

ST. PAUL'S RESIDENTIAL DEVELOPMENT

LANDSCAPE DESIGN RATIONALE REPORT
(WITH OUTLINE LANDSCAPE SPECIFICATION)

REPORT RP01
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Est. 1968 Built.
Environment.

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INTRODUCTION

This report has been prepared as part of the proposed residential development on lands at St Paul's, Sybil Hill Road (see Plate 1). This report addresses the landscape context of the proposal and outlines the landscape strategy for the Proposed Development.



PLATE 1: VIEW OF THE SITE



PLATE 2: SYBIL HILL HOUSE WITH 'ARDILAUN COURT' IN BACKGROUND



PLATE 3: ST PAUL'S COLLEGE

SITE CONTEXT

The Site is located east of Sybil Hill Road on a site immediately east of 'The Meadows' residential estate (see Plate 5), Sybil Hill House: a protected structure (see Plate 2) and St Paul's College (see Plate 3), Raheny, Dublin 5. The Site is enclosed by the grounds of St. Anne's Park to the north and east, and by St. Anne's Park and the sports grounds of St. Paul's College to the south (refer to Figure 1.0).

The main area of the Site comprises open rough grassland field located to the north and east of the existing sportsground at St. Paul's College. While appearing relatively flat, there is a slight fall of around 4 metres from northwest to southeast. A number of mature trees lie to the east / rear of 'The Meadows' residential estate. Some of the trees are in poor condition and are recommended for removal in the Tree Survey Report.

The recently completed part 6-storey Ardilaun Court residential development (see Plate 2) is located north of Sybil Hill House and west of The Meadows residential estate. The part 4/part 5-storey Convent building of the Little Sisters of the Poor is located to the immediate west of Sybil Hill Road.

St Anne's Park is an extensive high-quality parkland, major amenity and public open space in the northeast of the city. The Park extends from its entrance off Sybil Hill Road in the west to the coast at Dollymount. Established residential areas lie to the north, south and west of the Park.

The circa 1.5m long, straight tree-lined avenue is a striking feature in the Park and the mature Holm Oak, Corsican and Monterey Pine trees are part of its distinctive character and identity (See Plate 4). Either side of the avenue, the Park is laid out in a series of large 'landscape rooms' enclosed by mature tree belts. Some of these 'rooms' are used as playing pitches (including some with floodlighting), while others include a Millennium Arboretum, the Rose Garden, a pitch and putt course, tennis courts, an all-

weather floodlit pitch as well as amenity parklands, playground and a pond (refer to Figure 1.0). While the ruin of the main house was demolished in 1968, retained structures including the Red Stables, provide a central focus and location for activities, markets, gallery space, eating, etc.

While the Park lies to the north, east and south of the Site, it is physically and visually separated by boundary fencing and dense tree planting within the Park. The southern boundary of the Site runs contiguous with the Avenue (see Plate 4) and passing glimpsed views are available under, and occasionally between, the canopies of the evergreen trees.

Sybil Hill House, a protected structure, is located to the north of the proposed access road and west of the main site area (refer to Figure 1.0). The house has a defined landscape / garden front to the west with mature trees. Modern extensions and other buildings lie to the east (rear) of the house and the eastern boundary, with the site, is defined by a high stone wall. A stone-faced 'Ha-Ha' style feature lies to the south of the house (see Plate 2).

The redbrick structure of St Paul's College (Secondary School) lies to the south of Sybil Hill House at the western end of the Avenue (refer to Plates 3 and 5). The school sports ground/pitch is located to the east of the school buildings and south of the Site.

The rear of Nos. 9 - 16 in 'The Meadows' residential estate backs on to the western boundary of the main area of the site. The boundary is defined by a high wall. A line of mature trees are located on the Site close to the rear boundary of the estate.

Residential estates, including at All Saints Road, Howth Road, Furry Park, Vernon, and Mount Prospect lie to the immediate north, west and south of St. Anne's Park / Sybil Hill Road.



