

Landscape Rationale

to be read in conjunction with the Landscape Drawings

Clongriffin Sustainable Living

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



Contents

1. Landscape Masterplan
2. Courtyards – Communal Open Space
3. Public Open Space
4. Public Art
5. Green Infrastructure
6. Permeability Strategy
7. Street Hierarchy
8. Courtyard Design – Typical Examples
9. Market Street – Proposed Layout
10. Belltree Park
11. Boundary Treatment along Railway Line
12. Proposed Play Items
13. Sustainable Streets
14. Pollinator Planting



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Landscape Masterplan



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

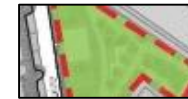
Landscape Masterplan



Main Street



Public Open Space



Communal Open Space



Greenway/Pedestrian Street



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Courtyards – Communal Open Space



The Communal Open Spaces within this development vary from podiums above carparking to courtyards at street level.

There are 9 blocks with landscaped podiums and 6 blocks with landscaped courtyards. These areas are communal open spaces for the residents living within each block.

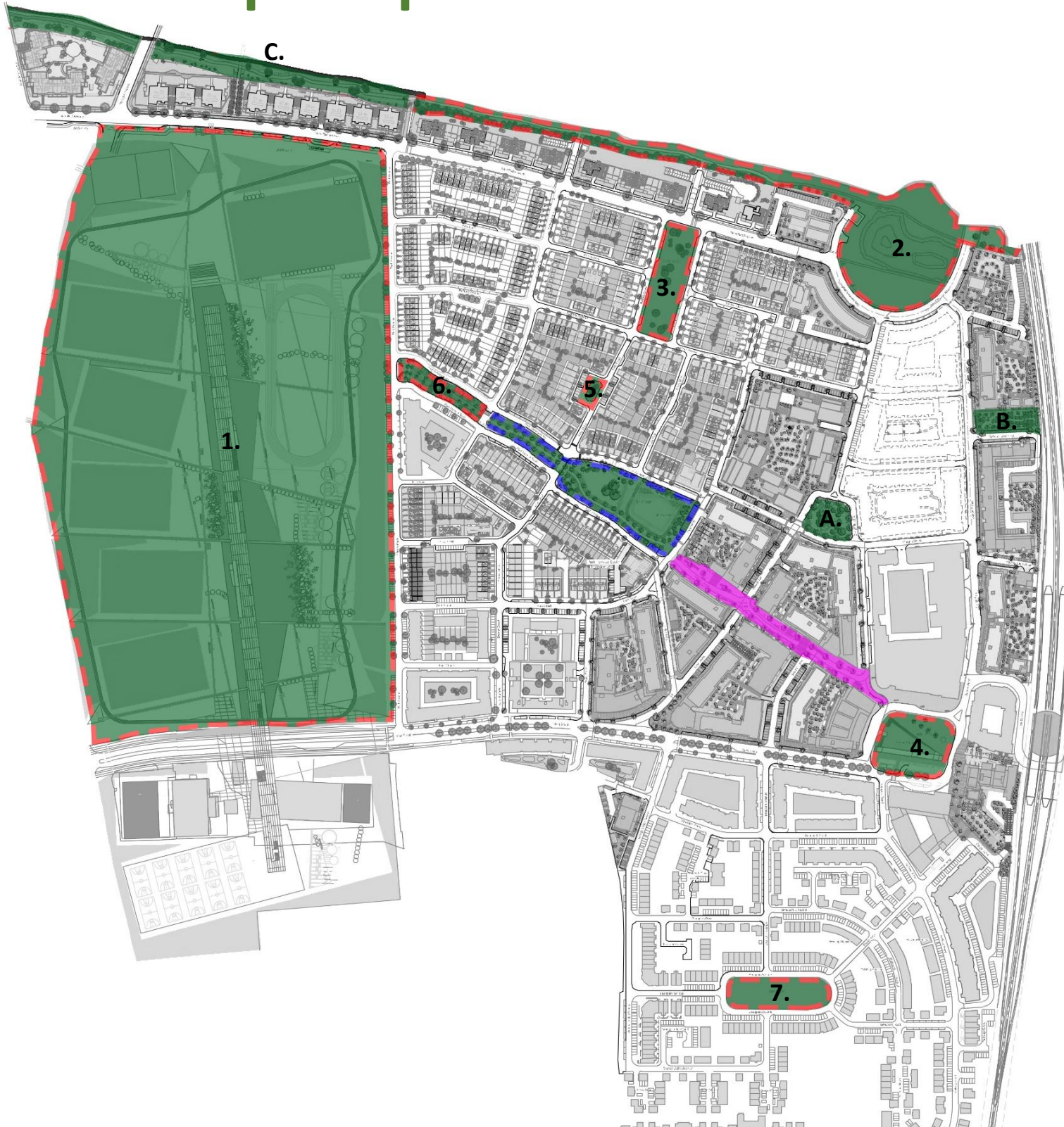
On the landscaped podiums there is a need for vents as there is carparking beneath. These have all been incorporated into the landscape design and where necessary are hidden with shrub and tree planting.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Public Open Spaces



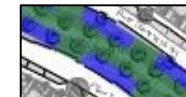
Existing Public Open Space

1. Father Collins Park - 218,530 sqm (54 acres, 26 hectares) approx.
2. Marrsfield Pond Green Space & River Mayne Corridor – 17,905 sqm approx.
3. Belltree Green - 3,785 sqm
4. Station Square - 4,091 sqm
5. King Street Park - 196 sqm
6. Belltree Park - 1,756 sqm
7. Beaupark - 2,993 sqm



Proposed Public Open Space

- A. Grant Park – 1,434 sqm
- B. Railway Park – 1,200 sqm
- C. River Mayne Corridor – 5,300 sqm approx. (separate planning application)



Proposed Belltree Park (separate planning application) – 7,481 sqm



Proposed Pedestrian Priority Street
Market Street – Greenway - 4,424 sqm approx.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Existing Public Open Space



1. Father Collins Park



2. Marrsfield Pond Green Space



3. Belltree Green



4. Station Square



5. King Street Park



6. Belltree Park



7. Beupark



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Public Art



Proposed Location of Public Art in Station Square

Minutes of Meeting between RMDA and Arts Officer Dublin City Council (AO) - Meeting took place Tuesday 16th April 2019

1. RMDA noted proposed location of sculptural piece to AO on the drawing, masterplan - in station square.
2. AO to assemble list of 5 - 10 artists for consideration, RMDA to suggest artist to this group. RMDA noted David Lambert & Avril Wayte as possible inclusions.
3. AO to provide brief - not too prescriptive as to leave artists to their own design - concepts. RMDA suggested that it would be good to have a piece that is of the place - distinctive of Clongriffin, locality and recognisable as Irish.
4. AO noted that the number of artists should be reduced to 3 - 5 and a fee for each artist to produce a maquette. The figure of €650 per artist was suggested by AO.
5. AO shall provide a brief for the artists – AO asked RMDA were there items to be included - RMDA noted as per 2 above, also about habitat renewal, create a piece that provides a sense of place, a piece that is recognisable as part of Clongriffin.
6. RMDA to provide images of Clongriffin, map of the location, architectural type, planting and landscape proposals as part of the brief.
7. AO noted that €40k as an outline budget for the piece.
8. AO requested site visit with the select number of artist to site to be arranged when they are identified. All the artists should visit on one day, together.
9. Speaking with RMDA, DCC Parks at a later meeting noted that it should be a large piece to be considered and that it would inform further work to the Station Square and vice versa.
10. AO to revert with brief.
11. End

Typical Examples of Public Art in Dublin



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Green Infrastructure



Proposed & Existing Public Open Space



Proposed Communal Open Space



Main Links & Connections between Open Spaces



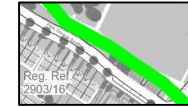
RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Permeability Strategy



Main Street – Vehicles, Pedestrians & Cyclists



Pedestrian & Cyclist Priority



Main East West routes to Father Collins Park



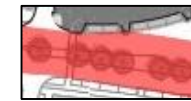
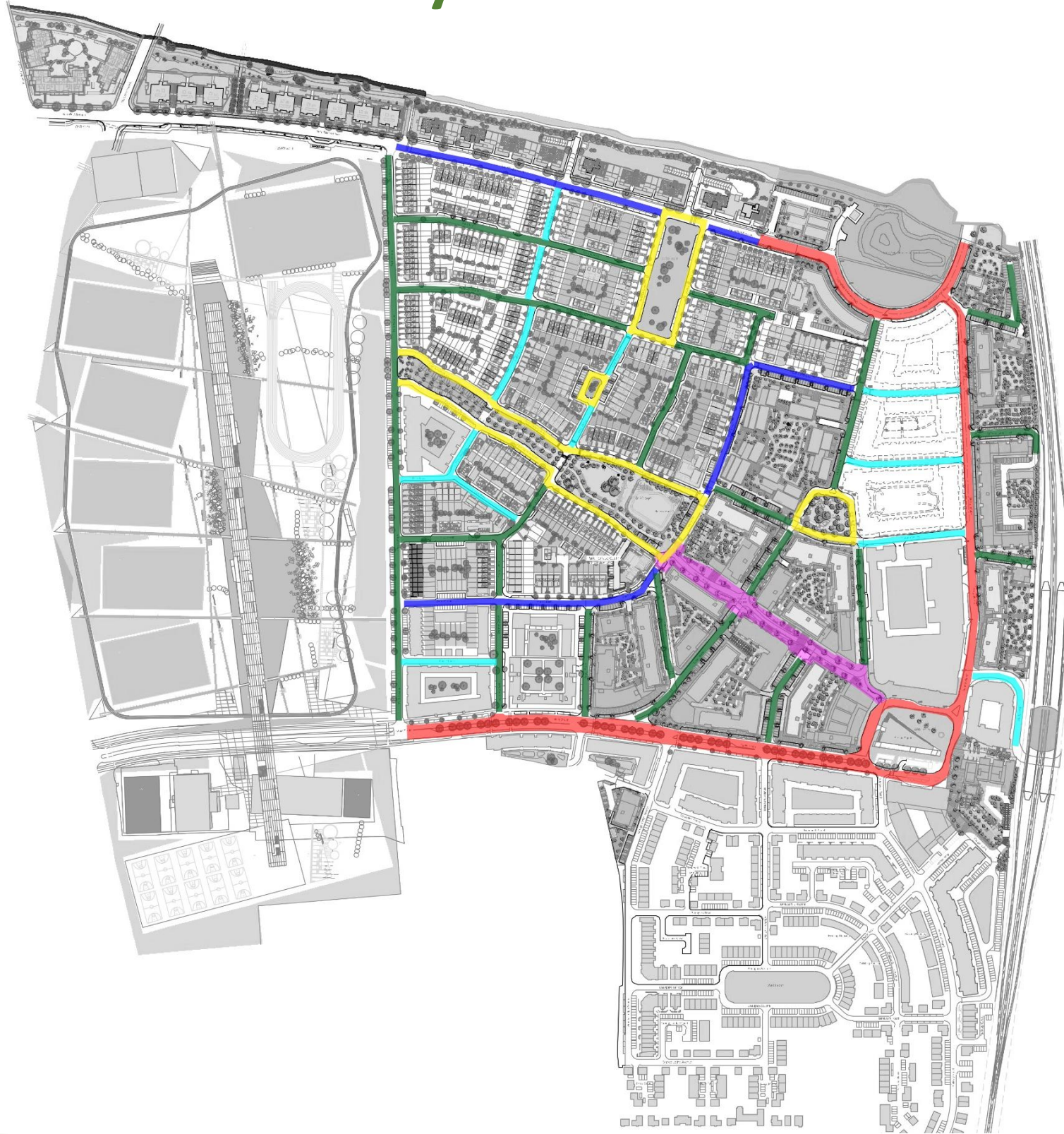
Main North South route to large public open space



