

# The Grange Stillorgan



LANDSCAPE ARCHITECTS DESIGN BOOK  
PRESENTATION  
SEPTEMBER 2019

MITCHELL + ASSOCIATES

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# SITE DESCRIPTION

The proposed development shall provide for the demolition (total c. 1, 398 GFA) of 'The Grange Select Marketing Suite' (1 storey), 'Oaktree Business Centre' (2 storeys) and 'The Lodge' (2 storeys); and the construction of a new residential scheme of 287 residential units; residential tenant amenity space of 961.5 sq m; a crèche facility of 658 sq m; and a substation of 96.5 sq m in the form of 6 new blocks (Blocks H, J, M, N, P and Q) ranging in height from 1 - 11 storeys as follows:

The residential development provides for 287 no. units (19 no. studio units, 125 no. 1 bed units and 143 no. 2 bed units) in Blocks H, J, M and N as follows:

- Block H (7 - 11 storeys from Brewery Road) comprising 99 no. apartments (6 no. studios, 50 no. 1 bed units and 43 no. 2 beds);
- Block J (5 - 10 storeys from Brewery Road) comprising 75 no. apartments (36 no. 1 bed units and 39 no. 2 bed units);
- Block M (4 - 9 storeys from podium) comprising 73 no. apartments (38 no. 1 bed units and 35 no. 2 bed units); and
- Block N (6 - 7 storeys from Brewery Road) comprising 40 no. apartments (13 no. studios, 1 no. 1 bed units and 26 no. 2 bed units).

Each residential unit has associated private open space in the form of a balcony/terrace/roof terrace.

The following residential tenant amenity space, crèche facility and substation proposals are also delivered:

- Blocks H (7 - 11 storeys) also contains a Tenant Amenity Space of 961.5 sq m. This area includes a gym space, male and female changing areas, accessible changing areas, a cinema room, entrance lobby, lounge areas, kitchen/dining areas, games area, management suite, 4 no. meeting rooms, co-working space, security/parcels area, storage areas, tea station, toilets, letter box area and all associated extraneous

areas, all of which are areas dedicated to use by future tenants.

- Block P (3 storeys) provides for a crèche facility of c.658 sq m and associated out door play area in the form of a roof terrace of c.222.9 sq m.
- Block Q (1 storey at basement level/ level 00) provides for an ESB substation of 96.5 sq m.

A basement area (total c. 3,324.8 sq m) is also proposed below Blocks H, J & M at Level 00. A total of 100 car parking spaces (16 at surface level and 84 at basement level), 596 bicycle spaces (518 at basement level and 78 at surface level) and 5 motorcycle spaces (all at basement level) are proposed. Waste Management areas and plant areas are also located at basement level.

Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards, gardens and trim trails (c.10,465 sq m). Provision is also made for pedestrian connections to the adjoining park to the south west, the N11 Stillorgan road to the North East and the existing 'The Grange' development to the south east.

Nos. 2 and 3 The Grange Cottages (single storey) are retained within the current proposal and works to these residential dwellings relate solely to landscape proposals. No works are proposed to the structure or layout of these units.

The development shall be accessed via the existing vehicular access point from Brewery Road. It is proposed to reconfigure the alignment of this vehicular access point to facilitate the proposed development and provide for improved access and egress for the overall 'The Grange' development.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; and electrical services.

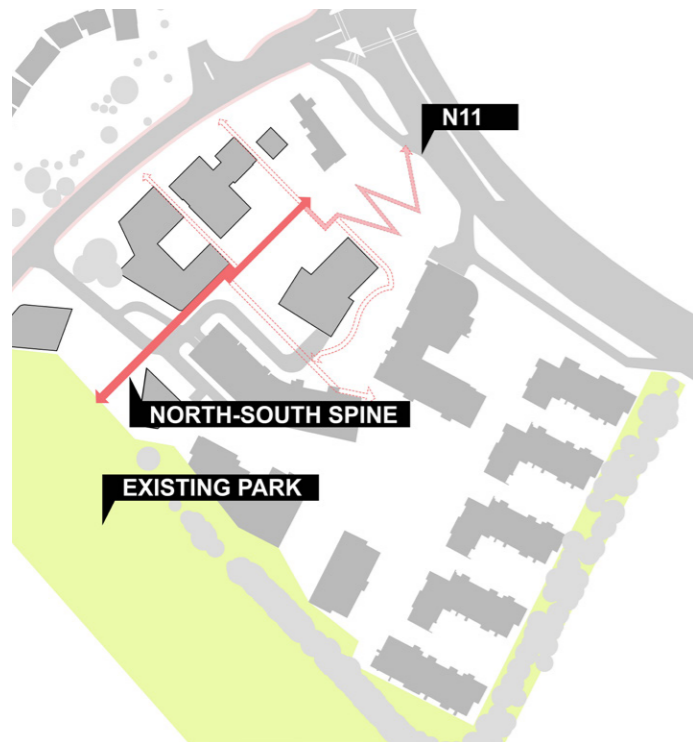


proposed development lands (1.8 Ha)

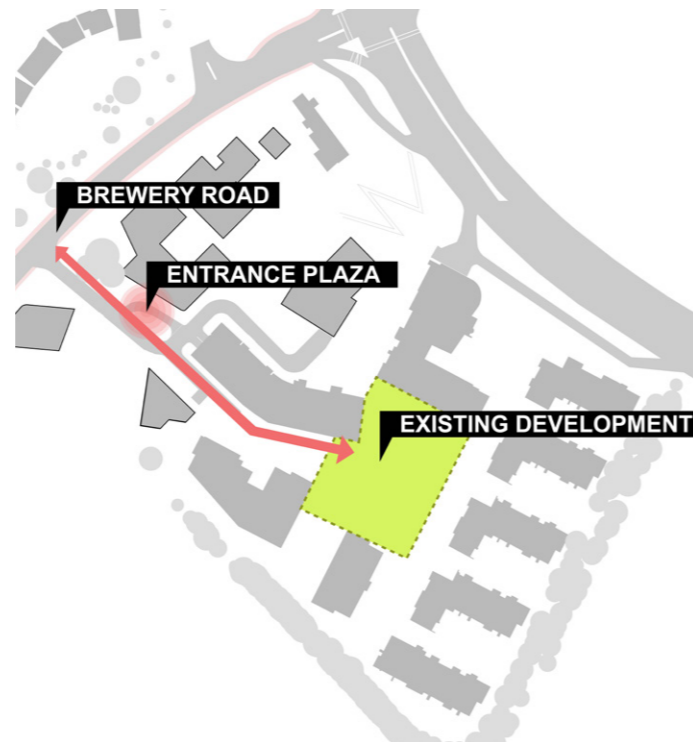
existing development at The Grange (3.3 ha)

Beechwood court

# CONCEPT



**North-South Spine**  
Running through the whole area, it links all spaces together. Connects to the N11, and to the park.



**The East-West link**  
Entrance from the Brewery road and connection to the existing development.



**Brewery road**  
A soft landscaping is added along the brewery road. Provides screening for private balconies.



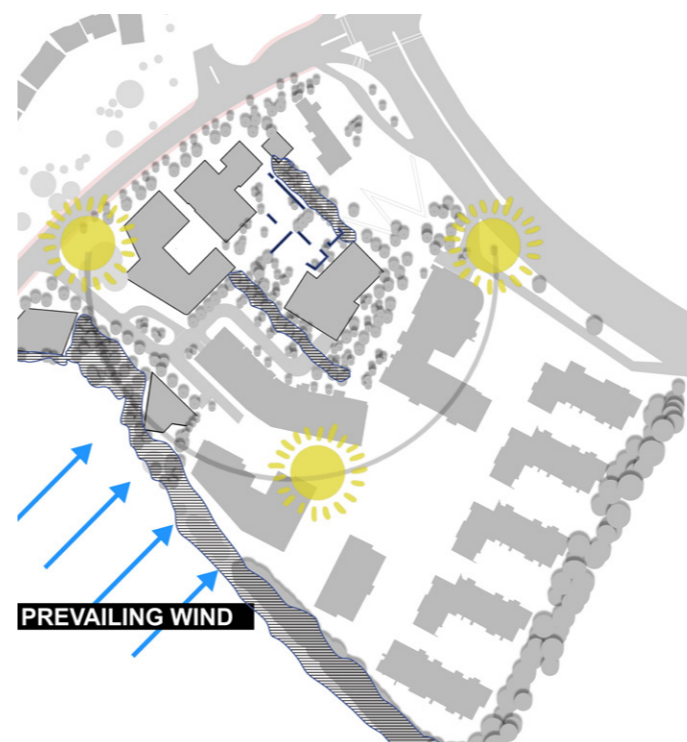
**Existing trees**  
Existing trees of good quality are retained, the rest is replaced.



**Semi-private courtyards**  
The semi-private courtyards are equipped with amenities for both passive and active recreation.



**Biodiversity and water infiltration**  
Bioswales are integrated in the landscape design. Pollinator friendly flower meadow is created.

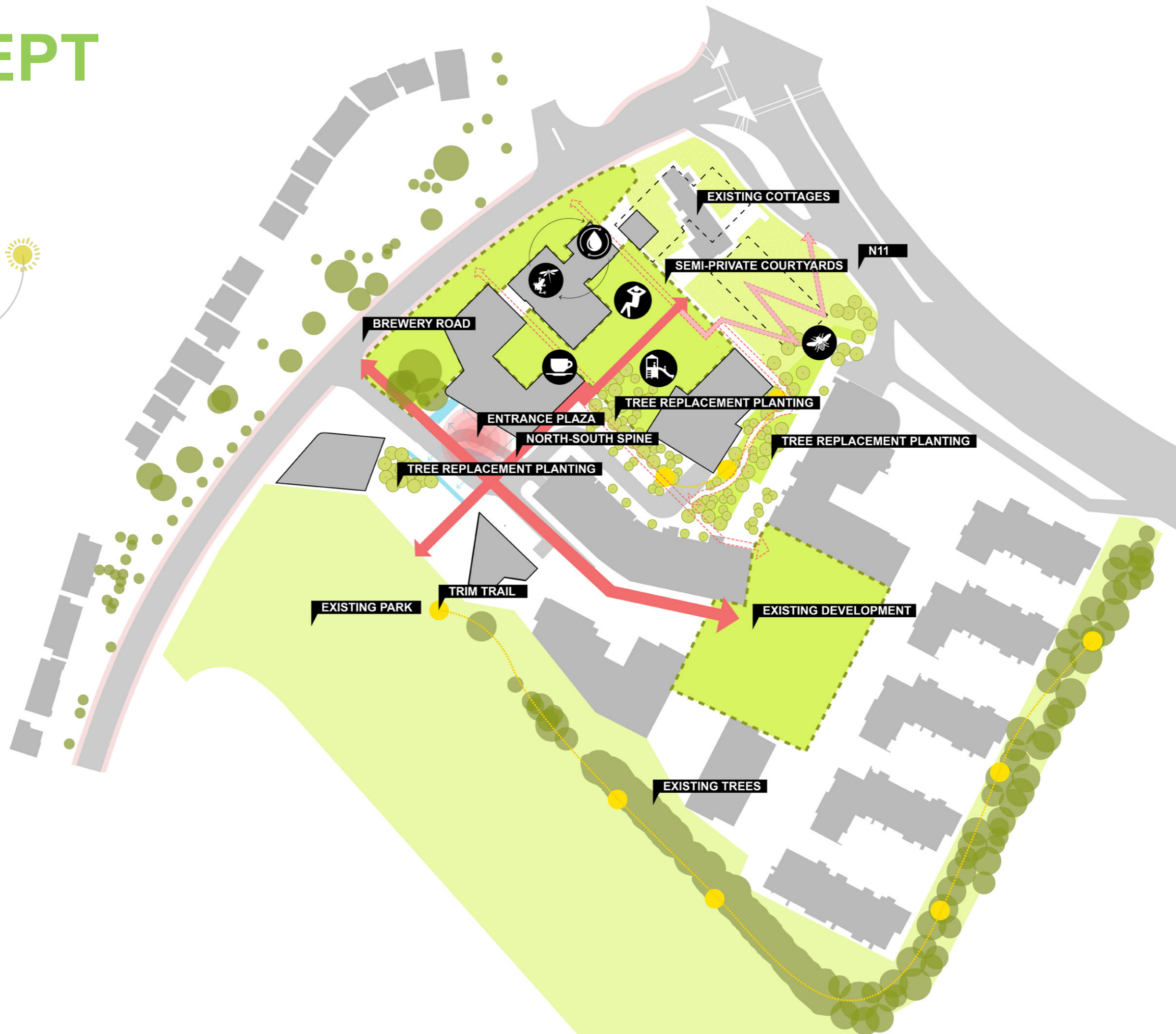
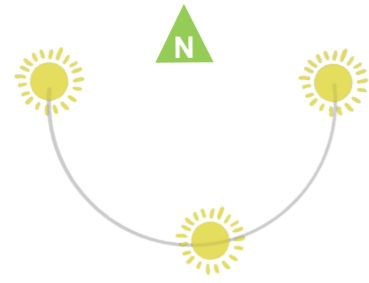


**MICRO-CLIMATE**  
Trees and hedges are placed to provide screening from the wind.



**Wild Flower Meadow**  
A wild flower meadow is created in the area around the existing cottages, providing a link to N11.

# CONCEPT



## 1.2 LANDSCAPE MASTERPLAN

The landscape design approach for The Grange is to treat it as a playful and soft / green landscape completing the existing Grange Development. Lush planting and formal hedge structures give definition to a bold textural planting palette creating a soft but distinct separation between the public internal street and the residential buildings and their private and semi-private spaces. The hard landscape and planting palette will be appropriately coordinated with paving bands to create a designed continuity throughout the development. This paving strategy is also provided to enhance way-finding within the scheme.

Planting beds will also be utilized to soften thresholds. This will be made possible by raised planter beds and local mounding to achieve the required planting depths on the podium level. Small to medium sized standard and multi-stem trees line the internal spine/ street prompting a human scale to the thoroughfare and in doing so creating a more intimate neighborhood atmosphere differing significantly from the other perimeter street scape character such as the N11 and Brewery Road. Large Beech trees are proposed as part of the substitute planting proposal at the entrance and along Brewery road to give screening, scale and massing to the scheme, with lighter canopied tall and small growing trees through the site.

## 1.3 OVERALL LANDSCAPE DESIGN AIMS

### 1.3.1 MAIN GOALS

- \* To create a sense of place and identity or 'genius loci'
- \* To provide for strong links and permeability along the perimeter
- \* Full integration between the existing and new development
- \* To create a hierarchy of place and circulation
- \* To create a range of multi-functional spaces
- \* To create legible and clear pedestrian circulation routes
- \* Year-round interest through the selection of appropriate planting species
- \* Habitat creation and biodiversity enhancement by creating ecological environments

### 1.3.2 USE

The uses associated with a residential development balance public access with privacy, and passive supervision. The playful quality lends itself to amenity space for all ages, but encourages more active uses along entrance roads and the North South Spine.

By demonstrating the inclusiveness of uses in social spaces, with easy access to recreation and amenity, the scheme encourages a more stable and permanent community to develop. However service and emergency uses, cherry picker and fire access also utilize these spaces, and their integration is an important safety aspect of the design.

### 1.3.3 CONNECTIVITY AND PERMEABILITY

The connectivity and permeability towards the site are maximized by the use of strong pedestrian links from the site boundary and with the existing Grange development. Stepped links to the podium are provided from the Brewery Road. A new spine is created from the Entrance with Brewery Road creating a visual and physical link with the existing open space. An additional stepped link is created between the existing and new development. Designated routes for disabled access will be incorporated within the overall path network site wide. The site's permeability is further enhanced by the proposed link with the existing public park that connects the Luas to the South. Access through to the rest of the locality (shops, offices, and open spaces) can be further facilitated by a connection through the public park on the main proposed North South spine which enhance this connectivity. A jagged path through a wild flower meadow with incidental seating links the N11 to the main North-South Spine and the podium level.

### 1.3.4 MICRO-CLIMATE AND ASPECT

The site location is relatively exposed, but the arrangement of facing public realm on the podium level and the entrance plaza. The creation therefore of shelter, facilitating external activities, and the use of bright materials will help to enhance this aspect and micro-climate. Strategic placement of vegetation, trees and hedge planting will help to mitigate against potentially uncomfortable high wind speeds. The planting of deciduous species will promote low winter sunlight to penetrate onto the public spaces.



Main spine route



Podium amenity spaces - semi-private courtyards

# PUBLIC OPEN SPACE ZONING

Three pockets of land are zoned as public open space either side of the existing entrance on Brewery Road.  
The realignment of that entrance will lead to the redistribution of the quantum of public open space, with a total area in excess of the original provision.

Total Site Area: 18,163m<sup>2</sup>  
Zoned Public Open Space: 2,097m<sup>2</sup>  
Site Area less Zoned POS: 16,066m<sup>2</sup>

## REQUIREMENTS

### DLR Standards

10% of the total site area

Communal Open Space requirement: 1,816.3m<sup>2</sup>

### Design Standards for new Apartments 2018

4m<sup>2</sup> for studios - 19 x 4m<sup>2</sup> = 76m<sup>2</sup>

5m<sup>2</sup> for 1 beds - 125 x 5m<sup>2</sup> = 625m<sup>2</sup>

7m<sup>2</sup> for 2 beds - 143 x 7m<sup>2</sup> = 1,001m<sup>2</sup>

Total Communal Open Space Requirement: 1,702m<sup>2</sup>

## PROPOSED FIGURES

Central Open Space (Central communal garden): 2,720m<sup>2</sup>

Secondary Open Space: 1,907m<sup>2</sup>

Perimeter Open Space: 5,837m<sup>2</sup>

**Total Open Space all included: 10,465m<sup>2</sup>**






Zoned POS: 2,097m<sup>2</sup>

Ancillary area (to N11): 2,431m<sup>2</sup>

**Public Open Space (Total Open Space less Zoned POS & Ancillary Area) : 5,937m<sup>2</sup>**

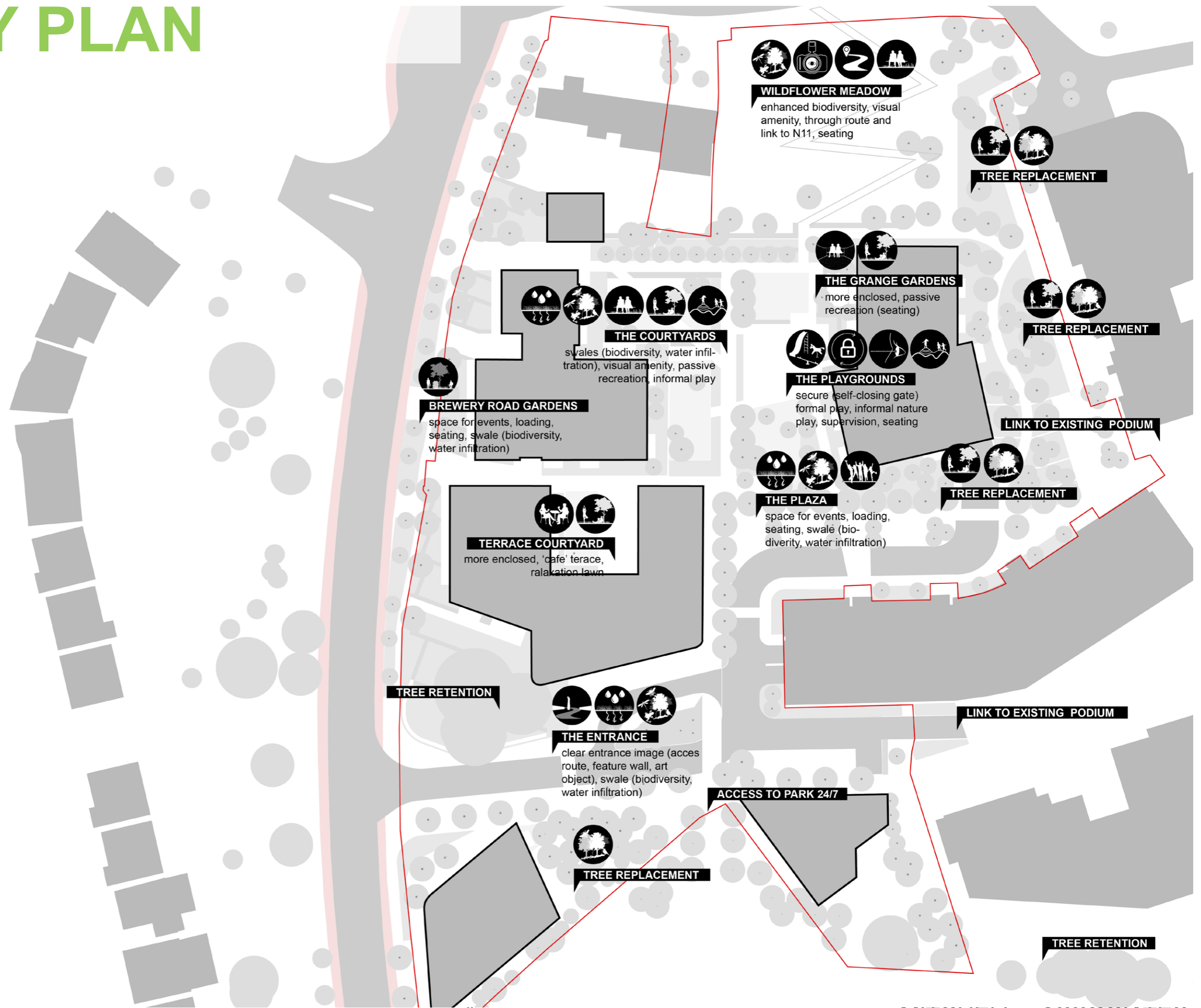
(= 43% of Site Area less Zoned & Ancillary Area)

Minimum communal open space requirements are achieved with the central communal garden alone.

-  Central Open Space
-  Secondary Open Space
-  Perimeter Open Space
-  Zoned Public Open Space
-  Ancillary area subject to further future development














# AMENITY PLAN





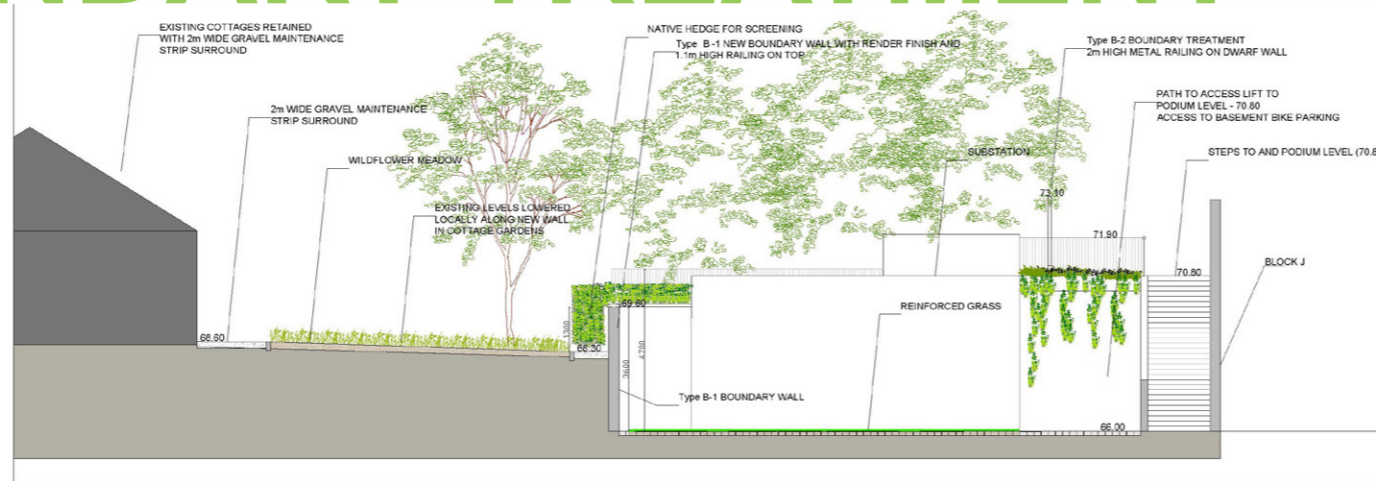
# PERMEABILITY AND ACCESSIBILITY

The site's permeability has been improved by making connections through to the existing development by means of a combination of steps, lifts, and gently sloped pathways. Access for all is provided from the site boundary compliant with Part M regulations.