PLATE 4: AVENUE IN ST. ANNE'S PARK



PLATE 5: THE MEADOWS RESIDENTIAL ESTATE

SITE CONTEXT



FIGURE 1.0: SITE AND IMMEDIATE CONTEXT

LANDSCAPE PLANNING

Dublin City Development Plan 2016-2022 (DCDP)

The site of the Proposed Development is located in the northern suburbs of Dublin City. The DCDP sets out policies and objectives in relation to proper planning and development of the City, including the area pertaining to the Site and its surrounds.

The Site of the Proposed Development, together with the lands of Sybil Hill House and of St. Paul's College, all of which are located east of Sybil Hill Road, are zoned Z15 (blue areas on Figure 10.2): "To protect and provide for institutional and community uses." Lands associated with the Convent of the Little Sisters of the Poor and St. Brigid's School located west of Sybil Hill Road are also zoned Z15.

In discussing Z15 lands, the Development Plan states (section 14.8.14 Zone Z15):

"These lands play an important role in the achievement of a more compact city in that they contribute to the creation of vibrant neighbourhoods and a sustainable well-connected city through the provision of such infrastructure as schools, hospitals and open space."

The Development Plan also notes that development proposals on Z15 lands, should consider the potential to contribute to the development of a strategic green network (see also Chapter 10 – Green Infrastructure, Open Space and Recreation of the Development Plan).

Development on Z15 lands must "provide for the identification of 25% of the lands for open space and or community facilities", and incorporate landscape features, which retain the essential open character of the lands zoned Z15. "The 25% shall not be split up, unless site characteristics dictate otherwise, and shall comprise mainly of soft landscaping suitable for recreational and amenity purposes and should contribute to, and create linkages with, the strategic green network." (pages 250/251, section 14.8.14 Zone Z15 of Development Plan).

The lands within St Anne's Park to the north, east and south of the Site are zoned Z9: "To preserve, provide and improve recreational amenity and open space and green networks." The Park is also a Conservation Area and highlighted as a Flagship Park in DCC's 'Dublin City Parks Strategy'.

While views to and from St. Anne's Park are of significance, there are no specifically identified protected views or scenic views pertaining to the Site.

Lands located to the north and south of St. Anne's Park and west of the



FIGURE 2.0 – LAND USE ZONING (EXTRACT FROM MAP B DCDP) (SITE OUTLINED IN RED)

Convent lands are zoned Z1: "To protect, provide and improve residential amenities."

Sybil Hill House, a protected structure, is identified as Reference No. 7910 in 'The Record of Protected Structures'.

The Development Plan also sets out additional policies and

objectives in Chapter 10 Green Infrastructure, Open Space and Recreation, which address requirements for the provision of green infrastructure, enhancing landscapes, developing and managing parks and open spaces; protecting and augmenting tree planting, and for provision of play and recreation opportunities.

LANDSCAPE PLANNING

Response of Proposed Development to Landscape Planning Considerations

The Site is zoned Z15 and the Proposed Development is considered to be fully consistent with the landuse zoning and related objectives of the Dublin City Development Plan (DCDP). A detailed response to how the Proposed Development achieves this consistency is set out in the Z15 Masterplan for St. Paul's and the Planning Report, which accompanies the planning application.

The following provides a response to consistency with aspects of landscape planning.

25% Public Open Space

A specific requirement of the Z15 zoning is that 25% of the lands be allocated to open space and/or community facilities. In this regard the Proposed Development has been laid out to provide c.1.6ha. (25% of the Z15 area of Site) as a single large public open space located along the Avenue in St Anne's Park (see Figures 3.0 and 4.0).

The open space provides for soft landscaping and footpaths suitable for recreational and amenity purposes. Strategic links are provided between the Proposed Development and the public open space and St. Anne's Park. The public open space, will be offered to Dublin City Council for taking-in-charge and the final design will be subject to agreement with the local authority.

