MITCHELL + ASSOCIATES
Landscape Architecture Urban Design

Two Oaks Residential Development, Scholarstown Road, Knocklyon

LANDSCAPE DESIGN REPORT

November 2019

Unit 5 Woodpark The Rise Glasnevin Dublin 9 D09 NA02 Ireland
T + 353 1 454 5066 E info@mitchellassoc.net VAT No.: IE 1114098RH
Mitchell Landscape Architecture Ltd Company no: 523027 Registered address: 5 Woodpark The Rise Glasnevin Directors: Brian McGuinne Dave Kirkwood

CONTENTS

Mitchell + Associates have prepared this Landscape Design Statement as part of the proposed residential development at Scholarstown Road, Knocklyon, Dublin.

The report is intended to be read in conjunction with the submitted landscape drawings and the other design team supporting documentation.

SITE DESCRIPTION

Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.

POLICY REVIEW

1.0 Policy Review

The landscape treatment for the proposed development is derived from the planning and architectural strategies and principles outlined within South Dublin County Council Development Plan 2016-2022.

South Dublin County Development Plan 2016-2022

CHAPTER 02 - Housing

H7 Objective 3: To support public realm improvements as part of infill developments.

H11 Objective 1: To promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in Chapter 11 Implementation.

H12 Objective 1: To ensure that public open space in new residential developments complies with the quantitative standards set out in Chapter 11 Implementation and the qualitative standards set out in Chapter 11 and Chapter 4 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), together with the design criteria illustrated under the Urban Design Manual – A Best Practice Guide, DEHLG (2009).

H12 Objective 2: To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development.

H12 Objective 3: To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments.

H13 Objective 1: To ensure that all private open spaces for apartments and duplexes including balconies, patios and roof gardens are designed in accordance with the qualitative and quantitative standards (including minimum balcony size and depth) set out under Sustainable Urban Housing: Design Standards for New Apartments, DECLG (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide, DEHLG (2009).

H13 Objective 2: To ensure that new apartments have access to high quality and integrated semi-private open space that supports a range of active and passive uses, in accordance with the quantitative standards set out in Chapter 11 Implementation.

CHAPTER 08 - Green Infrastructure

G2 Objective 2: To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

G2 Objective 5: To integrate Green Infrastructure as an essential component of all new developments.

G2 Objective 7: To incorporate items of historical or heritage importance in situ within the Green Infrastructure network as amenity features.

G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.

G2 Objective 10: To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological needs of each site.

G4 Objective 1: To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

G4 Objective 3: To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment.

G4 Objective 4: To minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.

G4 Objective 6: To take steps, in conjunction with communities and businesses, to plant existing areas of grassed open space to promote the development of multifunctional amenity areas with enhanced biodiversity value.

G5 Objective 1: To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems.

G5 Objective 2: To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments.

G6 Objective 1: To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.

G6 Objective 2: To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites.

G6 Objective 3: To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.

CHAPTER 09 - Heritage, Conservation & Landscapes

HCL2 Objective 5: To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.

HCL3 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Guidelines for Planning Authorities, DAHG (2011) including the principles of conservation.

EXISTING SITE

2.0 Existing landscape character

The existing site consists largely of agricultural fields (currently rough grassland) surrounding two self-contained dwellings with associated boundaries and access roads. The combination of existing treelines to the east, south and west and walls to the south, east and north give the site a fairly enclosed feel, intensified by the fairly flat topography.

Notable landmarks visible from the site include existing three to four storey high apartment building to the southwest and Rosmore House, a protected structure, which lies immediately to the northwest of the site. Only glimpse views of Rosmore House are possible due to an existing line of trees and shrubs behind the site boundary.

2.1 Vegetation

The main vegetation cover is rough grassland bisected and bordered by lines of trees and mixed scrub type vegetation (mainly Bramble and Ivy) associated with existing and former boundaries. There are three large scale trees located on a north-south axis across the site which form significant landmark features. Of these, the northernmost Oak is dead, the central Sycamore has less than a ten year lifespan due to basal decay. However, the southernmost Oak is a Category A tree which is of significant visual amenity value.

To the south of these trees there is a line of Leyland Cypress and a line of young Lime trees also on a north-south axis associated with the existing dwelling access road and also a group of Beech growing within the private garden.

The other visually significant tree line within the site runs east to west within the northern portion of the site and consists solely of Leyland Cypress.

