



WOODBROOK

LANDSCAPE DESIGN STATEMENT

OCTOBER 2019



CONTENTS

1.0	Introduction	pg 3
2.0	Site Context and Character	pg 4
3.0	Landscape Concept	pg 6
4.0	Landscape Strategy	pg 7
5.0	Masterplan Character	pg 8
6.0	Hierarchy open spaces	pg 9
7.0	Tree and Hedgerow Retention and Removal Plan	pg 10
8.0	Masterplan	pg 11
9.0	Coastal Park	pg 13
10.0	Podium Landscape	pg 14
11.0	Corridor Park	pg 15
12.0	Pocket Parks to Block A and Block E	pg 16
13.0	Pocket Park to Duplex Units	pg 17
14.0	Old Dublin Road Frontage	pg 18
15.0	Dart Gateway	pg 19
16.0	Overall Shanganagh Masterplan Woodbrook Development	pg 20
17.0	Woodbrook Golf Course	pg 21
18.0	Typical Planting Species List	pg 23

1.0 INTRODUCTION

Woodbrook is located in South County Dublin between Shankill and north Bray and is accessed off the Old Dublin Road (R119).

The site lands are the subject of the Woodbrook-Shanganagh Local Area Plan 2017-2023 and as such the proposal has due regard to the development strategy and vision set out in the Local Area Plan and to the objectives of the Dun-Laoghaire Rathdown County Development Plan 2016-2022. The proposed landscape design strategy and masterplan proposals are described in this report.

1.1 LANDSCAPE CONTEXT

The site comprises an area of arable land between Shankill and Bray. Woodbrook Golf Course is located to the east of the site and extends to the coast intersected by the Dublin- Wexford (Dart) railway. To the south is Bray Head and the Dublin/Wicklow Mountains which are viewed in a panorama from the northern portion of the site

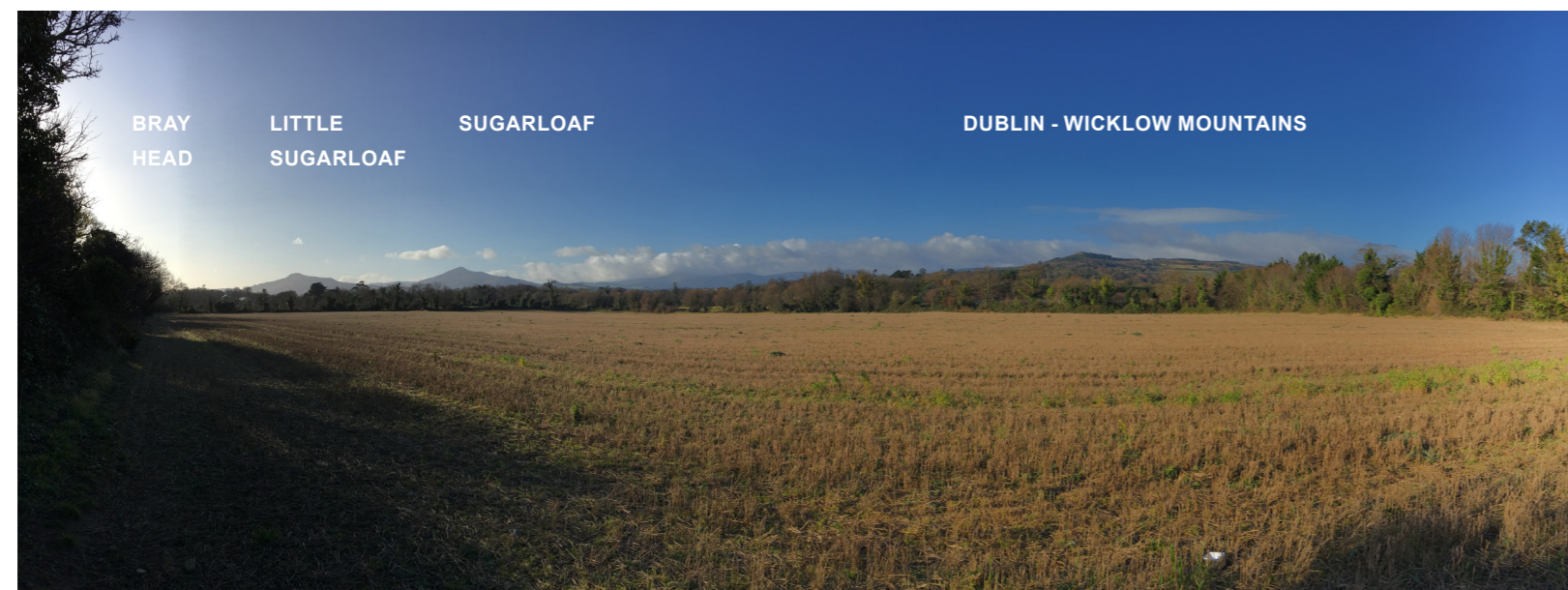


Figure 1: View South from Site

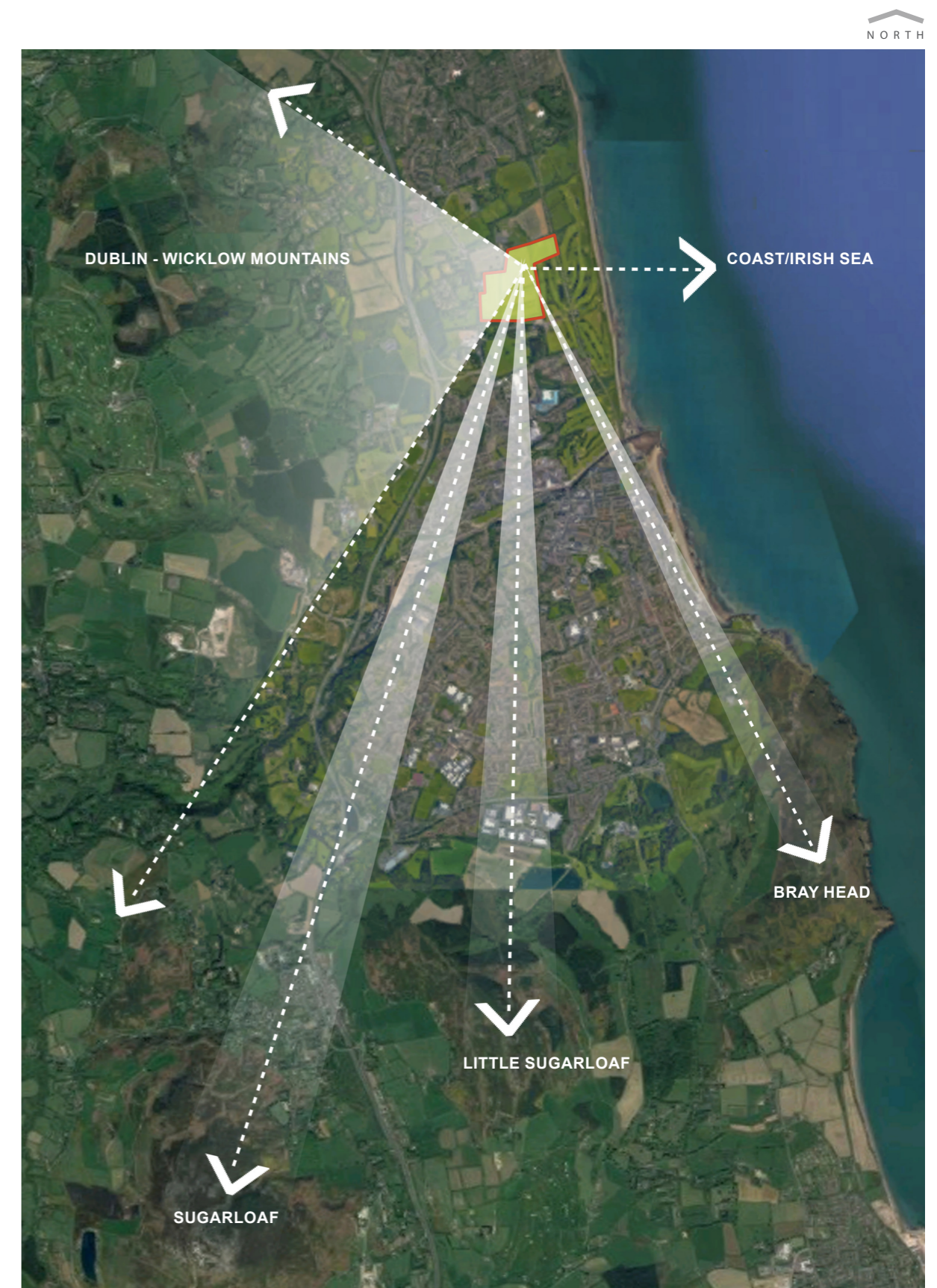


Figure 2: Site context

2.0 SITE CONTEXT AND CHARACTER

2.1 SITE CONTEXT

Woodbrook is located south of Shankill on the relatively flat coastal plain which runs south from Ballybrack in south Dublin, through Shankill to Bray in North Wicklow. To the north of the site lands is Shanganagh Park and Cemetery, which is currently the subject of a Master Plan redesign by Dun Laoghaire Rathdown County Council. There are proposals for a crematorium, car park, new cycle ways and a number of amenity improvements. To the east and southeast is Woodbrook Golf Course, divided by the Dublin-Wexford (Dart) railway with the coast beyond.