Green Infrastructure

The Site is enclosed by St. Anne's Park to the north, east and south and in particular, is bounded by defined green corridors to the north (woodland), east (tree-line), and south (the Avenue) refer to Figure 3.0. Significant planting also exists around Sybil Hill House and a line of mature trees are present on the Site to the rear of 'The Meadows' residential estate.

Having regard to this existing context, the Proposed Development (see Figures 3.0 and 4.0) has been laid out to:

- Minimise negative impacts on the significant amenity, character and green infrastructure resources of St. Anne's Park. The Proposed Development includes for provision of a 3m high evergreen hedgerow planting along the public open space boundary with the Avenue
- Protect and reinforce the existing green corridors to the north, east and south of the Site, and to provide for potential connectivity to these corridors from the northwest, northeast and southeast of the Site;

- Develop a strategic green corridor through the centre of the Proposed Development with connectivity to the wider green network;
- Provide for overall open space – public open space and semi-private/communal open space – equating to c.63% of the Site area. This represents a significant network of accessible open space and provides for significant amenity and recreation opportunities, including provision of a playground and natural play opportunities, an informal kick-about area, exercise, walking, seating, tree and shrub planting, landscape gardens, and a high quality landscaped setting for community and social interaction;
- Incorporation of the existing line of mature trees at the rear of 'The Meadows' residential estate, into a large area of semi-private/communal open space to the west of the Proposed Development.

The Proposed Development is consistent with the Green infrastructure, Landscape and Parks objectives of the DCDP, providing for:

- significant areas of open space (c.63% of overall site is public and semi-private/communal open space) (objectives GI02, GI13 & GI14)
- a playground and other play facilities (objective GI33),
- new tree and other planting (objectives GI30 & GI028), and
- managed access for pedestrian and cyclist permeability to St. Anne's Park (objectives GI5 & GI09).

St. Anne's Park Conservation Area

St. Anne's Park is zoned Z9 open space and is also designated as a Conservation Area. The Proposed Development has been laid out to have minimal impact on St. Anne's Park or its boundary trees and the scheme also provides for:

- location of the main development towards the well-screened northern end of the Site, with taller elements centrally located within the Proposed Development
- pedestrian and cycle access to the Park and for enhanced access and connectivity in accordance with the green infrastructure objective GI04 and landscape objectives GI09

- provision of evergreen screening along the Site boundary with the Avenue to provide for screening of potential views of the Proposed Development from the Avenue and
- protection of the Conservation Area and open space in accordance with objective GI7.

Sybil Hill House

Sybil Hill House is a protected structure and the layout of the Proposed Development has had regard to this sensitivity both in terms of the siting of the entrance and access road, and in terms of the layout of the development.

The access road is located to the south of the 'Ha-Ha' feature and retains mature trees around the property. It also provides for a new permanent southern boundary for the property. Within the Proposed Development, Block 1 is located c.80m east of the rear of Sybil Hill House with intervening open space, retained trees and additional tree planting provided.



FIG. 3.0 GREEN INFRASTRUCTURE AND LANDSCAPE STRATEGY

LANDSCAPE PROPOSALS



FIGURE 4.0: LANDSCAPE MASTERPLAN

Landscape Layout

Significant consideration has been given to avoiding negative landscape and visual effects in the design and layout of the scheme as a whole, including in the approach to the architectural, engineering and landscape layout of the proposed development. The proposed landscape scheme includes for:

- provision of an overall c.4.2 hectares (c.63%) of the Site for accessible open space, which minimises negative impact on surrounding areas and provides a high-quality landscape setting for the Proposed Development
- minimal removal of existing trees and for incorporation of the significant line of existing mature trees at the rear of The Meadows residential estate into a new semi-private/communal open space
- an attractive new entrance and new access road off Sybil Hill Road, accessing the site as well as Sybil Hill House and St. Paul's College. Works will include provision of a new pedestrian crossing of Sybil Hill Road and a brick and railing boundary between the new road and Sybil Hill House to the north and St. Paul's College to the south
- circa 1.6 hectares (25% of Site) as public open space adjoining the Avenue in St. Anne's Park. The open space will be offered to Dublin City Council for taking-in-charge. The open space includes for 2 pedestrian/cycle access points with the Proposed Residential Development and for a wider gated access with St. Anne's Park, which will also allow for maintenance access
- circa 2.6 hectares of semi-private/communal open space, partly on podium over basement, together with other landscape areas for amenity and recreation and as setting for the residential scheme. The landscape layout includes for 3 potential pedestrian/cycle access points to St Anne's Park
- provision of a large area of semi-private/communal open space to the west of the apartment layout to provide for 32m to 42m setback between Block 1 and the rear garden boundary wall of the properties at 'The Meadows' residential estate. A line of new tree planting is also included in the open space