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Street Hierarchy



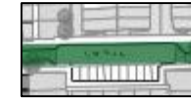
1. Main Street



2. Side Street



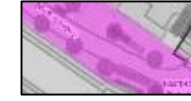
3. Open Space Development



4. On Street Car Parking



5. On Street interface with Own Curtilage



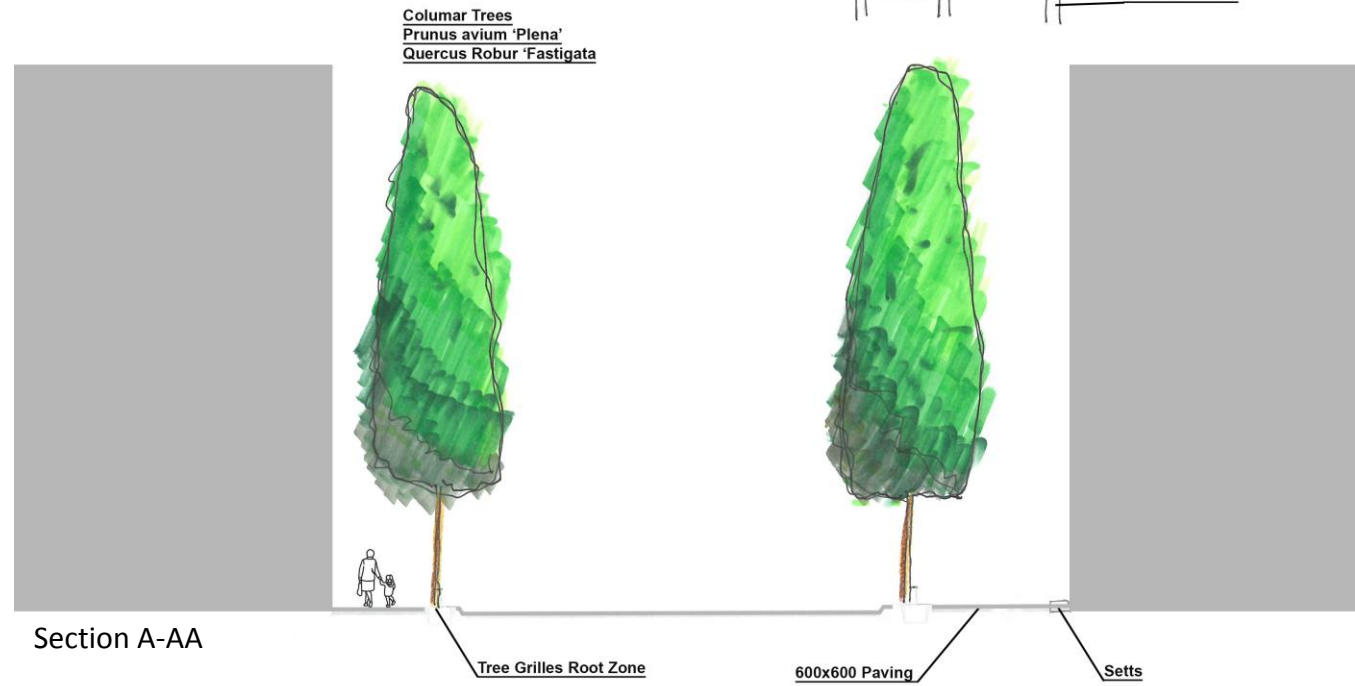
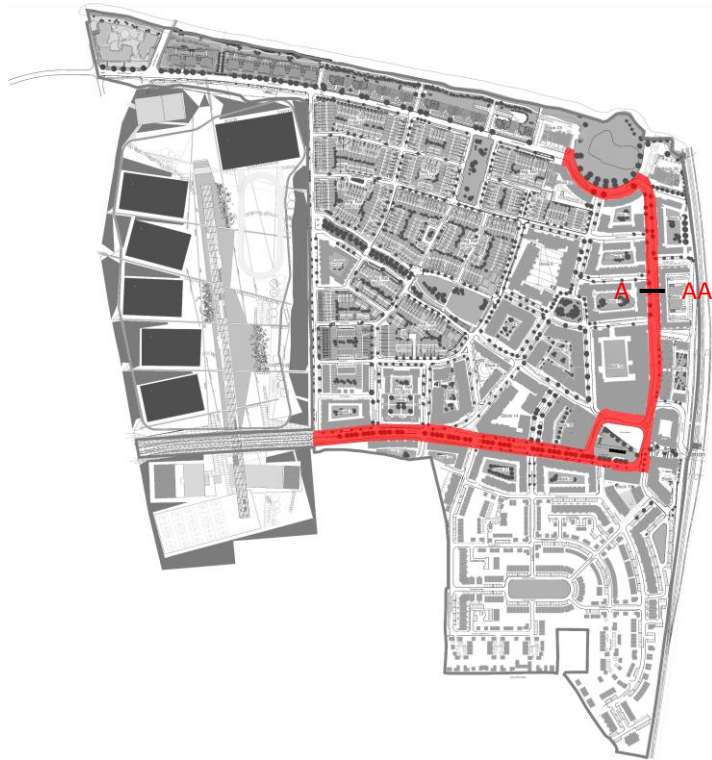
6. Greenway/Pedestrian Priority Street



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

1. Main Street



Tree Types

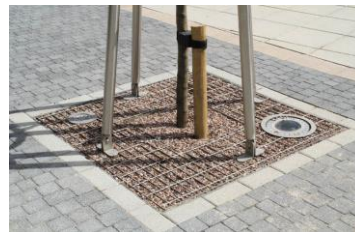
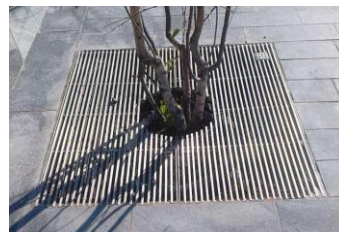


Quercus robur 'Koster'



Platanus x acerifolia

Materials



Examples of Tree Grilles



600 x 600 Paving Flag



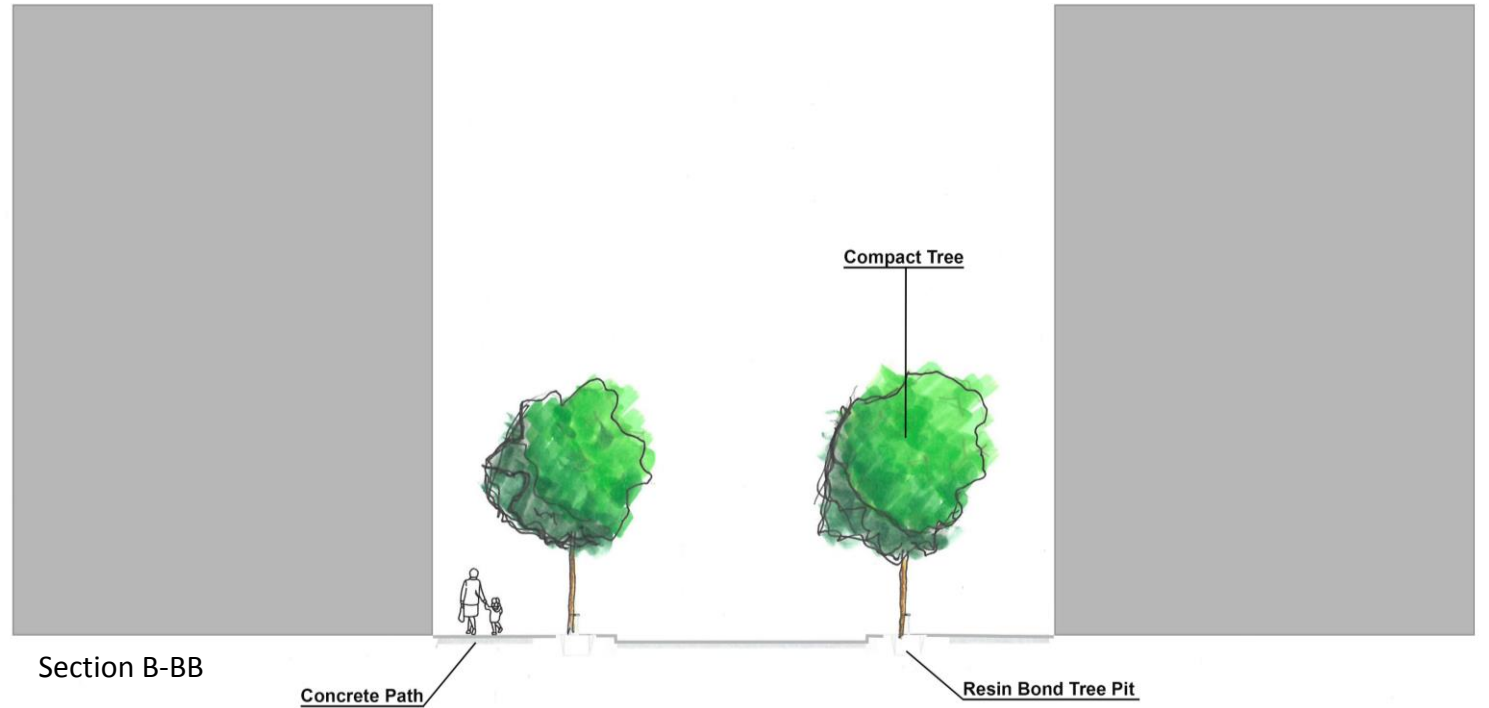
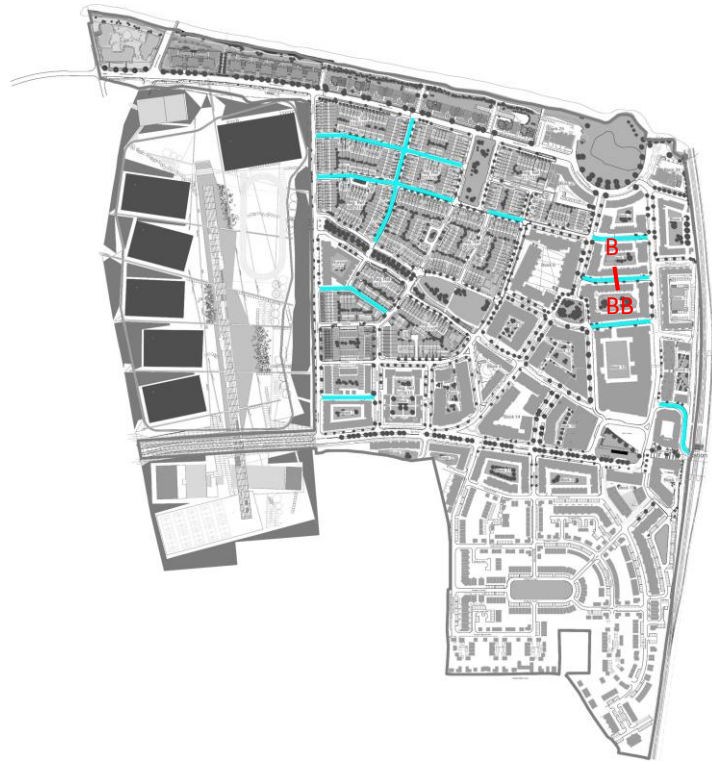
Charcoal Setts