To the south is Woodbrook House set within a mature parkland with mature woodland. To the west residential properties are set back off the old Dublin Road (R119) in tree-lined parkland grounds, around period properties or within small residential estates such as Woodbrook Downs.

Immediately northwest of the site lands are St James Church Crinken and grounds while two residential properties lie north and south of the church. To the west is the Old Dublin Road (R119) which parallels the western site boundary and is within close proximity to the N11 motorway approximately 1km further west.



Figure 3: Landscape Context



Figure 4: View East from Carrickgollan

2.2 SITE CHARACTER

Currently the residential site lands are in arable use and comprise four fields subdivided by internal hedgerows running east west with one hedgerow running north south. The land for the proposed replacement of 2 golf holes is located on the east side of the railway comprising two fields.

The subject site has an enclosed character to the west, south and north influenced by the existing mature tree groups and woodland of Shanganagh Park, the Old Dublin Road and Woodbrook House and Demesne. Mature trees screen foreground views from surrounding lands and will serve as a backdrop to development within the site.

To the east while the coast is not visible, it does have an influence on the character which is more open with long distant views south to Bray Head and the Wicklow Mountains.

Other long distance views extend westwards towards the Dublin/Wicklow Mountains and Carrickgollagan and north to Killiney Hill. St James Church located on the western boundary, is a protected structure and a feature of views from within the site.



Figure 5: Wicklow Mountain to South- West of Site



Figure 6: Bray Head to South of Site



Figure 7: St. James Church to West of Site

3.0 LANDSCAPE CONCEPT

In accordance with the Local Area Plan objectives the landscape concept responds to the existing site character. The north south and east west axis set up by the vegetation of the site provides a structure to the proposed development. These linear field boundaries have been utilised as landscape corridors which provide connections and permeability through the development and beyond to the wider LAP lands.

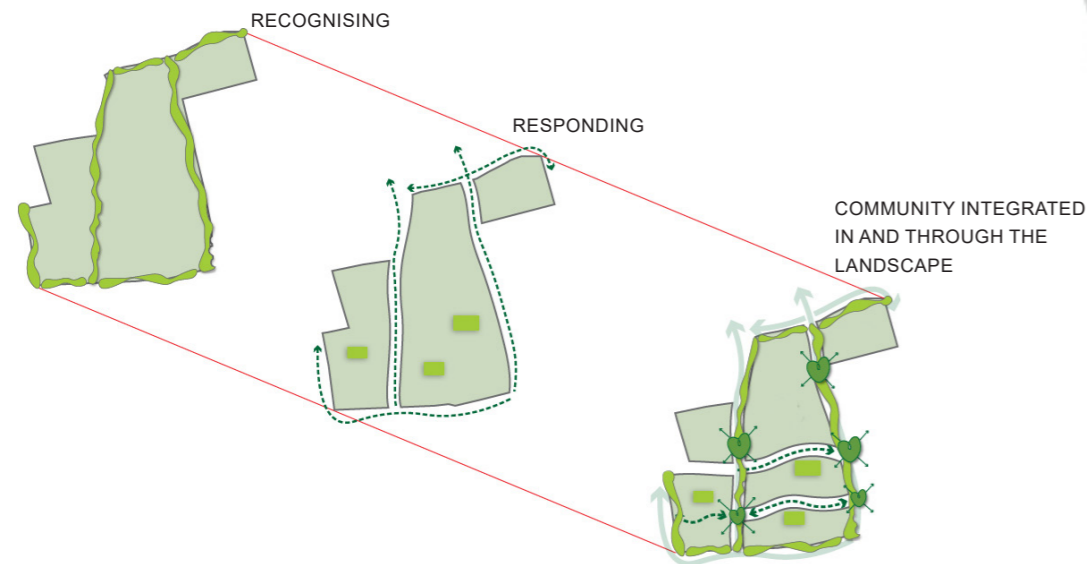


Figure 8: Landscape Concept

Further development of the concept resulted in the creation of a series of linear parks within which smaller pocket parks are placed. The green spaces and corridors are connected via east west link streets and the overall development is set within a mature boundary of trees. This green infrastructure provides the structure and backbone to the proposed scheme.

Shanganagh Park is identified as a Gateway Park within the County's Green Infrastructure Strategy offering a range of passive and active recreation. The open spaces of Woodbrook are designed to connect the development to Shanganagh Park and to provide an amenity for residents.

DLRCC are currently progressing a major masterplan redesign for the park



Figure 9: Site Development Context

4.0 LANDSCAPE STRATEGY

4.1 LANDSCAPE STRATEGY

The landscape strategy for the site is based on the objectives set out within the Woodbrook-Shanganagh Local Area plan 2017-2023 and the Dun Laoghaire Rathdown County Development Plan 2016-2022.

4.2. GREEN INFRASTRUCTURE AND BIODIVERSITY

The principal landscape element is the inclusion of the Green Infrastructure Strategy (Appendix 14 County Development Plan) which provides for 2 cross-county Green Infrastructure corridors relevant to the Woodbrook lands. The coastal corridor (Corridor 1) along the east of the County is designed to link Dublin City and County Wicklow. The linear park (Corridor 6) will form part of the connection of the seven Gateway Parks, which will serve as a transition between the urban and rural/ mountain landscapes of the County.

Shanganagh Park is a biodiversity resource and the linear parks within the proposed site also offer opportunities for biodiversity. In this respect meadow areas are proposed along existing hedgerows and mature tree lines on the site boundaries which will provide refuge for wildlife and pollinators.

4.3. CONNECTIONS AND LINKS

Within Woodbrook the coastal and linear parks form the main pedestrian/ cycle connection to Shanganagh Park, connecting neighbourhoods through the subject site.

Cycle connections are also proposed to the proposed Woodbrook Dart Station, which is the subject of a separate planning application by Iarnod Eireann.

4.4. LANDSCAPE FEATURES

The Local Area Plan also has an objective to protect and preserve trees and woodlands. This is adopted in the landscape design with mature trees being retained along the Old Dublin Road, within the pocket park to the south and within the central avenue which connects to the main entrance. Existing perimeter hedgerows along all site boundaries including the boundary south of the church are also retained and adopted into the landscape masterplan as areas of biodiversity. In addition they also confer a mature character to the proposed development and tie the site development into its context.