LANDSCAPE PROPOSALS

- surface water management measures, including SuDS features (swales and attenuation area) and surface water outfall to the River Naniken via St. Anne's Park. The outfall to the Naniken will be incorporated into the replacement of an existing poor-quality footbridge over the river.
- a 3.0m high sports fencing along the boundary with St. Paul's sportsgrounds and a 2.0m high railing, with 2 pedestrian/cycle access points, between the proposed public open space and the residential development. New planting will also be provided along these boundaries
- Works associated with the surface water outfall in St. Anne's Park will also provide for the replacement of an existing poor quality footbridge over the River Naniken with a new stone-faced bridge.

Open Space Areas

In addition to the 25% public open space, an further circa 2.6 hectares of the site is given over to semi-private/communal open space in four main areas (see Figure 4.0):

- a **western open space** of circa 0.55 hectares that allows for positive retention and incorporation of existing mature trees. This open space also provides for setback of the development, with additional planting, from the rear of 'The Meadows' residential estate
- a **central open space** of circa 1.1 hectares which provides for 'landscape courtyards' between the residential blocks
- an **eastern open space** of circa 0.66 hectares which incorporates surface water attenuation requirements with a kick-about area to the north, and a playground and 'landscape gardens' to the south. This open space also provides for setback of the development from the eastern boundary with St. Anne's Park
- a **northern landscape area** of circa 0.23 hectares, which allows for setback from the northern boundary with St. Anne's Park and for circulation and permeability between the western and eastern open spaces.

These semi-private/communal open spaces provide for formal playgrounds and natural play opportunities, for a kick-about area (over attenuation) for landscape gardens, for seating, walks and visitor cycle parking etc.

Tree Planting

The scheme includes for a significant extent of new tree, hedgerow and shrub planting, including:

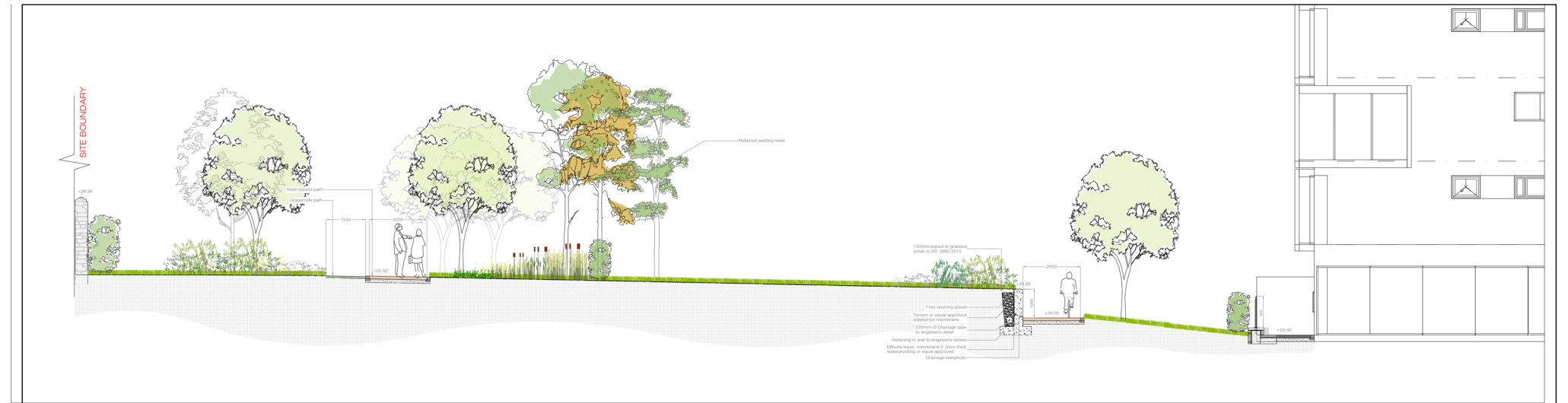
- specific semi-mature tree planting for visual screening in the open space to the rear of 'The Meadows';
- along the boundary between the proposed public open space and St. Paul's sportsgrounds;
- between the proposed public open space and the residential development;
- between the proposed public open space and the Avenue in St. Anne's Park; and throughout the proposed landscape layout for the site.