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

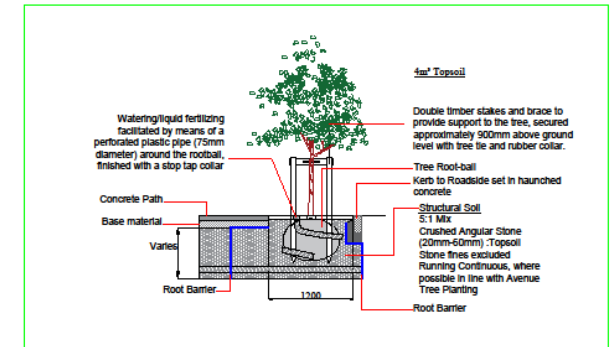
2. Side Street



Materials



Resin Bond Tree Pit



Tree Pit Detail

Tree Types



Tilia cordata 'Greenspire'



Fagus sylvatica 'Dawyck'



Omos Bollard_ S23



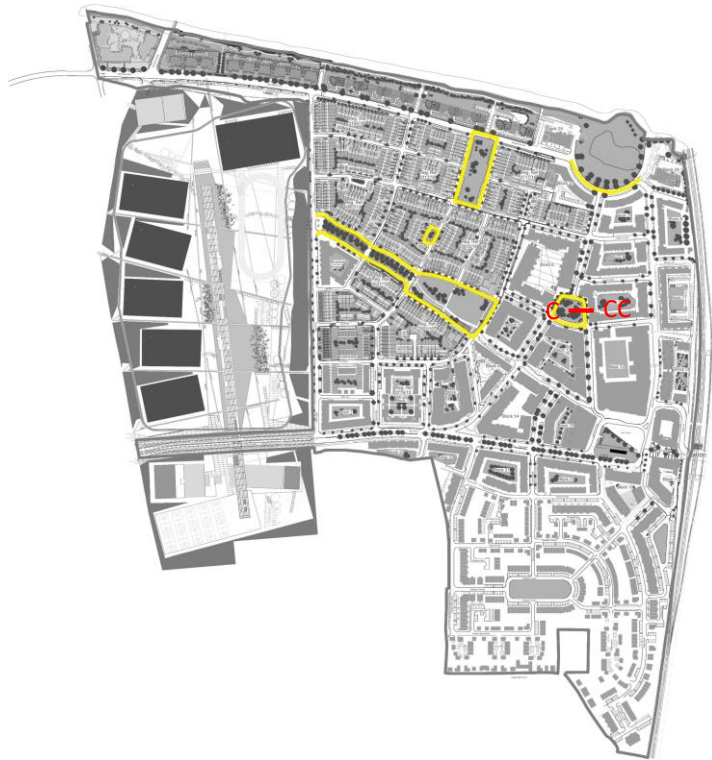
Omos Bike Stand_ S36



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

3. Open Space Development



Example of Green Space



Quercus ilex



Dust Path



Station Square



Omos Bin_ S11.3



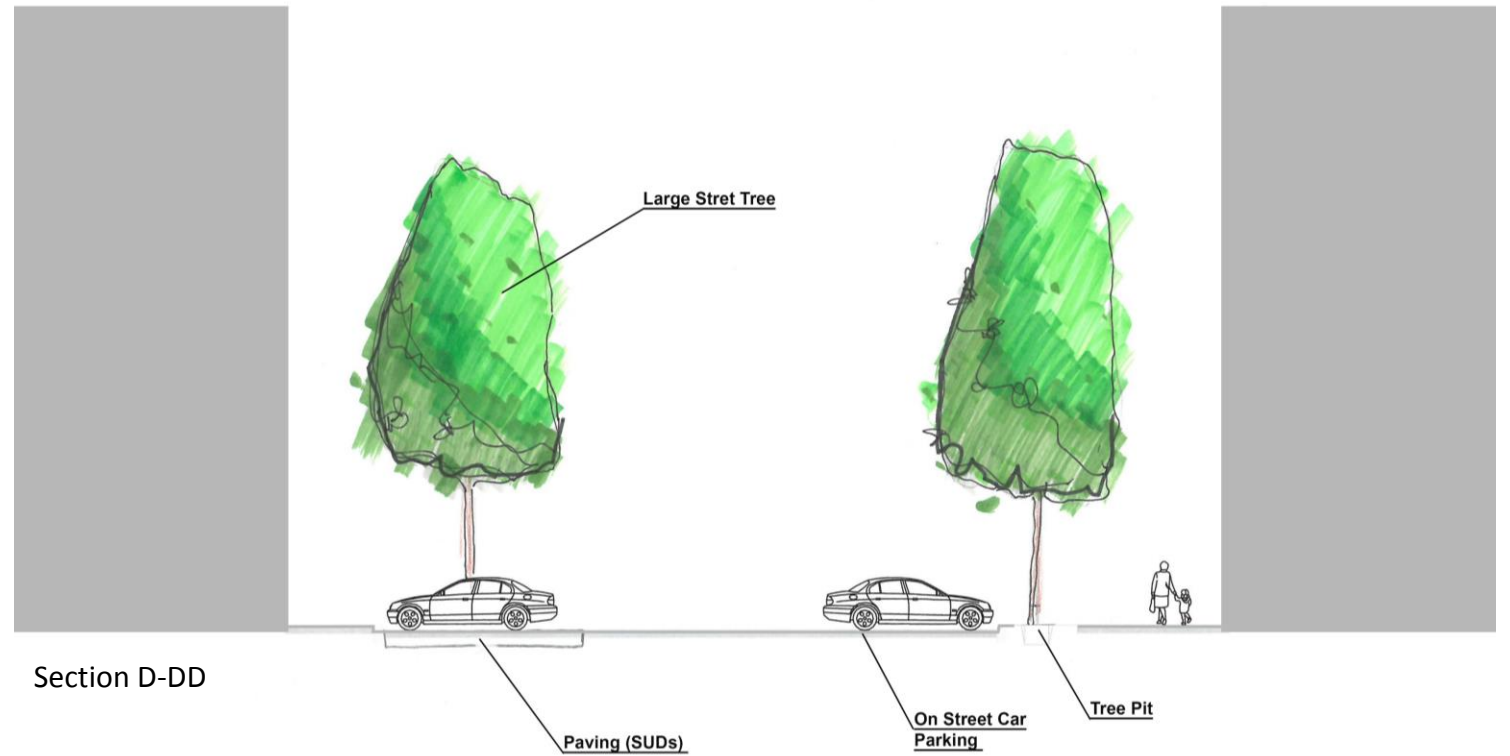
Omos Seat_ S96



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

4. On Street Car Parking



Tree Types



Tilia cordata 'Greenspire'



Fagus sylvatica 'Dawyck'

Materials



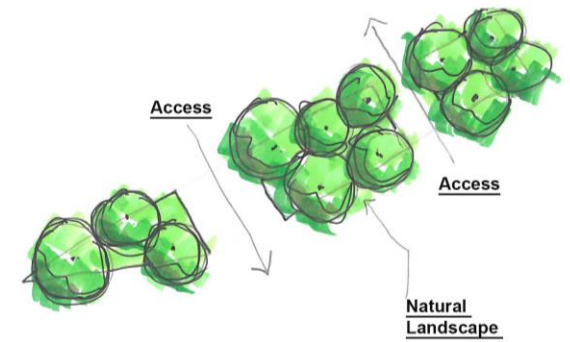
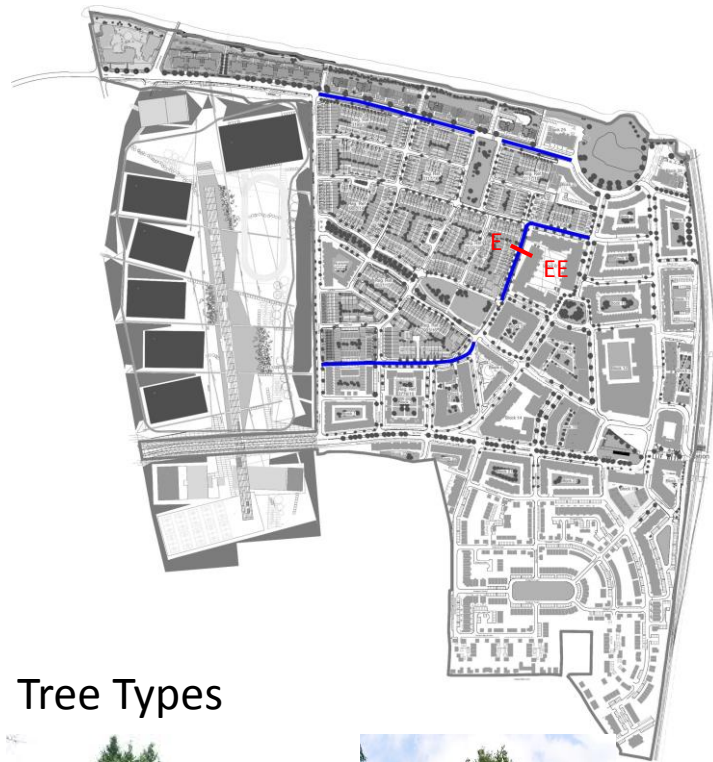
Rustic Paving for parking spaces



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

5. On Street interface with Own Curtilage



Tree Types



Corylus columna



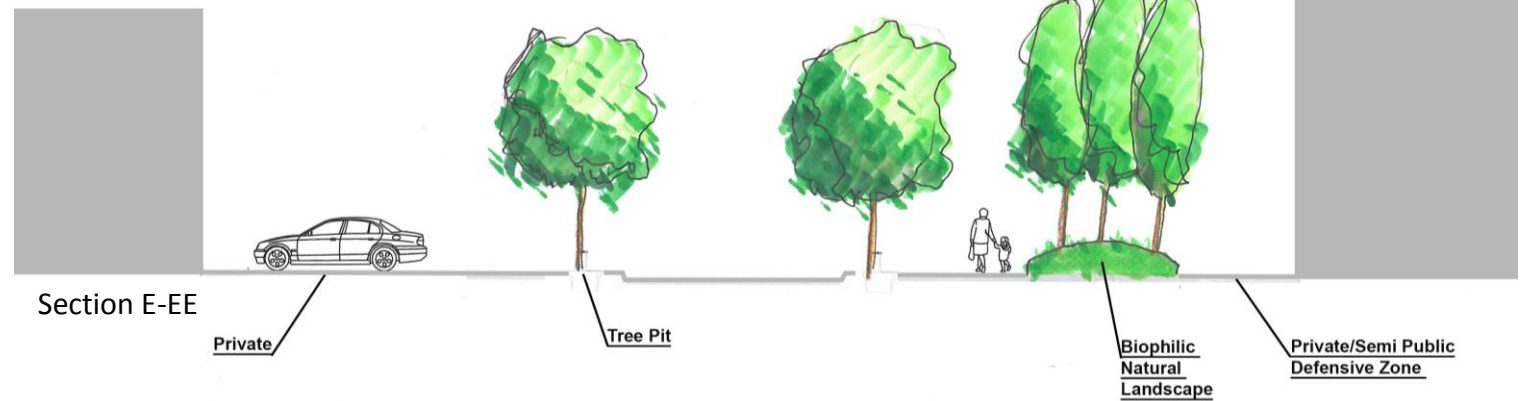
Tilia cordata 'Greenspire'



Betula pendula



Prunus serrula 'Tibetica'



Materials



Typical example of Own Curtilage



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Courtyard Design – Typical Examples



 Detailed Areas



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Block 5



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Block 6



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Block 27



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Block 28



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Landscaped Podiums – Typical Vent Treatment



The blocks highlighted are those that have communal landscaped podiums with ventilation. These vents have been incorporated into the landscape design and are hidden with shrub and tree planting.