The southern boundary along Scholarstown Road consists of a line of large scale trees of mixed species including Oak, Beech, Horse Chestnut and Sycamore, giving a sylvan character to the streetscape. To the west and northwest, behind the site boundary, a dense belt of Lawson Cypress largely blocks views out from the site in these directions.

There is very little significant vegetation along the northern boundary wall other than rough grasses interspersed with some shrubs.

Along the eastern boundary there is a lot of dense Bramble growth along with a broken tree line consisting of 11 trees.

2.2 Topography

The land slopes down gradually approximately 8.5m from west to northeast, with a highpoint of 86.63 along the western boundary and a low point of 78.11 at the north eastern boundary. Maximum slope angles are around 1:18.

TREES

3.0 Trees

The proposed planting scheme includes 251 new trees of varied forms, scales and species, including a high proportion of native trees. Trees will be planted at 18-20cm girth circumference giving an immediate planting height of 4-6m.

To compare this to the tree loss due to the development: 28 individually surveyed trees are proposed to be felled as a direct result of the development (including 6 trees which are classified as unsuitable for retention due to condition), 4 tree lines, 1 hedge line and a c.5m section of another hedge.

11 of these individual trees, the 4 tree lines, 1 hedge line and a c.5m section of the other hedge consist of Class C trees which have either a life expectancy of around 10 years or less, or are of a small size which can easily be replaced with new planting.

The proposed planting plan will thus provide significantly more new trees than those proposed to be felled (approximately three and a half times as many).

Moreover, the new tree structure and planting mix is designed to grow and mature within the context of the proposed development ensuring the continuity of the tree lined character of the site into the future.

Proposed tree species are selected for their suitability for different purposes within the scheme. For example, street trees will be of medium scale with uniform and tidy crown spreads in keeping with the scale of the streets and will be of species which do not cause problems of fruit or nectar falling onto parked cars. Communal and rear garden trees will be of a smaller scale to prevent excessive overshadowing and will include species with attractive flower and/or fruits.

BOUNDARIES

4.0 Boundaries

4.1 Eastern boundary

The existing eastern boundary is formed of a solid wall around 2m high. This will be retained and planted to the front with a native hedgerow and small scale trees with attractive flower and fruits at 10m centres to create a wildlife corridor linking the south and north of the site. Communal gardens are proposed along this length of the site to facilitate retention of the existing trees and access to the wayleave.

4.2 Southern boundary with Scholarstown Road

The existing boundary wall along the Scholarstown Road frontage will be lowered to 0.6m high with brick finish and granite coping, and with a high quality black metal railing to form a permeable upper section and produce a total height of 1.8m. This will provide a visually consistent and high quality frontage to the entire development. The section of road frontage boundary along the proposed apartment buildings will be planted with a 1.8m high hedge to the rear of the wall and railing to provide privacy to the proposed communal gardens and crèche play area.

The moajority of the existing trees along the road frontage will be protected and retained as per the arborists' drawings and details with some new native tree planting (birch and oak) proposed to ensure the longevity of the tree line in to the future.

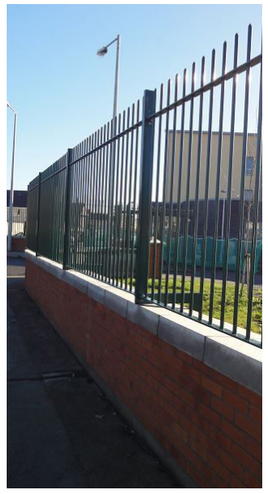
4.3 Western and northwestern boundary

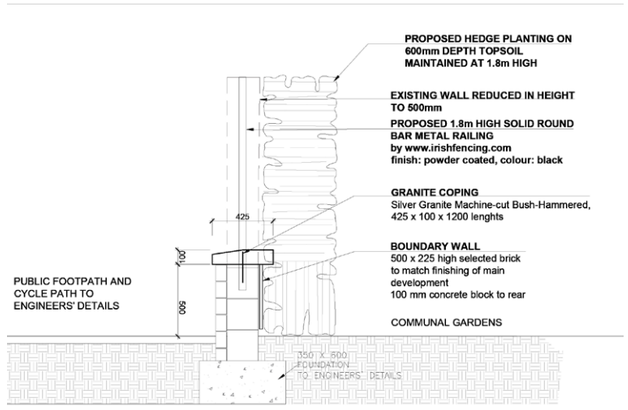
The western boundary consists of a metal and chainlink fence line with some gaps, particularly to the south of Rosmore House. A new high quality 1.8m high black metal fence is proposed to be located flush up against the existing boundary to formalise the boundary here and provide security. This will have cranked base post fixings with pad foundations to minimise the impact on existing tree roots. To the front of the fence a native hedgerow will be planted to provide additional visual screening and to the front of the protected structure additional native tree planting (hawthorn, rowan, whitebeam and birch) is proposed to increase the visual screening at this location. At the rear of the private gardens section, a 1.8m high timber board fencing will be provided to ensure sufficient privacy in the gardens.