In courtyards, semi-mature tree planting is proposed as feature specimens within basement vents.

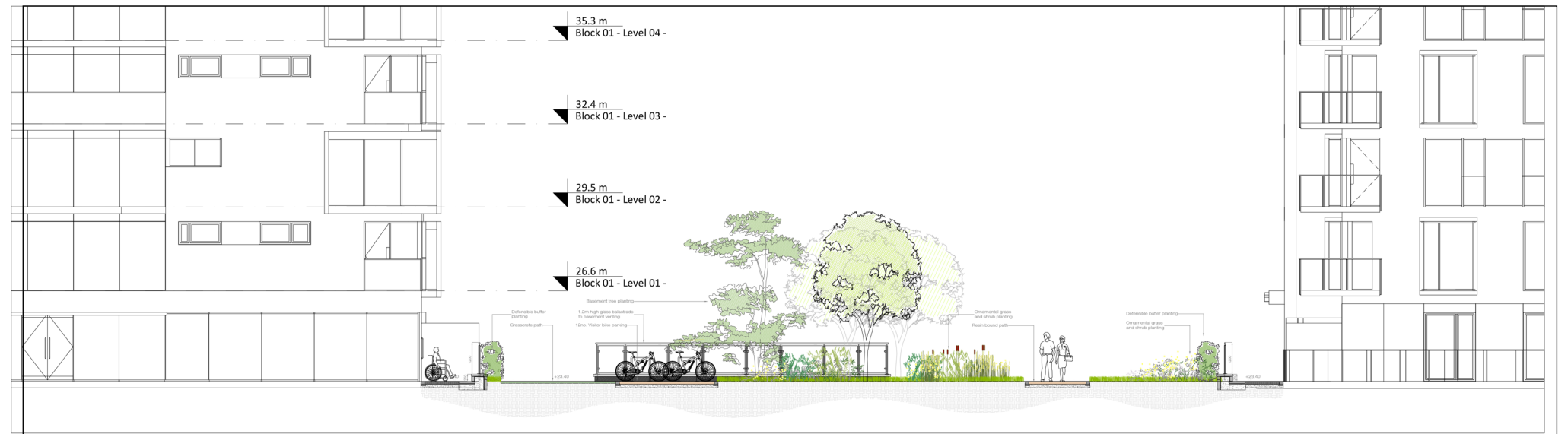
LANDSCAPE SECTIONS



KEYPLAN - SECTIONS A, B & C



SECTION A-A SCALE 1:200



SECTION B-B SCALE 1:200



SECTION C-C SCALE 1:200

PROPOSED CGI'S



PROPOSED EASTERN COMMUNAL OPEN SPACE



PROPOSED WESTERN COMMUNAL OPEN SPACE