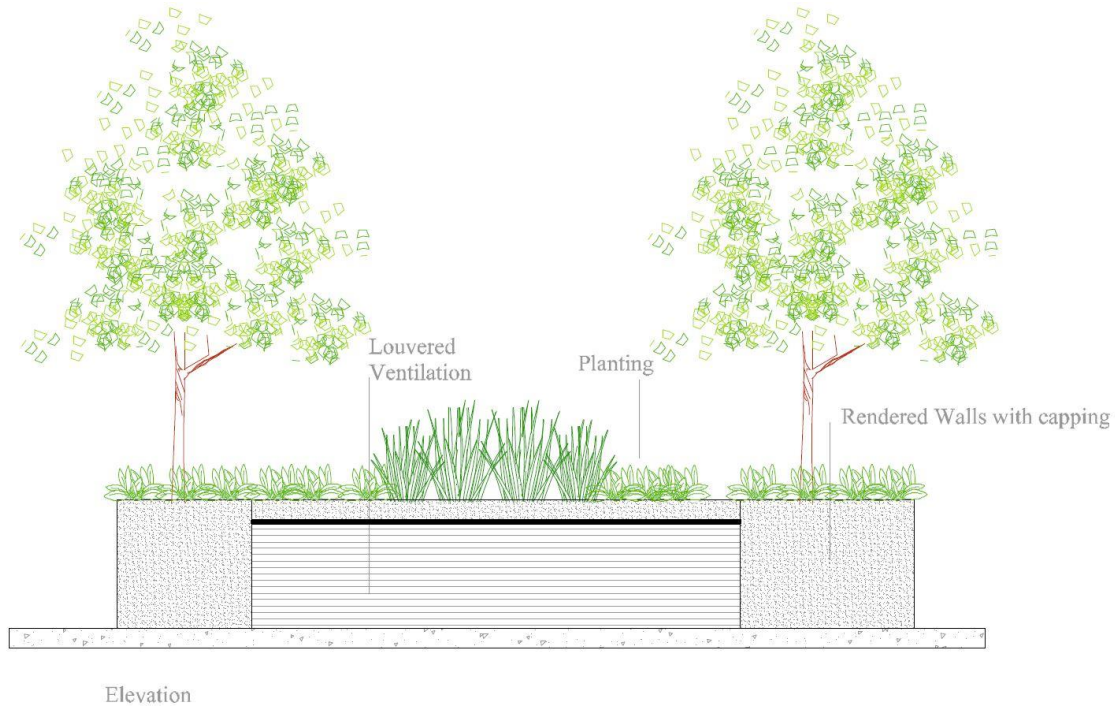


RMDA

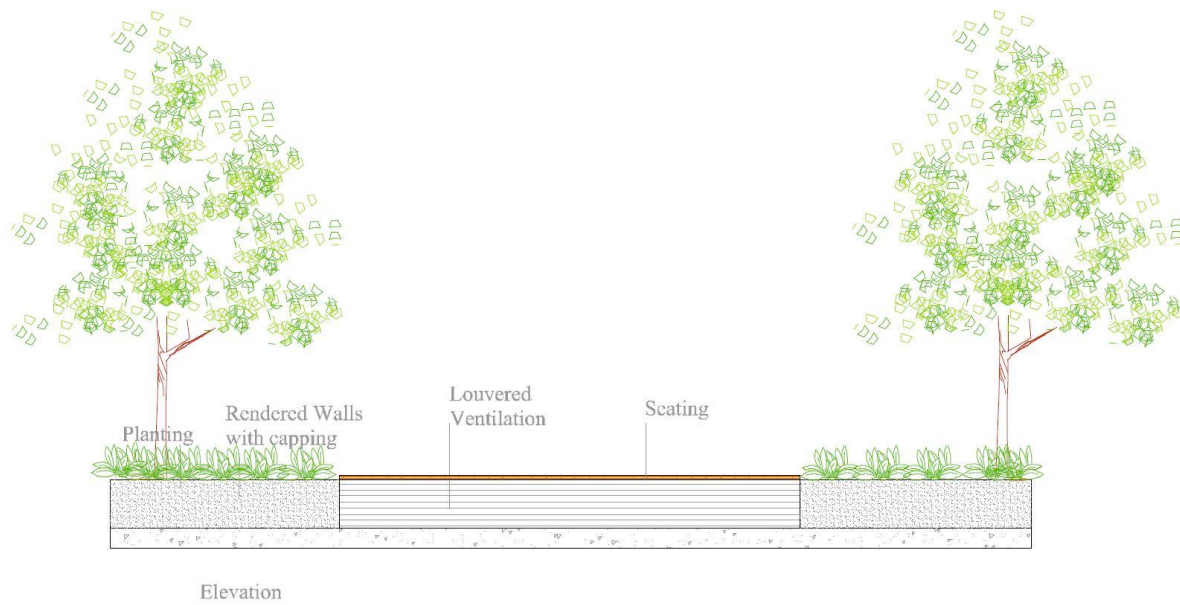
LANDSCAPE ARCHITECTS & CONSULTANTS

Landscaped Podiums – Typical Vent Details

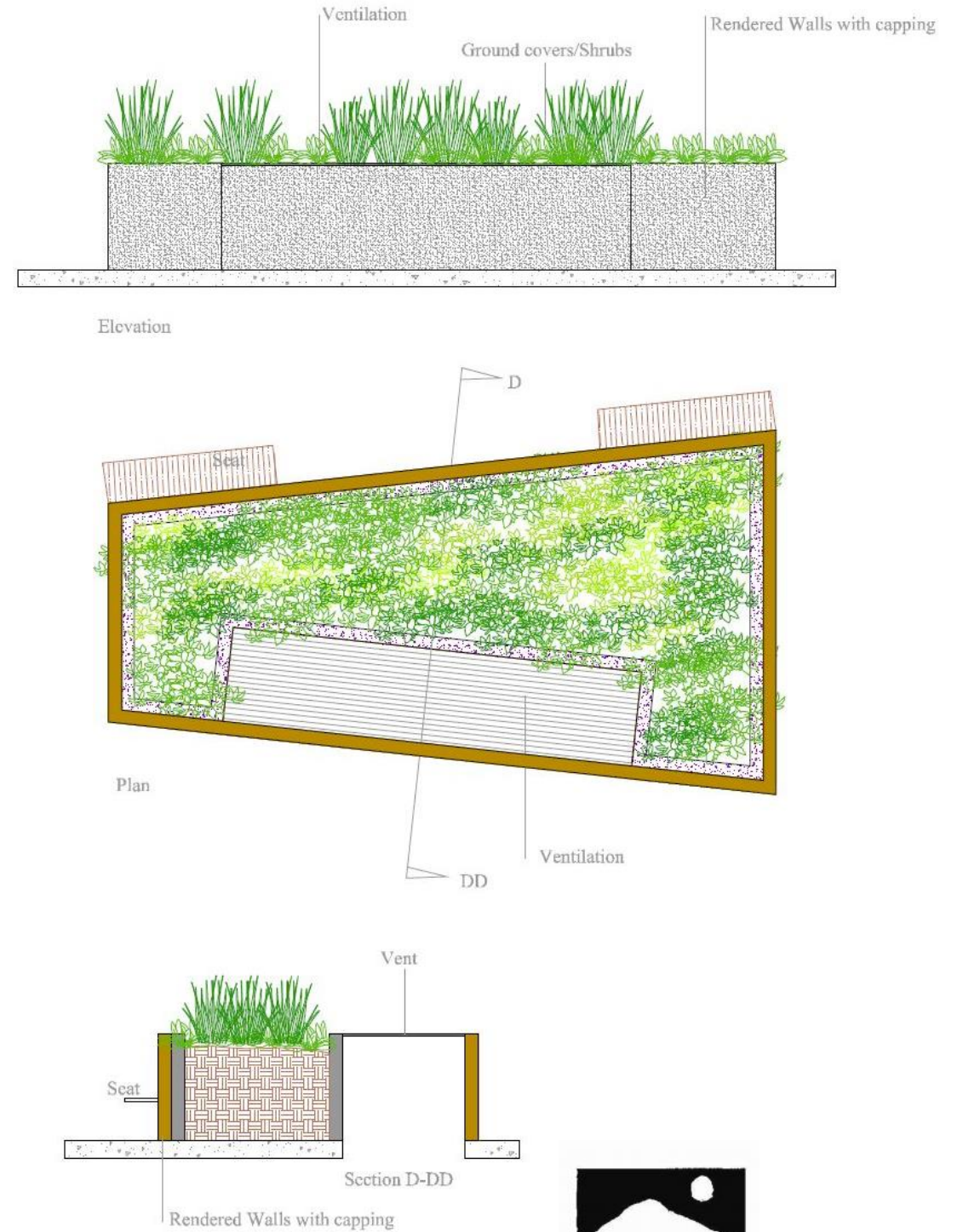
Detail 1 – Louvered vent with planting



Detail 2 – Louvered vent with seating



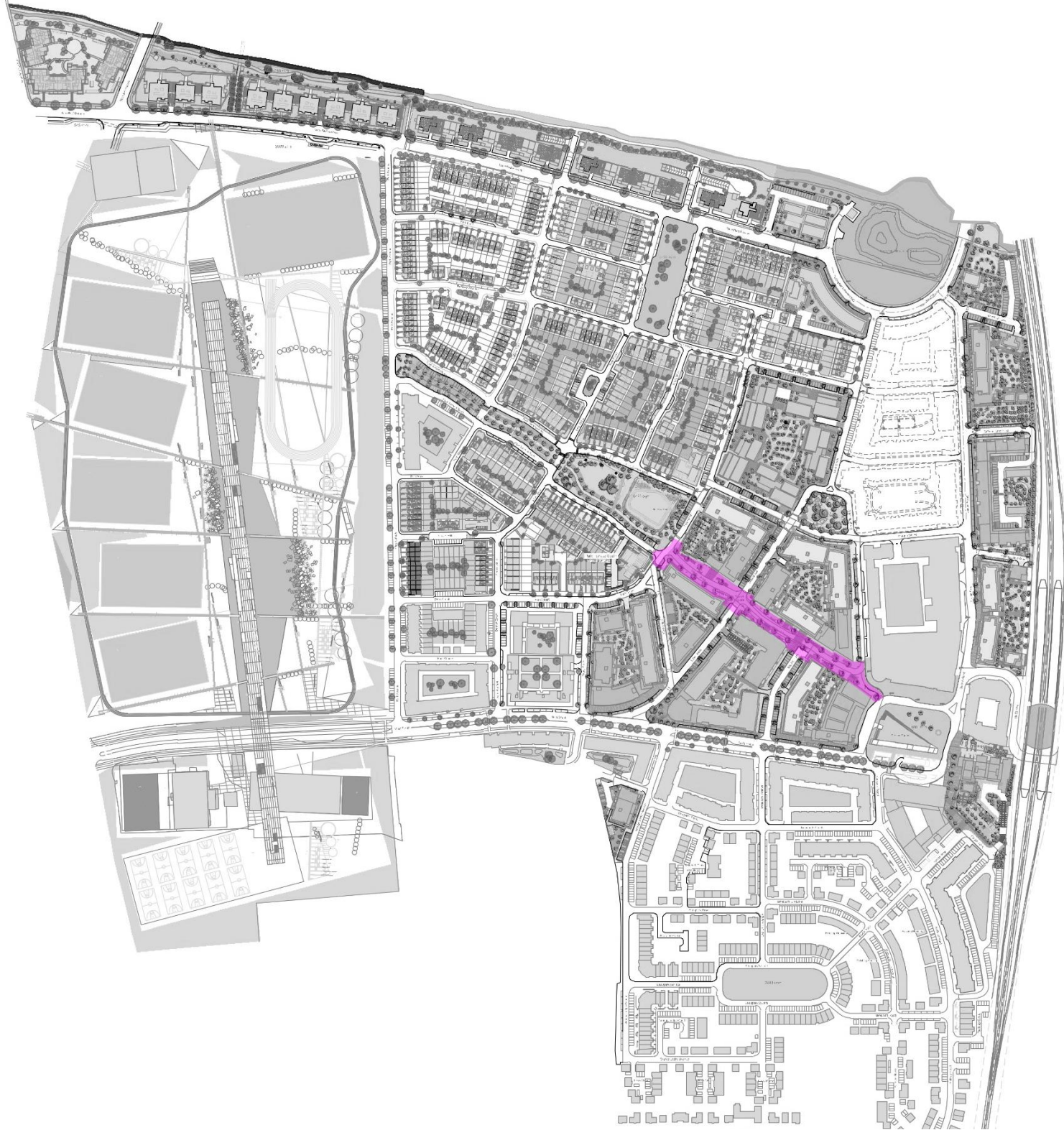
Detail 3 – Open vent with planting



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Market Street – Clongriffin Greenway