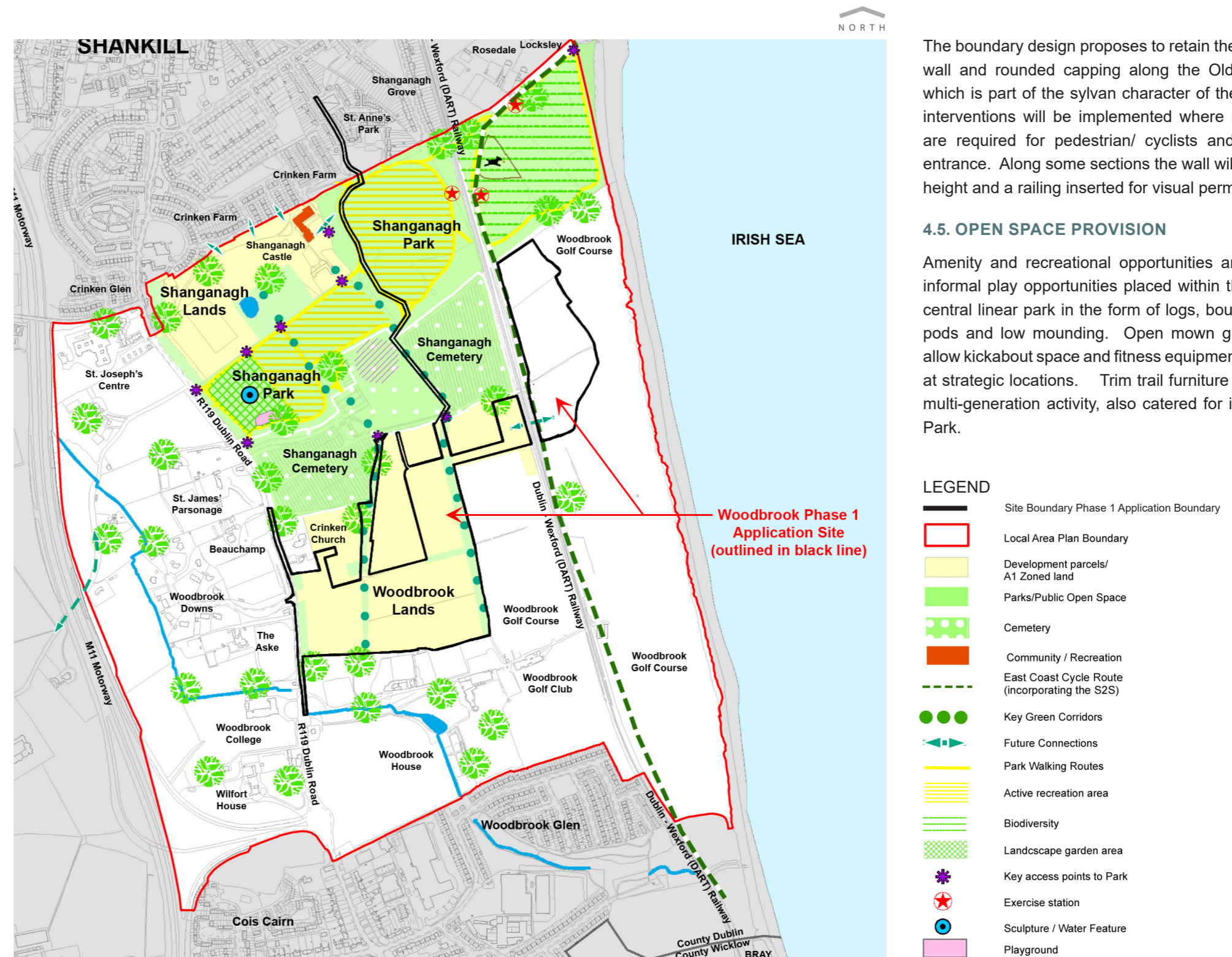


Figure 10: Landscape Strategy Map for Woodbrook - Shanganagh Local Area Plan 2017-2023

The boundary design proposes to retain the existing stone wall and rounded capping along the Old Dublin Road, which is part of the sylvan character of the R119. Some interventions will be implemented where new entrances are required for pedestrian/ cyclists and for the main entrance. Along some sections the wall will be reduced in height and a railing inserted for visual permeability.

4.5. OPEN SPACE PROVISION

Amenity and recreational opportunities are offered with informal play opportunities placed within the coastal and central linear park in the form of logs, boulders, stepping pods and low mounding. Open mown grass areas will allow kickabout space and fitness equipment will be placed at strategic locations. Trim trail furniture will provide for multi-generation activity, also catered for in Shanganagh Park.

5.0 MASTERPLAN CHARACTER

The site context and wider landscape character, including the objectives set out in the Local Area Plan are reflected in the landscape character and quality of the open spaces in the landscape masterplan.

The informal character of the Coastal Park, located on the edge of the proposed development, is characterised by retention of the existing boundary hedgerow with meadow fringing the perimeter. Informal play opportunities and low mounding also make reference to a coastal character which is reinforced by ornamental grasses to the apartment blocks that will weave through the spaces.

The Central Corridor Park set within the more enclosed landscape character area and residential homezone responds to its site context with the park edges defined with semi-mature trees and ornamental planting. While the park establishes a green link to Shanganagh Park it is also a usable open space with play opportunities.

The character of the Old Dublin Road with its mature trees provides the setting for the entrance to Woodbrook and establishes the character of the linear park and western edge of the site which includes a shared pedestrian/ cycle link to the Old Dublin Road.



Figure 11: Landscape Character

- LEGEND**
- Linear Park - Principal Open Spaces
 - Pocket Park - Secondary Open Space
 - Communal Open Space - Podium Landscape
 - Existing Tree Groups
 - Central Spine
 - Secondary Links
 - Visual Focus
 - Existing Woodland/Mature Trees
 - Area zoned for Residential Development
 - Cycle / Pedestrian Network
 - Phase 1 Application Site Boundary



Figure 12: Old Dublin Road Sylvan Character



Figure 13: Enclosed Wooded Character

6.0 HIERARCHY OF OPEN SPACES

The open spaces within Woodbrook are located in accordance with the Woodbrook Shanganagh Local Area Plan and the quantum of open space provided by the Masterplan complies with that provided for in the LAP and shown on the Architectural Design Statement.

LINEAR PARKS

The two principal open spaces are the North-South linear parks (the Coastal Park, the Corridor Park) that provide connectivity to Shanganagh Park. They provide amenity and cater for a variety of passive and active uses that are described in Sections 9 and 11 of this report.

BOUNDARY OPEN SPACES

Boundary and buffer open spaces provide set back from existing boundary planting and for additional planting where required (eg. access to temporary car park). The Southern open space also provides connectivity between the linear park.

POCKET PARKS

There are three pocket parks within the development that provide informal play seating areas.

COMMUNAL OPEN SPACE

These include the designed internal courtyards on podium level to Blocks, A,B,C and D. Block E has a shared communal garden with a southerly aspect which includes seating for residents and informal play and kick-about space.

PLAZA - OPEN SPACE

The public realm to the Dart Gateway incorporates large planters with seating and provides for bicycle stands and lockers.

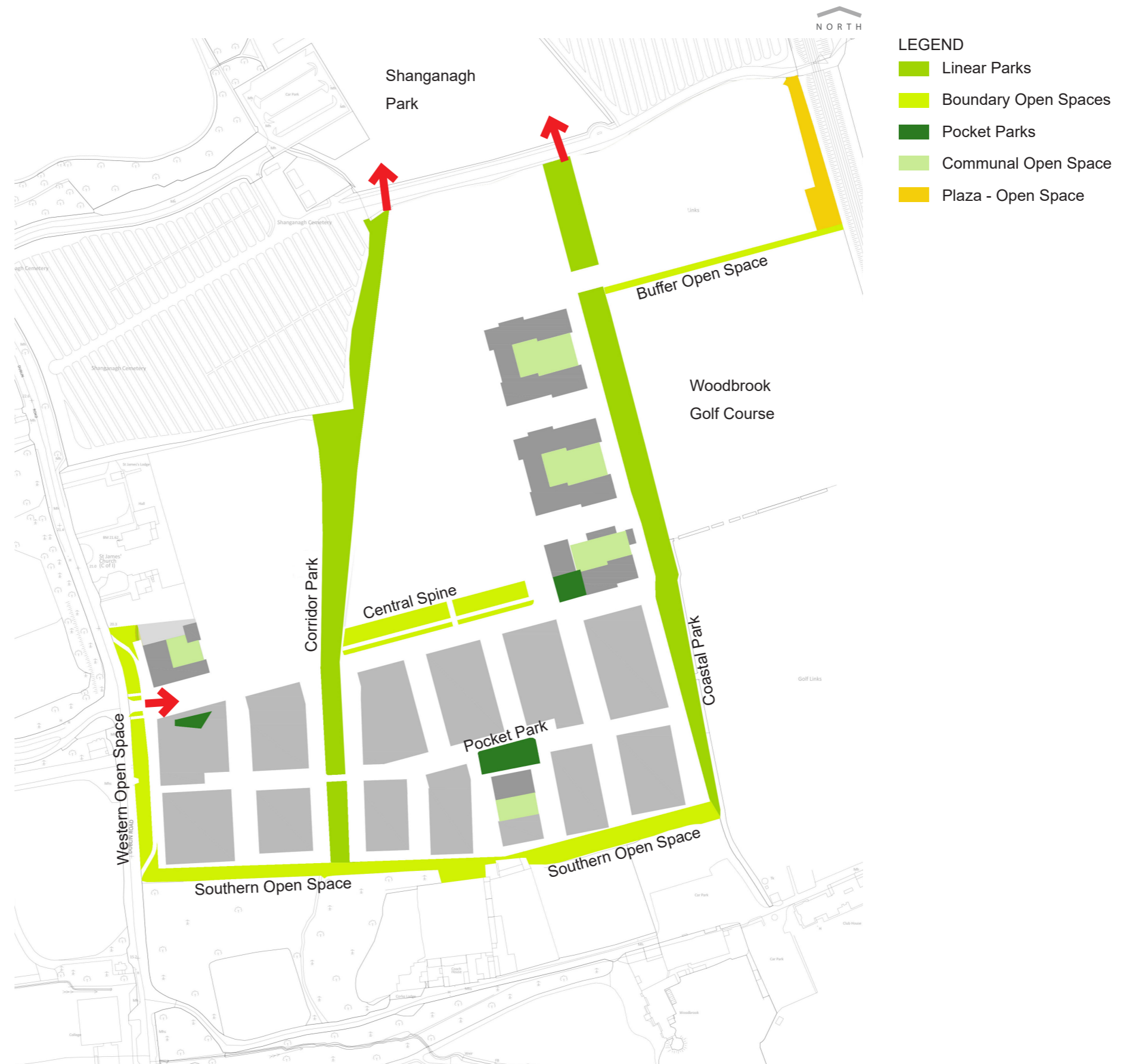
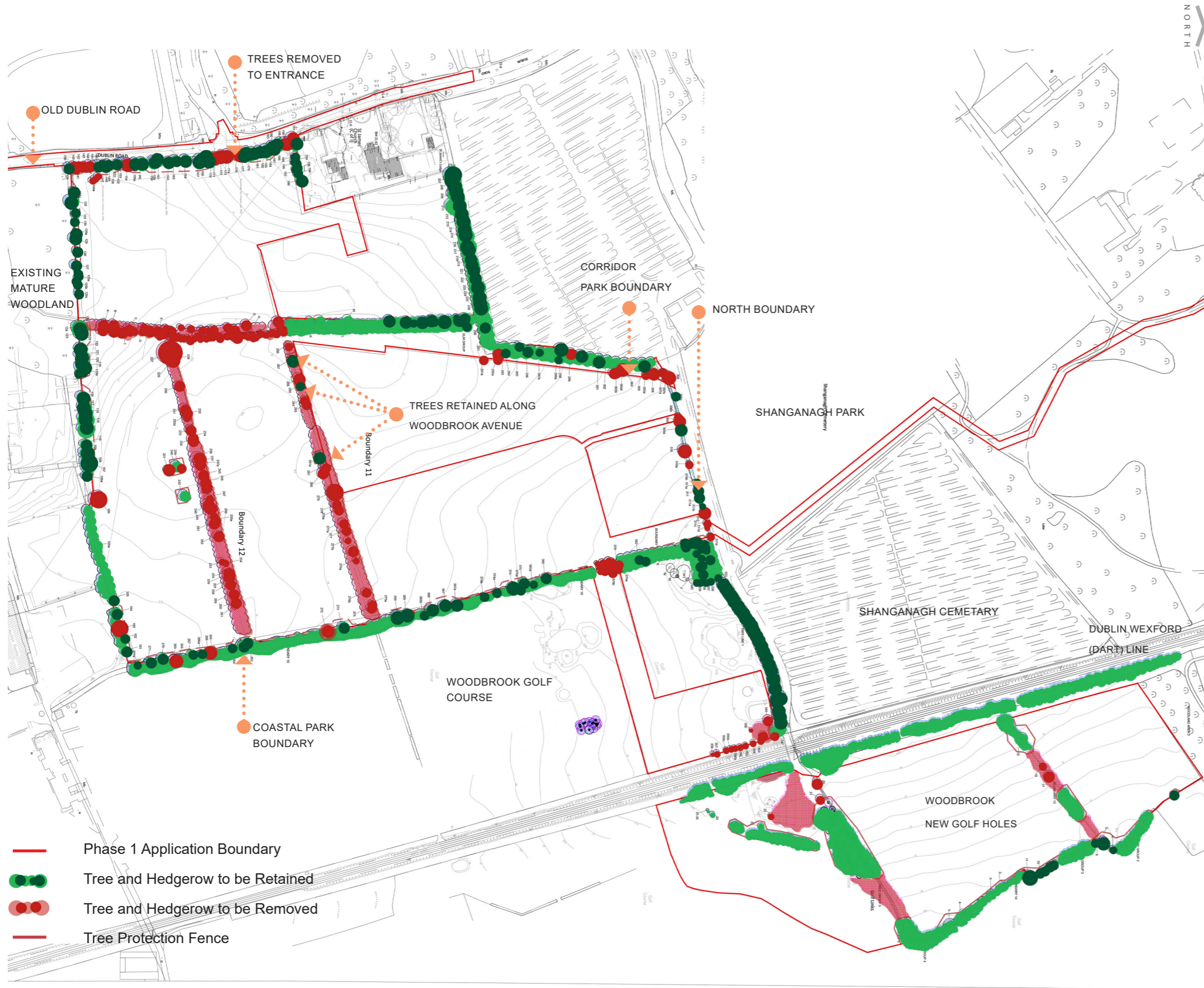