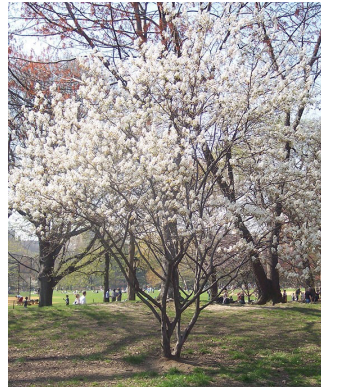
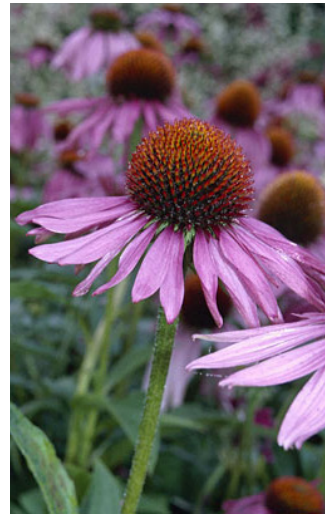


PROPOSED PODIUM COURTYARDS (CENTRAL COMMUNAL OPEN SPACE)

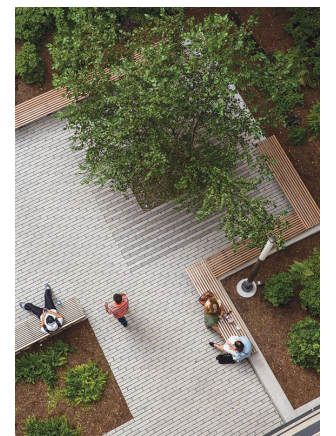
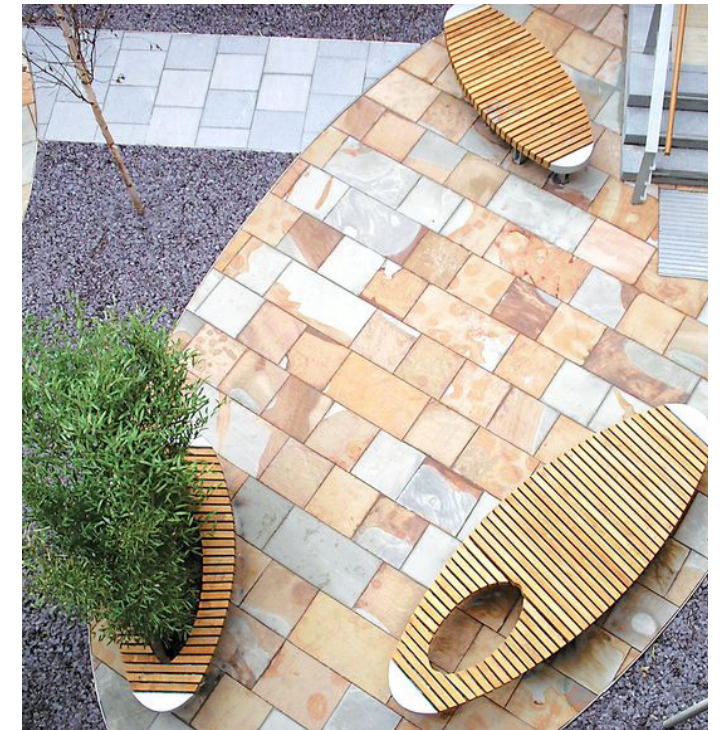
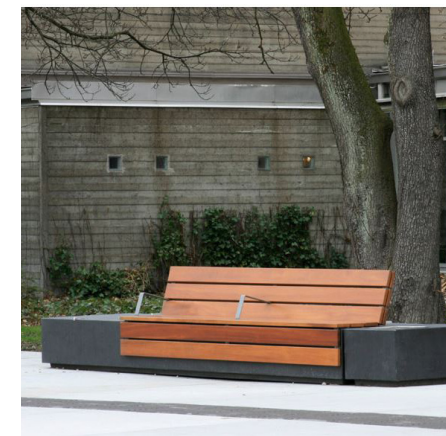
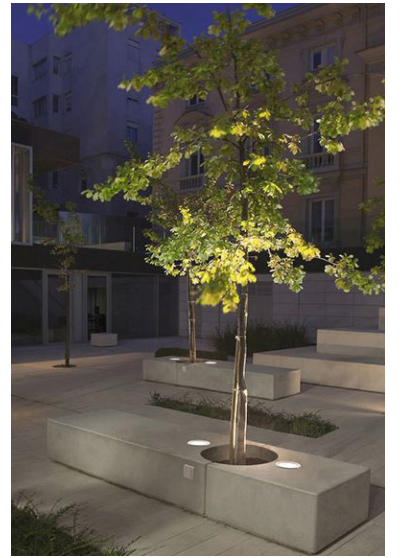
PROPOSED NATURAL PLAY