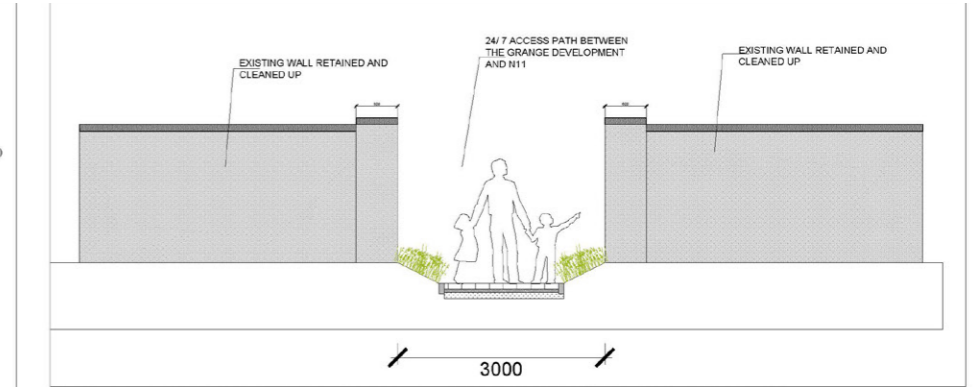
-  pedestrian access into the site
-  lifts
-  steps between courtyards
-  proposed pedestrian connections through the site
-  Building front door
-  Car parking entrance
-  Enclosed bicycle parking entrance
-  Entrance lobby
-  Residents amenity
-  Crèche
-  DAC accessible route & crossing points



# SITE BOUNDARY TREATMENT

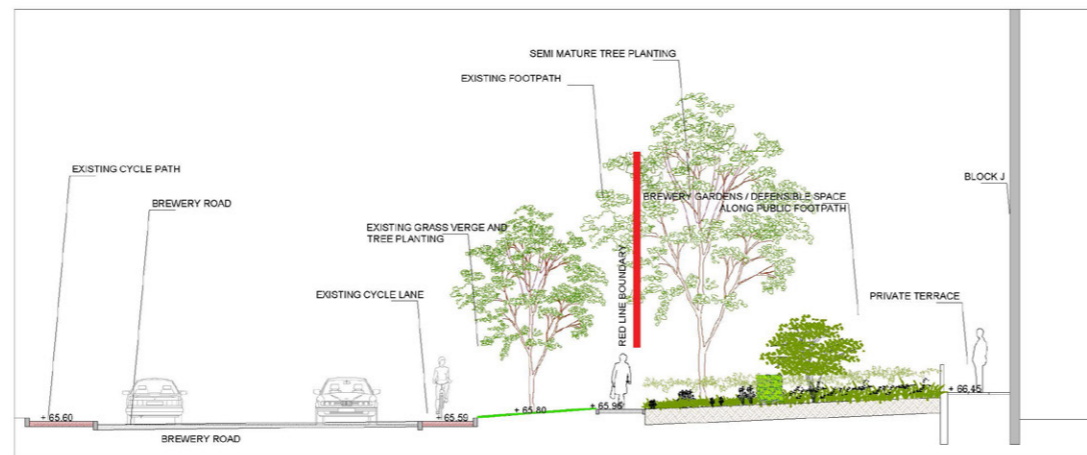


BOUNDARY TREATMENT TYPE B - SECTION  
SCALE 1: 100 @ A1

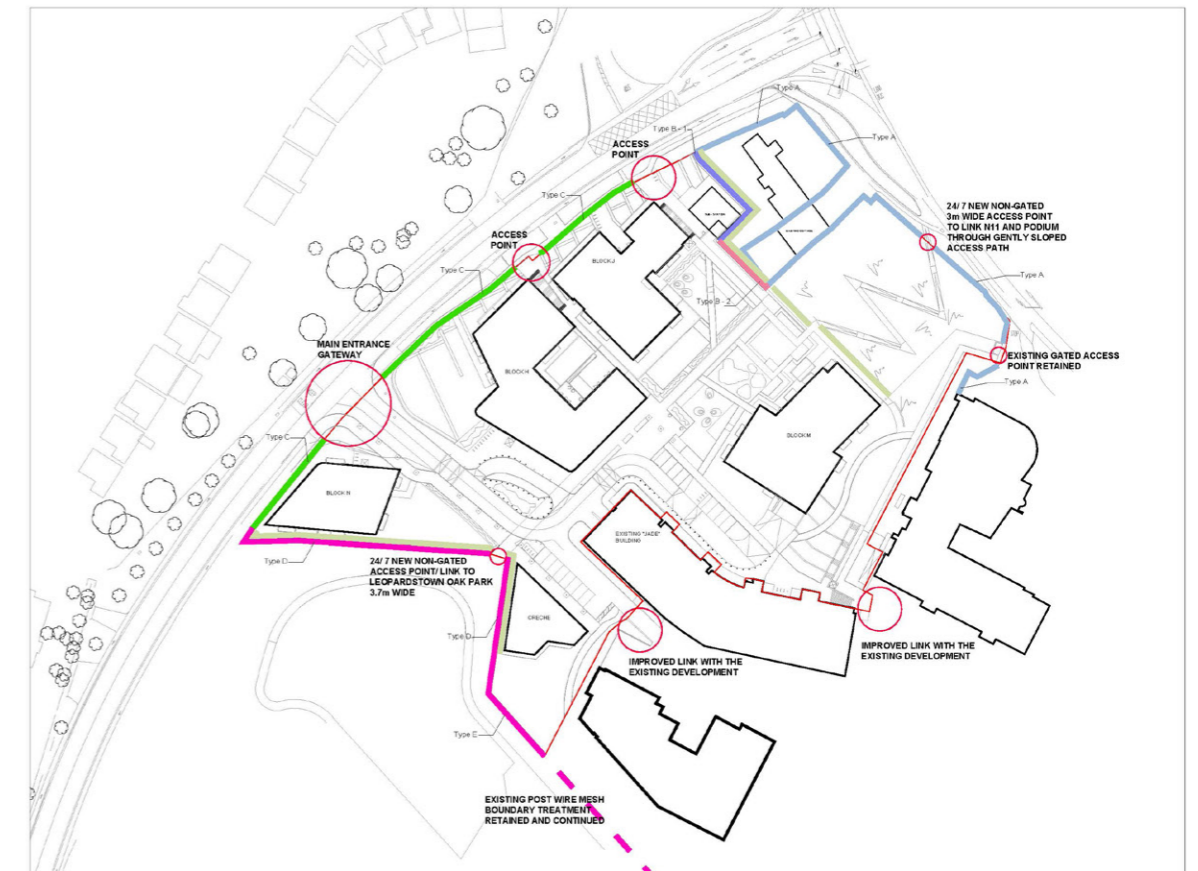


BOUNDARY TREATMENT TYPE A WITH NEW ACCESS OPENING - SECTION SCALE 1: 50 @ A1

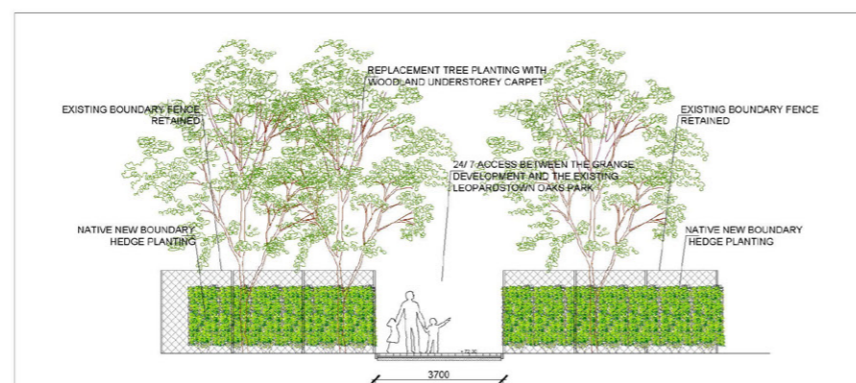
- Type A  
EXISTING BOUNDARY WALL RETAINED  
REMOVE VEGETATION AND CLEAN UP WALLS
- type B - 1  
NEW BLOCK WORK RENDERED BOUNDARY WALL TO MATCH EXISTING WITH 1.1m HIGH METAL RAILING ON TOP AND NATIVE SCREEN HEDGING
- type B - 2  
NEW BLOCK WORK RENDERED DWARF WALL WITH 2m HIGH METAL RAILING ON TOP AND NATIVE SCREEN HEDGING
- type C  
BREWERY ROAD GARDENS PLANTED EDGE
- Type D  
EXISTING POST WIRE MESH BOUNDARY FENCE RETAINED WITH NEW NATIVE HEDGE AND TREE PLANTING ALONG THE FENCE REFER TO DRAWING LANDSCAPE DRAWING 205 FOR DETAILS
- Type E  
EXISTING POST MESH BOUNDARY FENCE AND EXISTING VEGETATION RETAINED
- type F  
NATIVE SCREEN HEDGE PLANTING
- PLANNING BOUNDARY LINE



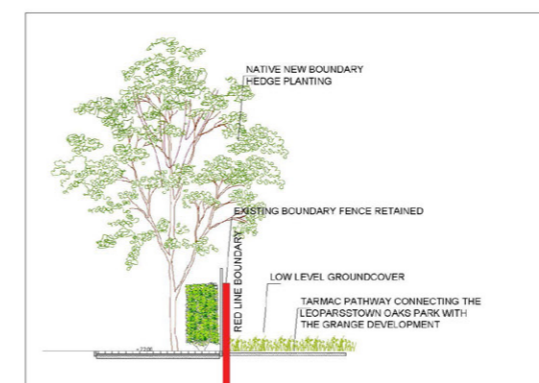
BOUNDARY TREATMENT TYPE C - SECTION  
SCALE 1: 100 @ A1



BOUNDARY TREATMENT KEY PLAN  
SCALE 1: 1000 @ A1



BOUNDARY TREATMENT TYPE D - ELEVATION  
SCALE 1: 100 @ A1



BOUNDARY TREATMENT TYPE D - SECTION  
SCALE 1: 100 @ A1































1/1000 @ A1<

# MASTERPLAN

## PHASE I

The concept of the landscape design supports and complements the urban form of the proposed buildings and its functions, it also proposes to integrate the existing development and environment. The key Landscape elements that support the landscape masterplan concept are the following:

### LEGEND

-  SILVER AND DARK GRANITE PAVING  
FLAMED FINISH PLANK PAVING  
80mm DEEP  
LAID IN 50mm MORTAR BED WITH SLURRY JOINT
-  PC PAVING  
SLATE COLOUR TOBERMORE TEGULA  
2 SIZES 80mm DEEP  
LAID IN 50mm SAND BED
-  RUBBER SURFACING FOR PLAYGROUND AREA  
WETFOUR  
60mm THICKNESS AND TO CFH
-  RESIN BOUND GRAVEL  
20MM THICKNESS  
BUFF COLOURED  
6-10mm AGGREGATE
-  PC PAVING FLAGS 600x600x50mm  
TEXTURED WITH SILVER GRANITE FINISH  
LAID IN BLOCK PATTERN
-  PC PERMEABLE PAVING  
80mm DEEP  
LAID IN HERRINGBONE PATTERN
-  SMA ROAD SURFACE  
STONE MASTIC ASPHALT  
SURF 10
-  REINFORCED GRASS AREA FOR  
SERVICE VEHICLES
-  CONTRASTING BLISTER TACTILE PAVING  
FOR PEDESTRIAN CROSSING POINTS
-  CONTRASTING CORDUROY TACTILE PAVING  
TO TOP AND BOTTOM OF STEPS
-  PRE-CAST CONCRETE STEPS  
WITH HANDRAIL & GUARDRAIL  
COMPLIANT TO TGD PART M AND K
-  ACCESS LIFT TO PODIUM LEVEL
-  GRASS AREA  
ON 150mm TOPSOIL
-  SHRUB PLANTING  
GROUND COVER AND ORNAMENTAL SHRUBS  
ON 450mm TOPSOIL
-  ORNAMENTAL HEDGE PLANTING  
ON 600mm TOPSOIL
-  SWALE - BIO RETENTION AREA  
WITH WILDFLOWER MEADOW PLANTING
-  GRASS MOUNDING  
ON 150mm TOPSOIL
-  ORNAMENTAL TREE PLANTING  
ON 800mm TOPSOIL AT THE PODIUM LEVEL
-  ORNAMENTAL TREE PLANTING  
IN 1m CUBE TOPSOIL  
RESIN BOUND TREE PIT SURFACE
-  TREE REPLACEMENT PLANTING  
IN 1m CUBE TOPSOIL
-  MATURE NATIVE HEDGE REPLACEMENT  
PLANTING ALONG PARK EDGE WITH MATURE  
EVERGREEN TREE PLANTING INCLUDED ( PINES )
-  RETAINED TREES WITH TAG NO  
ALSO REFER TO ARBORIST SURVEY AND IMPACT  
REPORT
-  VEGETATION OUTSIDE RD BOUNDARY LINE -  
VERGE AREA ALONG BREWERY ROAD AND  
PLANTING ALONG EXISTING BUILDING (JADE)
-  SHEFFIELD TYPE BIKE STANDS
-  BOLLARDS FOR TRAFFIC CONTROL
-  FOCAL ART PIECE TO ENTRANCE AREA
-  SEATING  
25% SEATING SHALL HAVE ARM AND BACKREST  
OUTDOOR GAMES TABLE
-  FEATURE - PLAYFUL SEATING

Existing cottages retained

Wild flower meadow

Screen planting along Brewery Road and existing cottages and podium edge

Semi-private courtyards:

Play area 0-6 years

Resident amenity space

Nature play area

North - South spine

Gardens along Brewery Road

Entrance:

Existing trees to be retained

Shared surface entrance plaza

Sculpture

Entrance feature wall

Proposed future link with existing public park

Existing public park



# KEY AREAS

Existing cottages  
Link with N11

Semi-private courtyards

North - South Spine

Gardens along Brewery Road

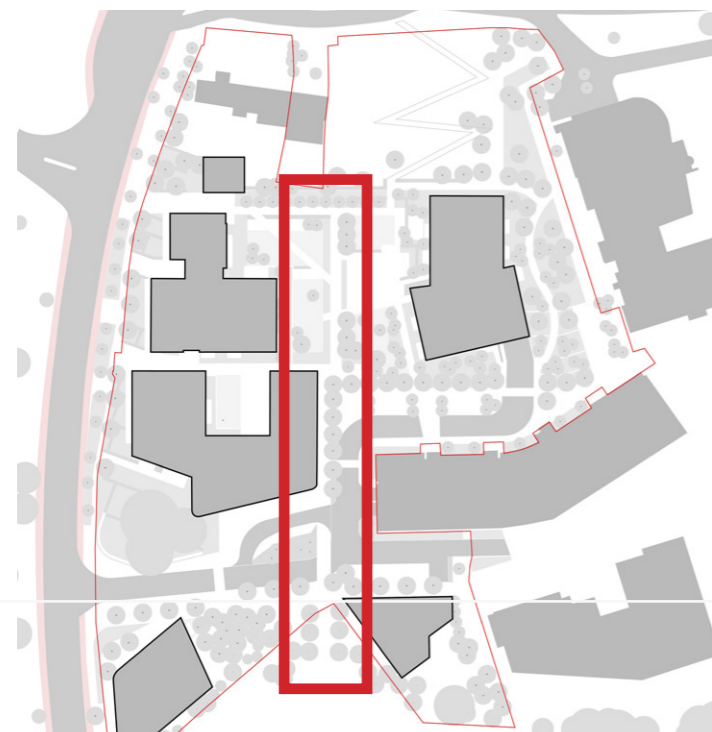
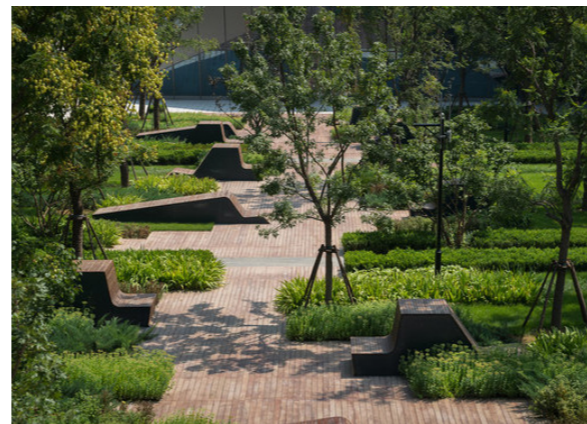
Entrance

Connection to park 24 / 7



# NORTH - SOUTH SPINE

This is a public pedestrianised street linked to the N11, with the existing public park and transverses the new entrance plaza of the Grange. Its surface will be paved with linear silver granite paving with intermediate darker granite bands which will create a language and hierarchy within the internal network of pathways. The route is located along the internal resident's amenity facilities which is complemented with a series of semi-private external amenity spaces linked through a network of secondary pathways paved with high quality pre-cast concrete paving.



# NORTH - SOUTH SPINE | image



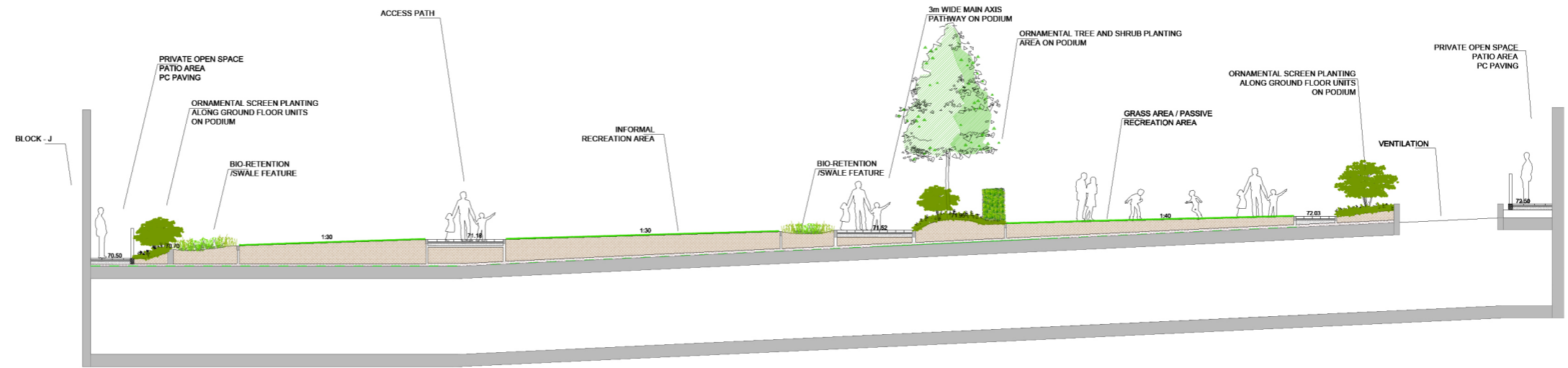
Looking from the new existing park entrance towards the N11 along the North - South Spine

# NORTH - SOUTH SPINE | image

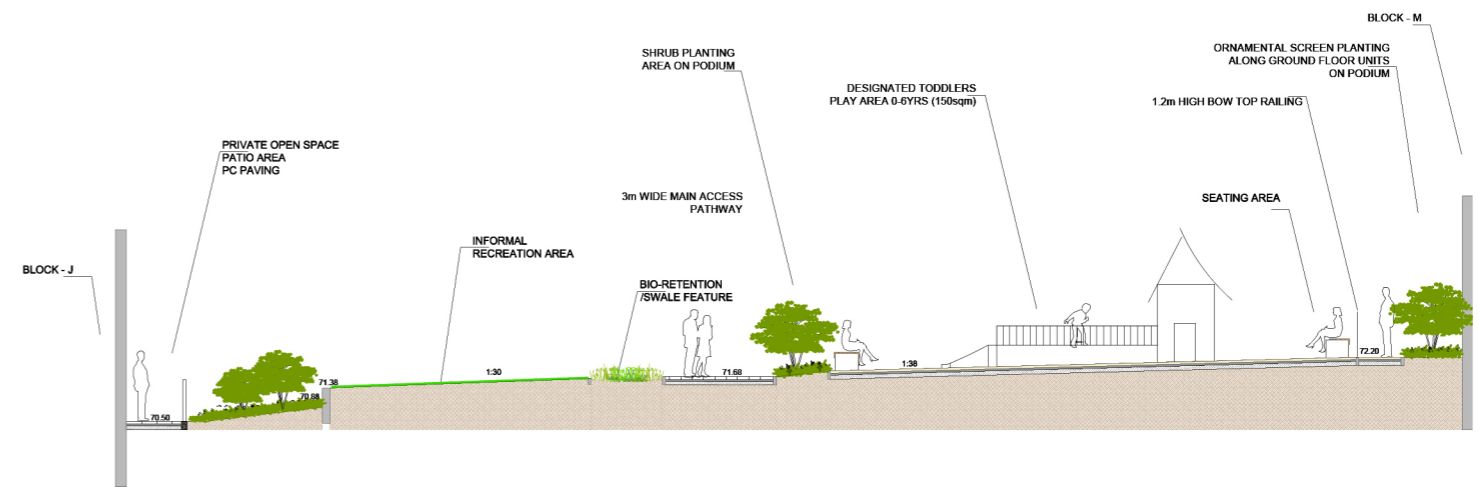


**Plaza at the tenant amenity area and link with the existing podium**

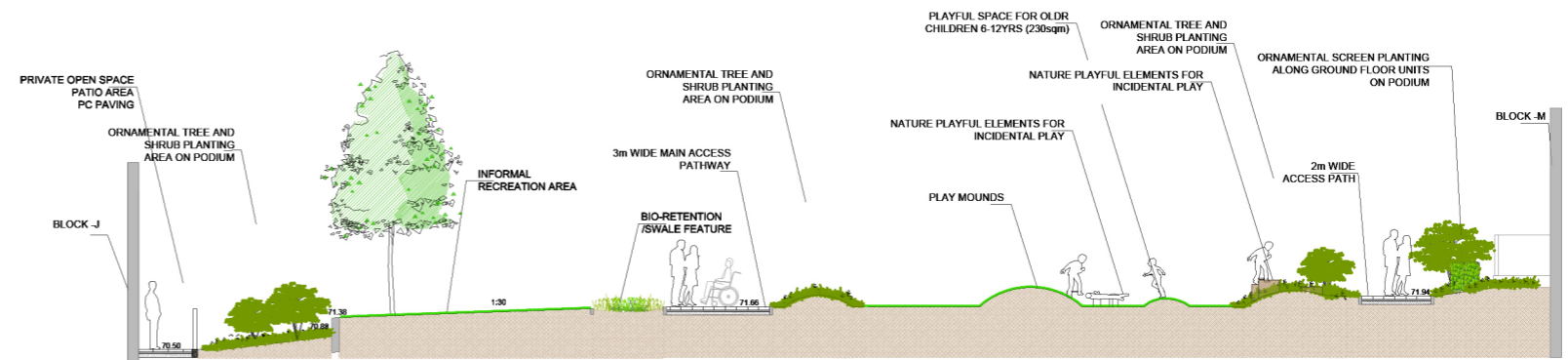
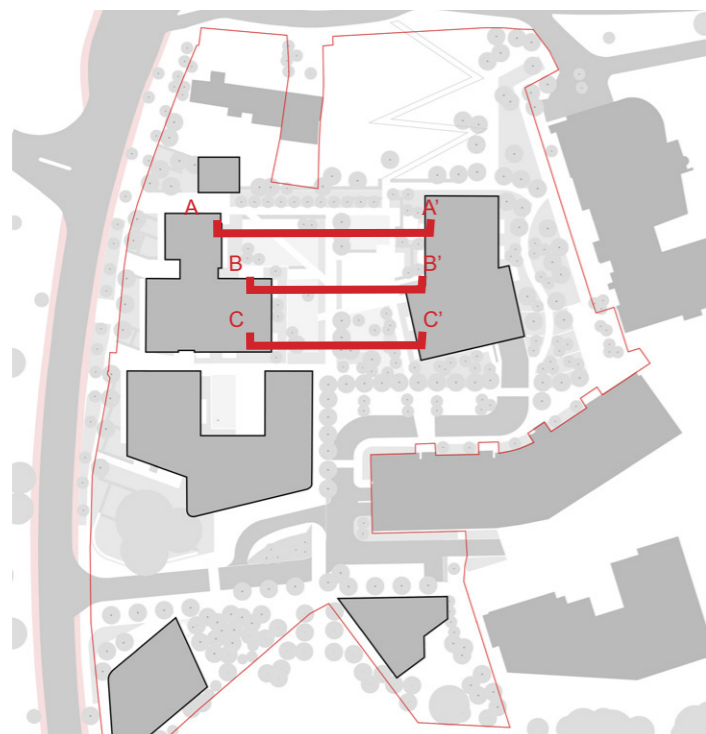
# NORTH - SOUTH SPINE | sections



Section AA' 1:200



Section BB' 1:200



Section CC' 1:200



# NORTH - SOUTH SPINE | elements

## Granite paving

Silver grey granite paving with stripes



### MATERIAL INFORMATION

- » Gris Alvo Portuguese granite (light and dark gray)

## Street equipment

One design family

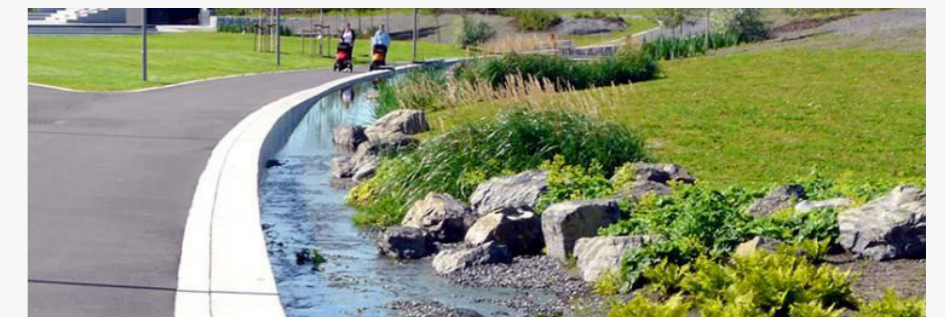


### MATERIAL INFORMATION

- » Combination of wood (warm) and stainless steel
- » Benches s96w and seat s96w assymetric placed in a row on the edge of the swale planting
- » Armrests stainless steel, legs coated RAL 7043
- » Age friendly seating

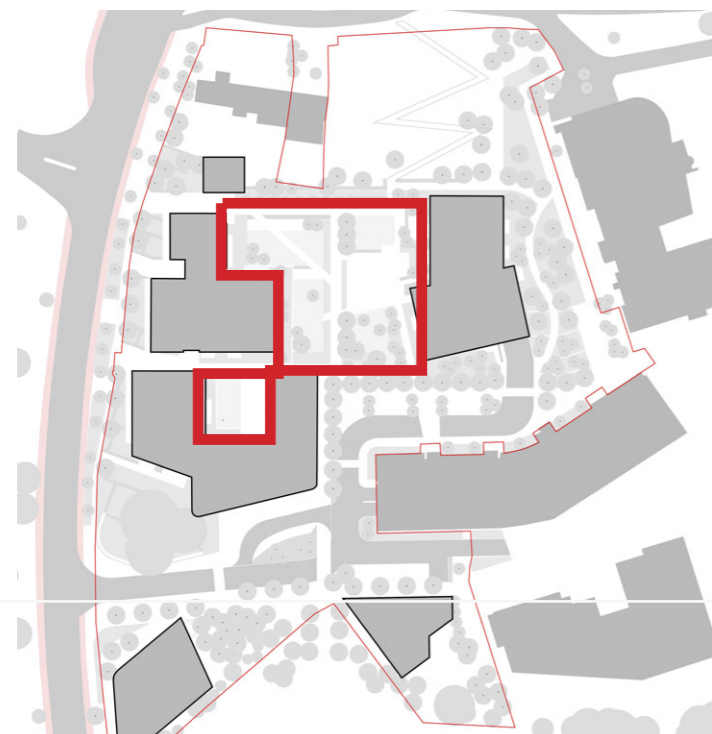
## Bio Swale

For runoff water retention and filtering



# SEMI-PRIVATE COURTYARDS

Semi-private courtyards associated with the residential blocks provide a communal space of playful spaces & elements for toddlers, seating opportunities, active and passive recreation, flora with all-year round interest and provide a general community meeting space for the residents of The Grange. In contrast to the existing open space in the Grange this has a more intimate feel and is more fragmented, this as part of the wind mitigation strategy and also to cater for a more diverse use of the space and amenities for its residents.