Figure 14: Overall Shanganagh Masterplan Woodbrook Development

7.0 TREE AND HEDGEROW RETENTION AND REMOVAL PLAN



The proposed development recognises the importance of mature tree retention as they provide a valuable asset to the setting of the site and biodiversity value. The development is therefore designed to retain as many trees as feasible. This is reflected in the set back of the development from the site boundaries to minimise the impact on the mature trees.

As the site naturally slopes southwards, the southern portion of the site is used for the collection of surface water and there is a proposed foul and surface water drain running along the south boundary. The alignment of these services was carefully considered to minimise the impact on the tree root protection and the development was set back accordingly to allow adequate access for services without disturbance to tree roots.

The pumping station is located to the south west of the corridor park within a natural break in the trees. Mitigation in the form of sheet piling during construction of the underground tank, located west of the pumping station, will allow retention of the trees on the boundary.

A number of trees will be retained along the main avenue and within the pocket parks. In addition there will be extensive tree planting carried out throughout the development, as illustrated in the landscape masterplan, from semi-mature trees along the main avenue to extra-heavy, standard and multi-stemmed trees within the local streets. The species selected are described in Section 16.

The impact on trees is provided in the Arboricultural Impact Assessment Report.

Figure 15: Tree and hedgerow retention and removal plan

8.0 MASTERPLAN



Figure 16: Masterplan

8.1 PHASE 1 LANDSCAPE MASTERPLAN

Phase 1 application lands will comprise a residential development of 685 units (207 No. houses and 430 No. apartments and 48 No. duplexes ranging from 2 / 8 storeys in height). It will also provide a crèche. A series of north south cycle pedestrian links will provide connections to Shanganagh Public Park and north south permeability through the Green Axis as envisaged in the LAP. A dedicated pedestrian and cycle path will be provided along the Old Dublin Road. Two linear parks, the coastal park and central corridor park running north south, will connect neighbourhoods and provide high quality pedestrian links through the character areas.

Other ancillary infrastructure will be provided such as car parking, substations, bicycle parking and attenuation tanks. Suds measures will include swales and permeable paving. There will also be the relocation of two existing golf holes to new lands east of the rail line and provision of a distributor road which will connect to a future Dart Station. The Dart Station car park will be located in lands currently forming part of Woodbrook Golf course. It will be temporary pending development of Phase 2 Lands.



Figure 17: Play Mounds



Figure 18: Timber Logs



Figure 19: Swales feature within streetscape



Figure 20: Pocket Park



Figure 21: Biodiversity/Swale



Figure 22: Pocket Park and Play Mounds

8.2 DESIGN OBJECTIVES

The principle design objectives are:

- To create a high quality residential environment with different character zones
- To provide landscape character areas that respond to the sites setting and context.
- To provide local and strategic pedestrian and cycle links that connect the site to the wider LAP lands of Shanganagh Park and Castle and a future coastal cycle route,
- To enhance the biodiversity of the site through tree and hedgerow retention and by new planting that is in accordance with the All Ireland Pollinator Plan.
- To provide attractive multi-functional spaces for amenity
- To provide play opportunities both formal and informal play activity that are integrated into the landscape design
- To provide viewing opportunities towards important external vistas
- To incorporate Suds measures within the streetscape design

9.0 COASTAL PARK

The coastal park weaves along the eastern boundary and is informal in character. Along the route of the pedestrian/cycle route are natural play features such as timber logs, low undulating play mounds and outdoor exercise equipment. The existing hedgerow will be reinforced by infill tree planting. Sudds measures in the form of swales will follow the line of the park with pedestrian crossing points provided at intervals into the residential homezones.