Open space and pedestrian



600 x 600 Paving Flag



Rustic Paving for parking spaces



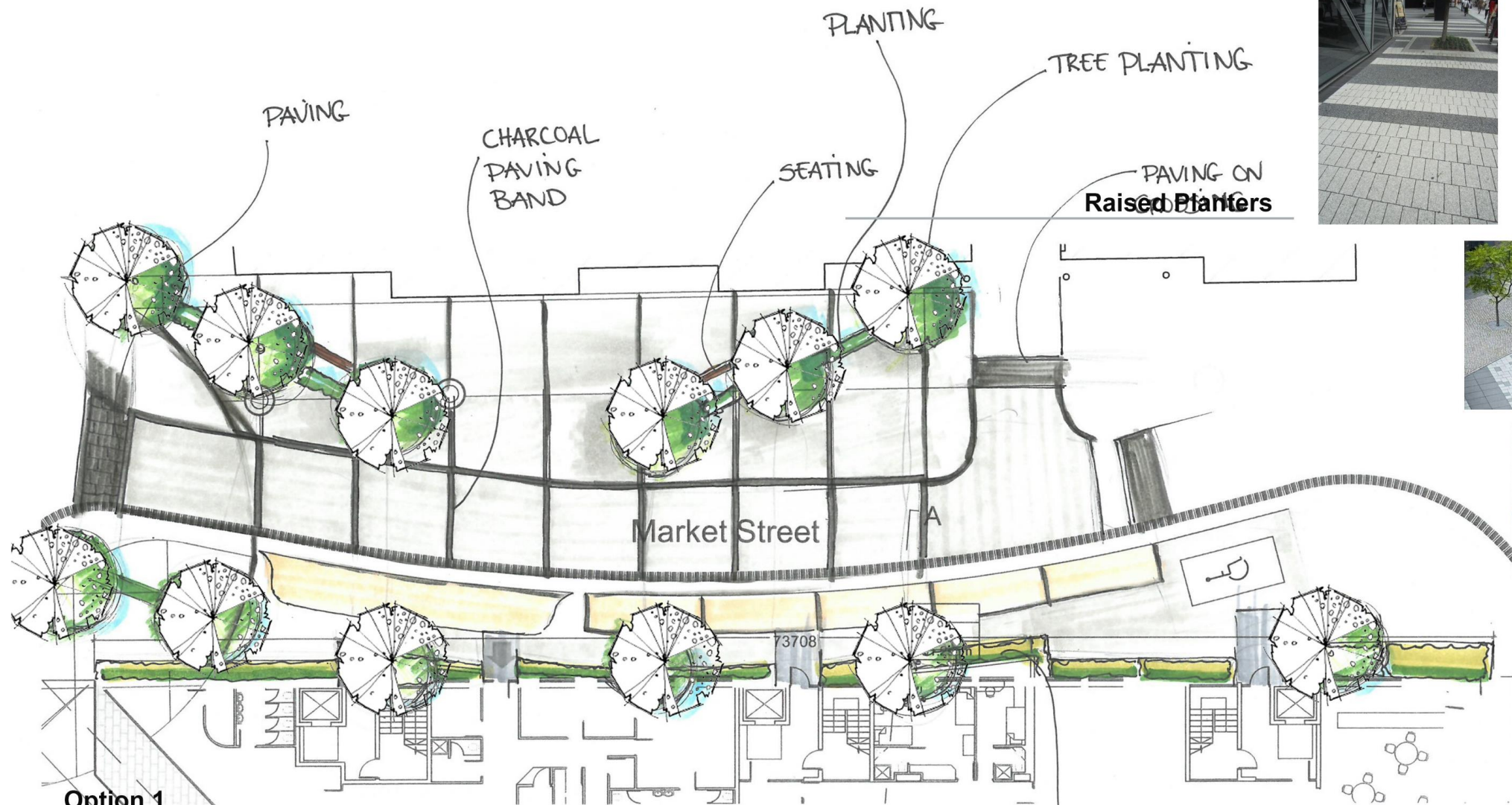
Existing paving in Station Square to be used along Market Street also.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Market Street 1 – Design Development



Option 1 Streetscape

We are proposing to use Raised Planters for the tree and shrub planting. -Upright Trees and natural/wild grasses as planting

Charcoal or Recon Granite Paving Bands to run through road . Creating appearance of a larger open space.

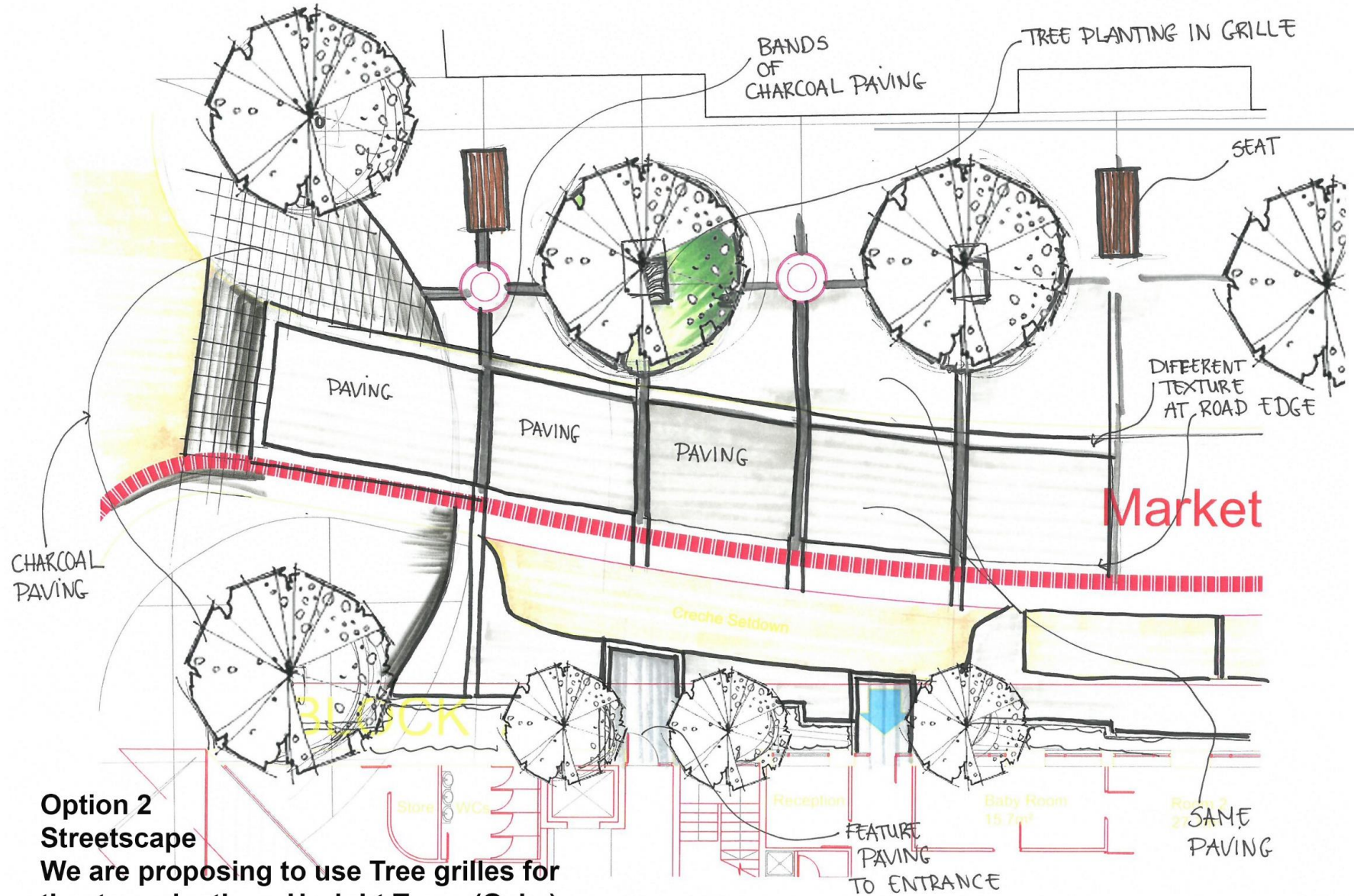
Safety paving or different texture along road edge



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Market Street 2 – Design Development



Option 2 Streetscape

We are proposing to use Tree grilles for the tree planting. -Upright Trees (Oaks)