PROPOSED TREE PLANTING



PROPOSED FINISHES AND STREET FURNITURE



APPENDIX 1: OUTLINE LANDSCAPE SPECIFICATION

1 PROTECTION

1.1 Introduction

Landscape works shall have full regard to guidance, recommendations and requirements of:

- This Landscape Design Report and associated Landscape Drawings;
- The Biodiversity Chapter of the EIA Report;
- The Landscape and Visual Chapter of the EIA Report;
- Other Chapters of the EIA Report
- The Tree Survey Report and associated Drawings

1.2 Trees and Hedgerows

Trees and hedgerows to be retained within the site shall be fenced off in accordance with BS 5837: 2012, prior to commencement of the works. The fence will be removed at the end of the works.

2 EARTHWORKS / SOIL WORKS / CULTIVATION WORKS

2.1 General

Earthworks will be required in the initial re-grading and development of the residential development. Works will also involve general site preparation and landscape reinstatement within courtyard gardens and open spaces.

2.2 Weather and Soil Conditions

Normally all work involving soil shall be carried out only when soil is dry and in dry weather. Soil shall not be stripped or moved when frozen or waterlogged.

2.3 Topsoil

Generally excavations, re-grading etc. shall only take once topsoil has been removed. Therefore topsoil shall be stripped initially and stored separately for re-use within courtyards and open space.

3 PLANTING

3.1 Standards of Workmanship and Materials

All landscape works to be carried out to comply with BS 4428:1989 (General Landscape Operations) and all plants to conform to BS 3936 (Nursery Stock).

3.2 Unsuitable Weather

Excavation, filling, cultivation, planting and other works will be suspended in wet weather and when conditions are unsuitable.

3.3 Plants generally

All plants shall be well grown, sturdy and bushy according to type and free from all diseases and defects.

3.4 Materials

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, Aphis, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of the appropriate sections of BS 3936, Specification for Nursery Stock, where applicable.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species.

3.5 Species

All plants supplied shall be exactly true to name.

3.6 Specimen Trees, Larger Trees and Standard Trees

Trees shall conform to appropriate standards for sizes as proposed. All trees shall have a well-balanced, branching head. Trees shall be well furnished with lateral and fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species and size. Trees over 12-14cm girth shall be supplied rootballed.

3.7 Whips

Whips shall have a well-defined, straight and upright leader and stout, straight stem and be well furnished with strong lateral branches of balanced, feathered habit. Plants shall have been twice transplanted and shall have an extensive fibrous root system. Roots shall be of the habit normal for the species. Whips shall have a minimum height of 1.5m.

3.8 Conifers

Conifers shall be supplied root balled or container grown, with a good fibrous root system. Plants shall conform to specified height with well-developed, uniform branching systems.

3.9 Hedging, Shrubs and Climbers

Hedge plants, climbers and shrubs shall be of the minimum size specified, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Roots shall not be deformed or restricted.

3.10 Damage

All plants are to be adequately and carefully packed and protected to survive transport, by whatever means, to the site, without damage in loading, transit or unloading.

3.11 Planting Generally

All planting operations shall be carried out in accordance with BS 4428 and good horticultural practice. Particular attention must be paid to correct depth of planting ensuring the soil is firmed in around the roots.

3.12 Herbicides

Only approved and appropriate herbicides shall be used on the site.

3.13 Tree Pits

Tree pits shall be excavated 150mm all round larger than the natural spread of the roots/rootball of the plant. The base of the pit shall be thoroughly forked to a depth of 300mm to allow roots to penetrate below the pits.