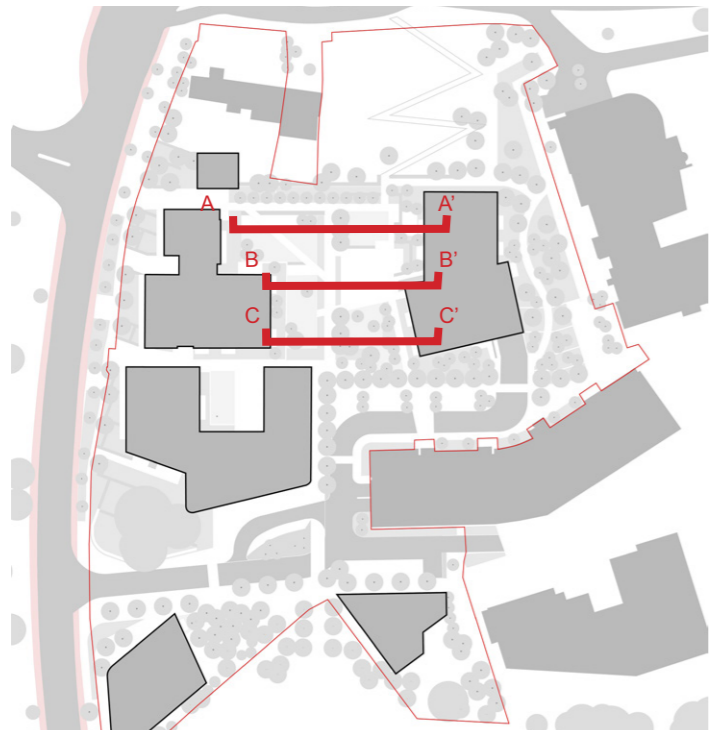
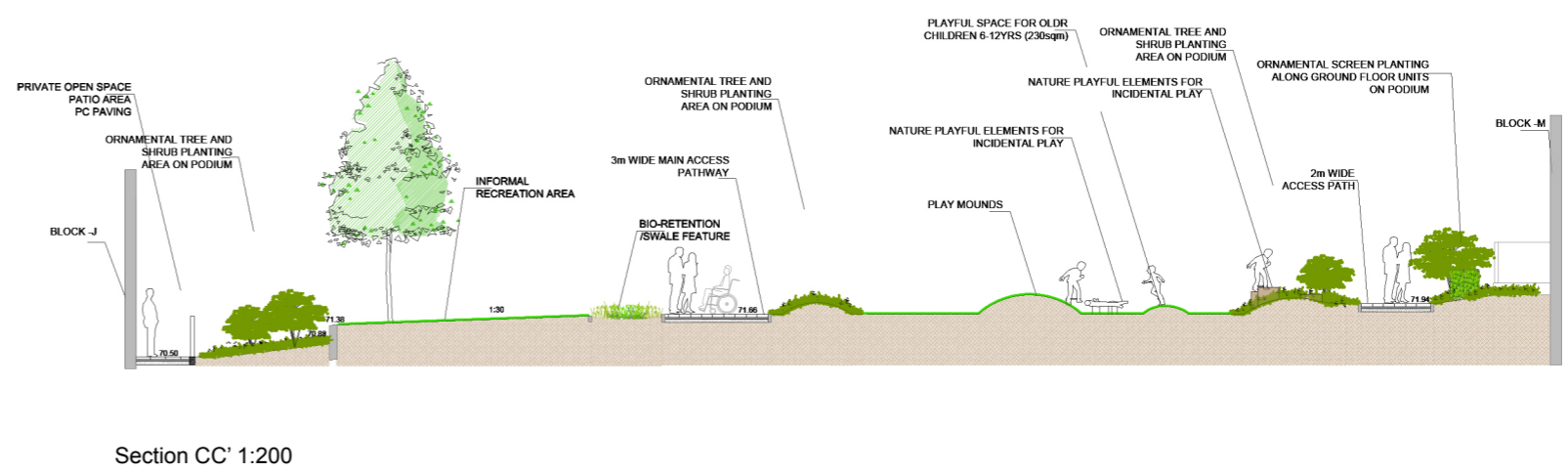
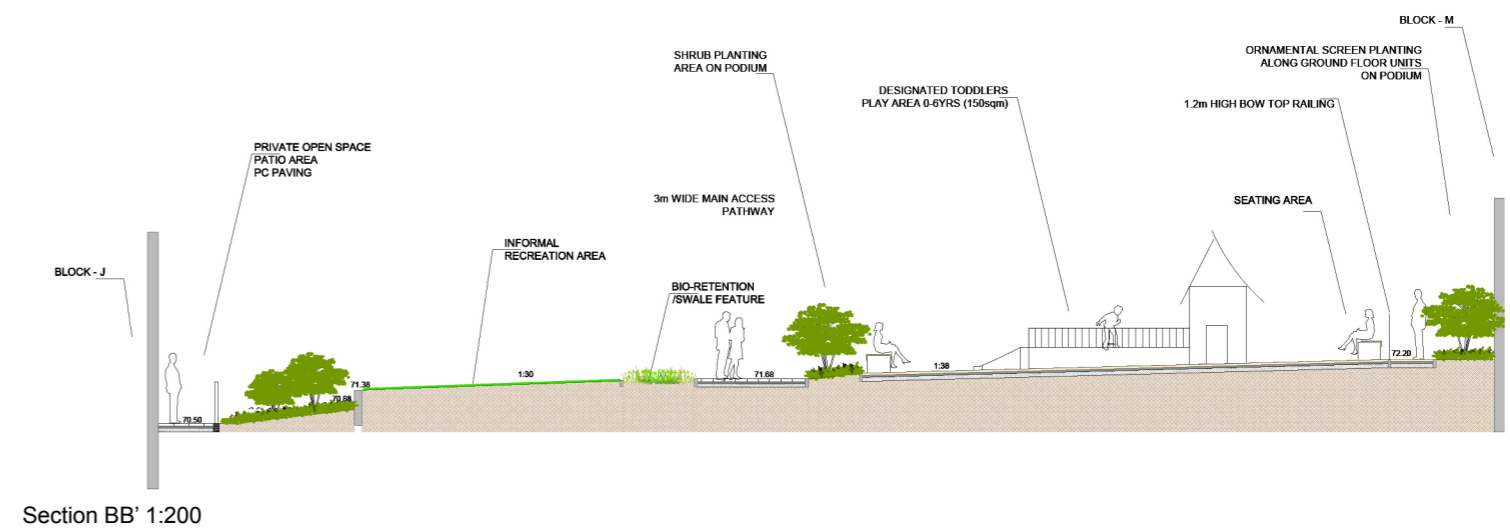
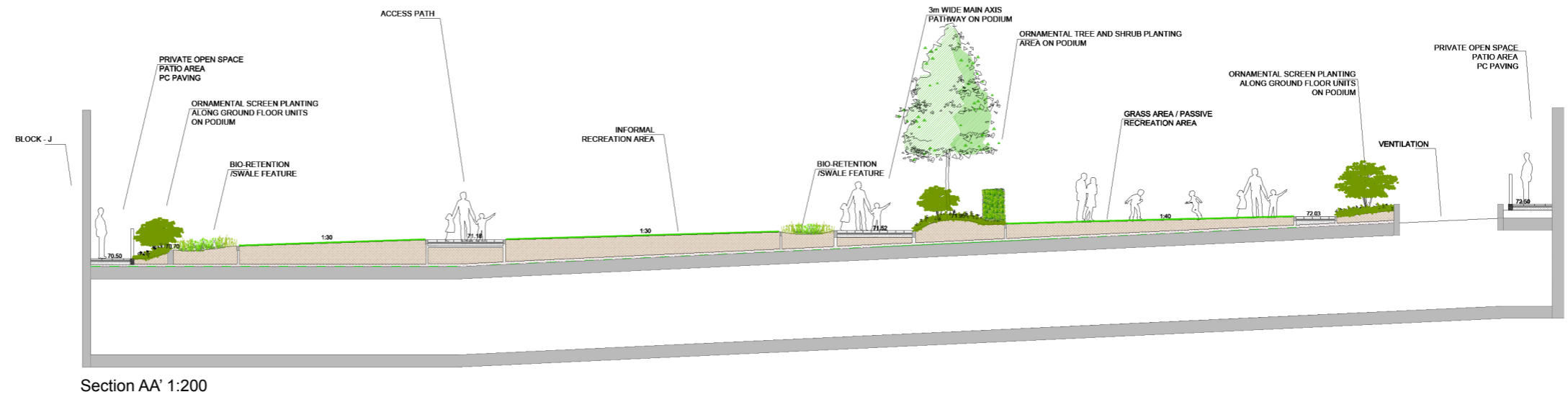


# SEMI-PRIVATE COURTYARDS | image



Artist impression of the courtyard - indicative only

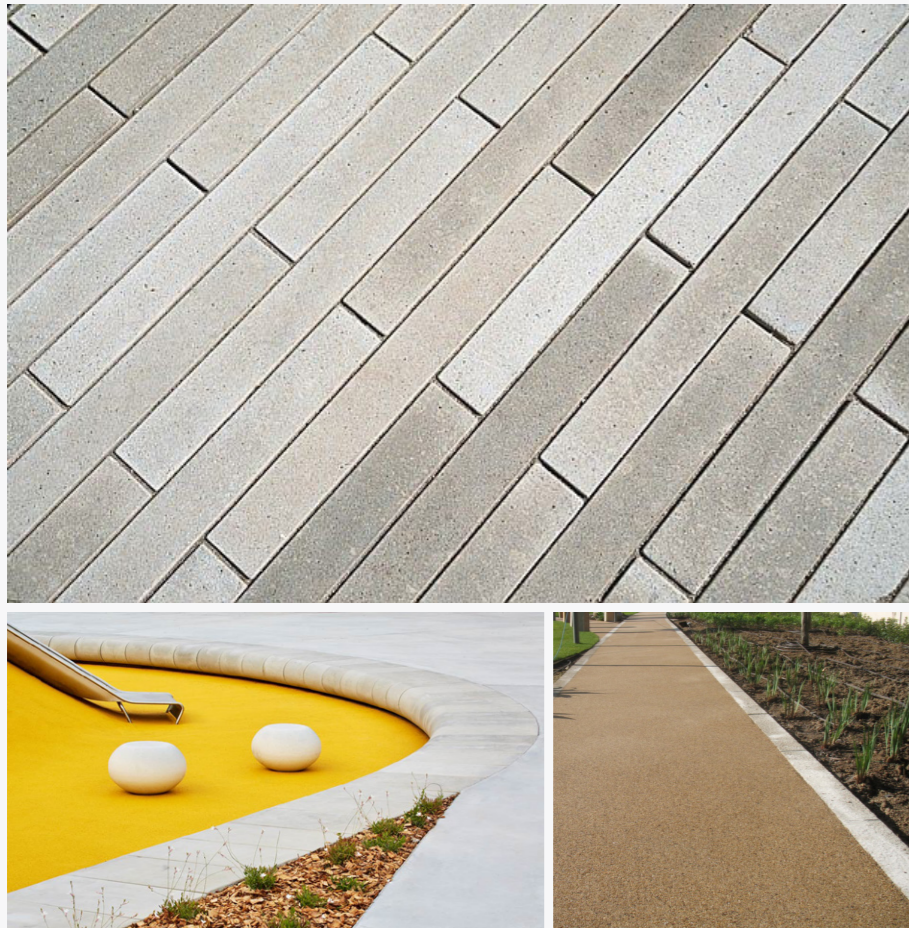
# SEMI-PRIVATE COURTYARDS | sections



# SEMI-PRIVATE COURTYARDS | elements

## Paving materials

Combination of hard and softer paving materials



### MATERIAL INFORMATION

- » Pre-cast concrete slabs, light gray
- » Rubber surfacing for playground (0-6 years)
- » Resin-bound paving for seating areas

## Loose seating elements

Standard and multifunctional



### MATERIAL INFORMATION

- » Playful organic seating to define space, multi-functional, material: concrete
- » Benches s96w and seat s96w asymmetric placed in a row on the edge of the swale planting
- » Armrests stainless steel, legs coated RAL 7043
- » Age friendly seating

## Amenities

Entertainment and biodiversity



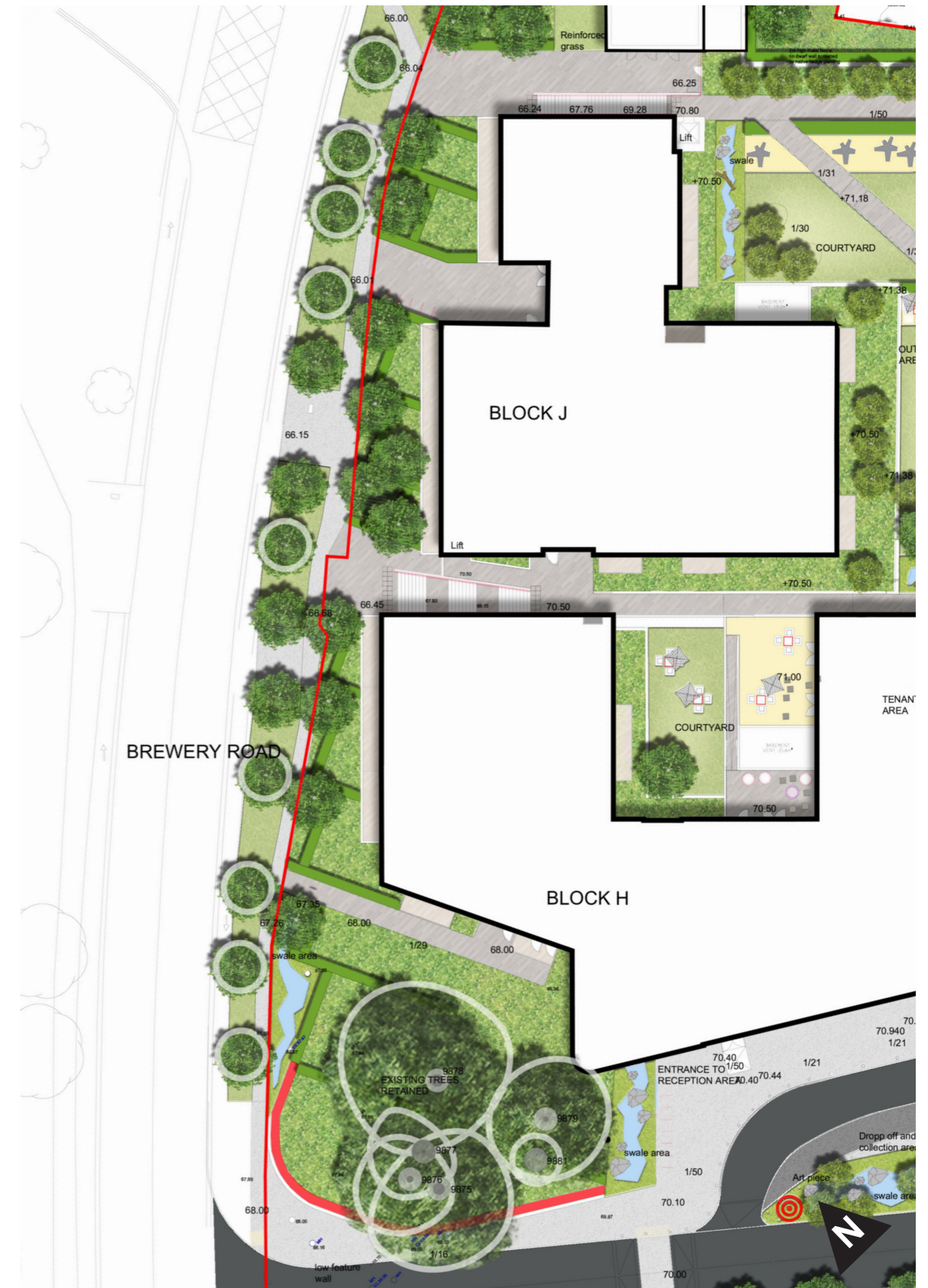
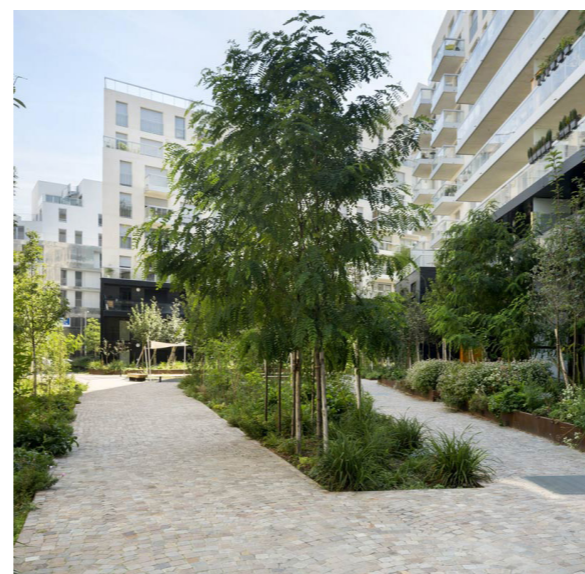
### MATERIAL INFORMATION

- » Bird houses
- » Pingpong tables
- » Play equipment
- » Boulders and logs

# GARDENS ALONG BREWERY ROAD

The interface between the public and private / semi-private areas is a key consideration to the success of the residential development. It is proposed that a level difference together with densely planted gardens will be the principle instrument utilised to clearly define the public realm from the private zones. Angular hedge planting provides for privacy and screening from Brewery Road. Strategically located large tree planting will be incorporated along the front gardens together with small-medium sized trees and ornamental or native ground-cover and shrub planting.

Introducing strong and bold planting between the internal spine street and the semi-private courtyards and private balconies further enhances the sense of separation between the different spaces and generates a clear hierarchy between private, semi private and public.