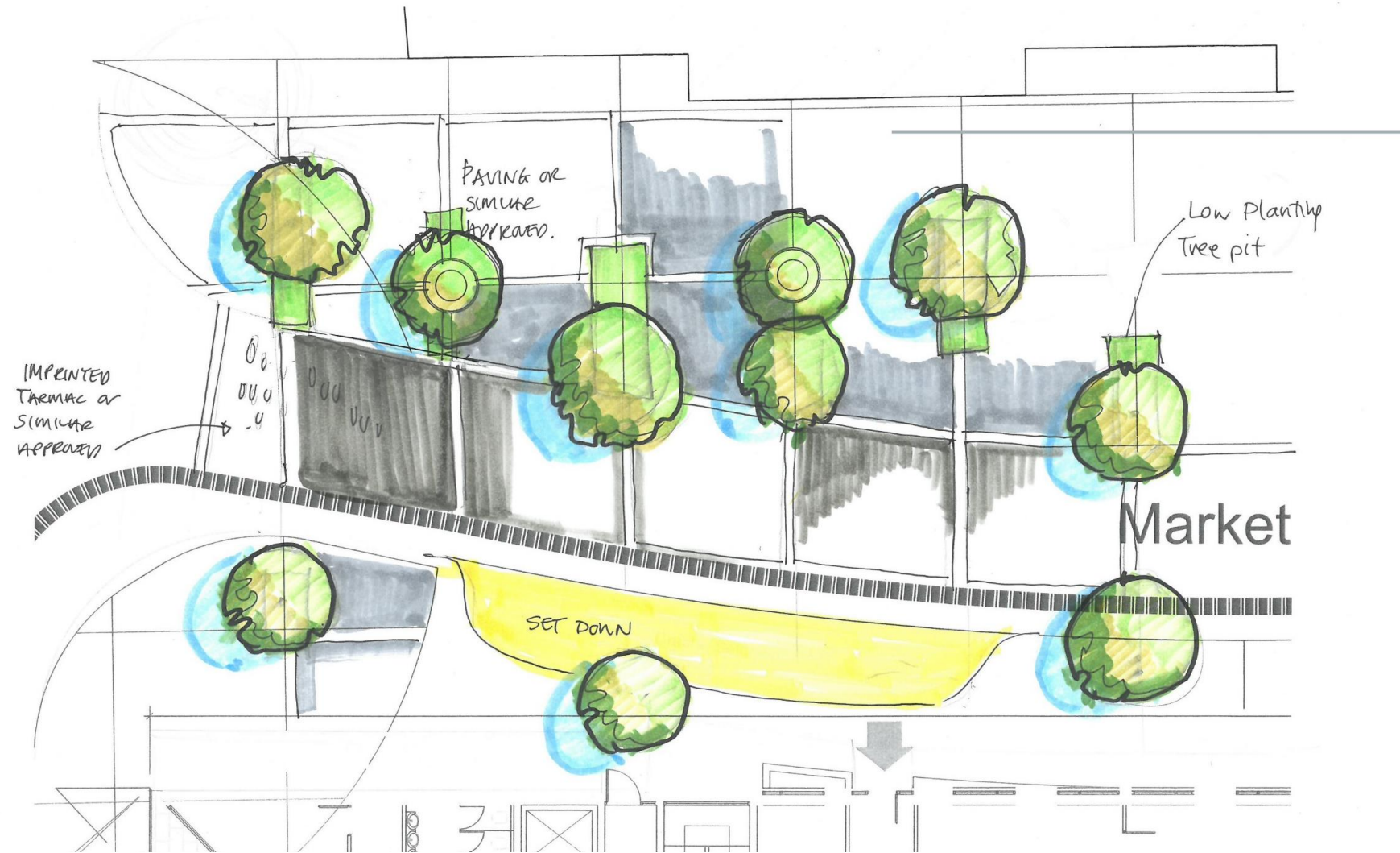
Charcoal or Recon granite Paving Bands to run through road .
Different paving on Crossing points.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Market Street 3 – Design Development



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Market Street – Proposed Layout

Paving to match existing in Station Sq.

Benches

Change in surface material



Bulb Planting

Tree Planting

Rest Areas

Flush kerbs to match existing in Station Sq.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Beltree/Panhandle Park Masterplan – part of Greenway to Market St. from Fr. Collins Park



Paving

Beige Tarmac

Benches

Raised table for traffic calming

Permeable Paving

Bulb Planting

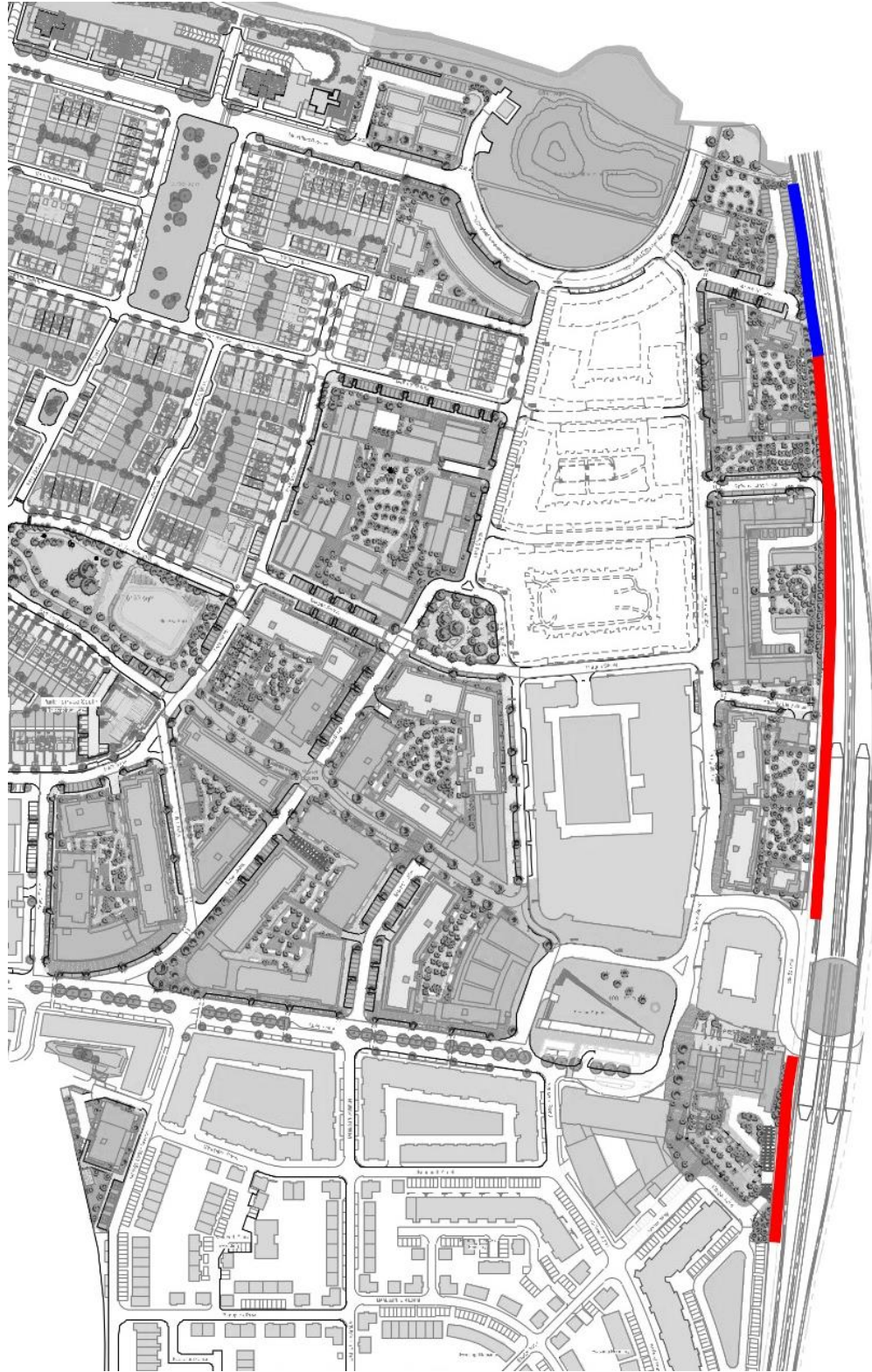
Dust Path



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Boundary Treatment along Railway Line





Email from Irish Rail. (11th March 2019)

- We would normally seek a solid concrete block 2.4m high wall or equivalent. In this case there is an existing retaining wall with a palisade fence on it for about 2/3 of the boundary which I presume is being retained without any raising of the levels on your side of the wall. The continuation of this wall could be simpler so long as it is not a retaining structure. I would be happy to meet you on site to discuss if necessary.

Minutes of Meeting on site between RMDA and Irish Rail (Meeting took place at 3pm 21st March 2019)

- RMDA noted current boundary treatment, concrete retaining wall and railing - Irish Rail stated that the boundary is holding up an embankment which may not be interfered with. Therefore the retaining wall and railing shall remain.
- RMDA asks if treatment may be attached to existing boundary - Irish Rail state that they have no issue as long as it is secure and not climbable and does not impact upon rail line.
- A portion of embankment has no boundary. Irish Rail requests a 2.4m concrete block wall along this portion of track down to a wing wall by the underpass. A railing shall be fixed to wing wall at the under pass. The railing shall be fixed to the edge of plinth to prevent a step. The finish of wall is up to design team.
- Currently there is a ditch at the base of the embankment - RMDA enquires who owns this and can it be culverted. Irish Rail states that they own this ditch and it is to be left open. The wall is to be development side.
- The vegetation on the embankment shall not be interfered with and is to be left alone.
- Irish Rail noted that that the rail line operates 20 hrs a day - 7 days a week 365 days a year and therefore future residents should be made aware of the noise and that works occur at night.
- All review underpass – Irish Rail stated that they would request that the an enduring authority prepare a proposal for access to the underpass. They have issue on vandalism and access and request that an authority (of the state) ie Dublin City Council engage and inform them how this area shall be completed and managed. They wish to deal with an entity of a local authority rather a private firm.
- Irish Rail inquired about the building of the units and noted that any works that would affect the embankment - they would have to be notified as their fear is that the embankment could slip. Therefore method of building has to be made known to Irish rail - digging and piling may have an affect in the rail line. RMDA acknowledges same and shall write note on meeting for the review of Irish rail.

 Existing Boundary to be retained, with noise barrier introduced on western side of boundary

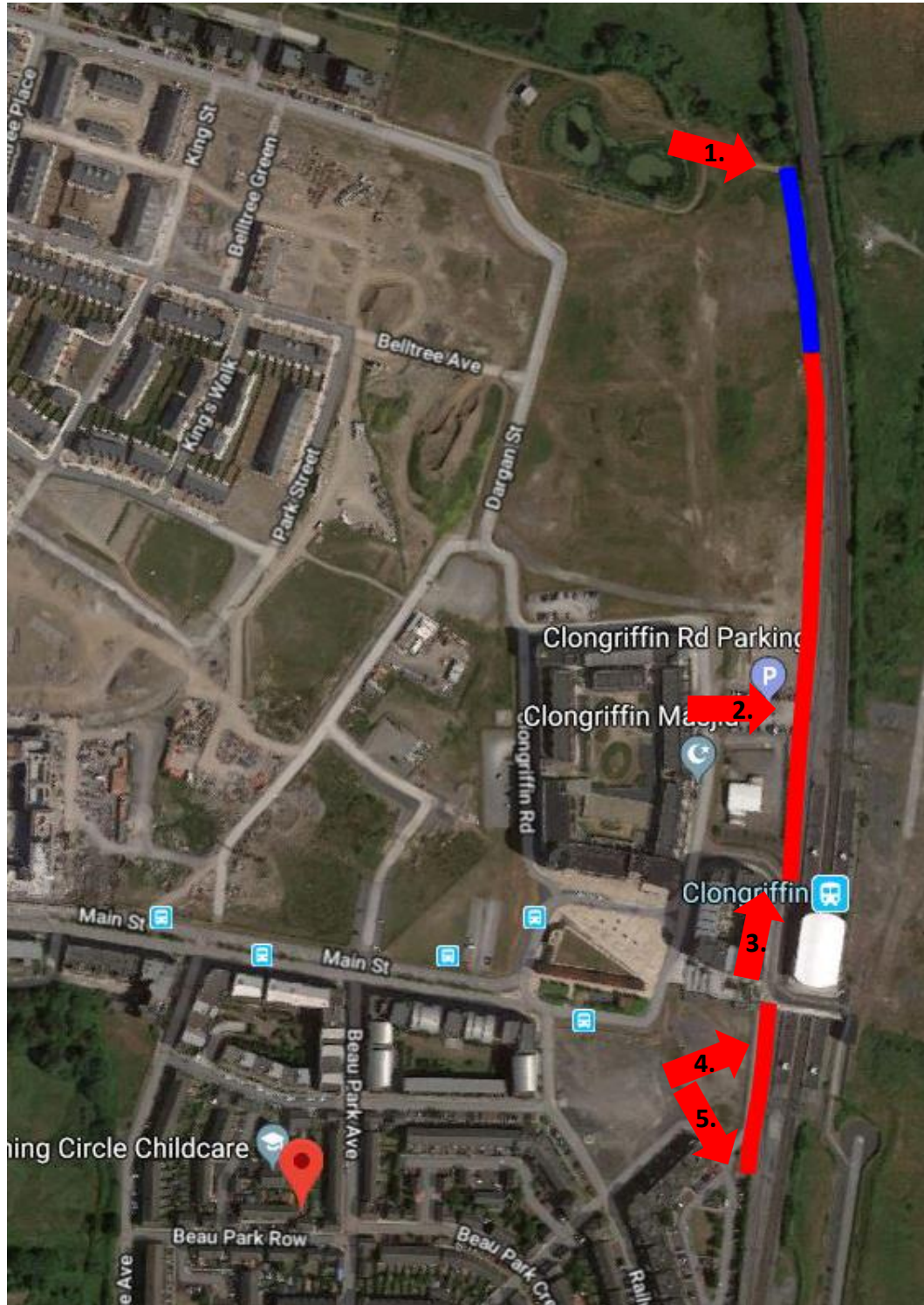
 Vegetation only at present, noise barrier to continue along this length of boundary also.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Boundary Treatment along Railway Line



1. Existing underpass. As you can see the path has been brought up to it but no further and a security fence is in place to prevent people from using it at the moment.



