stores



Water butts on rear garden downpipes, where feasible



# CLIMATE ACTION





# Policy Overview

## CLIMATE ACTION

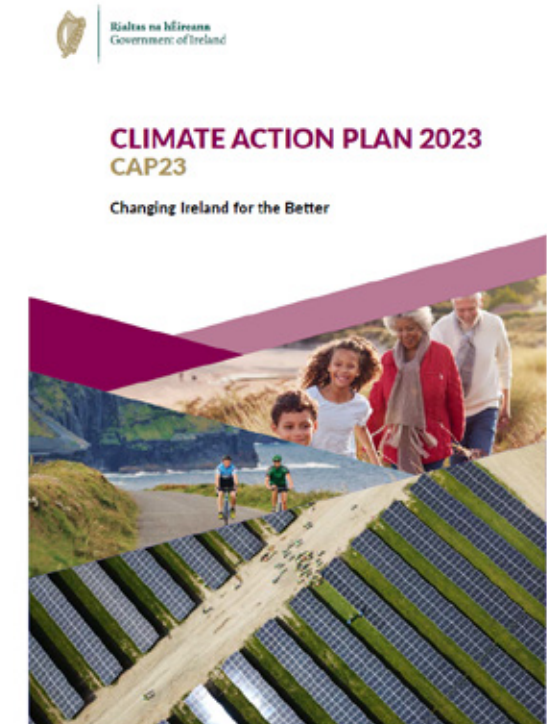
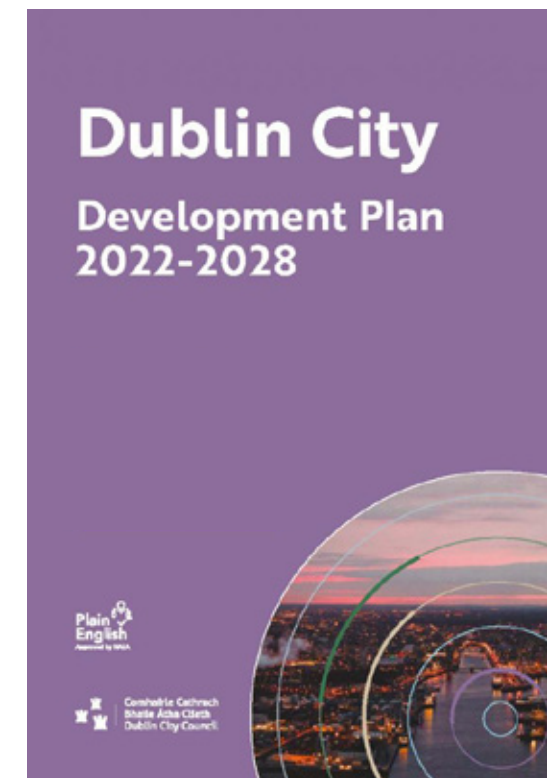
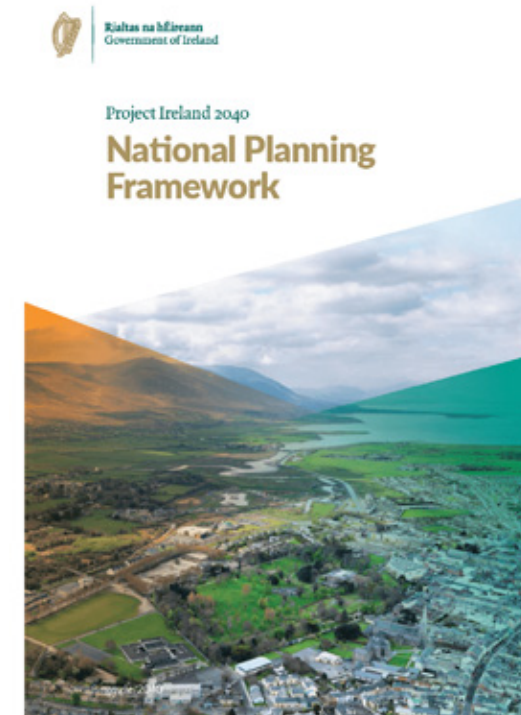
National Planning Framework, project Ireland 2040 (NPF)

Dublin City Development Plan 2022-2028 (DCDP)

Dublin City Climate Action Plan 2019-2024

Climate Action plan 2023

- Water management and flood resilience - SuDS
- Sustainable transport - shift to active transport
- Woodland and tree planting - carbon sequestration, air quality, flood mitigation
- Education and awareness - the path of the water visible in the landscape
- Green infrastructure and ecosystem services





# Proposal

## CLIMATE ACTION

A strong nature based green infrastructure is not only crucial for our physical and mental health, providing a range of opportunities for an active lifestyle and contact with nature, but through nature-based solutions, it can also help slow down climate change as well as help building resilient environments and communities and help resolving climate change issues.