4.4 Northern boundary

The existing northern boundary is formed of a solid wall around 2m high. This will be retained and planted to the front with small scale trees with attractive flower and fruits providing a balance between visual screening and allowing sunlight to the private gardens to the north of the site. At the northeast corner, the existing shared boundary wall is removed to allow access into the site through a new northeast pocket park.

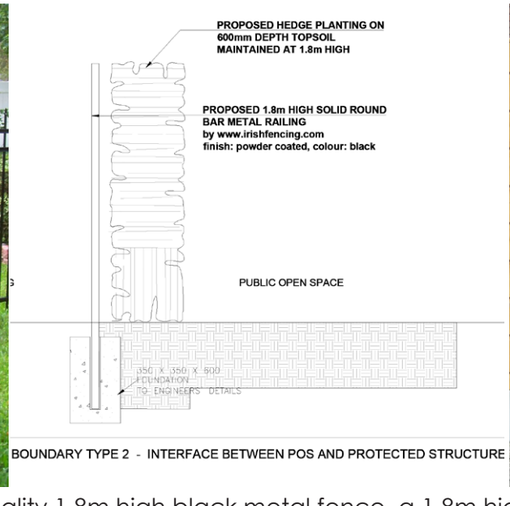
Eastern boundary - existing solid wall to be retained, shrubs shall be removed form duplexes gardens and the wall planted with hedgerow and small scale fruit trees.





DETAIL 11A - BOUNDARY TYPE 1 - SCHOLARSTOWN ROAD

Southern boundary with Scholarstown Road - Exisiting boundary wall will be lowered and finished with brick and granite coping with black metal railing.



BOUNDARY TYPE 2 - INTERFACE BETWEEN POS AND PROTECTED STRUCTURE

Western and northwestern boundary - new high quality 1.8m high black metal fence, a 1.8m high timber board fencing will be provided to ensure sufficient privacy in the gardens

PLAN

LEGEND 1:500:

- EXISTING TREE PROTECTED AND RETAINED ROOT PROTECTION ZONE SHOWN IN ORANGE REFER TO ARBORISTS' DRAWINGS FOR FULL DETAILS
- STREET TREE PLANTING 18-20cm GIRTH
- OPEN SPACE TREE PLANTING 18-20cm GIRTH
- TREE ROOT PROTECTION IN PAVED AREAS
- PROPOSED HEDGE PLANTING
- PC CONCRETE SETT PAVING "TEGULA" BY TOBERMORE COLOUR: SLATE, 173 X 173 X 80mm PEDESTRIAN AND LIGHT VEHICULAR OVERRUN
- PC CONCRETE BLOCK PAVING "MANHATTAN" BY TOBERMORE 150 X 600 X 80mm PEDESTRIAN AND LIGHT VEHICULAR OVERRUN
- PEDESTRIAN AND BICYCLE LINK OPTION 1: RESIN BOUND GRAVEL WITH GALVANISED STEEL EDGING OPTION 2: BUFF STONE MASTIC ASPHALT WITH CONCRETE PINKERB EDGING
- PARKING BAY PAVING "HYDROPAVE TEGULA" BY TOBERMORE 173 X 173 X 80mm, 208 X 173 X 80mm, VEHICULAR
- INSITU CONCRETE PATH BRUSHED FINISH WITH SMOOTH EDGES MAIN PUBLIC FOOTPATH MATERIAL
- TRIPLE ROW OF TEGULA PC BLOCK PAVING BEHIND KERB TO FORM FEATURE TRIM TO INSITU CONCRETE PATH 173 X 173 X 80 mm, COLOR SLATE
- BALLYLUSK COMPACTED GRAVEL SURFACING WITH CELLWEB BASE OR SIMILAR TO PROTECT ROOTING ZONE OF TREES
- BARK CHIPPING SAFETY SURFACE WITH CONCRETE PIN KERB EDGING
- TOBERMORE PC MAYFAIR PAVING FLAG 400 X 400 X 40 MM, COLOUR: BUFF
- BENCH DAE .BAN SEAT BY www.publicspaces.eu 23 No, 3370 X 730 X 812 mm, BACKREST INCLUDED GALVANIZED STEEL AND HARDWOOD
- INFORMAL SCULPTURAL SEAT K-3, 11 No www.publicspaces.eu RECONSTITUTED STONE, COLOUR: WHITE
- CYCLE STANDS BENKERT CS00, 87 No, BY www.publicspaces.eu 900 X 1000 X 60 mm, FINISH:METALLIC GREY
- CHAIR WITH ARMRESTS, ARLO-01-F, 12 No, PICNIC TABLES ARLO-01-G, 6 No, BENCH ARLO-01-A, 12 No, BY www.publicspaces.eu HARDWOOD AND GALVANIZED STEEL
- CLIMBING/BALANCING HARDWOOD LOGS, 10 No, 500 - 1000 mm DIAMETER, 2-6 m LENGTH, TO BE SUPPLIED IN VARIETY OF SIZES
- CLIMBING/BALANCING BOULDERS, 10 No. 500 - 1000 mm
- STEPPING STONES, 20 No, CUT HARDWOOD POLES, 300 mm DIAMETER, 800 mm LENGTH
- TRACK RIDE TOWER NR01027, 1 No, www.kompan.com, FSC HARDWOOD AND GALVANIZED STEEL 4-12 YEARS, BS EN 1176
- DOUBLE COMBINATION SWING NR0907,1 No www.kompan.com, FSC HARDWOOD 4-12 YEARS, BS EN 1176
- ENTRY SEESAW FOR FOUR PERSONS NR0106, 3No www.kompan.com, FSC HARDWOOD 4-12 YEARS, BS EN 1176
- PONY SPRINGER NR0102, 5 No www.kompan.com, FSC HARDWOOD 3-8 YEARS, BS EN 1176
- EMBANKMENT SLIDE NR3308, 1 No, www.kompan.com, FSC HARDWOOD AND STAINLESS STEEL 4-12 YEARS, BS EN 1176
- BESPOKE HARDWOOD TEEPE, 1 No FSC HARDWOOD 2-6 YEARS, BS EN 1176
- FAIRYTALE THRONE WITH 6 PER. SEATS NR0204, 1 No. www.kompan.com, FSC HARDWOOD 4-12 YEARS, BS EN 1176
- SHRUB AND GROUNDCOVER PLANTING MINIMUM 450MM TOPSOIL DEPTH ON FREE DRAINING SUBSOIL
- GRASS SEEDING WITH BULBS MINIMUM 200MM TOPSOIL DEPTH ON FREE DRAINING SUBSOIL
- WILDFLOWER MEADOW SEEDING ON CULTIVATED SUBSOIL
- PROPOSED BOUNDARY TYPE 1, ENTRANCE PILLARS REFER TO DETAIL 11 DWG. NO. 0007
- PROPOSED BOUNDARY TYPE 2 REFER TO DETAIL 11 DWG. NO. 0007
- PROPOSED BOUNDARY TYPE 3 REFER TO DETAIL 11 DWG. NO. 0007
- PROPOSED BOUNDARY TYPE 4 REFER TO DETAIL 11 DWG. NO. 0007
- EXISTING BOUNDARY RETAINED INNER FACE CLEARED AND RENDERED
- EXISTING BOUNDARY REMOVED
- LOCATIONS OF NO 3 BAT BOXES ON MATURE RETAINED TREE SCHWEGLER 2F, MIN 3m ABOVE GROUND, 6 No IN TOTAL. NOTE: 6NO BAT BOXES SCHWEGLER 2FR TO BE LOCATED ON BUILDINGS B3, B4, B5

NOTE
REFER TO ENGINEER'S DRAWINGS FOR LIGHTING LAYOUT
REFER TO ARBORIST'S DRAWINGS AND DOCUMENTS DETAILING
- EXISTING TREE SURVEY CONDITION
- ARBORICULTURAL IMPACT ASSESSMENT
- TREE PROTECTION STRATEGY