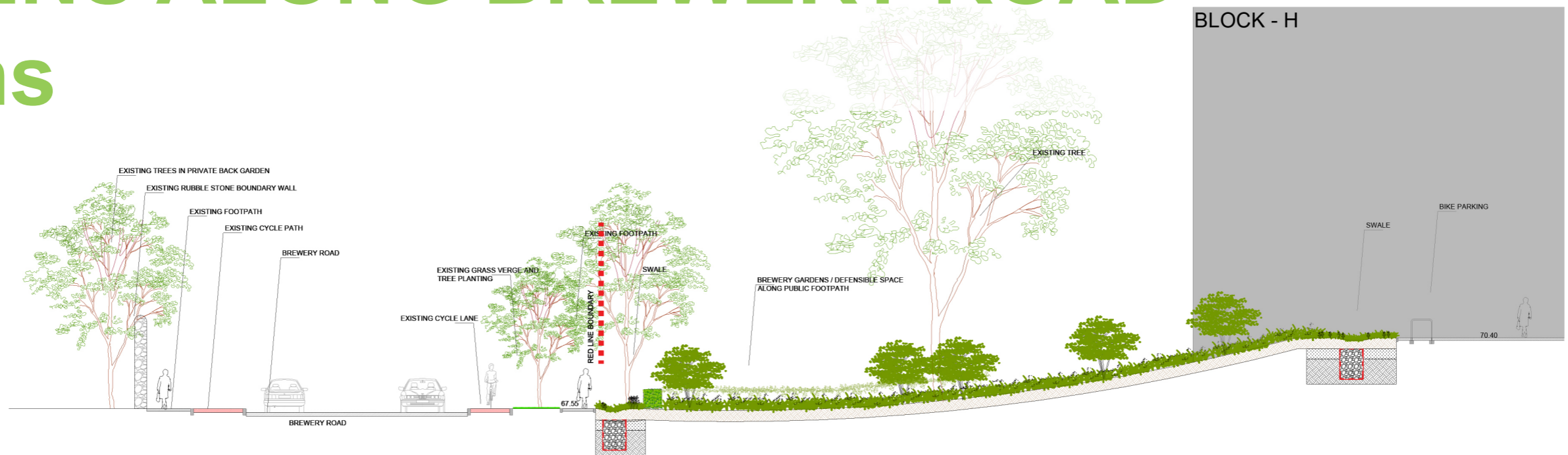
# GARDENS ALONG BREWERY ROAD | image



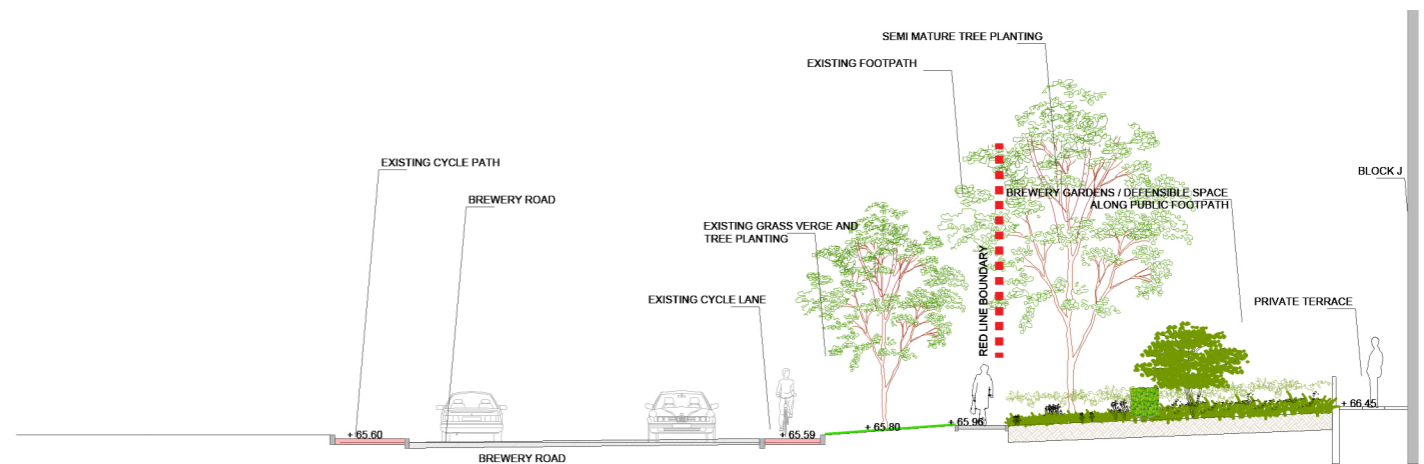
Artist impression of the Brewery road - indicative only

# GARDENS ALONG BREWERY ROAD

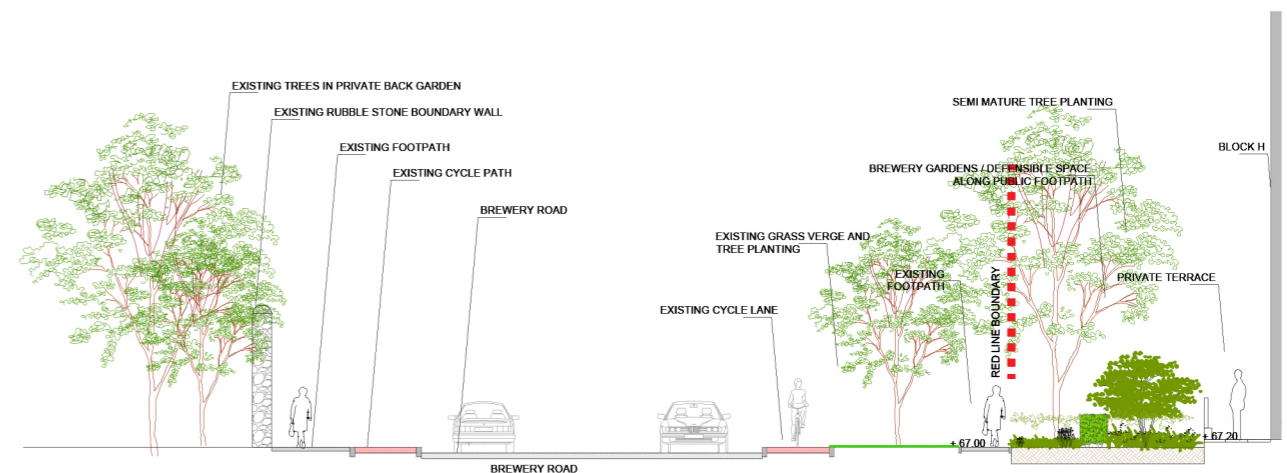
## sections



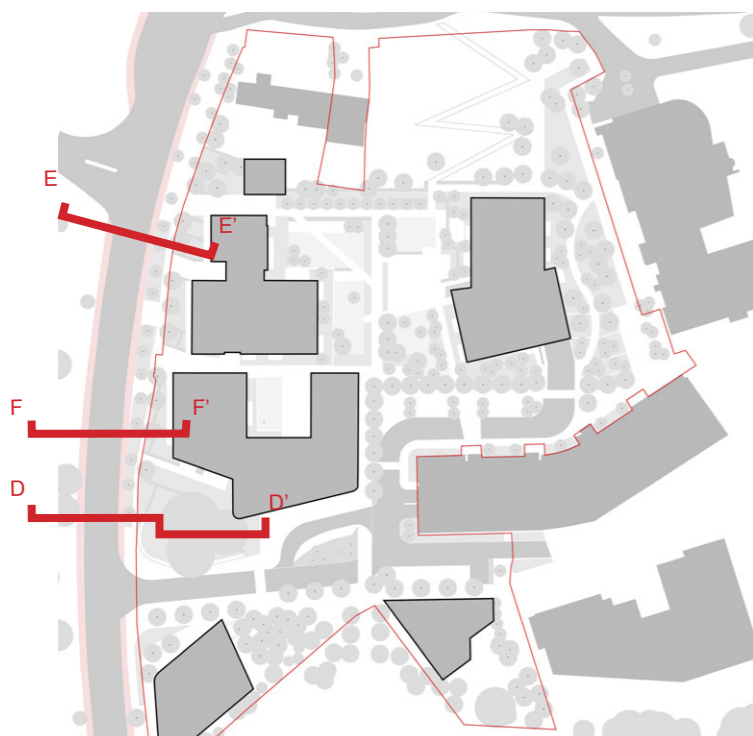
Section DD' 1:200



Section EE' 1:200



Section FF' 1:200





# GARDENS ALONG BREWERY ROAD | elements

## Paving materials

Combination of hard and softer paving materials



### MATERIAL INFORMATION

- » Pre-cast concrete slabs, light gray

## Street equipment

One design family



### MATERIAL INFORMATION

- » One design family, simple
- » Stainless steel

## Filter planting at the housing façades

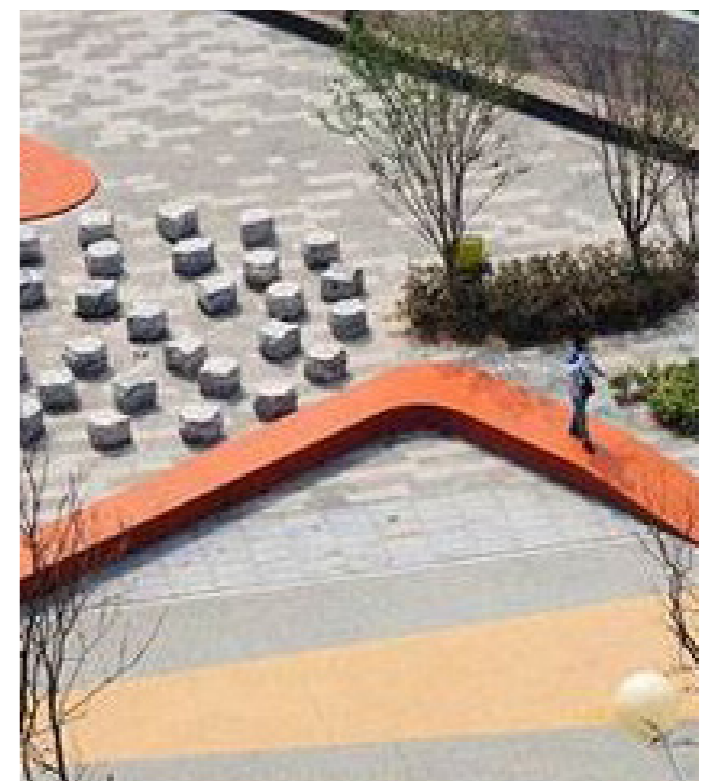
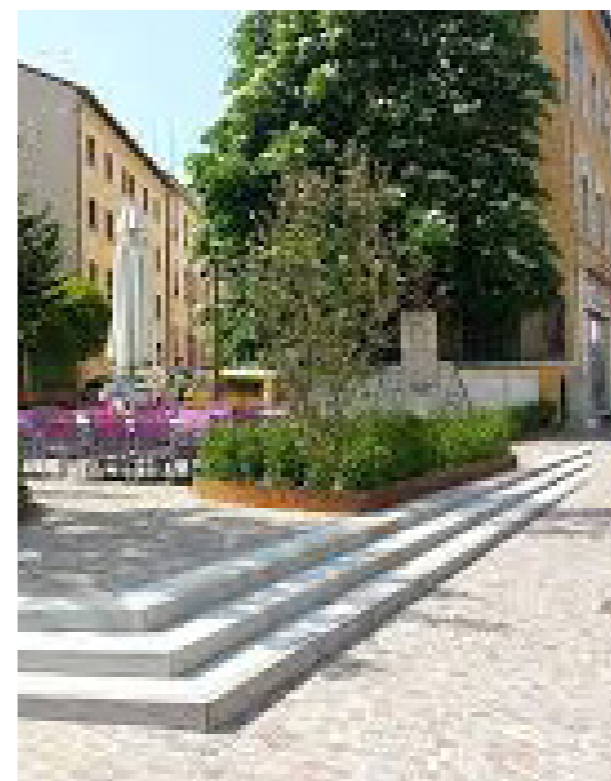
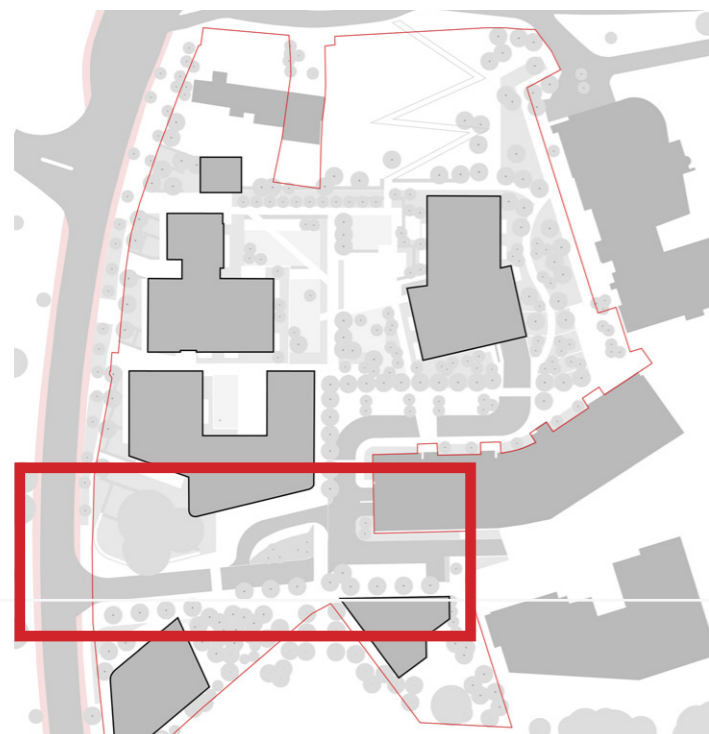
Privacy



»

# ENTRANCE AREA

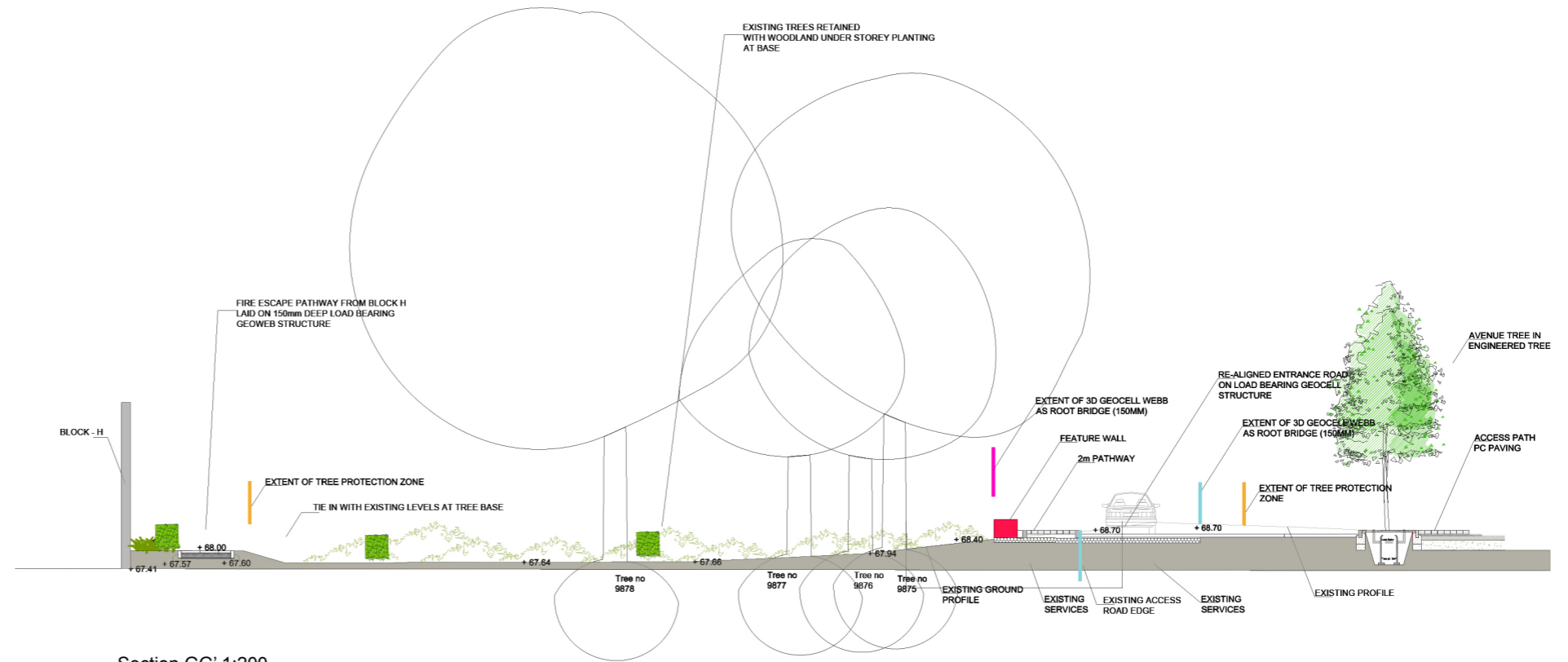
It is proposed to re-align the existing entrance road whilst staying as good as possible within the existing entrance road boundaries, this to avoid any adverse impact on the existing trees. This re-alignment will create a better visual and physical link with the existing open space of the Grange. The entrance road will be straightened which allows for a generous shared surface plaza and set down area in front of the concierge area. This will be the new front door of The Grange. The Plaza has a large swale incorporated which will guide traffic in a subtle way. A sculptural element is proposed as a focal point. The entrance from Brewery road is formed by its existing trees together with a sculptural wall which copies the building form of the two buildings either side and creates a funnelled shaped gateway, a better sense of arrival and identity for The Grange. The Existing trees will be retained and footpaths will be installed on engineered build ups to avoid any future root damage. Designated crossing points will be highlighted by means of use of different size and textures of paving. A wide kerb is used to guide vehicles to the underground car parking entrances.



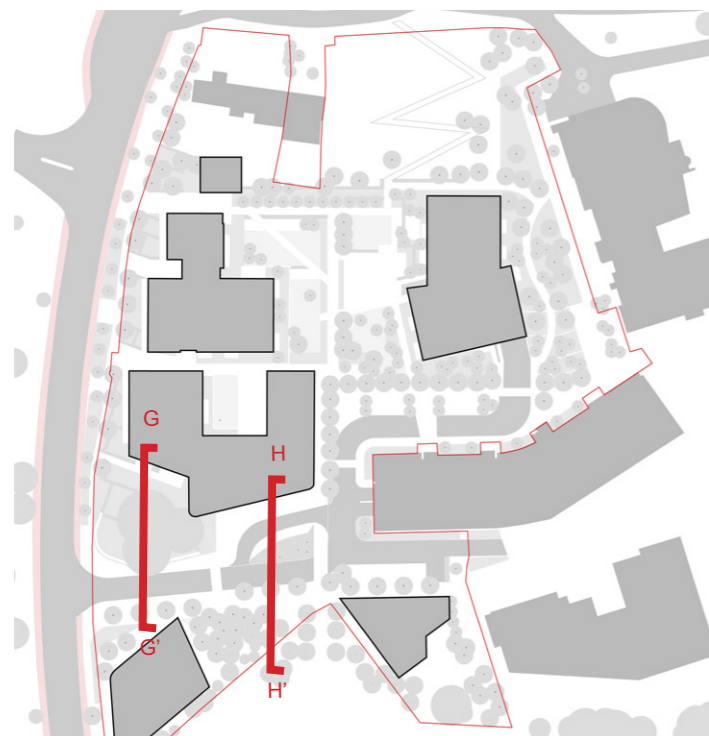
# ENTRANCE AREA | image



# ENTRANCE AREA | sections



Section GG' 1:200



Section HH' 1:200

# ENTRANCE AREA | elements

## Paving materials

Tarmac and pre-cast concrete



### MATERIAL INFORMATION

- » Precast concrete slabs (light gray) for pedestrian shared space
- » **Tarmac for access road with possibility of white pattern**

## Art object

Combining art with biodiversity?



### OBJECT INFORMATION


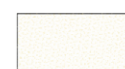




- » Art object at the entrance to The Grange
- » Possible combination with eco-filling as nesting possibilities for insects and bees

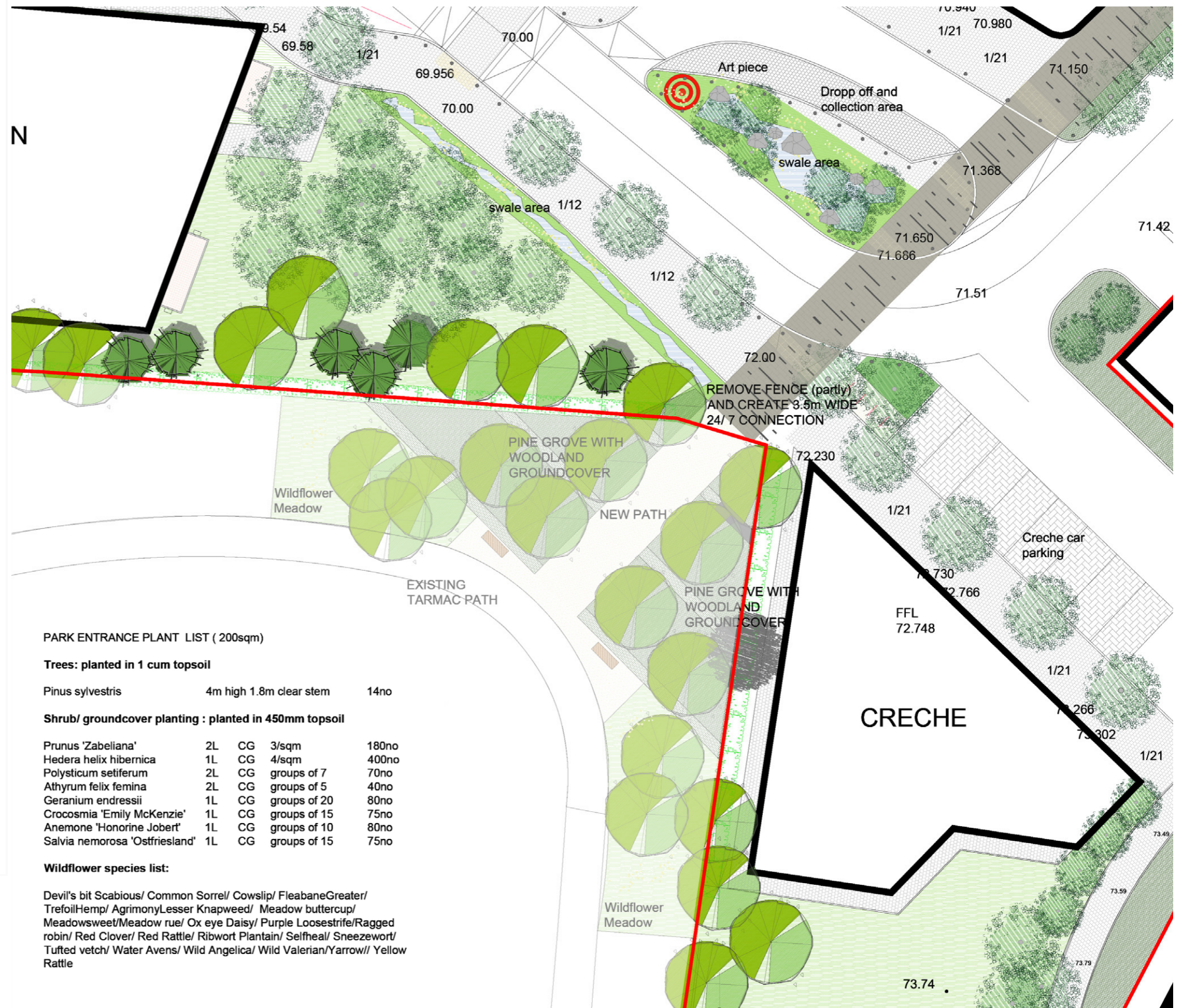
## Low feature wall



# ENTRANCE AREA | connection to existing park

A permanent 24/7 link will be created between The Grange development and the existing Leopardstown Oaks park. Due to Ownership further discussions will need to be held with Dun Laoghaire Rathdown to finalise the connection within the legal park boundary.

-  **BOUNDARY LINE**  
EXISTING FENCE ALONG BOUNDARY TO BE RETAINED  
3.5M WIDE OPENING CREATED TO PROVIDE A 24/7 PEDESTRIAN LINK WITH THE EXISTING PARK
-  **TARMAC PATH TO CONNECT**  
WITH EXISTING TARMAC PATH IN PARK
-  **WILDFLOWER MEADOW**  
160 sqm
-  **WOODLAND GROUNDCOVER PLANTING**  
ON 450mm TOPSOIL  
200 sqm
-  **PINE TREE - 14no**  
Pinus sylvestris 4m high  
1.8m clear stem
-  **PARK BENCH**



### PARK ENTRANCE PLANT LIST (200sqm)

#### Trees: planted in 1 cum topsoil

Pinus sylvestris 4m high 1.8m clear stem 14no

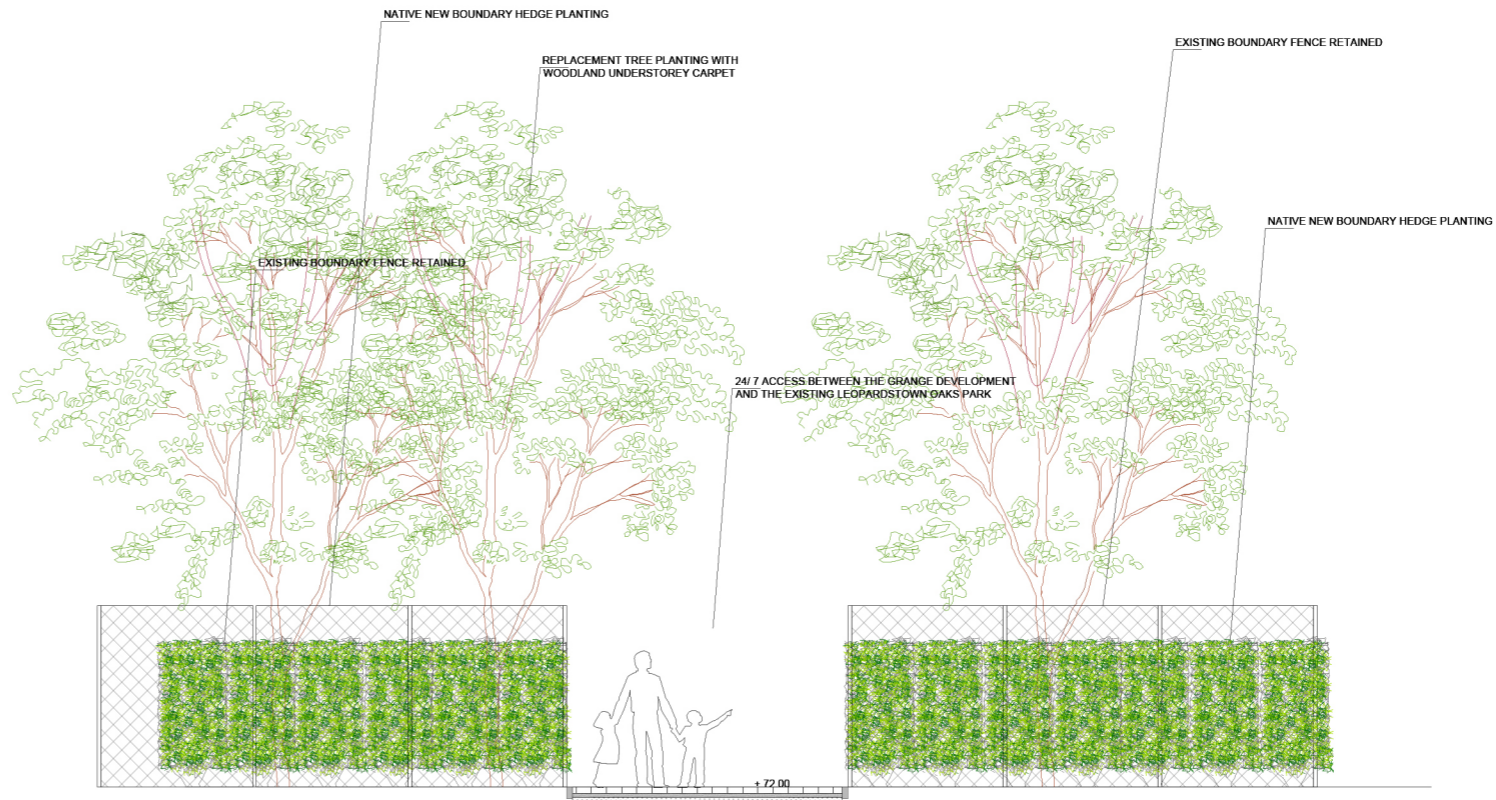
#### Shrub/ groundcover planting : planted in 450mm topsoil