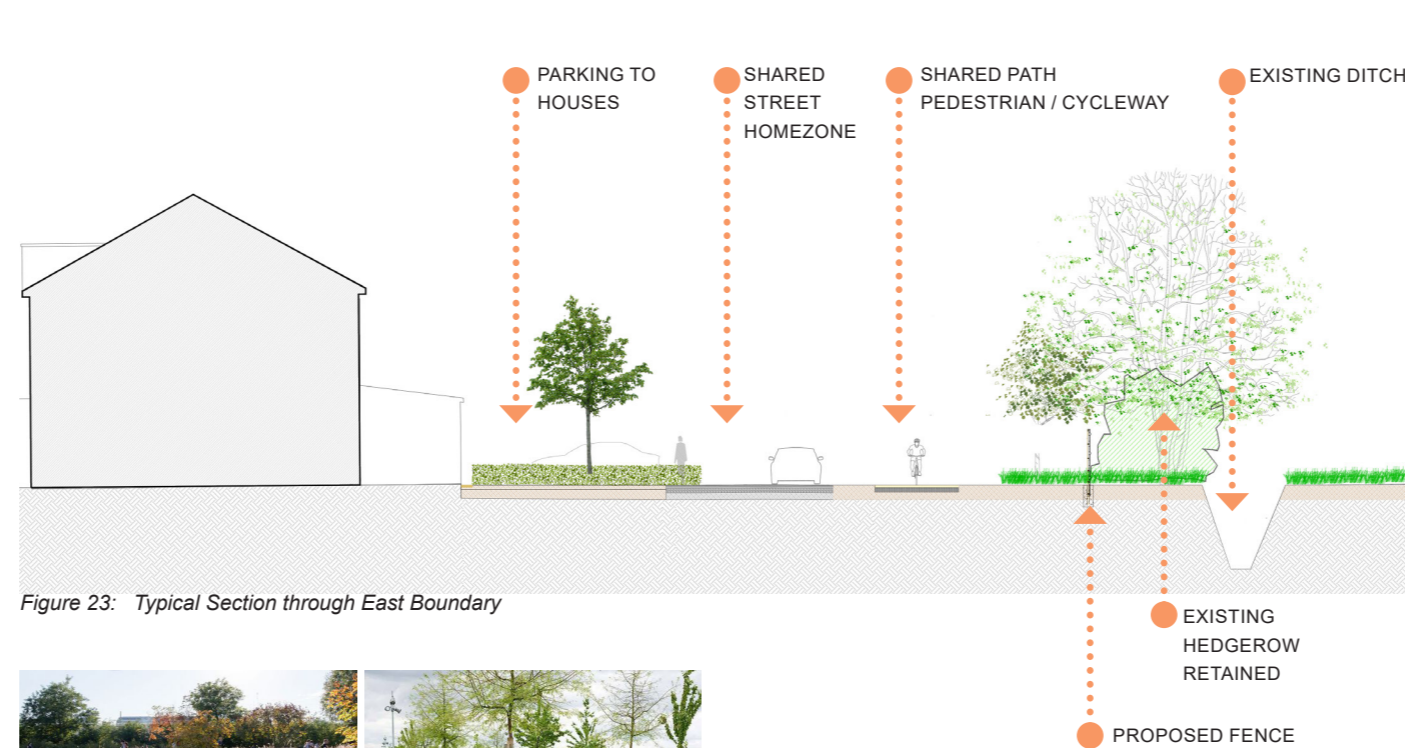


Figure 23: Typical Section through East Boundary



Figure 24: Reference Images for Coastal Park



Keyplan



Figure 25: Coastal Park

10.0 PODIUM LANDSCAPE

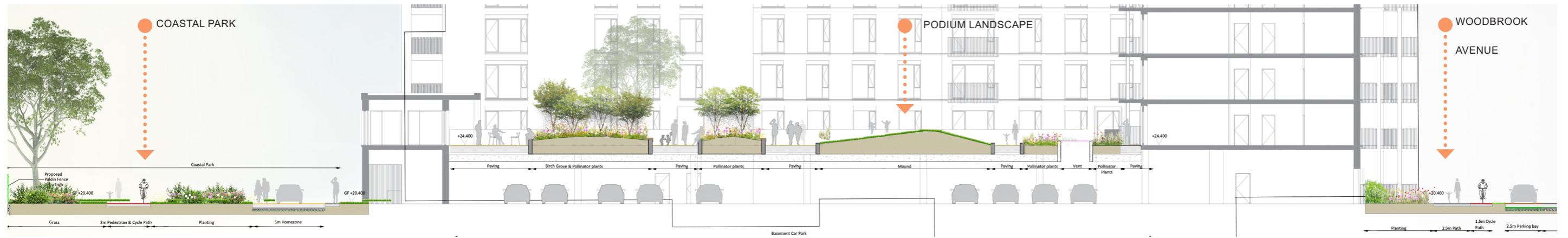


Figure 26: Cross Section through Block B and Coastal Park and Woodbrook Avenue

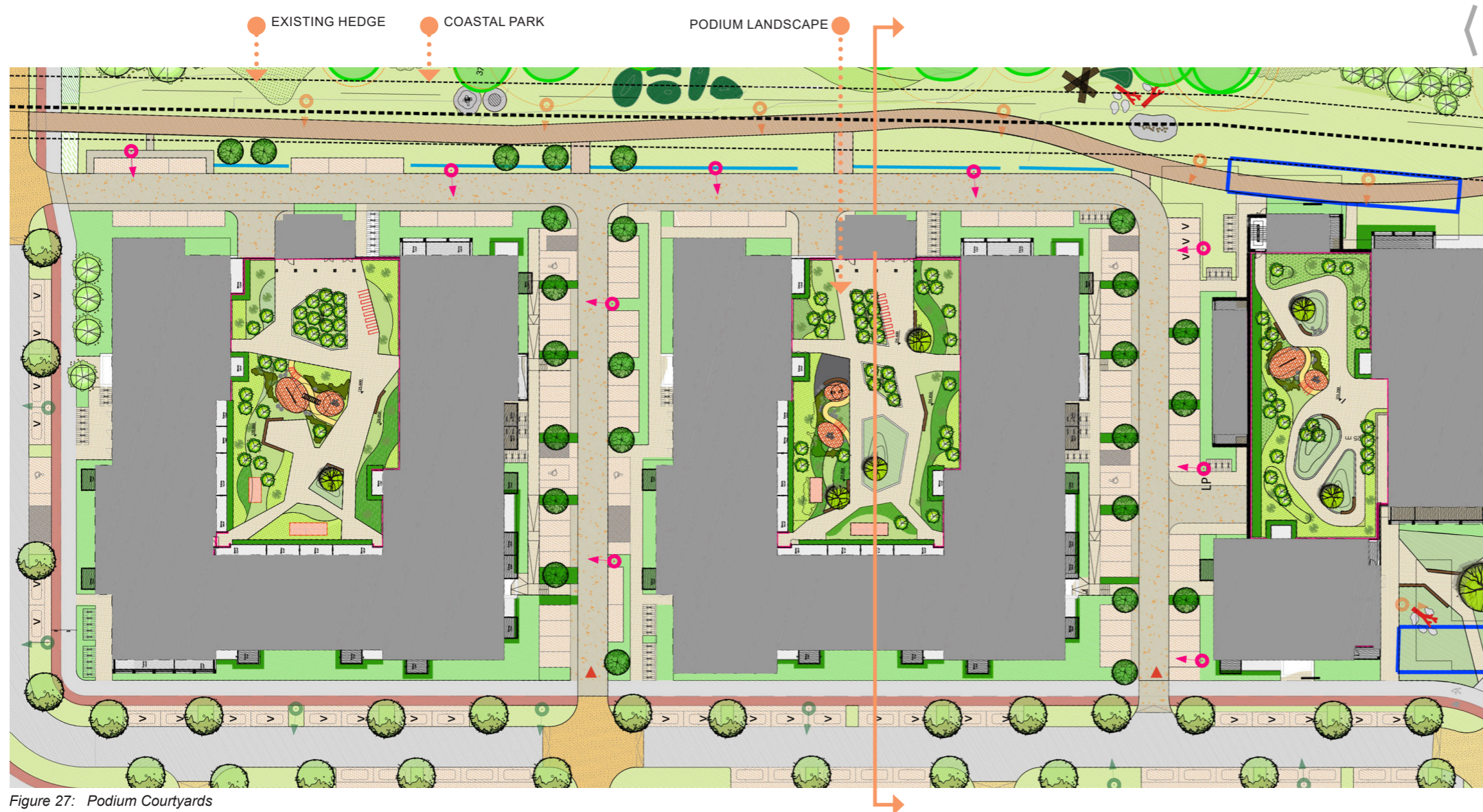


Figure 27: Podium Courtyards



Keyplan

The landscape treatment of the courtyards to the apartment blocks A, B and C fronting the Coastal Park will be informal.

Low contoured mounds on the podium will be planted with ornamental grasses and multistem shrubs and trees.

Opportunities for play will be provided with boulders, logs, stepping logs, bridges and balance beams.