Nature based solutions are at the core of the landscape proposal with the aim to provide for carbon sequestration, water purification, infiltration, flood protection. The foundation of nature-based solutions is biodiversity as only when ecosystems thrive, can they provide ecosystem services and support people over the long term, which is why the landscape proposal aims to maximise biodiversity as described in previous chapter.

Nature based solutions play an important role in the SuDS measures in the proposal. Raingardens, swales and bioretention planting and well as permeable paving are proposed to maximise rainwater retention and infiltration on site and filtration of the water before getting into the drainage system and into the river Camac. The aim is also to make the 'path' of the rainwater more visible for educational purposes.

Large number of trees is proposed to be planted to streets, green spine, communal courtyards and private gardens. 115 trees are proposed as part of Phase 1 with additional edible forest planting. In total 250 new trees of 16 different species are proposed in Phase 2. Additionally a microforest planting is proposed to enhance the existing tree planting along the M50 and consists of whip feathered trees planting. The tree planting is not only crucial for biodiversity, rainwater management, reducing air and noise pollution, but also for carbon sequestration.

The overall approach of the scheme aims to prioritise active transport, that is pedestrians and cyclist rather than vehicular transport. The shift in transport from cars to bicycles and public transport is not only a important for health but also crucial for climate change mitigation.



Nature based solutions for SuDS play an important role in flood prevention, water retention and detention and filtration. Reference: Plaza des les Glories Catalanes, Barcelona - Swale



Prioritising active transport.



Rain gardens as part of the naturebased SuDS solutions. Reference: Brannan street, San Francisco



Tree planting and microforest planting is crucial for biodiversity, carbon sequestration, air purification, and reducing noise pollution.