Prunus 'Zabeliana'	2L	CG	3/sqm	180no
Hedera helix hibernica	1L	CG	4/sqm	400no
Polysticum setiferum	2L	CG	groups of 7	70no
Athyrium flex femina	2L	CG	groups of 5	40no
Geranium endressii	1L	CG	groups of 20	80no
Crocsmia 'Emily McKenzie'	1L	CG	groups of 15	75no
Anemone 'Honorine Jobert'	1L	CG	groups of 10	80no
Salvia nemorosa 'Ostfriesland'	1L	CG	groups of 15	75no

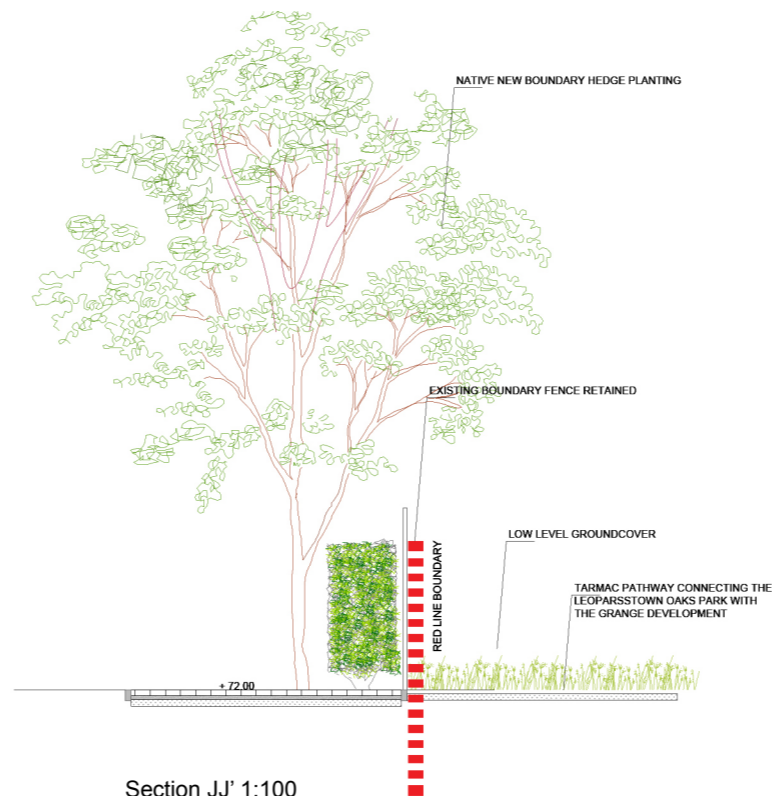
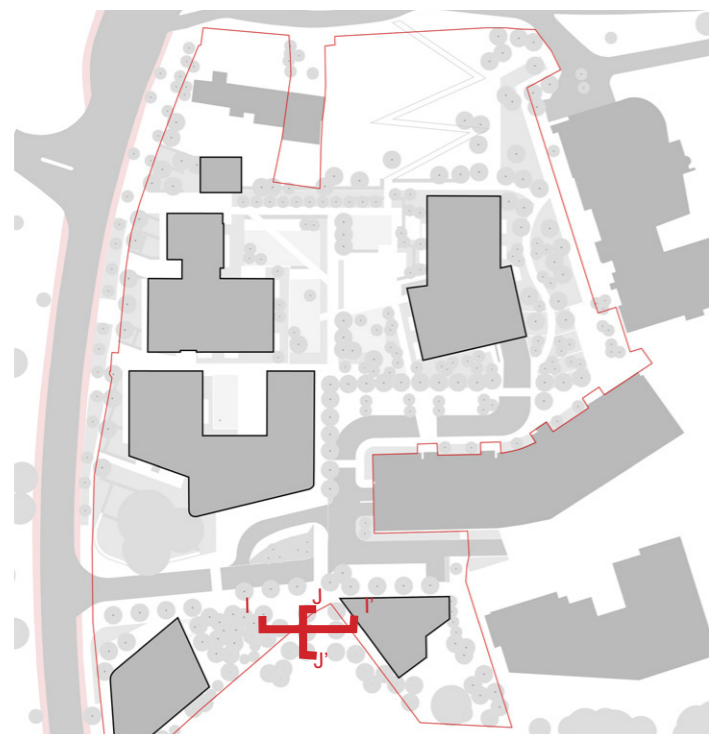
#### Wildflower species list:

Devil's bit Scabious/ Common Sorrel/ Cowslip/ FleabaneGreater/ TrefoilHemp/ AgrimonyLesser Knapweed/ Meadow buttercup/ Meadowsweet/Meadow rue/ Ox eye Daisy/ Purple Loosestrife/Ragged robin/ Red Clover/ Red Rattle/ Ribwort Plantain/ Selfheal/ Sneezewort/ Tufted vetch/ Water Avens/ Wild Angelica/ Wild Valerian/Yarrow// Yellow Rattle

# ENTRANCE AREA | connection to existing park sections



Section II' 1:100

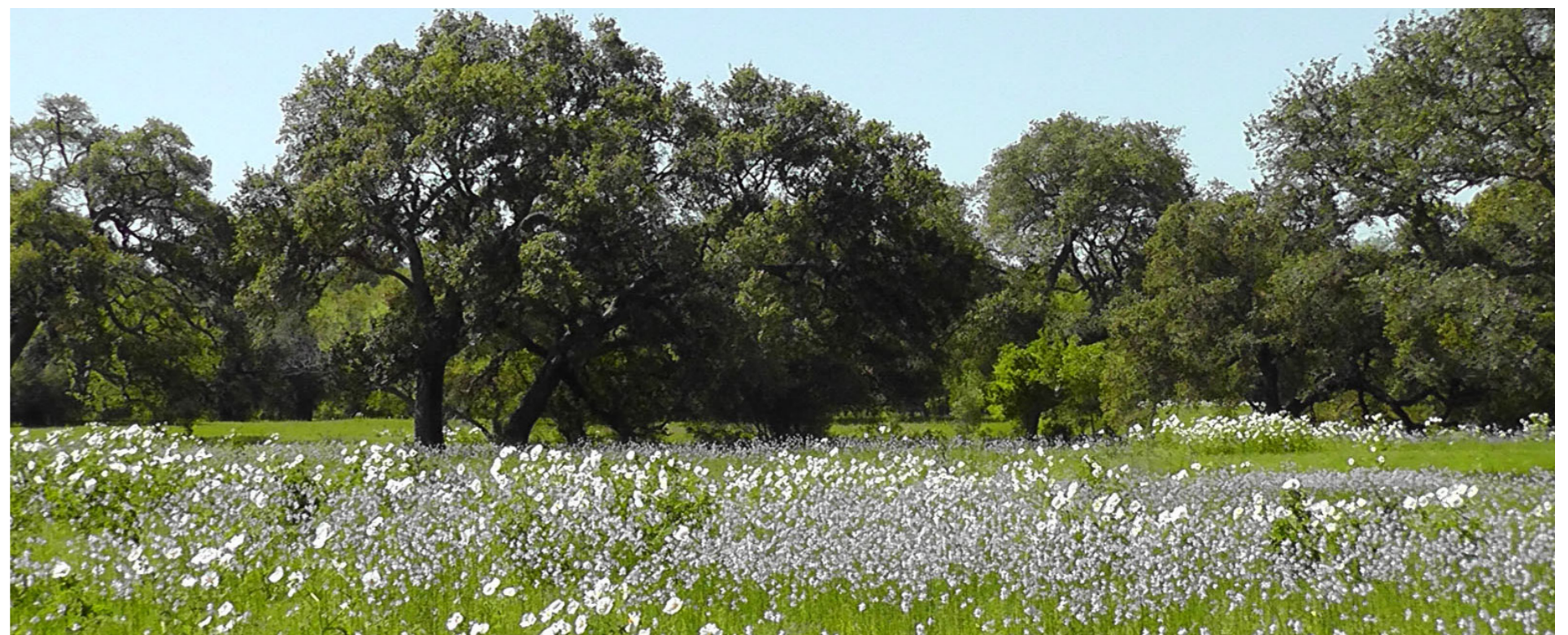


Section JJ' 1:100

# EXISTING COTTAGES

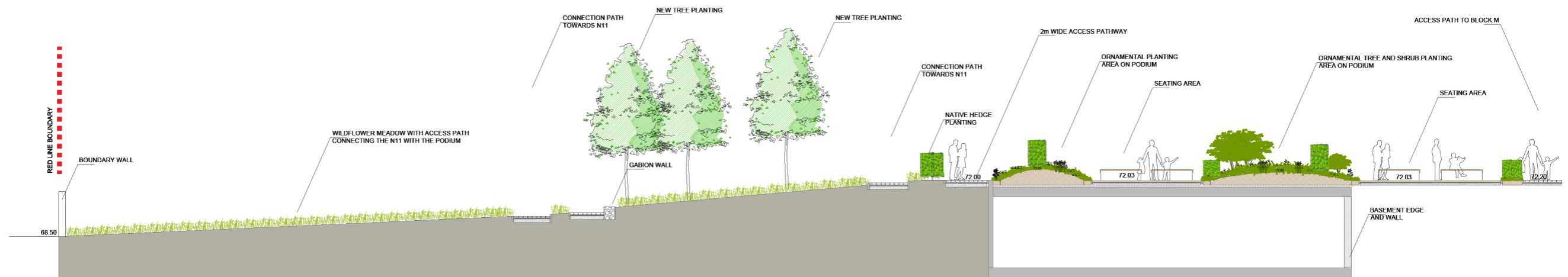
The area around the existing cottages will be cleaned up. Vegetation removed off the boundary walls. A 2m maintenance strip will be provided around the cottages. The area will be sown with a native Irish wild-flower meadow mix. Additional tree planting will be planted along the phase 1 boundary to provide screening.

A jagged path will connect the podium with the N11. Along the path, incidental seating is provided along with randomly placed bug hotels to enhance biodiversity and create interest. The path gradients varies between 1/21 and 1/41 and is part M compliant.

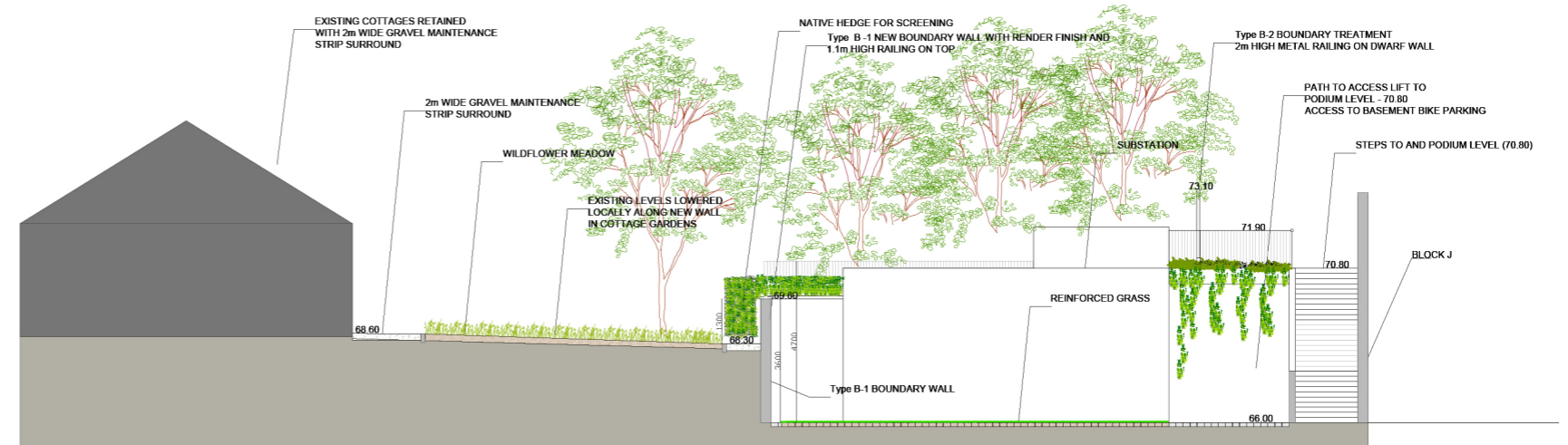




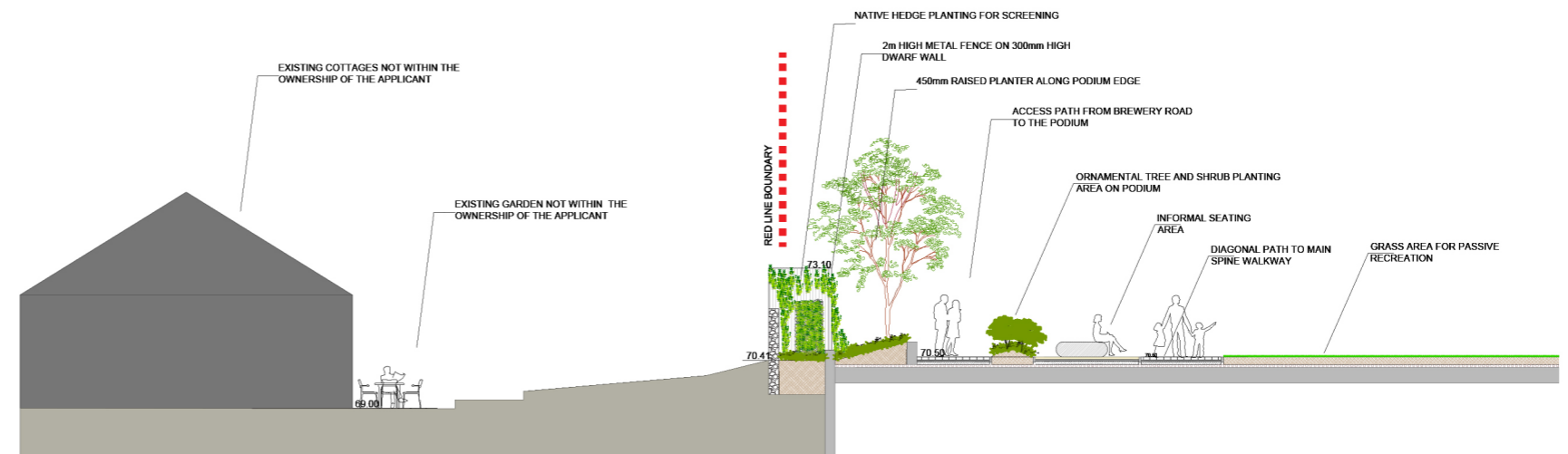
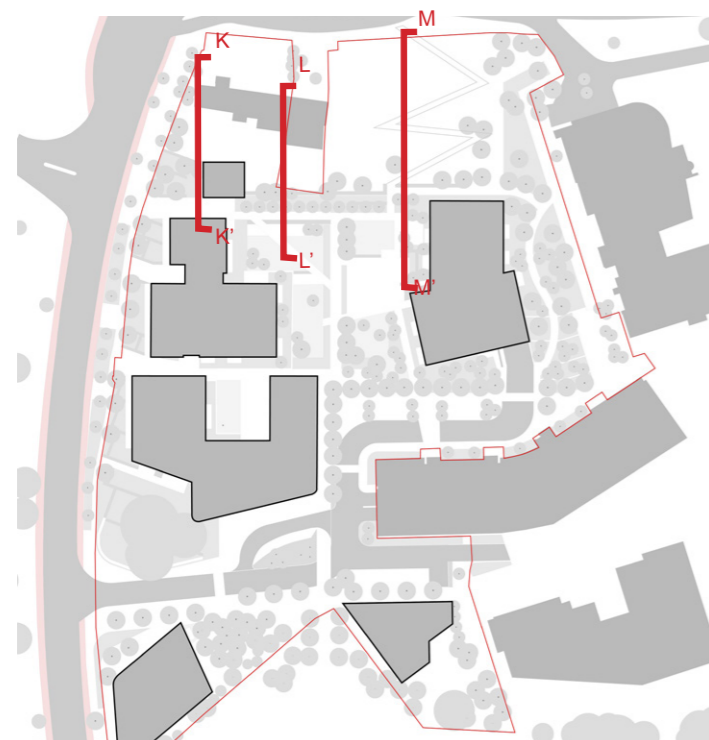
# EXISTING COTTAGES | sections



Section MM' 1:200



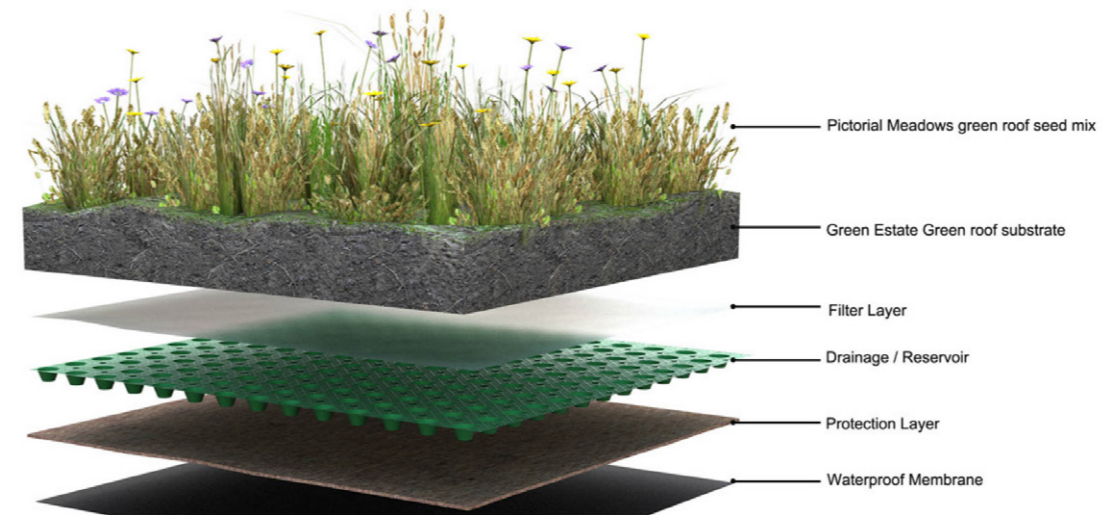
Section KK' 1:200



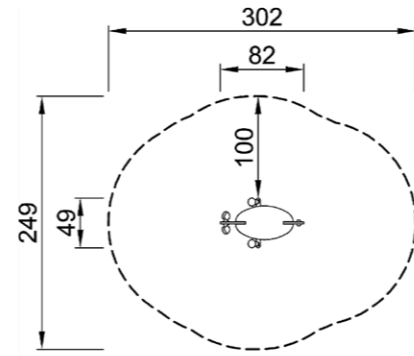
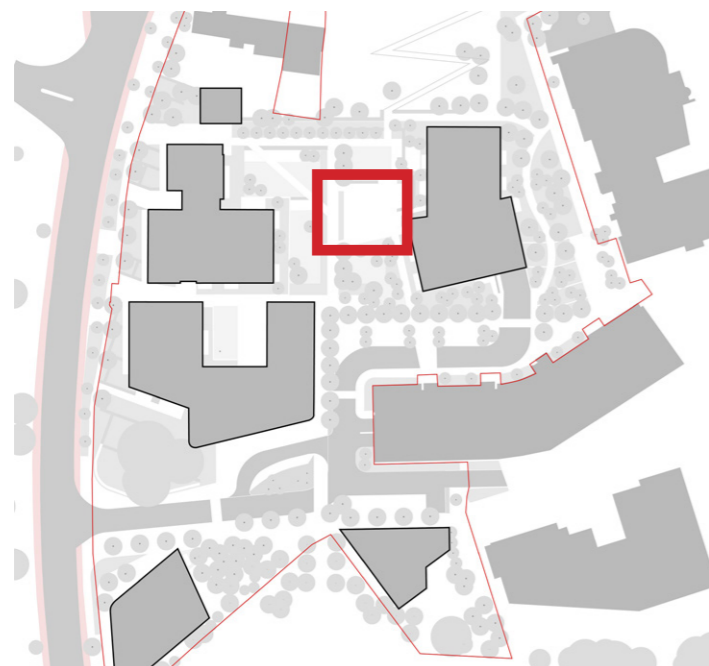
Section LL' 1:200

# GREEN ROOF STRATEGY

The provision of green roofs, particularly sedum roofs allows for water attenuation and ecological habitats for insects and birds that are less likely to be disturbed than those on the ground floors. They also provide visual amenity when viewed from higher up in the development. The sedum planting mats will be Irish grown and laid on a lightweight growing medium.

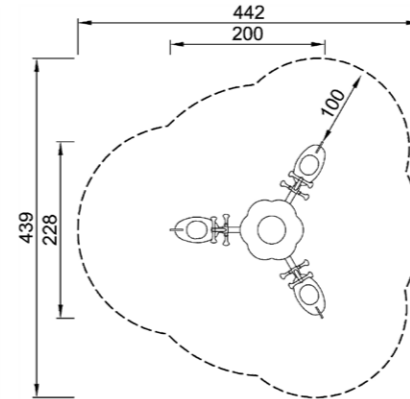
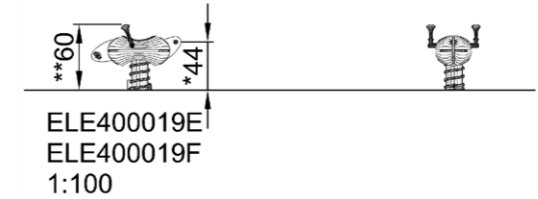


# PLAY STRATEGY | formal play (0-6 years)

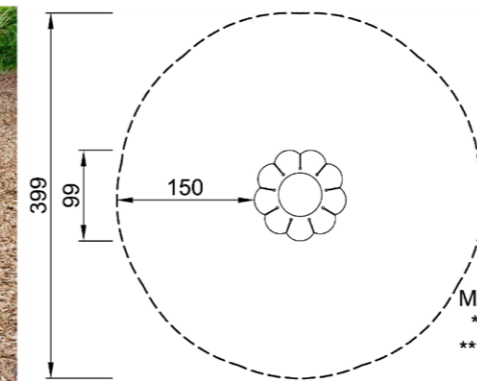
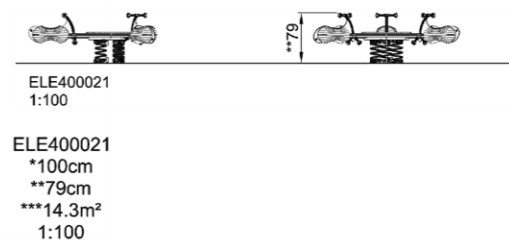


ELE400019E  
 \*60cm  
 \*\*60cm  
 \*\*\*5.7m<sup>2</sup>  
 1:100

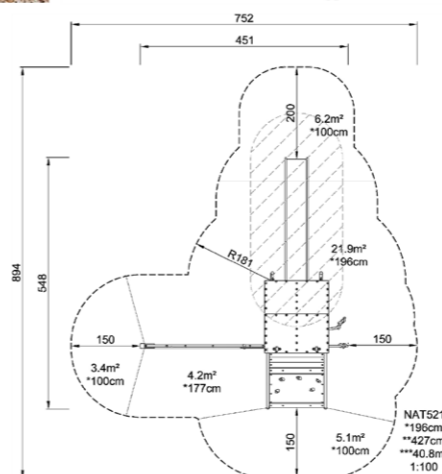
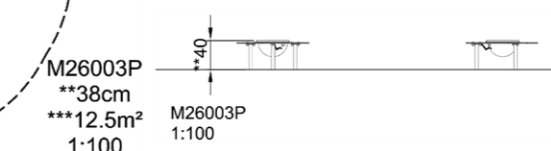
SPEEDER SPRINGER  
 BALANCE  
 IMAGINATION



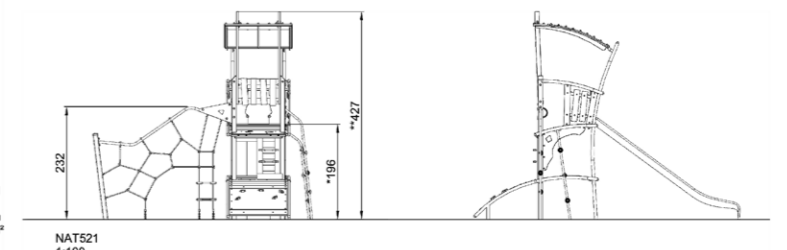
BLAZER SEESAW  
 BALANCE + SOCIAL PLAY  
 + IMAGINATION