REFER TO PRODUCT REFERENCE REPORT FOR DETAILS OF PAVING, STREET FURNITURE AND PLAY EQUIPMENT

NORTH

1:500 @ A0

REV	DESCRIPTION	ISSUED BY	DATE

MITCHELL + ASSOCIATES
LANDSCAPE ARCHITECTURE URBAN DESIGN
Unit 5, Woodpark, The Rise, Glenageary, Dublin 9, Ireland t: + 353 1 454 5088 e:info@mitchellassoc.net

PROJECT
TWO OAKS RESIDENTIAL DEVELOPMENT, SCHOLARSTOWN ROAD

CLIENT
ARDSTONE HOMES

JOB NO.
LTWO001

DRAWING
LANDSCAPE MASTER PLAN

DRAWING NO.
SCH-MLA-ZZ-XX-DR-L-LAN-0001

DRAWN BY	CHECKED	DATE
VERONIKA KUNCLOVA	DK	>29.10.2019<
STATUS:	**SCALE**	**REVISION**
D1	1:500 @ A0	5

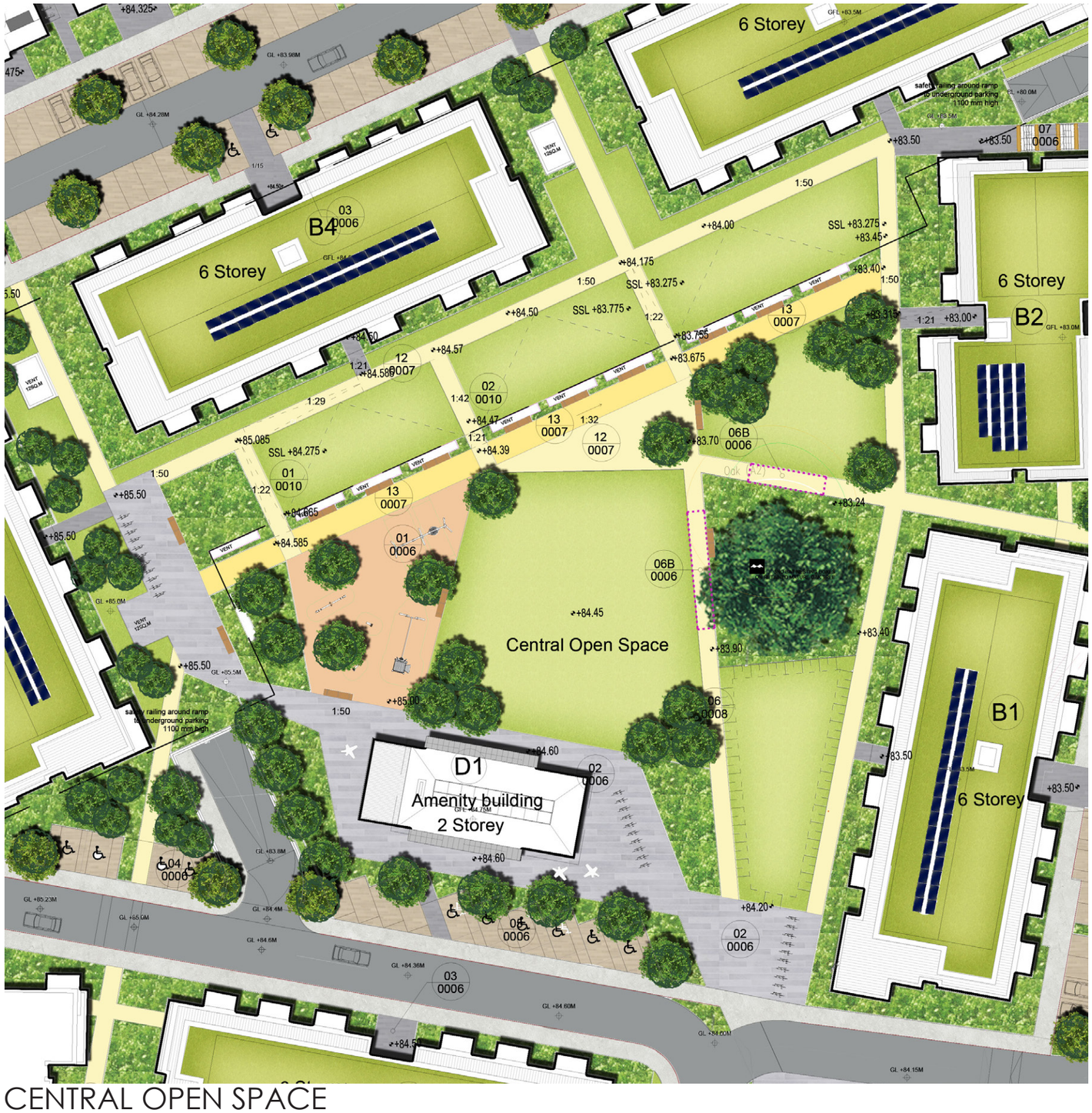
NOTES
All dimensions are in millimeters unless otherwise stated and shall be checked and confirmed by the contractor on site. Any discrepancies shall be immediately reported to the landscape architects. Work to figured dimensions only. Do not scale from drawing. Do Not Scale. Use Figured Dimensions Only. Not for Construction Purposes unless Specifically Marked.