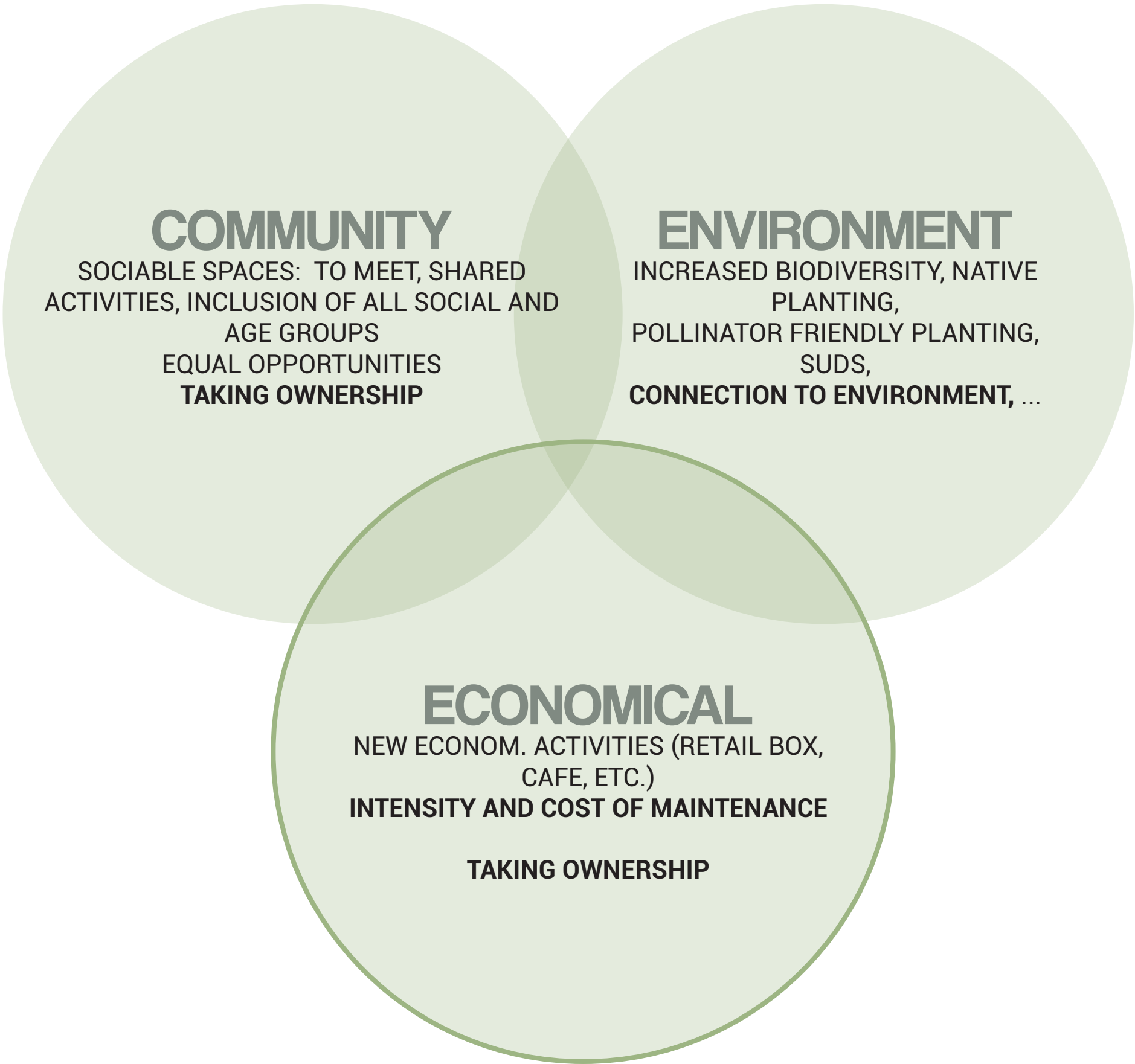


# MANAGEMENT AND MAINTENANCE



# Maintenance and the 3 pillars of sustainability

MANAGEMENT AND MAINTENANCE





# Management of Open spaces

## MANAGEMENT AND MAINTENANCE

### Management of Communal and Public Spaces

The goal of the proposed management of the external communal and public spaces is to engage residents so that a sense of ownership developed, thus generating a cohesive community and sense of place in the scheme, and reducing the problematic issues that can arise.

There are several actions that are typically undertaken by a management team, particularly in relation to health and safety and governance. However, community participation should be encouraged especially where there is the potential to delegate specific roles.

The landscape management of the scheme will be carried out by an experienced landscape contractor, with suitably qualified personnel, under contract to the landlords. It is envisaged that as the community develops, residents may take an active role in some operations associated with landscape maintenance. In general, regular and simple operations such as mowing and hedge cutting require little experience, but safety is a concern. Therefore, it would take some training related to H+S to enable any residents to take a role. This is an opportunity for local people to gain experience and upskill.

More simple tasks, such as seasonal planting, weeding and leaf and litter picking are the kind of operations that will evolve out of the communal garden.

The burgeoning community should be empowered to aim for awards related to the maintenance of the external spaces – for example, best balcony, best pollinator friendly courtyard etc, and to enter competitions such as the IPB Pride of Place, Tidy Towns and local initiatives in Dublin City Council.

The landscape design sets up a structure that will enable events aligned with national initiatives such as Tree Week, Biodiversity Week and Heritage Week.

### Communal Spaces

The communal gardens are for the use of the immediate residents of the duplexes, providing an opportunity for everyone to meet in a shared environment. The ground floor apartments have the opportunity for direct access to the courtyards. The courtyards have several functions, including storage of bins and bikes, but the primary use is for amenity.

### Private open space

The private terraces and balconies will give a sense of personal identity for each apartment of the duplex units, however there is a further opportunity for residents to take part in the management of the courtyard. Private gardens are managed by the owners.

### Public Open Spaces

The public open space is conceived as a public park and green spine for the use of the residents across Cherry Orchard Point scheme, but also for the local community; it has a direct connection to Cherry Orchard Park, and is part of a broader Green Infrastructure Strategy.

As such, the management of the open space is in a context of other open spaces in the area, such as the Station Plaza, and Cherry Orchard Park, and should not be seen in isolation.

Engagement of the local community in realistic and meaningful management roles will empower the residents and assist in building a cohesive community spirit and sense of place. The introduction of the community garden in Phase 1 is a key way of commencing this process. It allows the community to develop the experience and enthusiasm for taking some responsibility for their environment.