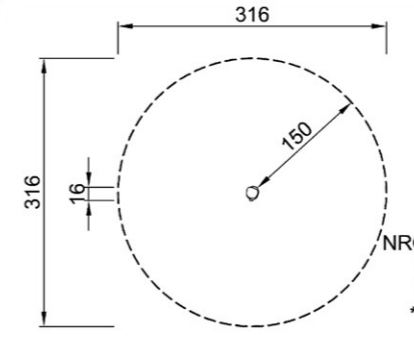
DAISY TABLE  
 SOCIAL PLAY + IMAGINATION  
 + MOVEMENT



SAVANNAH MULTI UNIT  
 SOCIAL PLAY + IMAGINATION  
 + MOVEMENT + CLIMBING



# PLAY STRATEGY | natural play



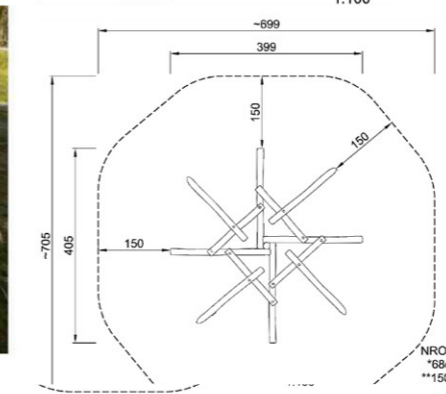
ROBINIA:  
MEETING POINT  
MOVEMENT  
+ GROUP PLAY  
+ IMAGINATION

NRO805-1001  
\*80cm  
\*\*80cm  
\*\*\*7.8m<sup>2</sup>  
1:100



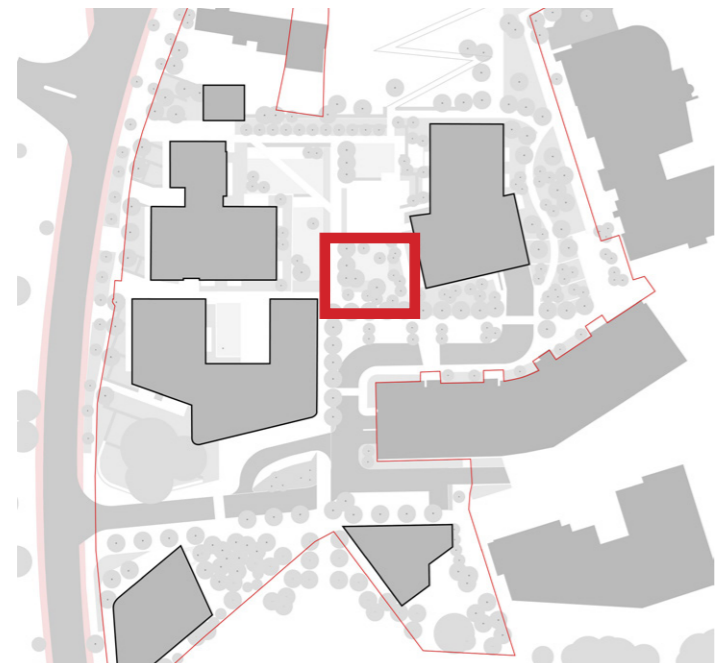
ROBINIA: STILTS  
BALANCE  
+ COORDINATION  
+ GROUP PLAY

NRO806-0601  
\*24cm  
\*\*110cm  
\*\*\*20.7m<sup>2</sup>  
1:100



ROBINIA : MIKADO  
BALANCE  
+ COORDINATION  
+ GROUP PLAY  
+ IMAGINATION

NRO826  
\*18cm  
\*\*150cm



TREE SLICES STEPPING STONES

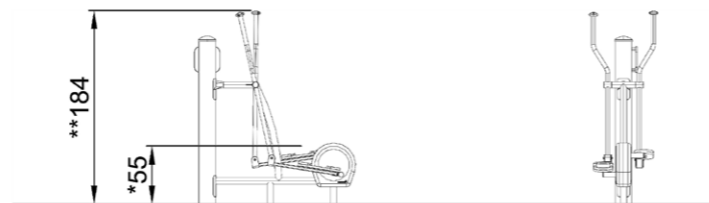
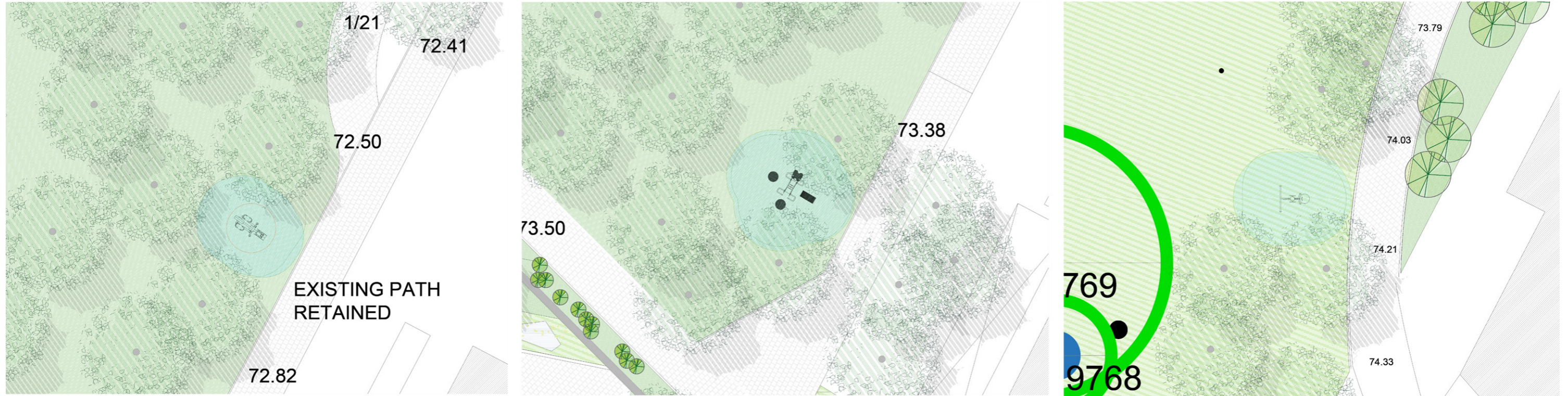


STORY TELLERS CIRCLE



NATURAL PLAY STEPPING STONES AND BALANCE LOGS

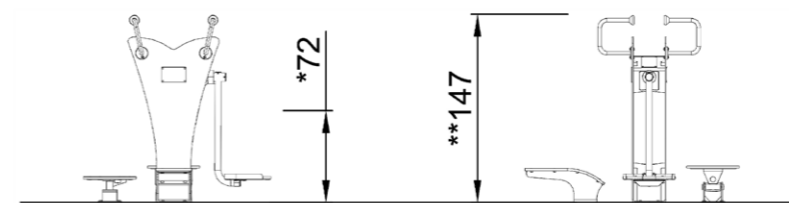
# PLAY STRATEGY | fitness equipment



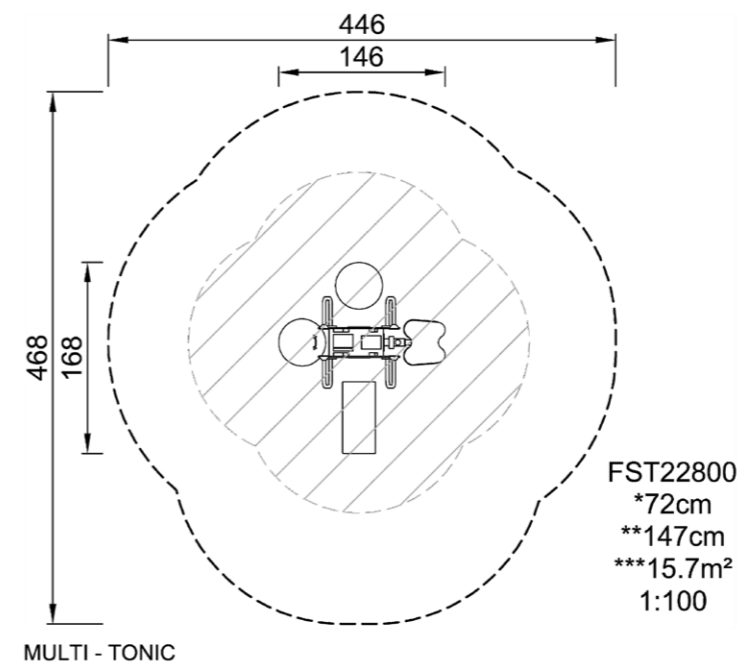
KPX125  
1:100



X STEPPER



FST22800  
1:100



FST22800  
\*72cm  
\*\*147cm  
\*\*\*15.7m<sup>2</sup>  
1:100

MULTI - TONIC



# PLANTING STRATEGY

The tree planting around the perimeter will be large scale trees with smaller multi stemmed trees within the site and podium level. In areas where trees will need to be removed due to agricultural reasons we propose to plant replacement trees such as Beech, Oak and Pines. Underneath existing clusters of trees, a mix of woodland under-storey planting is proposed with Ferns and low ground-cover planting such as Vinca, Geranium, Helleborus and Anemone species.

Dense planting is proposed around the building perimeter to create a generous buffer between ground floor private spaces and the semi-private areas. Small trees/ shrubs such as Cornus, Amelanchier and Acer palmatum will provide for screening. Formal evergreen hedge planting is used to create a series of outdoor rooms linked with a mix of herbaceous and structural planting including species that are good pollinators such as Verbena, lavender, Rudbeckia, Geraniums, Nepeta etc..

## CLIMBING PLANTS



*Trachelospermum jasminoides*  
Star jasmine

600mm  
2lt container



*Hydrangea petiolaris*  
Climbing hydrangea

600mm  
2lt container



*Parthenocissus tricuspidata*  
Boston ivy

600mm  
2lt container

## SPECIMEN TREE - COURTYARD



*Liriodendron tulipifera*  
Tulip Tree

20-25cmg  
Rootballed

## TREES - COURTYARD



*Pyrus 'Chanticleer'*  
Ornamental Pear

20-25cmg  
Clear stem



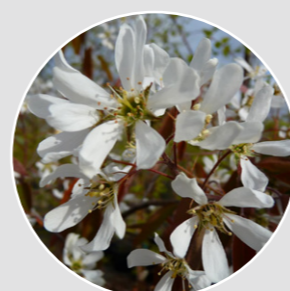
*Sorbus aucuparia*  
cultivars  
Rowan

16-18cmg  
Clear stem and  
feathered



*Betula 'Fascination'*  
Birch

16-18cmg  
Clear stem and  
feathered



*Amelanchier lamarckii*  
Snowy Mespilus

3m  
Feathered

## A SELECTION OF SHRUB GROUNDCOVER AND HERBACEOUS



*Liriope muscari*  
'Majestic'  
Lilyturf

300mm  
2lt container



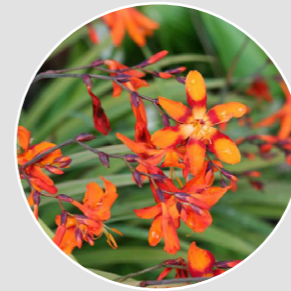
*Anemone japonica*  
'Honorine Jobert'  
Japanese anemone

300mm  
2lt container



*Gaura 'Gaudi'*  
Gaura

200mm  
2ltcg



*Crocsmia 'Emily Mackenzie'*  
Monbretia

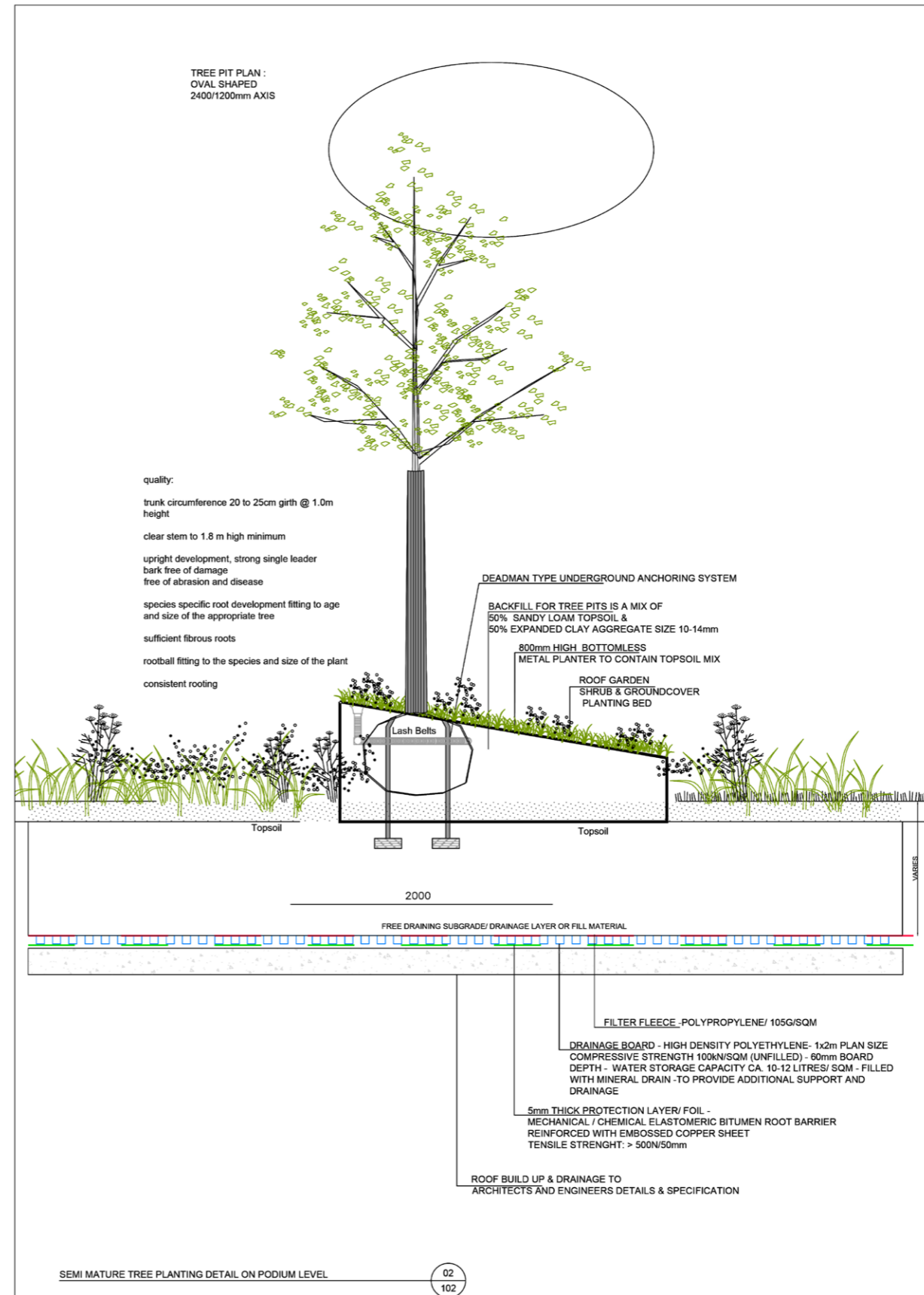
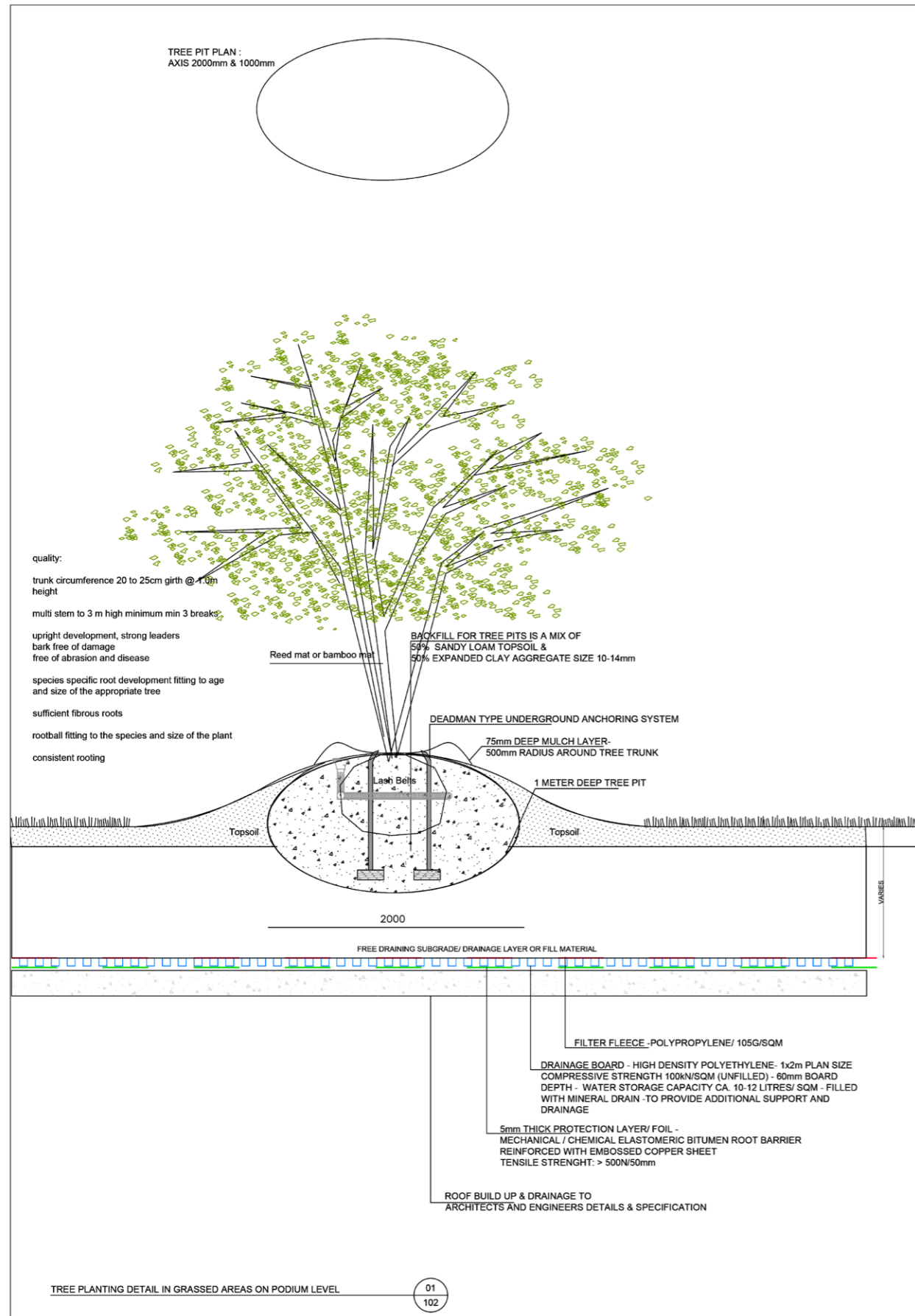
300mm  
2lt container



*Polystichum setiferum*  
Fern

300mm  
2lt container

# TYPICAL TREE PLANTING ON PODIUM



## NOTES:

### TREE SPECIFICATION

- trunk circumference to match specification @ 1.0m height from base
- clear stem to 1.8 m high minimum unless feathered or otherwise specified
- upright development, strong single leader
- bark free of damage
- free of abrasion and disease
- species specific root development fitting to age and size of the appropriate tree
- sufficient fibrous roots
- rootball fitting to the species and size of the plant
- consistent rooting

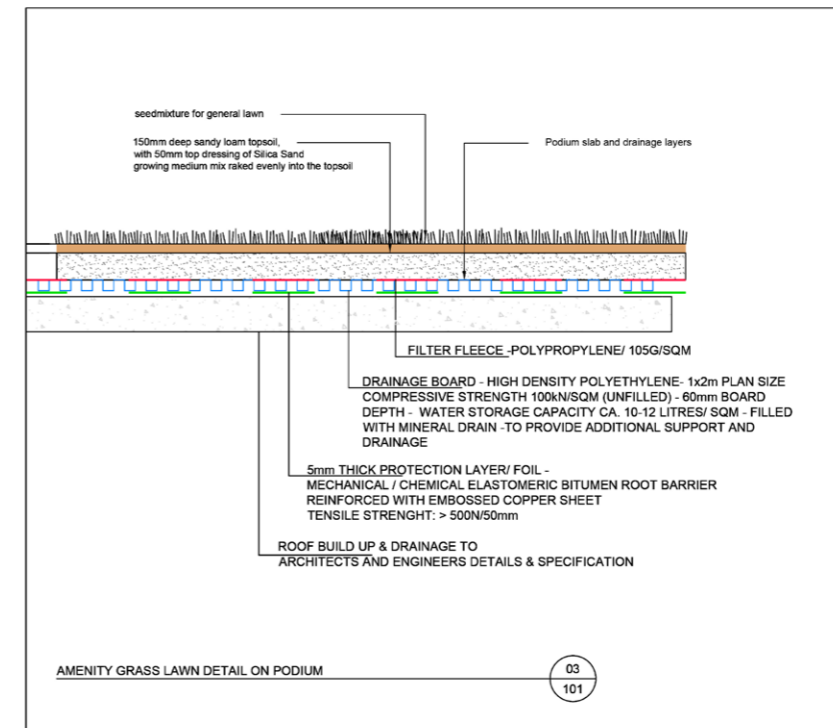
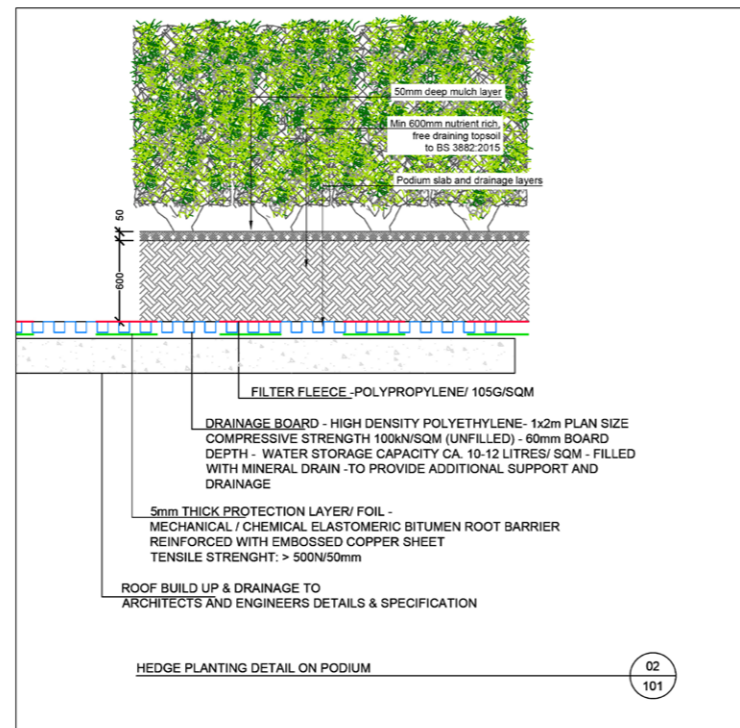
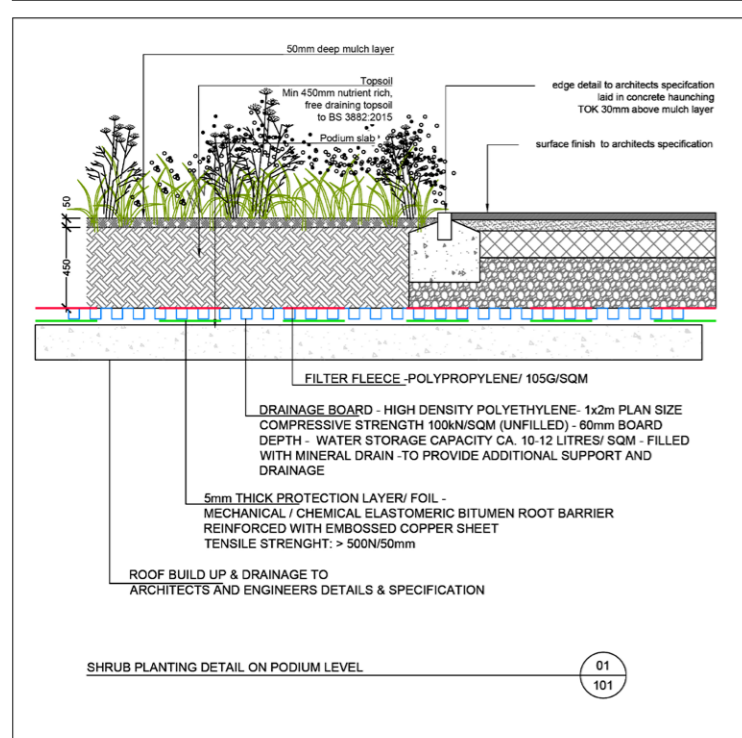
### TOPSOIL