2. Existing Front view of Rail boundary. 2m Reinforced Concrete wall with 2m security fence (approx.).



4. The existing Railway Boundary at Proposed Block 17 also to be retained.



3. The existing Railway Boundary approximately 2/3 length of out boundary being retained. Eastern boundary of Proposed Blocks 8,11,26 & 8



5. Existing Boundary to Railway Line to the south of Block 17.

- Existing Boundary to be retained, with noise barrier introduced on western side of boundary
- Vegetation only at present, noise barrier to continue along this length of boundary also.

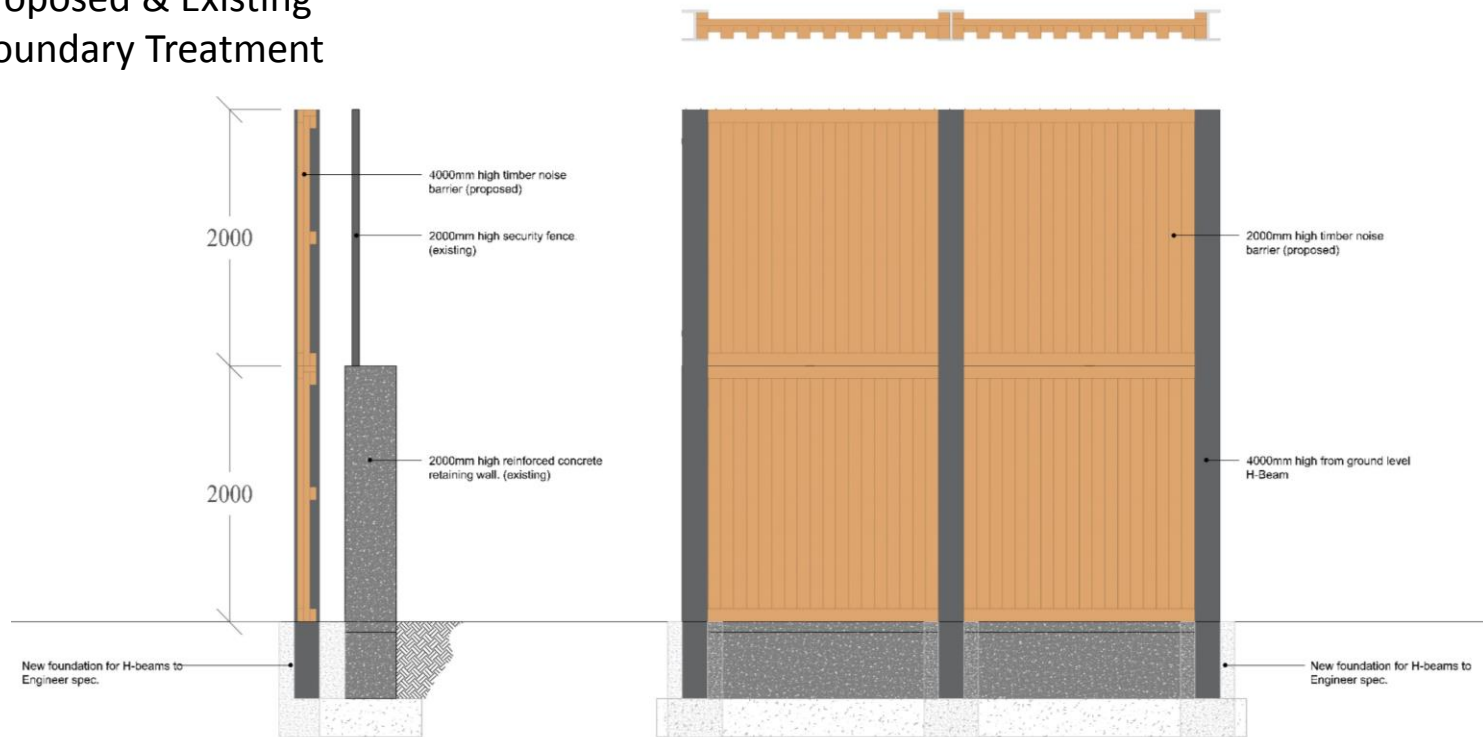


RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

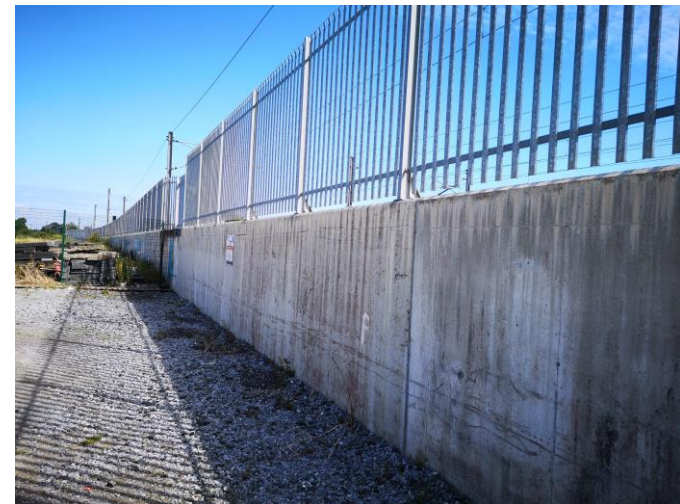
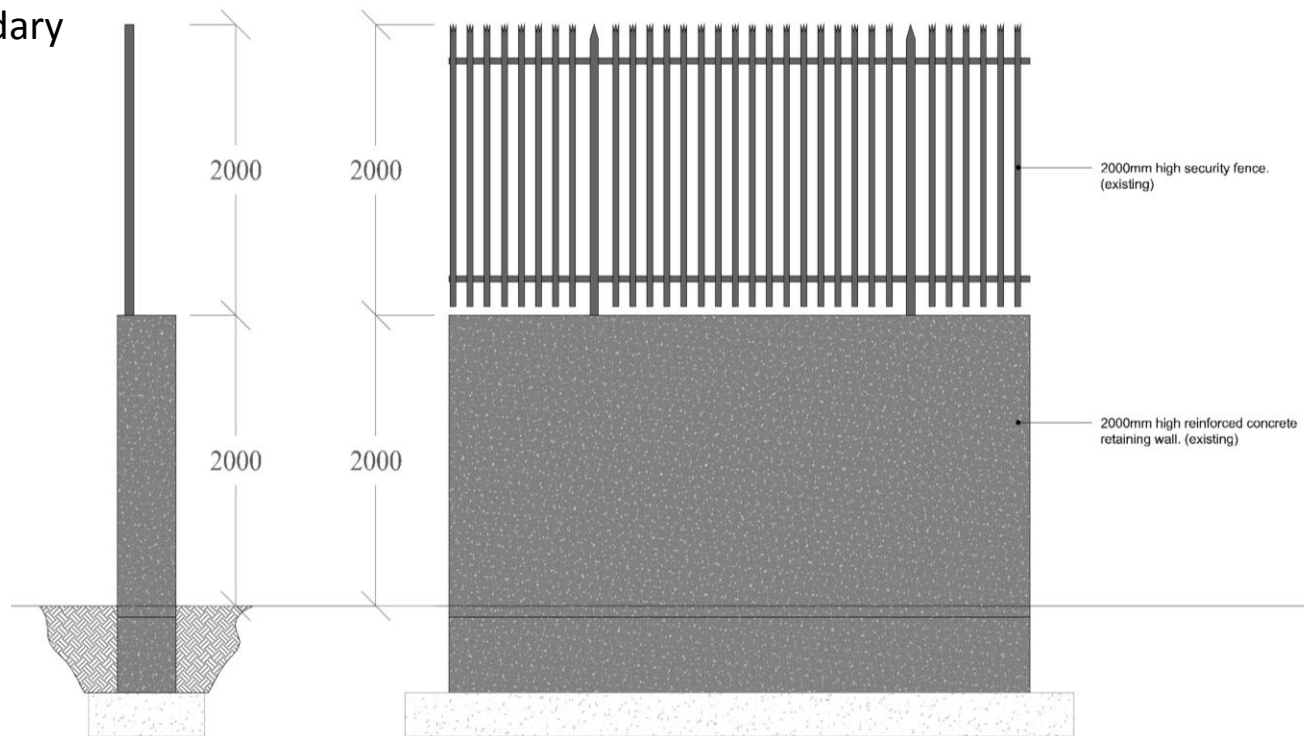
Boundary Treatment along Railway Line

Proposed & Existing Boundary Treatment



Proposed treatment to be fixed in front of existing boundary to mitigate noise and visual impart to both the development and the railway line. See detail.

Existing Boundary Treatment



Existing Boundary treatment



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Proposed Natural Play

Balancing Beam



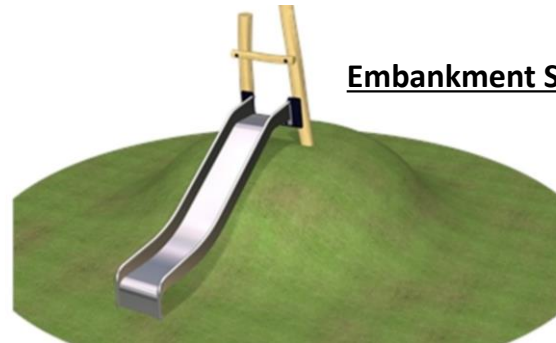
Sway Alley



Stepping Logs



Embankment Slide



Pick up Sticks



As per the *Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities (March 2018)*.

The quantum of play space .85 – 100m² for children to the age of 6 and 200 – 400m² for older children and young teenagers.

Movement

Tree planting and gentle grass mounding are ideal places to hide. These changes in levels are suitable for jumping and running down gentle hills.

Some Wooden seating areas could be suitable for climbing.

Proposed playground located in open space and on podiums will accommodate climbing.

Stimulation of the five sense

Natural elements throughout open space and on podiums provide quiet places, dark and bright areas that appeals to a child senses.

Sensory and textured plants planted throughout the spaces will appeals to the senses.

Experiencing change in the natural and built environment. Experiencing the seasons

The contrast between open space and paving provide opportunities to learn and play.

Natural element in open space such as trees will allow

Children to experience changes in seasons.

Social interactions

Meeting points and a number of seating areas will encourage social interaction.

Kick about spaces also encourage interaction

Playing with identity

Role play, Places to hide in the natural elements of open space.

Experiencing a range of emotions

This bespoke designed open space will appeal and evoke children's emotions.

Capabilities of play such as tumble ,chase game.