11.0 CORRIDOR PARK

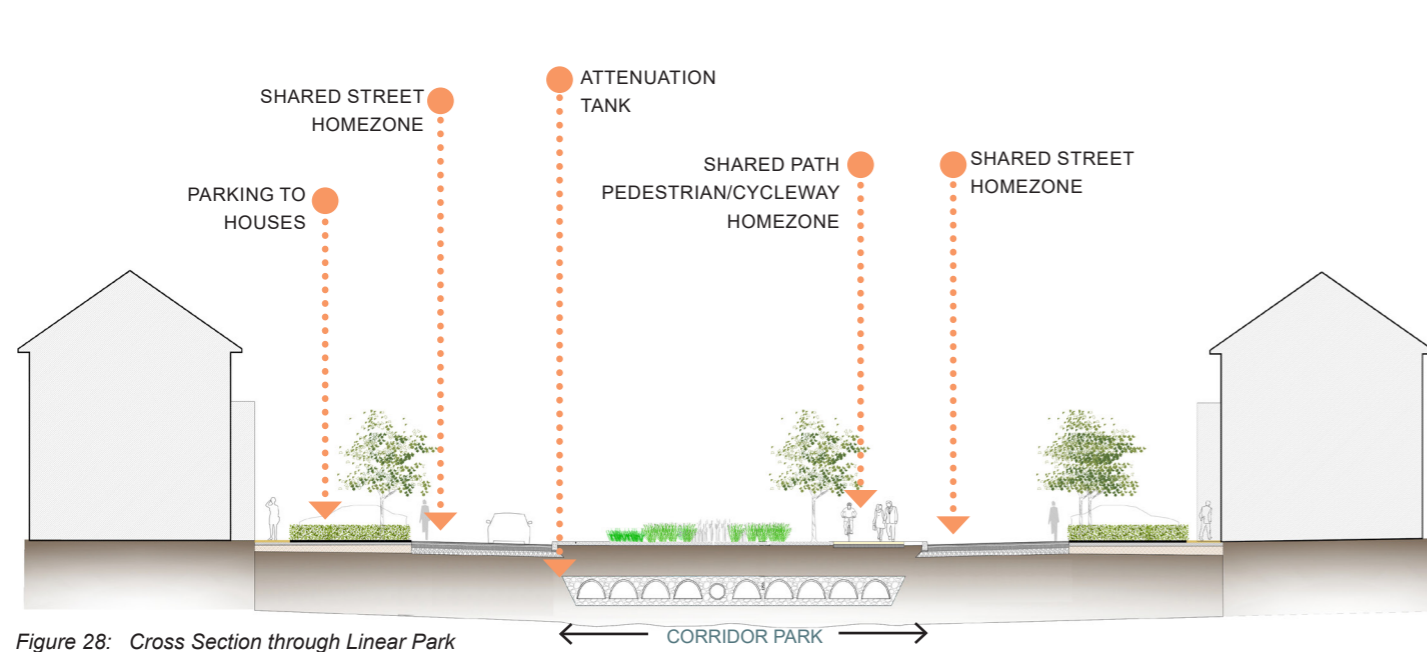


Figure 28: Cross Section through Linear Park



Figure 29: Reference Images for Linear Park

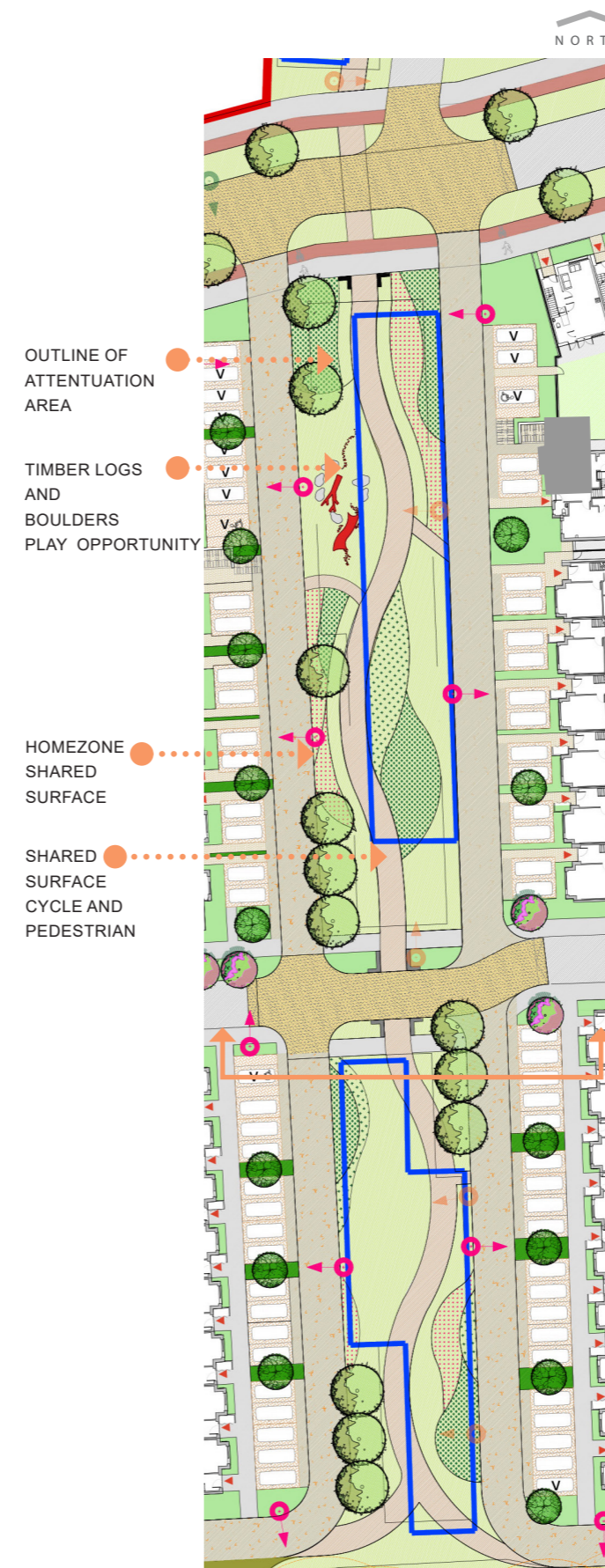


Figure 30: Linear Park



Keyplan

The central corridor park is intersected with a shared surface that links the residential development to the future Neighbourhood Plaza and Shanganagh Park. It contains opportunities for play with timber logs. Ornamental grasses weave through the space and tree planting is positioned at the edges of the space to allow for the attenuation tanks.

Root barriers will be installed around the trees to prevent the roots penetrating the tanks .

12.0 POCKET PARKS TO BLOCK A AND BLOCK E



Figure 31 : Block A Pocket Park

- LAWN WITH BULB PLANTING AND INFORMAL NATURAL PLAY
- FEATURE TREE AT FOCAL POINT ON AVENUE
- SEAT ON LOW WALL
- DEFENSIBLE PLANTING



Figure 32: Block E Pocket Park

- EXISTING TREE NO. 240
- RAISED TABLE
- LAWN WITH BULB PLANTING
- SEATING AREA
- EXISTING TREE NO. 242
- SEATING AREA
- LOCAL STREET TREE



Figure 33: Timber play logs



Figure 34: Ornamental planting



Figure 35: Pedestrian routes through park

The Pocket Park West and South of **Block A** is located at the end of Woodbrook Avenue. A semi mature Oak tree is proposed (*Quercus palustris*) which will help define the significance of this location, in front of the landmark 8-storey building and at the end of the eastern axis of Woodbrook Avenue.

The pocket park will contain informal play opportunities with seating integrated into low walls.

The pocket park to **Block E** contains 2 existing mature trees (Tree No. 240 and Tree No. 242)

13.0 POCKET PARK TO DUPLEX UNITS



Figure 36: Pocket Park to Duplex Units

This small pocket park is located to the rear of the duplex units which front onto Woodbrook Avenue and the Old Dublin Road. The park provides an area for seating with a south facing aspect and will be planted to have a high biodiversity value with pollinator shrubs and perennials plants being selected.