- Unless otherwise stated/agreed all topsoil is to be imported and compliant with BS3882:2015
- Min depth of topsoil for tree planting: 1000mm
- Min depth of topsoil for specimen shrub & hedge planting: 600mm
- Min depth of topsoil for shrub and general planting: 450mm
- Min depth of topsoil for grass : 150mm
- Sample of proposed topsoil and accompanying data sheet to be supplied for approval by Landscape Architect prior to delivery to site

### PLANTING GENERALLY

- The planting season for rootballed and bareroot stock is October to March
- All out of season tree planting to be either container grown or lifted & spring ringed the previous dormant season
- All plant and tree stock to be assembled on site for inspection and approval by Landscape Architect prior to planting
- Tree pit construction / excavation to be approved by landscape architect prior to planting

# TYPICAL PLANTING DETAIL ON PODIUM



## NOTES:

### TREE SPECIFICATION

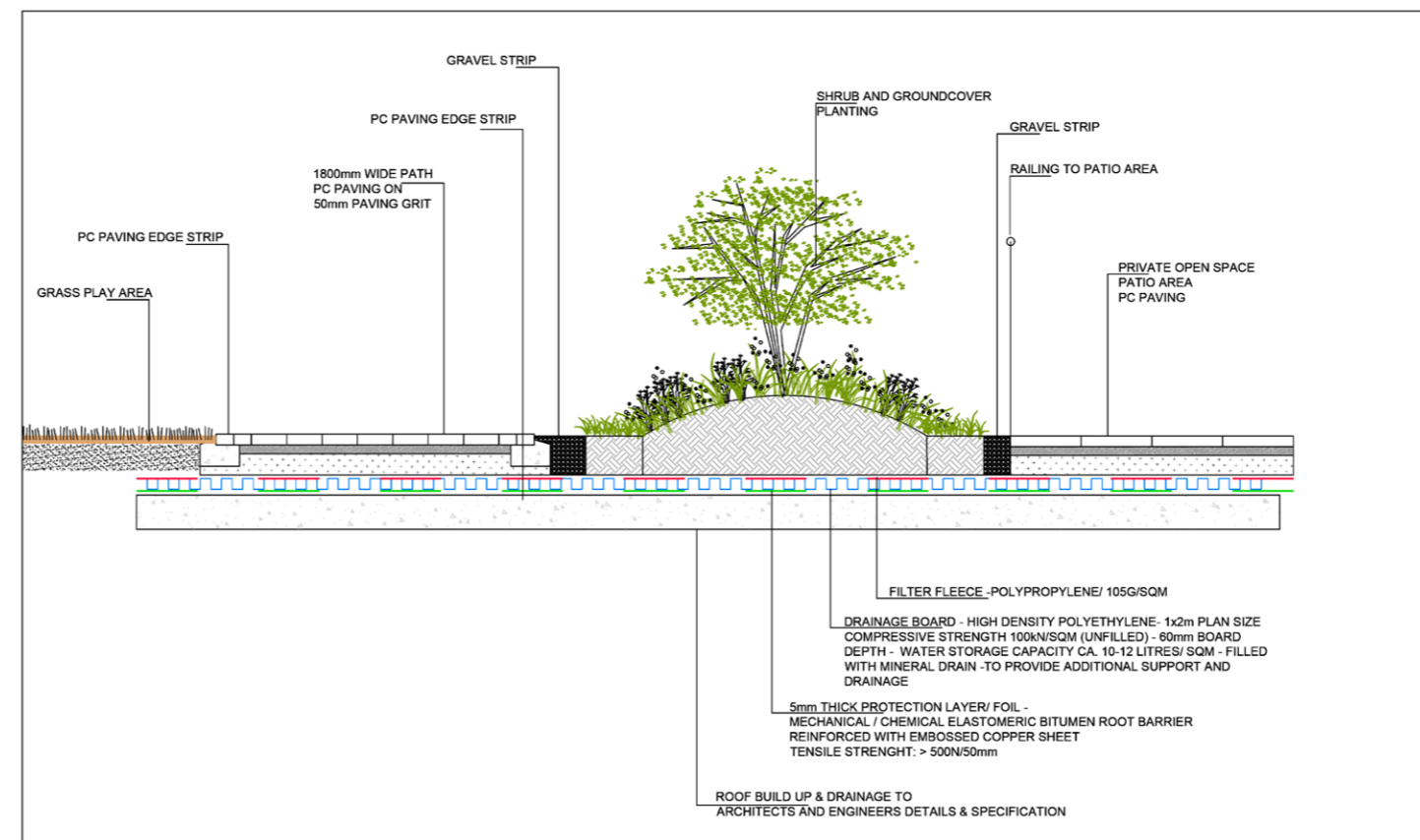
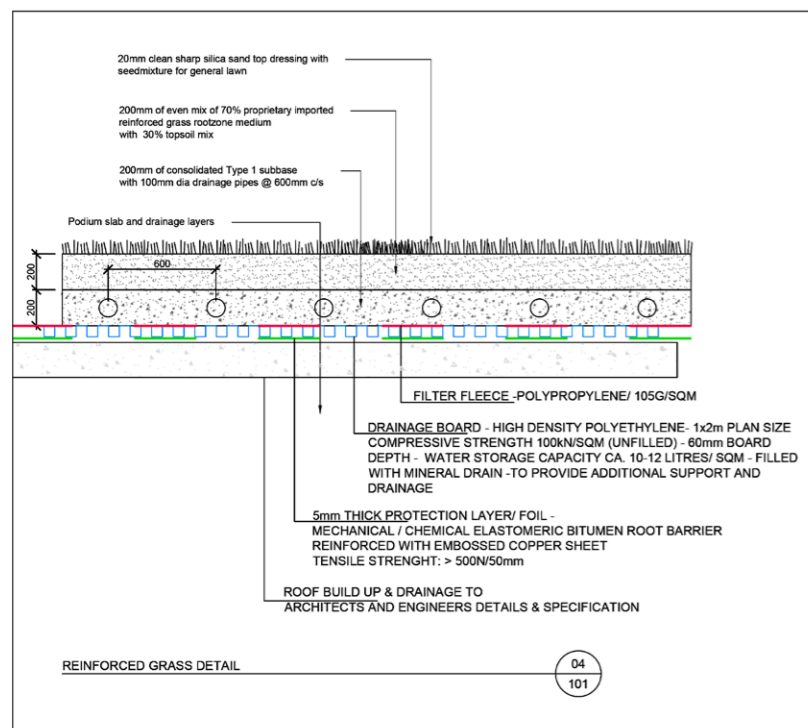
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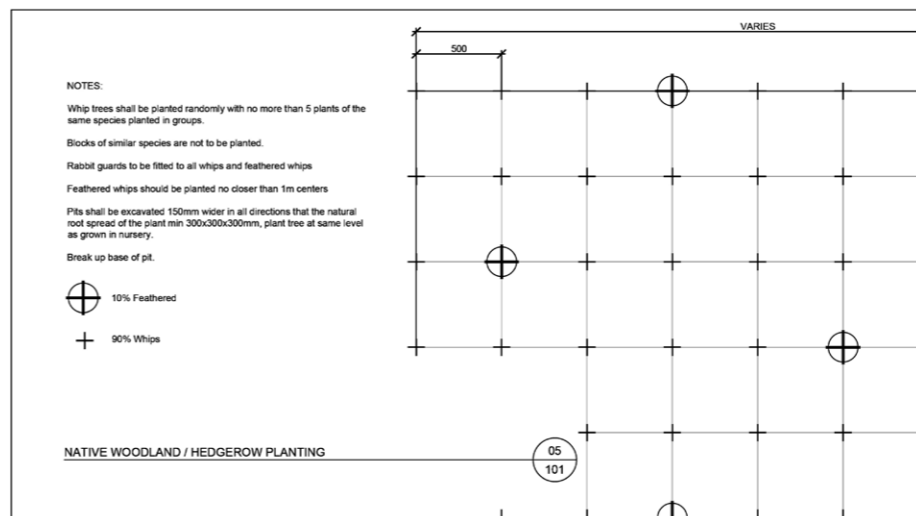
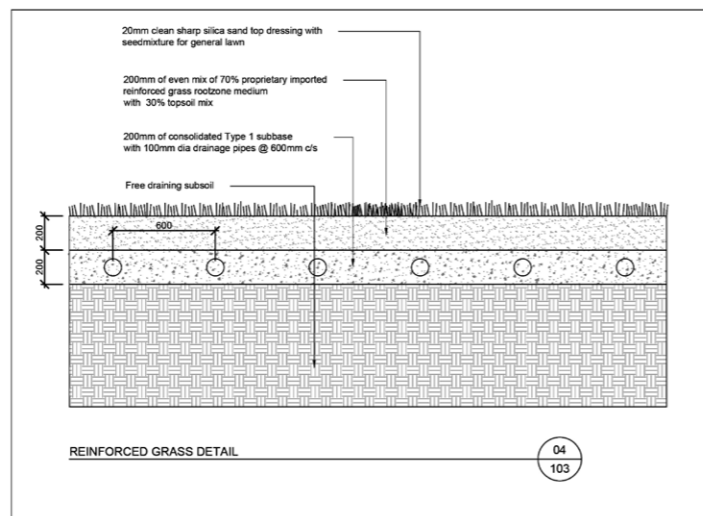
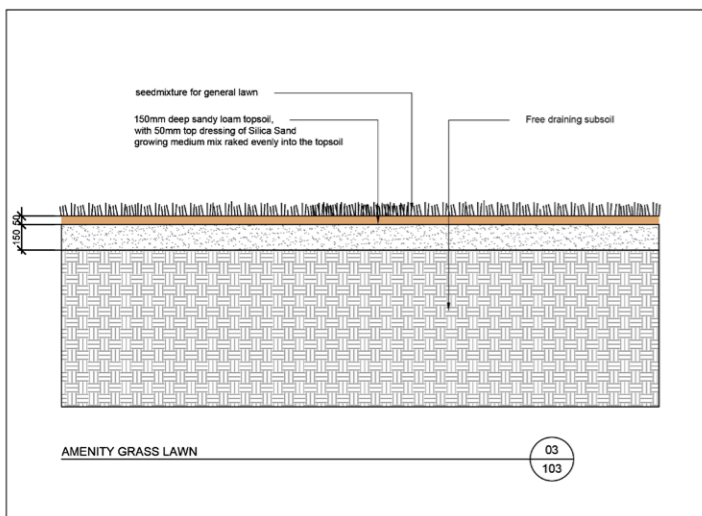
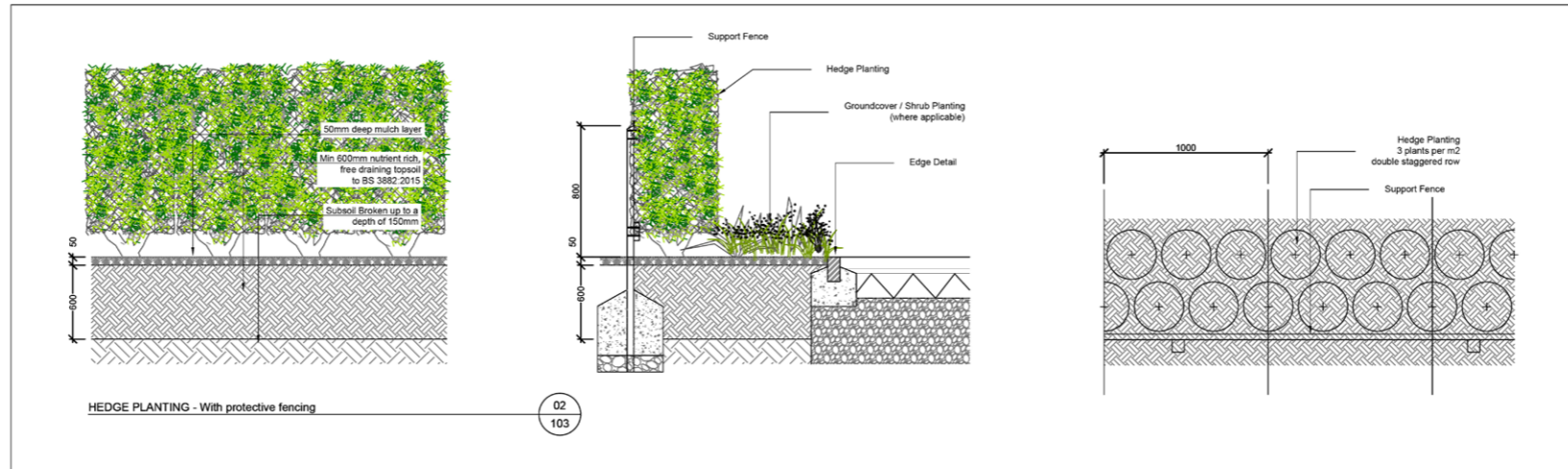
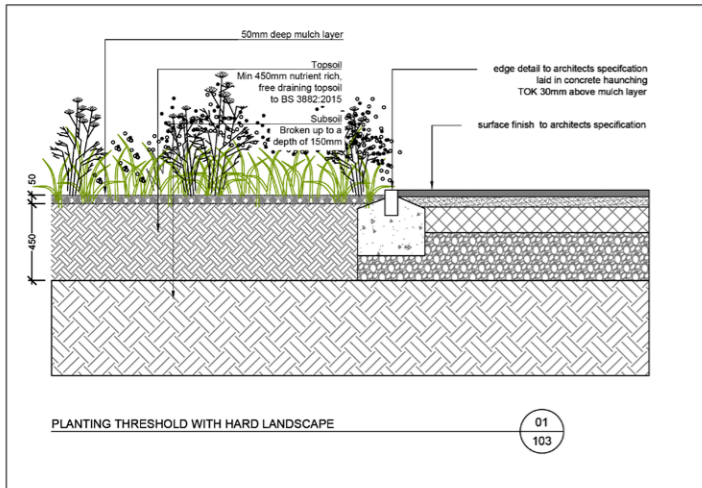
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- Tree pit construction / excavation to be approved by landscape architect prior to planting





# TYPICAL PLANTING DETAILS



**NOTES:**

**TREE SPECIFICATION**

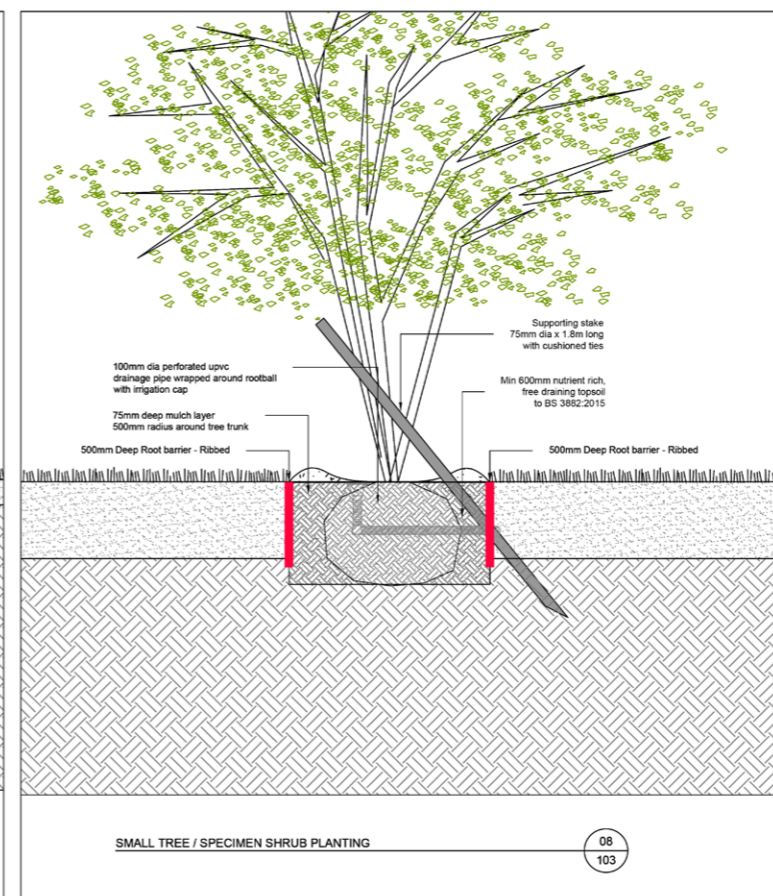
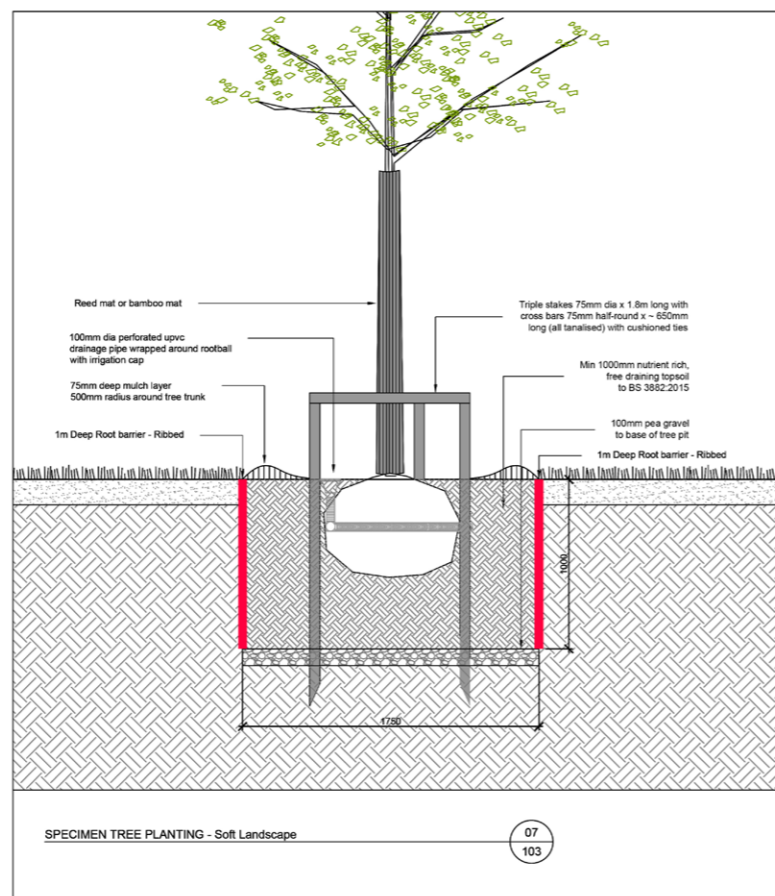
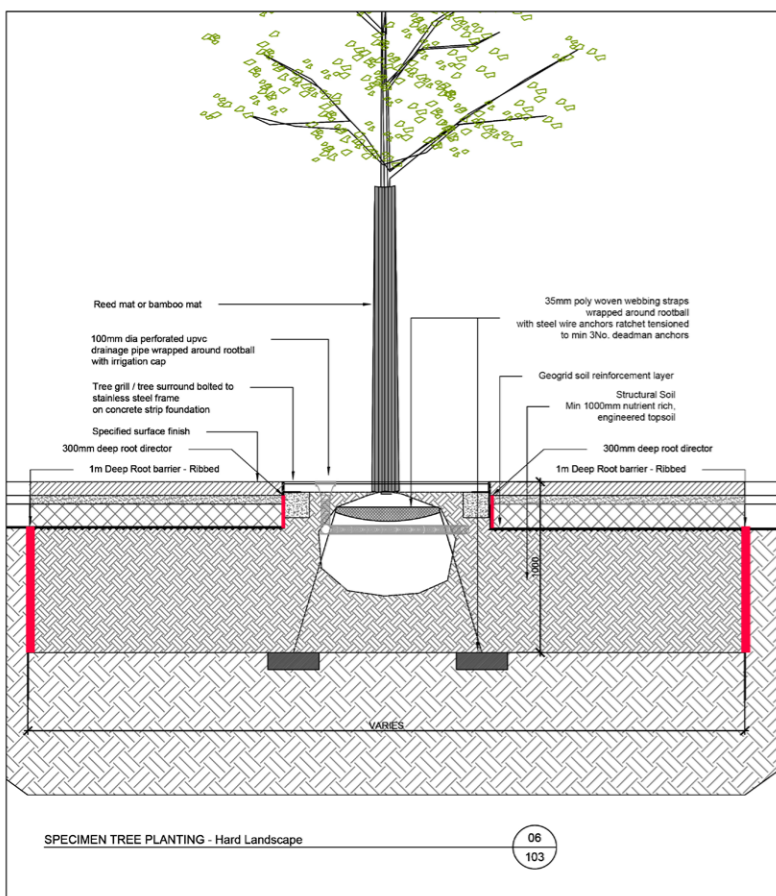
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- sufficient fibrous roots
- rootball fitting to the species and size of the plant
- consistent rooting

**TOPSOIL**

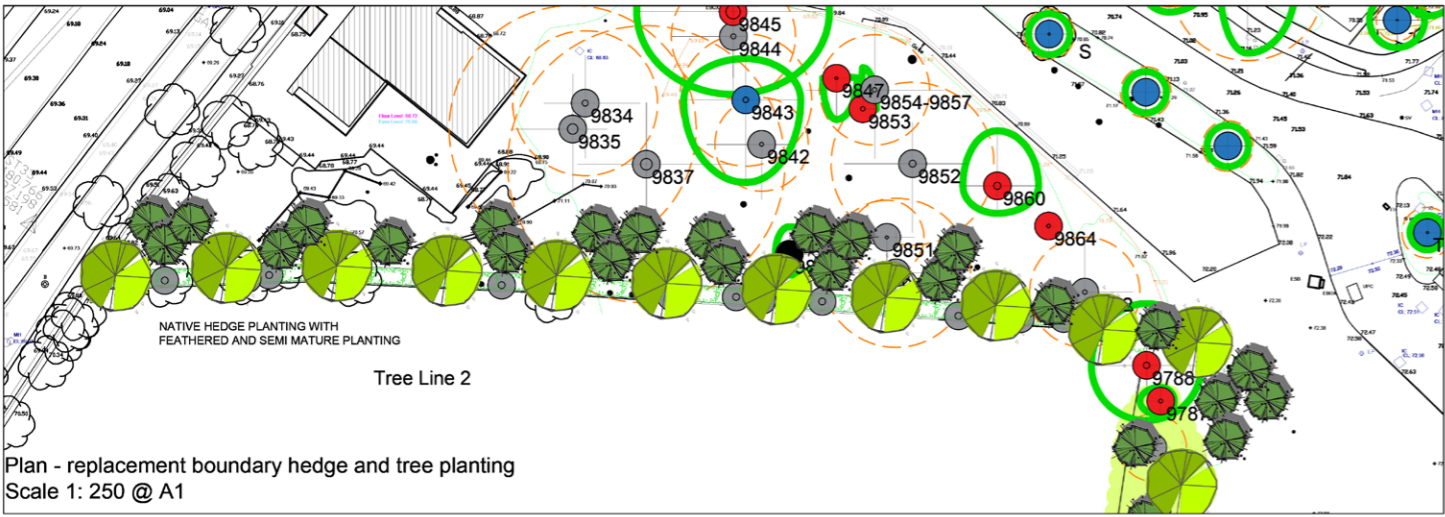
- Unless otherwise stated/agreed all topsoil is to be imported and compliant with BS3882:2015
- Min depth of topsoil for tree planting: 1000mm
- Min depth of topsoil for specimen shrub & hedge planting: 600mm
- Min depth of topsoil for shrub and general planting: 450mm
- Min depth of topsoil for grass : 150mm
- Sample of proposed topsoil and accompanying data sheet to be supplied for approval by Landscape Architect prior to delivery to site

**PLANTING GENERALLY**

- The planting season for rootballed and bare root stock is October to March
- All out of season tree planting to be either container grown or lifted & spring ringed the previous dormant season
- All plant and tree stock to be assembled on site for inspection and approval by Landscape Architect prior to planting
- Tree pit construction / excavation to be approved by landscape architect prior to planting