3.14 Planting of Trees

All trees shall be planted according to the general directions on planting given above.

3.15 Stakes

Stakes shall be turned and pointed at one end. Sizes shall be as follows:-

For Specimen / larger trees: Platipus or similar

For Standard trees: 1800mm long x 50mm dia.

For other trees/conifers generally: 1200mm long x 50mm dia.

Set stake(s) vertically in the pit, to the western side of the tree station.

3.16 Tree Ties

Tree ties shall be of rubber, PVC or proprietary fabric laminate composition, and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie. Ties shall be minimum 35mm wide for standard trees.

3.17 Soil Conditions

Planting shall not be carried out while the ground is frozen or waterlogged.

3.18 Watering

All root balled and pot grown plants shall be well-soaked before planting. All planting shall be watered after planting, to consolidate soil around the

roots, unless ground is so wet as to make additional water unnecessary.

3.19 Planting Specimen, Larger and Standard Trees

Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant. The base of the pit shall be broken up to a depth of 150mm and glazed sides roughened.

Trees shall be planted at the same depth as in the nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planted upright. The roots shall be spread to take up their normal disposition. Clean a neat circle 500 mm dia. of all grass.

3.20 Planting of Shrubs and Climbers

All shrubs and climbers to be planted in excavated pits to give 100mm minimum growth space to accommodate root spread. Climbers to be fixed with adjustable ties to walls.

3.21 Planting of Hedges

All hedge plants to be planted in an excavated pit or trench to give 100mm minimum growth space to accommodate root spread. Hedgerows to be established as double staggered row. Plants to be randomly dispersed within mixed species hedgerows.

3.22 Workmanship

Shrubs and Mixed Transplants/Shrubs: Leave surface reasonably even, free of all stones and debris over 35mm diameter, free of grass / weed free within 500mm of plant.

3.23 Replacements

The planting will be inspected in spring and again in the September following planting. Any tree or shrub found to have died shall be replaced to the original specification.

4 GRASS SEEDING

4.1 Other Grass Requirements

Low maintenance Amenity Sward (gardens, verges etc.): A closely knit, continuous ground cover of even density, height and colour.

4.2 Turf Mixture: Amenity Sward (General Areas, Verges, Gardens etc.)

The general high-quality low maintenance amenity turf mixture shall be used for smaller open spaces and courtyards within the main development area.

4.3 Weather

Work to soil shall be carried out in dry weather and when the soil can be reduced to a friable condition, avoiding smearing or panning, and rutting and compaction.

4.4 Cultivation and Stone Burying

Cultivate the surface using rotavators so as to break up the top 100mm of soil by two passes in transverse directions to provide a fine tilth up to 25mm suitable for grass seeding. All landscape areas shall be stone-buried to remove stones and debris over 35mm from the final seeding surface.

4.5 Quality

Grass sward shall be even and consistent in terms of height, density and growth. Re-cultivate and re-turf any areas that fail or are of poor quality.

5 AFTERCARE

5.1 Period

All landscape works, including planting and seeded areas, shall be maintained for a minimum period of 18 month from completion of the works.

5.2 Performance Standards

Plants / Planting Areas

All plants shall be alive, healthy, free of minor defects and free of weedkiller or cultivation damage. Planting areas shall be free of weeds and debris.

5.3 Grass

Amenity grassland shall be cut to an even height four to eight times during the first twelve months to encourage dense growth.

Grass shall be healthy, and at the end of twelve months provide a sward of even height and density .

5.4 Programme

The landscape shall be reviewed quarterly during the 18 months and any defects made good immediately thereafter.

5.5 Weed killing

Protect foliage of all plants during applications of herbicides. No plant, foliage or stem, shall be directly sprayed, even in winter. Any plants affected by herbicide shall be replaced.

5.6 Watering

Water all planting as necessitated by dry weather. Apply water as a fine spray, to moisten full depth of root run. Avoid washing or compaction of the soil surface.

5.7 Tidiness and Clearance

All landscape areas shall be maintained free from debris, including free from all aftercare debris.