● PLANTING FOR BIODIVERSITY ● CYCLESTANDS

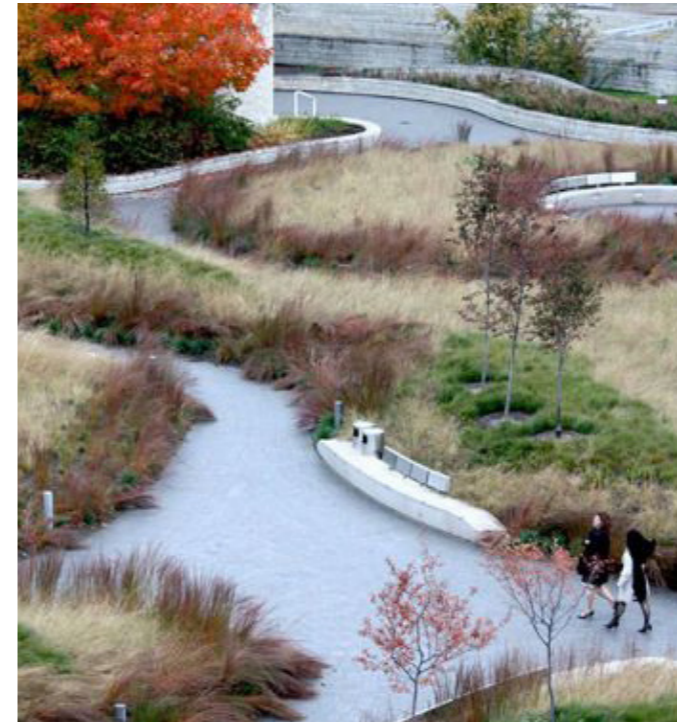


Figure 37: Seating with planting

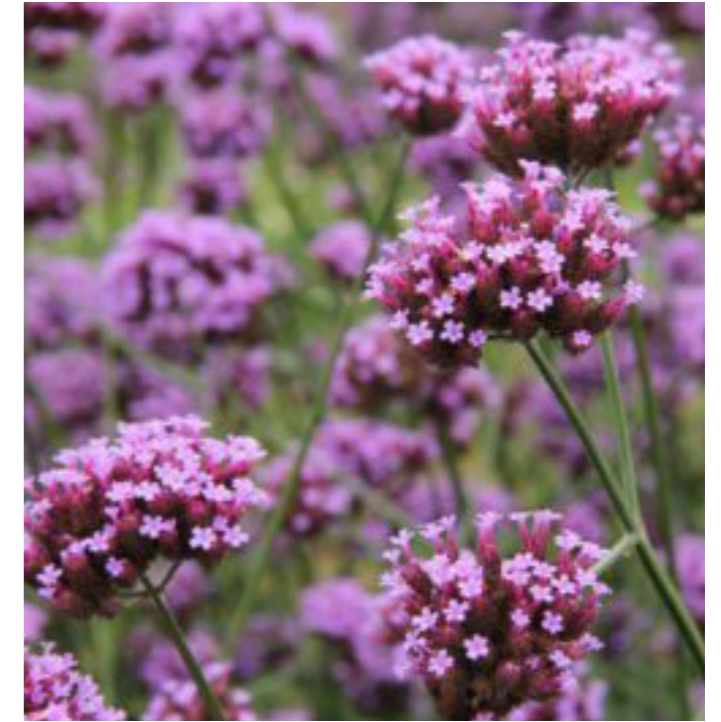


Figure 38: Planting selection for Biodiversity

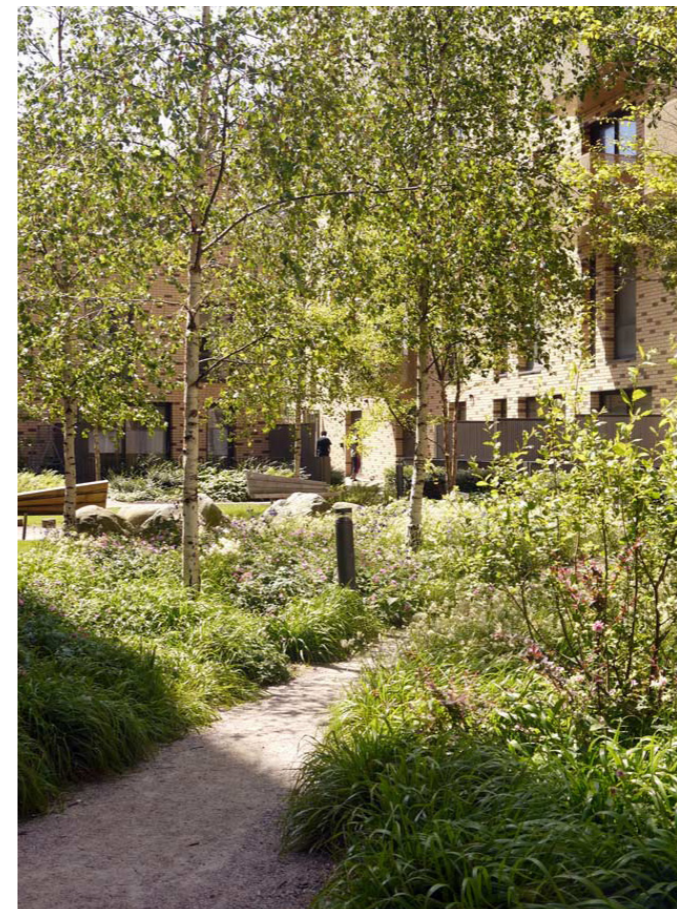


Figure 39: Landscape screening



Figure 40: Biodiversity

14.0 OLD DUBLIN ROAD FRONTAGE



Figure 41: Plan Old Dublin Road Boundary

Along the Old Dublin Road the existing sylvan character will be maintained. The stone wall will be retained but lowered in sections and a new railing panel inserted to provide visual permeability into the development.



Figure 43: Old Dublin Road (R119)



Figure 42: Elevation of Main Entrance along Old Dublin Road (R119) Boundary



Figure 44: St. James Church

15.0 DART GATEWAY

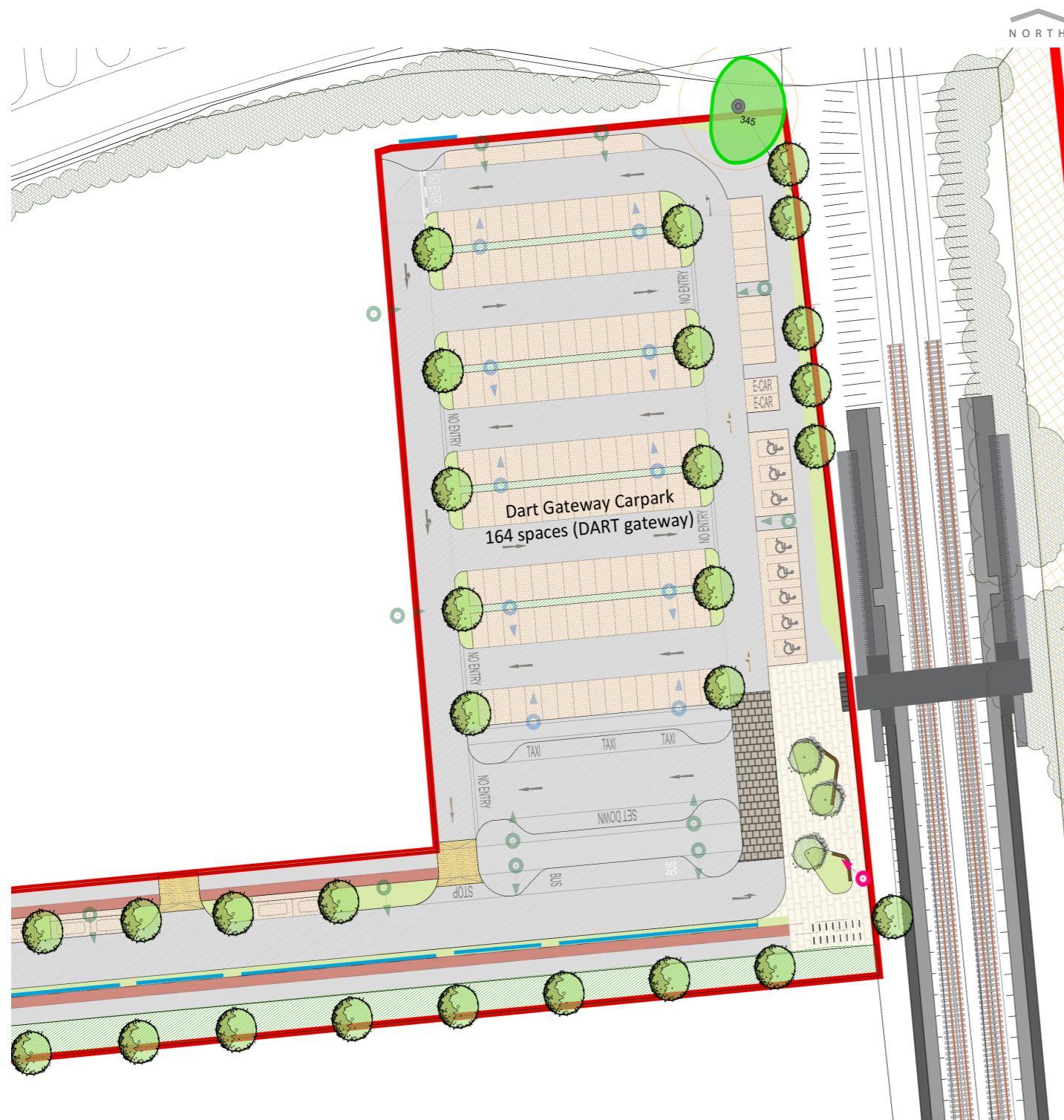


Figure 45: Overall Plan of Civic Space and Temporary Car Park to Woodbrook Station