# BOUNDARY TREE REPLACEMENT



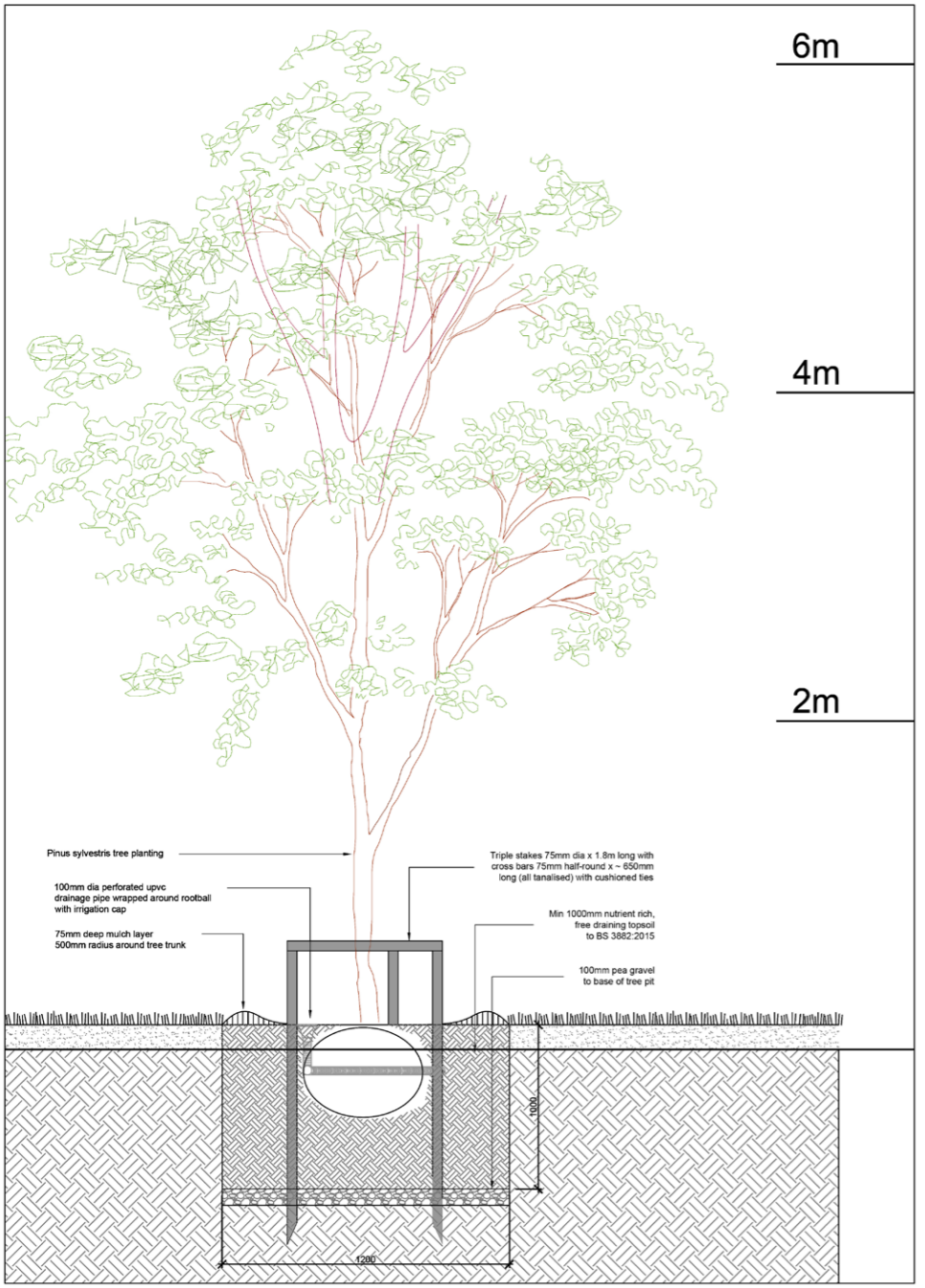
Plan - replacement boundary hedge and tree planting  
Scale 1: 250 @ A1

**BOUNDARY PLANTING 75 LINEAR METER (675no WHIPS - 490no Native infill plants)**

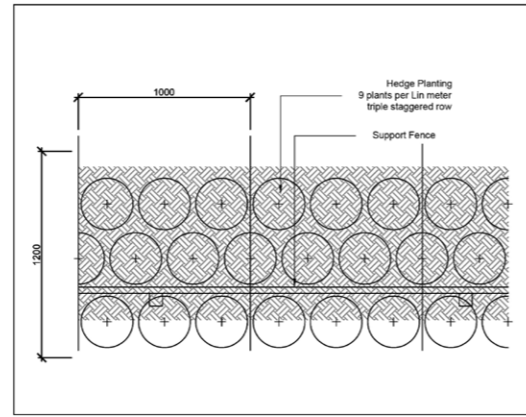
Hedge plants (large whips - 3x TRANSPLANTED)					
<i>Ilex aquifolium</i>	2m high	BR	Well branched	9/ sqm staggered triple row	68
<i>Crateagus monogyna</i>	2m high	BR	Well branched	9/ sqm staggered triple row	270
<i>Prunus spinosa</i>	2m high	BR	Well branched	9/ sqm staggered triple row	68
<i>Corylus avellana</i>	2m high	BR	Well branched	9/ sqm staggered triple row	136
<i>Alnus glutinosa</i>	2m high	BR	Well branched	9/ sqm staggered triple row	68
<i>Sorbus aucuparia</i>	2m high	BR	Well branched	9/ sqm staggered triple row	68
<i>Euonymus europaeus</i>	1m	CG	Well branched	9/ sqm staggered triple row	120
<i>Lonicera periclymenum</i>	2L	CG	min 3 breaks	9/ sqm staggered triple row	250
<i>Rosa canina</i>	1m	CG	Well branched	9/ sqm staggered triple row	120
Tree planting					
<i>Pinus sylvestris</i>	4m	RB	feathered	solitair	10
<i>Alnus glutinosa</i>	6m	RB	16-18 cmg feathered	solitair	10
<i>Betula pubescens</i>	6m	RB	16-18 cmg feathered	solitair	10
<i>Larix decidua</i>	4m	RB	feathered	solitair	10

**LEGEND**

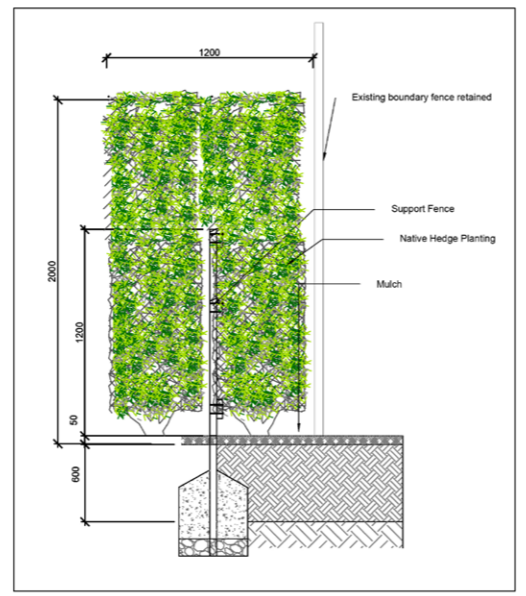
- Pinus sylvestris* & *Larix decidua* - feathered- BR - 4m high planted along the boundary
- 10no *Betula pubescens* 6m high standard - feathered  
10no *Alnus glutinosa* 6m high standard - feathered planted along the boundary
- Native hedge planting 2m high whips 3x transplanted planted along the boundary supported by a post rail fence planted along retained existing boundary fence



Tree planting detail

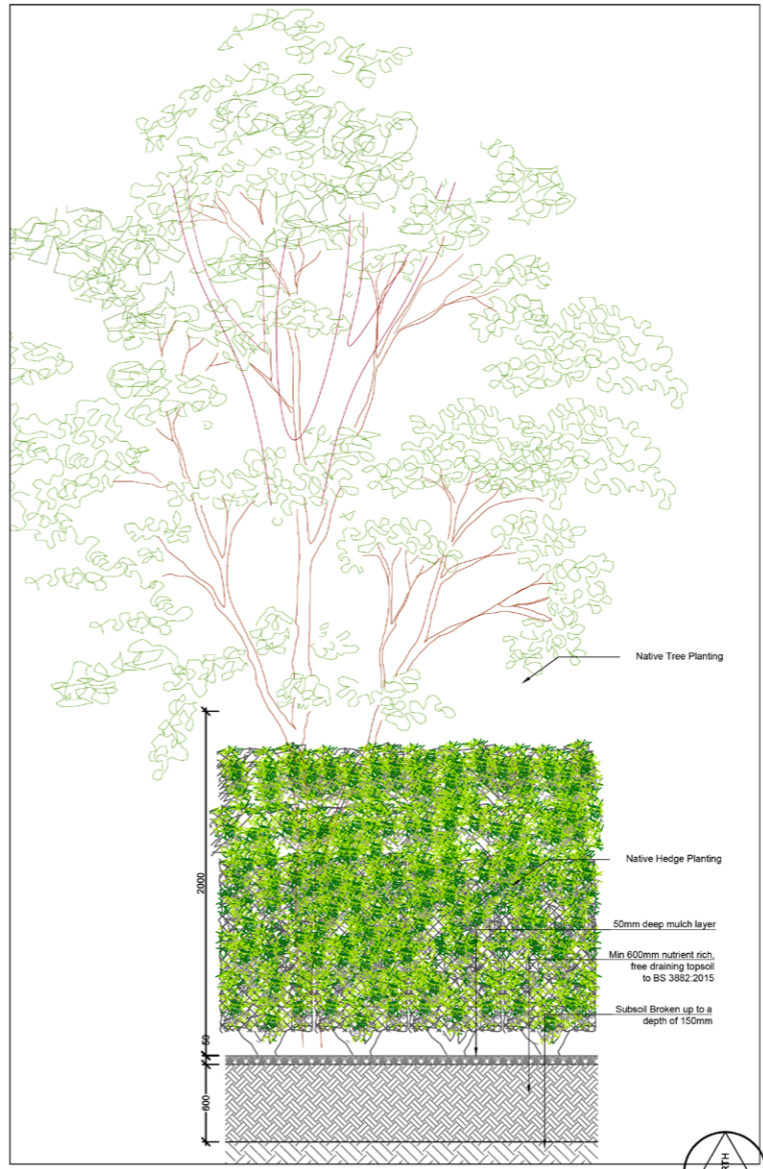


Plan - hedge planting



Section - hedge planting

proposed planting schedule for boundary planting

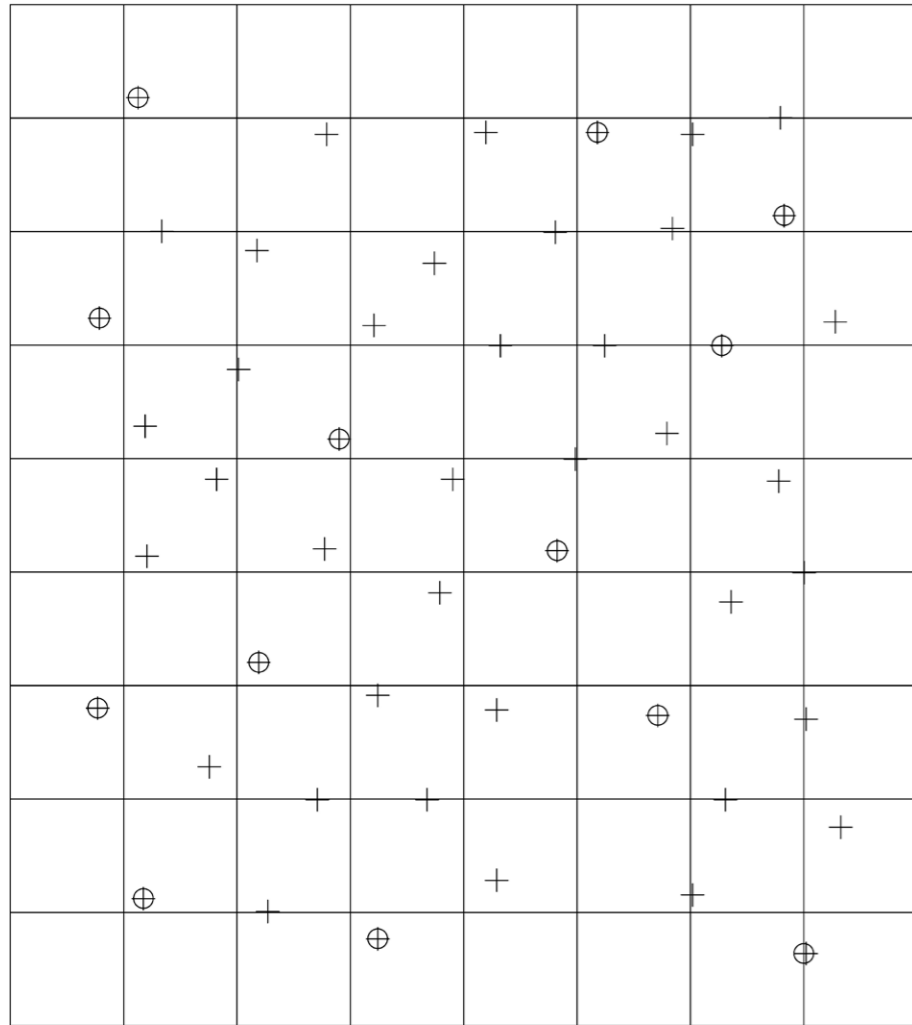


Elevation



Key Plan

# TREE REPLACEMENT PLANTING

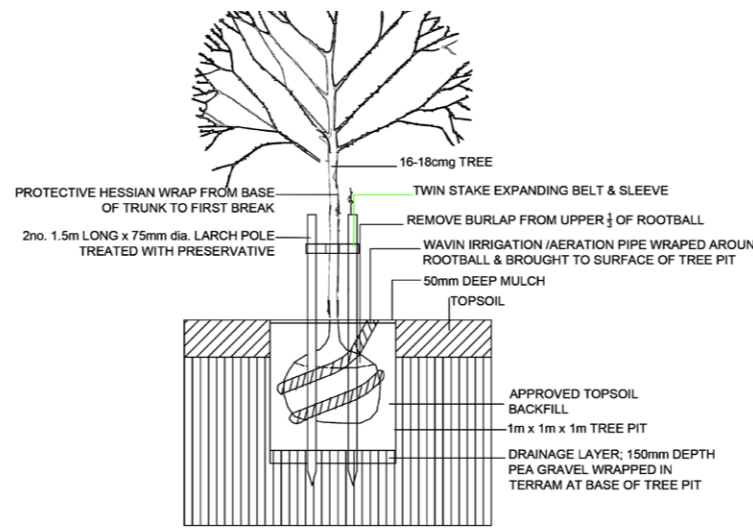


1m Grid

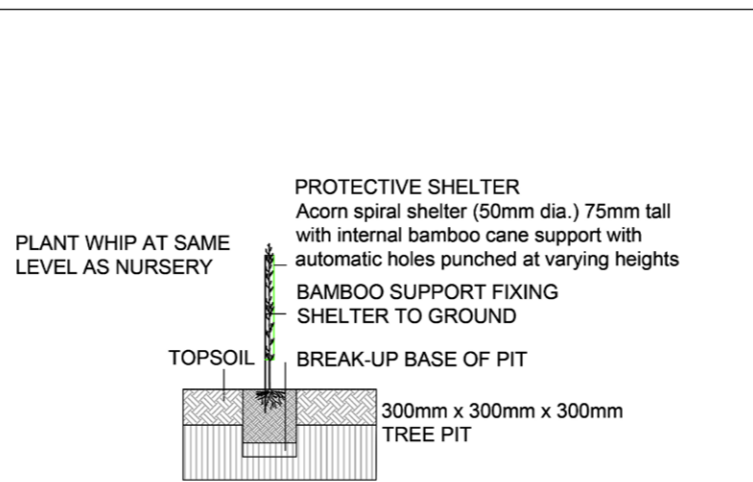
- ⊕ 30% SEMI MATURE TREE PLANTING
- ⊙ 15% FEATHERED / STANDARD
- +

## REPLACEMENT TREE PLANTING

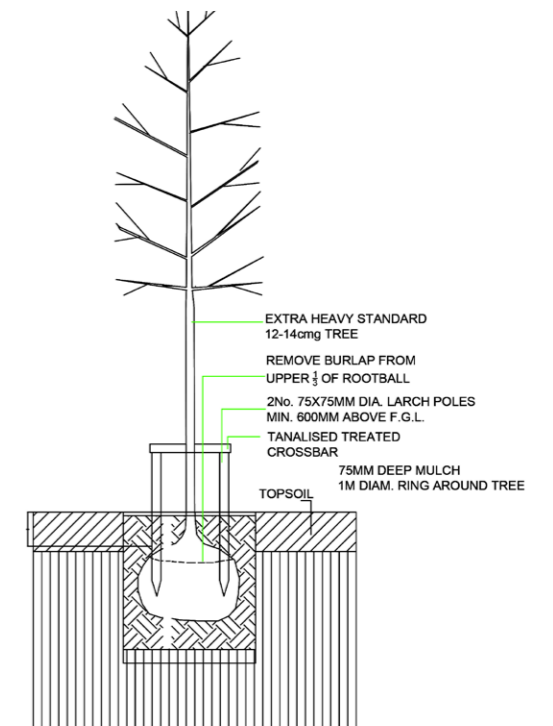
Whips planted at 1 metre centres and staggered as shown



STANDARD TREE PLANTING DETAIL



WHIP PLANTING DETAIL



TREE PLANTING DETAIL DOUBLE STAKING

Section through extra heavy standard tree



## PROPOSED PLANTING SCHEDULE FOR TREE REPLACEMENT PLANTING

code	PLANT NAME	SIZE	ROOT PREP	HABIT	PLANT DENSITY	Quantity
<b>ACCENT SEMI MATURE TREE PLANTING (75no trees)</b>						
	Juglans regia	20-25cmg	root ball	clear stem	solitair	5
	Liquidambar styraciflua 'Worpleston'	20-25cmg	root ball	2m clear stem	solitair	10
	Quercus palustris	20-25cmg	root ball	2m clear stem	solitair	10
	Prunus avium 'Plena'	20-25cmg	root ball	2m clear stem	solitair	20
	Cercis canadensis 'Forest Pansy'	18-20 cmg	root ball	clear stem	solitair	10
	Quercus ilex	20-25 cmg	root ball	2m clear stem	solitair	20
<b>TREE REPLACEMENT MIX</b>						
<b>SEMI MATURE TREES 30% (360sqm - 180 no trees) planted in 1 cubic m topsoil planted at 2/ sqm</b>						
	Fagus sylvatica	20-25cmg	RB	clear stem	2/sqm	30
	Quercus petraea	20-25cmg	RB	clear stem	2/sqm	30
	Sorbus aucuparia	20-25cmg	RB	clear stem	2/sqm	120
<b>STANDARD TREES 5% (60 sqm - 30no trees) planted in 1m cubic topsoil planted at 2/sqm</b>						
	Fagus sylvatica	8-10cmg	BR	Clear stem	2/sqm	5
	Quercus petraea	8-10cmg	BR	Clear stem	2/sqm	5
	Alnus glutinosa	6-8cmg	BR	Clear stem	2/sqm	10
	Betula pubescens	6-8cmg	BR	Clear stem	2/sqm	5
	Sorbus aucuparia	6-8cmg	BR	Clear stem	2/sqm	5

<b>FEATHERED TREES 10% (120 sqm - 60 no trees) planted in 0.6m cubic topsoil planted at 2/ sqm</b>						
	Fagus sylvatica	2m high	BR	well branched	2/sqm	5
	Quercus petraea	2m high	BR	well branched	2/sqm	5
	Alnus glutinosa	2m high	BR	well branched	2/sqm	15
	Betula pubescens	2m high	BR	well branched	2/sqm	10
	Sorbus aucuparia	2m high	BR	well branched	2/sqm	15
	Ilex aquifolium	1.5m high	BR	well branched	2/sqm	5
	Pinus sylvestris	1.5m high	BR	well branched	2/sqm	5
<b>WHIPS 1+1 90cm high - 55% (660sqm - 660no whips) planted in 0.4 cubic meter topsoil planted at 1/ sqm</b>						
	Fagus sylvatica	90cm	BR	well branched	1/sqm	50
	Quercus petraea	90cm	BR	well branched	1/sqm	50
	Alnus glutinosa	90cm	BR	well branched	1/sqm	150
	Betula pubescens	90cm	BR	well branched	1/sqm	150
	Corylus avellana	90cm	BR	well branched	1/sqm	150
	Sorbus aucuparia	90cm	BR	well branched	1/sqm	160
	Ilex aquifolium	60cm	RB	well branched	1/sqm	25
	Pinus sylvestris	90cm	RB	well branched	1/sqm	25
<b>Woodland Edge planting (400 sqm)</b>						
	Prunus zabeliana	20-30cmg	cg	1L	3/sqm	600
	Lonicera nitida 'Maigrun'	20-30cmg	cg	1L	3/sqm	300
	Crocosmia 'Emily McKenzie'	20-30cmg	cg	1L	3/sqm	100
	Rubus tricolour 'Betty Ashburner'	10-20cmg	cg	P9	3/sqm	150
	Hedera helix hibernica	10-20cmg	cg	P9	3/sqm	150

# RESPONSE TO DLR PARKS DEPT. REPORT

## INTRODUCTION:

Below are the responses prepared by Mitchell and Associates Landscape Architects in relation to the comments received from Dun Laoghaire Rathdown Parks Department at the pre-planning stage. Responses to parks department report ref no PAC/SHD/512/18 and ABP file ref ABP-304147-19

## TREES:

**DLRD Parks Comment 1:** The level of tree removal is significant and although the applicant has proposed a high quantity of replacement planting, the majority of the proposed trees will be whips and as a result the duration to provide the benefits the sites current trees provided will be significant. At present the applicant is not compliant with DLR trees 2015 and CDP 2016 -2022

**Applicant Response:** Please refer to the Arborist report and associated drawings included in this submission explaining the rationale and management of the tree removal and retention including the tree protective measures to be taken during and after construction. Associated Arborist drawings:

D1-Grange-TCP-08-19 – Tree constraints plan  
D2-Grange -AIA-08-19 – Tree impacts plan  
D3-Grange-TPP-08-19 – Tree protection plan

A detailed tree planting plan (Landscape Tree planting plan DWG no 101) has been included in the submission highlighting the locations, size, quantity and species of each tree. Furthermore, we have increased the level of proposed semi mature tree planting by 25% which in total provides for 30% of mature tree planting in the tree replacement tree mix. (please refer to landscape drawings no's 204 and 205) Also refer to the separate Landscape Planting schedule submitted as part of this planning submission.

The overall site tree mix is as follows:

- 180no of semi mature trees of a native nature
- 81no of semi mature trees of a more exotic nature used as accent trees
- 30no of standard trees of a native nature
- 60no of feathered trees of a native nature
- 40no of trees proposed along the park boundary of a native nature including evergreens
- 81no of ornamental tree planting on the podium
  
- Total tree planting = 472no
- 760no of native tree whip planting as part of the tree replacement tree mix

**DLRD Parks Comment 2:** There are discrepancies in relation to tree retention between disciplines

**Applicant Response:** A detailed coordination exercise has been carried out to reflect the Arborist drawings.

## OPEN SPACE :

**DLRD Parks Comment:** The quantity and quality of usable open space is not accepted by the parks section. Furthermore, the wildflower meadows will not be accepted as usable open space.

**Applicant Response:** Please refer to the open space provision diagram in the landscape design booklet and OMP Architects planning report outlining the quantum and confirming compliance relating to the provision of open space. Also refer to the Amenity plan and general Landscape booklet outlining the different quality amenities provided within the new scheme. A balanced mix has been provided between passive and active recreation.

Some of the external amenities provided are as follows:

- Secure Toddlers playground with seating provision for supervision
- Natural and incidental play area for older children and teenagers
- Seating areas with sculptural benches
- Seating areas with arm and backrest
- Swale area which provides additional visual amenity and enhances the biodiversity of the overall site
- Large lawn areas for kickabout or community events
- Defensible buffers along private terraces at ground floor level

In relation to the wildflower meadow along the N11, we have included for a jagged pathway to connect the N11 with the podium. The pathway's outline is jagged to achieve part M compliant gradients and provides for resting places along the way. Bug hotels will be installed within the flower meadow to further enhance biodiversity of the site and add interest for young and old. Although not included in the overall calculations to achieve the Open space quantum we do believe that the wildflower area provides for visual and passive amenity element for the site and its residents.

## PERMEABILITY :

**DLRD Parks Comment:** The Parks section supports the proposed permeability to Leopardstown Oaks park. However, further detail on the proposed entrance to the park and its management is required to determine whether the applicant is compliant with the CDP 2016 -2022.

**Applicant Response:** Please refer to the landscape design booklet for the proposed connection with the Leopardstown Oak Park. The proposal consists of a path with some groundcover/ wildflower meadow and clear stem tree planting to mark the entrance.

In relation to the management of the link with the park It is proposed to remove part of the existing post mech fencing (3.7m wide) thus creating a link with the existing Leopardstown Oaks Park. The opening will NOT have a gate and therefore will be open to the public at all times. Currently the Leopardstown Oaks Park is being maintained by DLR Parks department