Extensive grass areas throughout the open space are ideal for kickabout and chasing games.

Varied and interesting physical environment.

A bespoke designed space that has gentle grass mounding thus providing a change in levels. This provides a varied and interesting physical play environment.








RMDA

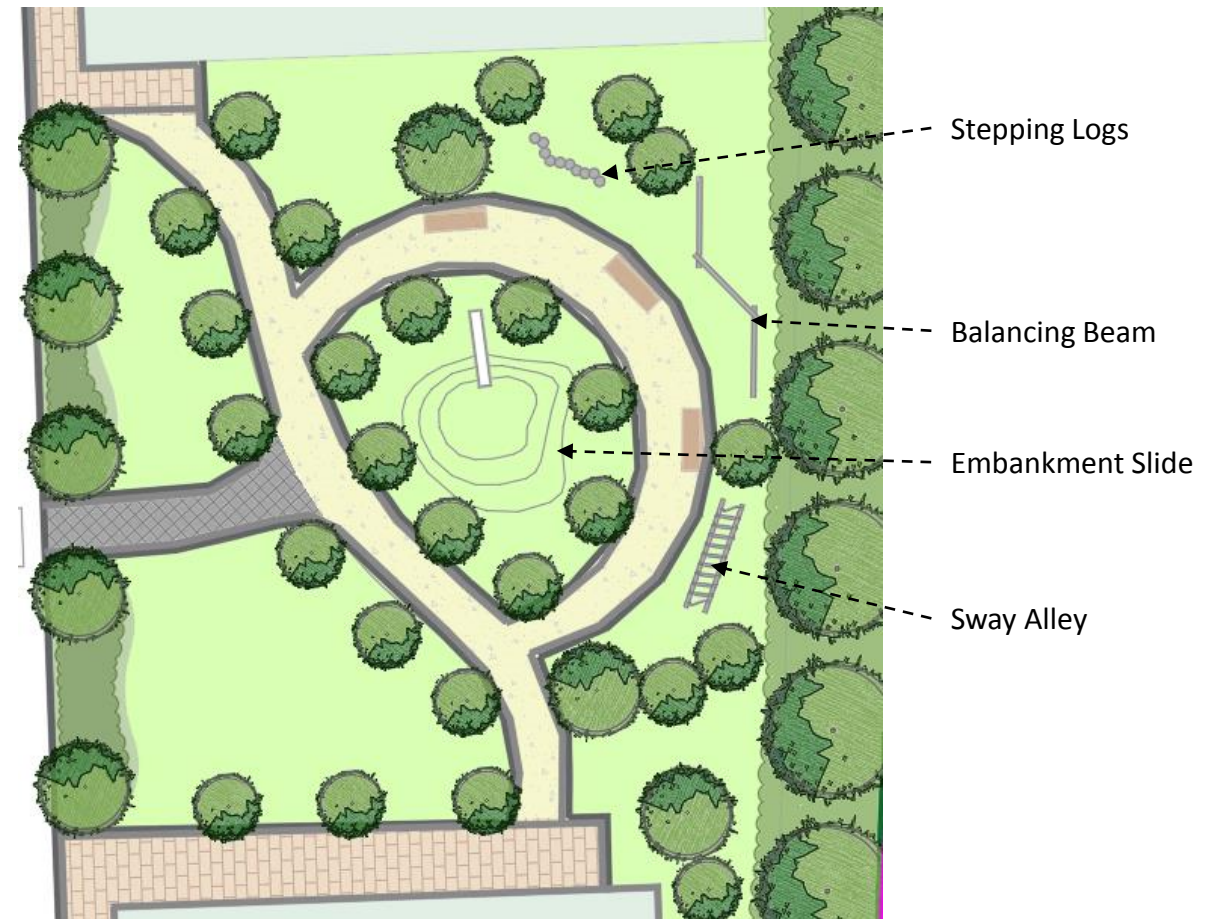
LANDSCAPE ARCHITECTS & CONSULTANTS

Play Amenity in Clongriffin



Existing Fr. Collins Park

-  Playgrounds
-  Skate Park
-  Playing Fields
-  Congregation Spaces
-  Running/Walking route



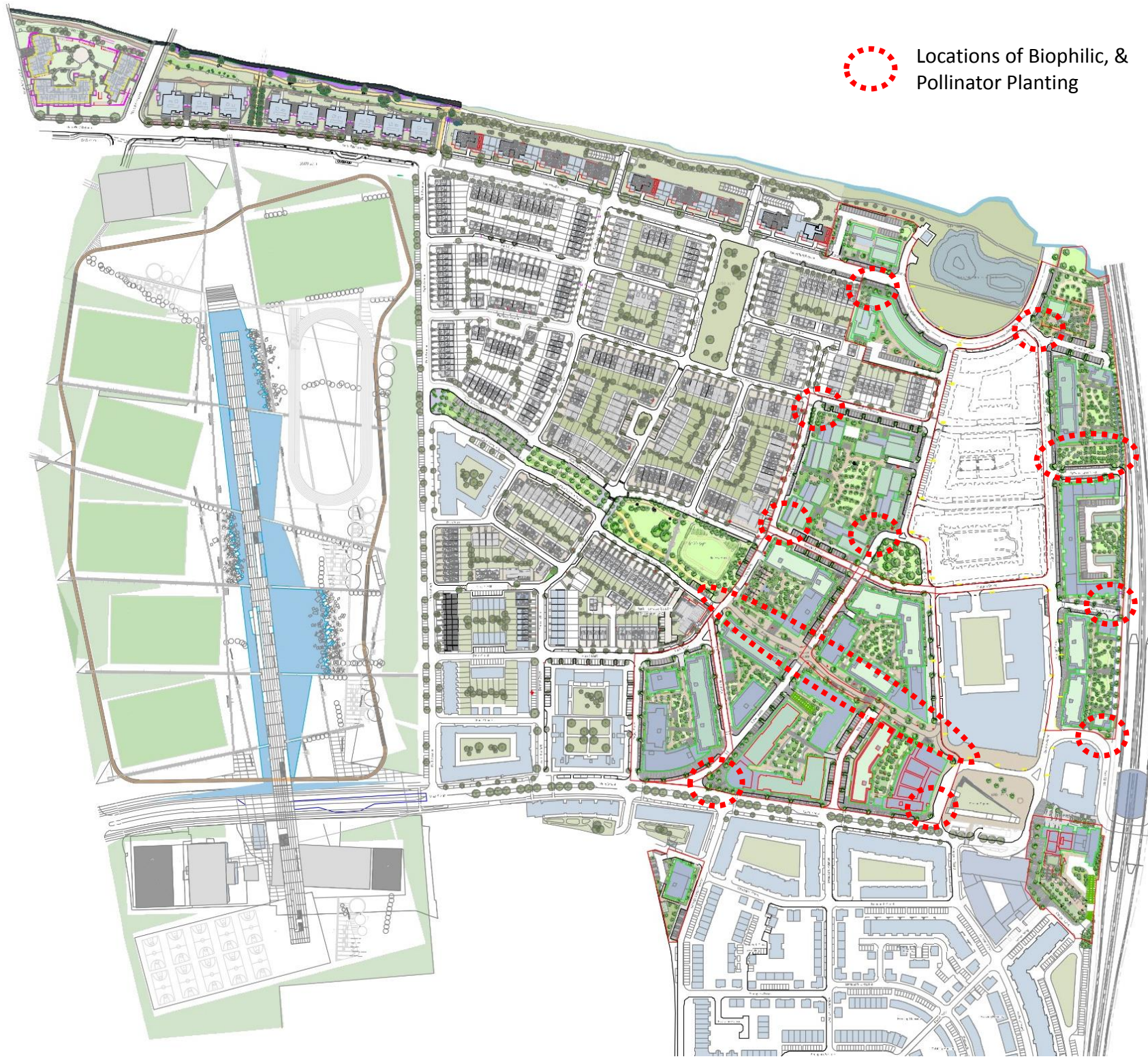
Typical Proposed Play Treatment (Block 11)
Landscape is designed to provide a range of play amenity for varying age groups.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Biophilic, Pollinator & SUD Planting



The Idea of **Biophilic Design** is that our built environment is critical to human health, Productivity, along with emotional, intellectual and spiritual well being.

Buildings and landscape can support human health or they can be detrimental

The emphasis of our development is to construct a **Built environment which will improve human health & well being, and hence present Clongriffin as a nice location to reside in.**



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS

Proposed Planting

Proposed Street Tree Planting

No.	Name.	Size.
T1	Platanus acerifolia	18-20cm
T2	Tilia cordata 'Greenspire'	16-18cm
T3	Tilia cordata 'Green column'	16-18cm
T4	Acer campestre 'Elsrijk'	16-18cm
T5	Pyrus calleryana 'Chanticleer'	16-18cm
T6	Quercus palustris	16-18cm
T7	Prunus avium 'Plena'	16-18cm
T8	Sorbus aria	16-18cm

Proposed Open Space Tree Planting

No.	Name.	Size.
T9	Quercus ilex	16-18cm-400cm
T10	Pinus sylvestris	16-18cm-250cm
T11	Sequoia sempervirens	16-18cm-400cm
T12	Ilex aquifolium	16-18cm-250cm
T13	Cedrus deodara	16-18cm-400cm
T14	Taxus baccata	16-18cm-300cm

Proposed Small Tree Planting

No.	Name.	Size.
T15	Acer palmatum	150cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier lamarckii	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
T22	Betula papyrifera	14-16cm
T23	Crinodendron hookerianum	50L
T24	Laurus nobilis 'Cone Shaped'	200cm
T25	Laurus nobilis(3 stem min.)	200cm
T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm

Proposed Hedge Planting

No.	Name.	Size.
H1	Elaeagnus x ebbingei	3L
H2	Prunus laurocerasus	3L
H3	Fuchsia magellanica	3L
H4	Laurus nobilis	3L
H5	Buxus sempervirens	3L
H6	Mahonia aquifolium	3L
H7	Sarcococca spp.	3L
H8	Viburnum tinus	3L

Proposed Shrub Planting

No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Hebe spp.	3L
S5	Ribes spp.	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L

Proposed Ground Cover Planting

No.	Name.	Size.
G1	Bergenia cordifolia	1L
G2	Persicaria affinis	1L
G3	Geranium 'Rozanne' (Jolly bee)	1L
G4	Hedera helix 'Hibernica'	1L
G5	Salvia nemorosa	1L
G6	Helleborus niger	1L
G7	Paeonia suffruticosa	1L
G8	Ceanothus repens	1L
G9	Rubus idaeus	1L
G10	Rubus tricolor	1L

Proposed Perennial/Bulb Planting

No.	Name.	Size.
P1	Erysimum 'Bowler's mauve'	3L
P2	Verbena grandiflora	2L
P3	Achillea spp.	1L
P4	Centaurea cyanus	1L
P5	Geranium sanguineum	1L
P6	Chrysanthemum maximum	1L
P7	Verbascum spp.	1L
P8	Perovskia atriplicifolia	3L
P9	Hemerocallis	2L
P10	Kniphofia uvaria	3L
P11	Agapanthus africanus	1L
P12	Allium hollandicum	1L
S13	Verbena grandiflora	2L

Proposed Climber Planting

No.	Name.	Size.
C1	Clematis Montana	3L
C2	Hedera	2L
C3	Hydrangea petiolaris	3L
C4	Parthenocissus quinquefolia	3L



Note: Planting shown throughout rationale are mature and are not indicative of size that shall be planted first.



RMDA

LANDSCAPE ARCHITECTS & CONSULTANTS