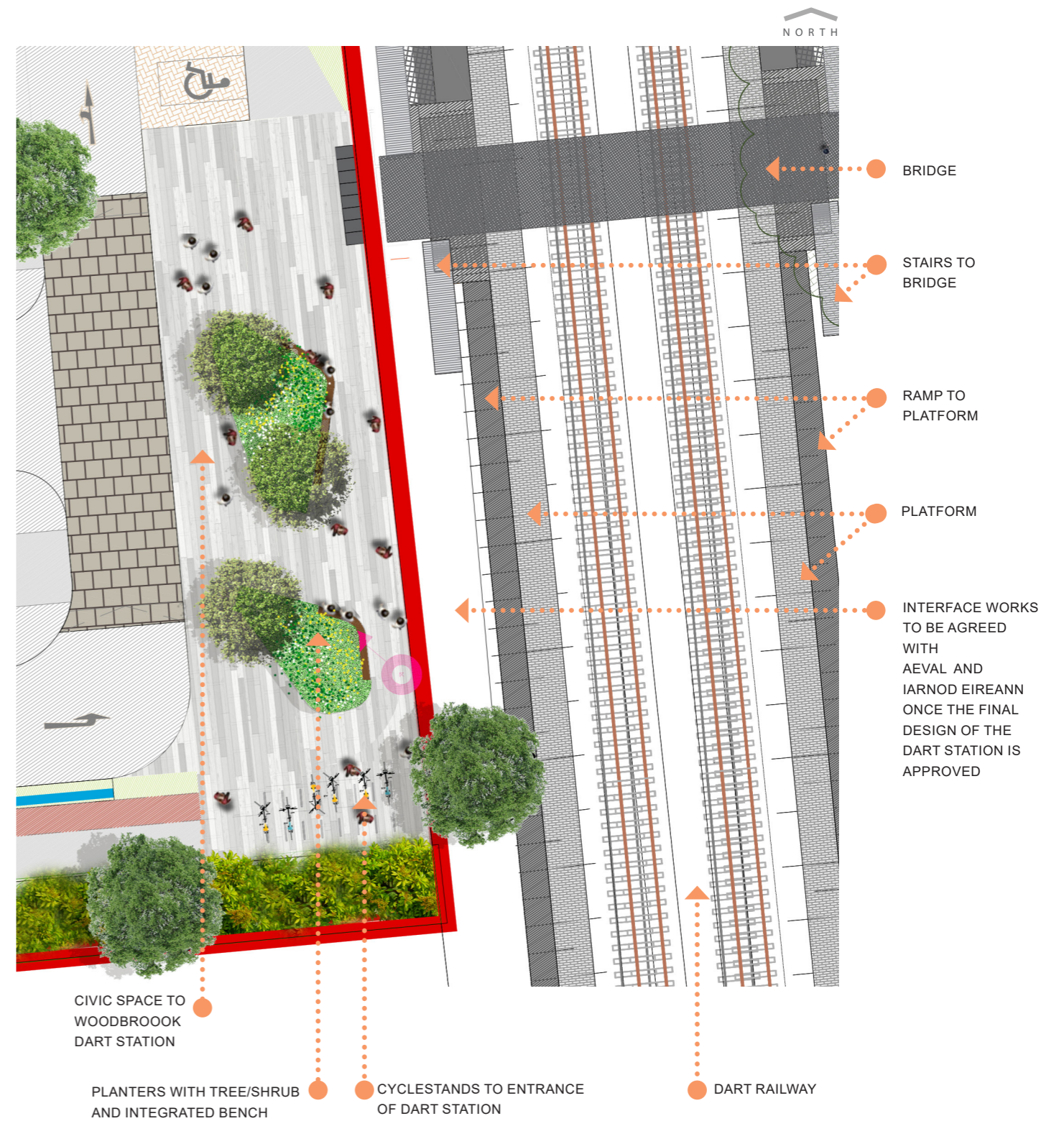


Figure 46: Plan of Civic Space to Woodbrook Dart Station

16.0 OVERALL SHANGANAGH MASTERPLAN WOODBROOK DEVELOPMENT



Figure 46: Overall Shanganagh Masterplan Woodbrook Development



Figure 47: Proposed links to Shanganagh Park

LEGEND

- ① Proposed Link to Shanganagh Park
- ② Cycle/Pedestrian Link Through Corridor Park
- ③ Cycle/Pedestrian Link through Coastal Park
- ④ East Coast Cycle Route
- ⑤ Shanganagh Cemetery
- ⑥ Crematorium - Part 8 Approved in 2016 (PC/ PKS/0216)

16.1 CONNECTIONS TO SHANGANAGH PARK

Shanganagh Park currently comprises c.36ha of active and passive recreational open space and an important biodiversity resource. A key objective of the Local Area Plan is “to provide and improve pedestrian/cycling and green/biodiversity corridors through the Park and between each of the development parcels.”

Having regard to this objective, the masterplan for Woodbrook proposes two north south green corridors through the development that provide pedestrian/ cycling links to Shanganagh Park. A number of meetings with the Parks Department were undertaken during the design development stages of the masterplan with a view to co-ordinating and agreeing the interface details between the park and residential lands. The objective is to provide a cohesive and seamless transition and easy access from the residential lands into the park. The principles have been agreed with the Parks Department and further detailed design of the interface will be undertaken following planning permission.

17.0 WOODBROOK GOLF COURSE



Figure 48: Plot Areas

Development of the residential lands, as set out in the Woodbrook Shanganagh LAP 2017-2023, will necessitate the relocation of 2 existing golf holes at Woodbrook Golf Course to new lands east of the railway line. The existing 3rd and 7th golf holes will also be reduced in length.

The layout for the new golf holes provides for:

- 2 high-quality golf holes in replacement of those removed to facilitate the residential development
- a corridor for a future footpath / cycleway (by others) along the east side of the railway
- retention of a significant extent of existing trees and hedgerows on the new lands
- extensive buffer planting between the railway and the new golf holes
- incorporation of surface water attenuation wetlands

The provision of the new holes is proposed in consultation with Woodbrook Golf Club



Figure 49: Relocated Golf Holes Plan

17.1 REPLACEMENT GOLF HOLES

The proposed temporary car park serving the Dart Gateway will be constructed on lands currently within Woodbrook Golf Course. The development of the 6 Acre Dart Gateway Lands, including the temporary car park will affect two of the existing golf holes. It is proposed therefore to provide two replacement golf holes to the east of the Dart Line for Woodbrook Golf Club which have been the subject of a tripartite legal agreement between the Local Authority, Aeval and Woodbrook Golf Club under an earlier Chief Executive's Order in accordance with S.211 of the Planning and Development Act 2000 and subject to the provision of S.183 of the Local Government Act 2001. The transfer of the lands required for these 2No golf holes to the Applicant has been approved by the Local Authority. The two replacement golf holes are proposed on lands zoned Objective GB.

The design of the two replacement golf holes has been carried out by a professional golf course designer and in close consultation with Woodbrook Golf Club to ensure that the amended golf course will operate satisfactorily and safely given its location adjacent to the future residential development and the Dart Station.

Woodbrook Golf Club also intend making modifications to a number of golf holes in close proximity to the Woodbrook development lands. These works involve modest re-aligning of golf holes in proximity to the proposed residential development so as to mitigate any issue relating to safety within the residential scheme. This is again being informed by professional golf course designers and with close consultation between Woodbrook Golf Club and Aeval.

Exempted Work to Woodbrook Golf Course

Class 34 of the Planning and Development Regulations 2001. As amended, make specific allowance that:-

"...works incidental to the maintenance of any golf course or pitch and putt course, including alterations to the layout thereof, excluding any extension to the area of the golf course or pitch and putt course".

whilst development, are exempted development and can be undertaken without the need for planning permission to be being obtained.



Figure 50: New Golf Holes

18.0 TYPICAL PLANTING SPECIES LIST

18.1 HIERARCHY OF STREET TREES

A variety of tree types are proposed for residential streets, selected to provide a hierarchy of tree types and to provide character and a sense of place:

Semi mature trees have been proposed for the main avenue while Extra-Heavy Standard tree will be planted within the link streets and homezone areas.

Multistem trees will be located along existing hedgerows on the east and south boundary and as feature specimens on the podium courtyards.

Local Street Trees (16-18cm girth)



Liquidambar styraciflua



Malus 'Street parade'



Sorbus aucuparia

Main Avenue Trees (20-25cm girth)



Ulmus 'Columnella'



Alnus glutinosa



Fagus sylvatica Dawyck



Quercus palustris



Tilia x euclora

Feature tree (70-80cm girth) Full Standard Semi Mature, RB



Quercus palustris

Homezone Trees (16-18cm girth) and Multistem RB, 3-4m high



Acer rubrum brandywine



Liquidambar worpleston



Sorbus autumn spire



Corylus columna Garnet



Prunus avium plena



Fagus sylvatica Dawyck



Amelanchier Robin Hill



Birch



Sorbus aucuparia

16.2 SHRUBS AND GRASSES



Achillea 'moonshine'



Allium schoenoprasum



Aster 'Little Carlow'



Calamagrostis 'Karl Foerster'



Calamintha



Fennel



Kniphofia



Lamium 'Pink Chablis'



Lavender



Leucanthemum



Monarda Jacob Cline



Osteospermum ecklonis



Salvia nemerosa



Stachys 'Hummelo'



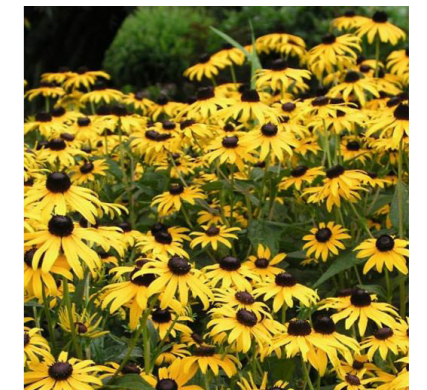
Stipa 'Ponytails'



Symphytum 'Wisley Blue'



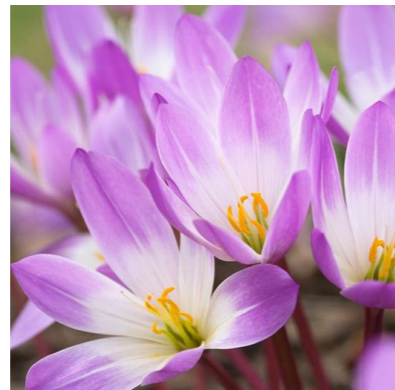
Thyme



Rudbeckia 'Goldstrum'



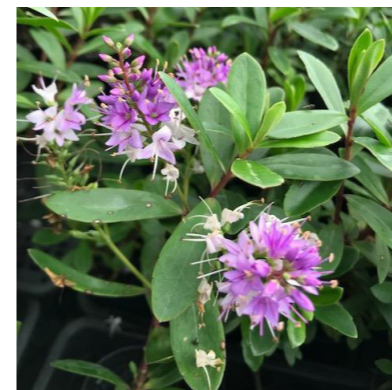
Eranthis hyemalis



Colchicum autumnale



Tibetan cotoneaster



Hebe



**Brady Shipman
Martin**
Celebrating.
50 Years.

CANAL HOUSE

CANAL ROAD

DUBLIN 6

+353 (0)1 208 1900