### Management of Open Spaces to:

- Engage with residents to encourage participation
- Enable and encourage
- Build communities
-

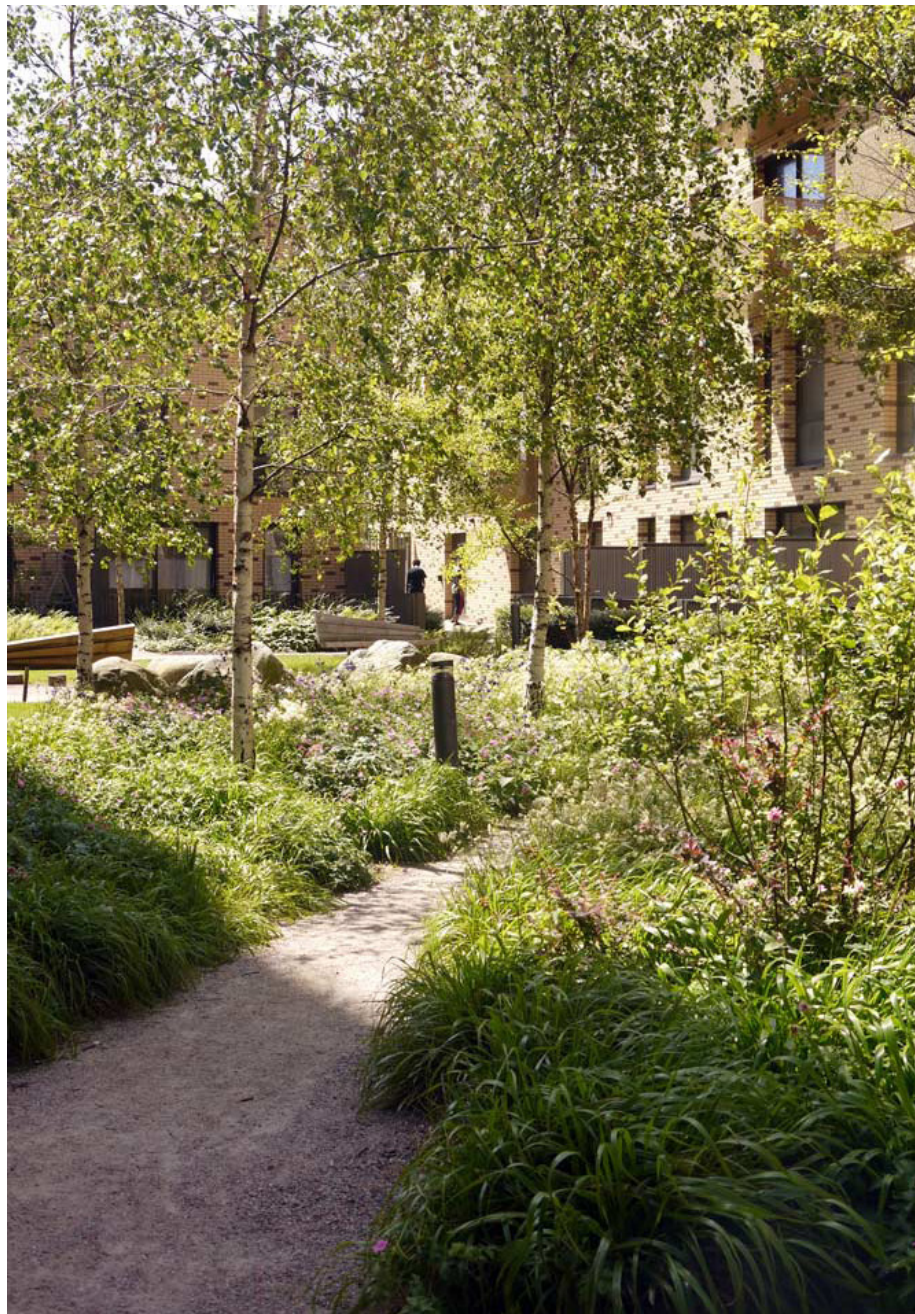


# Maintenance aware landscaping

## MANAGEMENT AND MAINTENANCE

The landscape design is also maintenance aware:

- Minimising maintenance cost while maximising value: extensive native meadow, forest planting and hedgerows instead of more intensive large areas of mown grass, clipped hedges and feature planting beds
- Amenity mown lawn kept only to specific areas for intended use (kick about space, picnic lawn etc.)
- Feature planting beds replaced by native groundcover perennial planting with wild bulbs, meadow planting
- Extensive maintenance proposed - higher biodiversity and diverse nature experience - “a wilder look”







Unit 5, Woodpark  
The Rise  
Glasnevin  
Dublin 9  
D09 NA02

[www.mitchell.ie](http://www.mitchell.ie)

+ 353 1 454 5066