BOUNDARIES

existing 2m high wall retained
boundary type 1: front low brick wall with granite coping (0.6m) and high quality black metal railing on top (1.2m)
boundary type 2: proposed high quality 1.8m black metal railing fence against existing boundary
boundary type 3: timber board 1.8m high fencing to private gardens

PUBLIC OPEN SPACE AND RECREATION

PUBLIC OPEN SPACE AND RECREATION



CENTRAL OPEN SPACE

PUBLIC OPEN SPACE AND RECREATION

NORTH EAST POCKET PARK

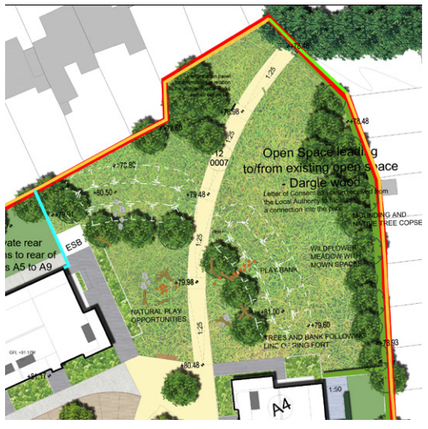
5.0 Public Open Space and Recreation

Approximately 15% of the total site area is proposed as public open space. Within this overall quantum there are three main open space areas with varying character and recreational opportunities:

5.1 Northeast Pocket Park

To the northeast of the site a pocket park is proposed which facilitates a cycle and pedestrian link to Dargle park. This is proposed to be primarily an ecological zone comprising a native wildflower meadow with mown grass spaces and sculptural landform to provide informal play opportunities. Re-used cut logs and boulders from the felling and construction works will be incorporated into the space as natural play elements. Small copses of native tree planting will frame the space and provide additional habitats with suitable shade tolerant wildflower seeding beneath the stands.

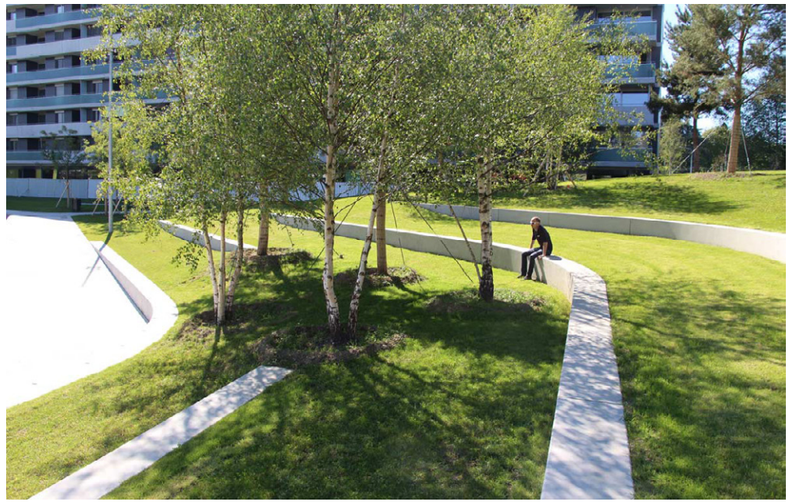
Embankment slide
NR0308 www.kompan.com
main materials: FSC certified hardwood, stainless steel
Age Range 4-12 years, BS EN 1176

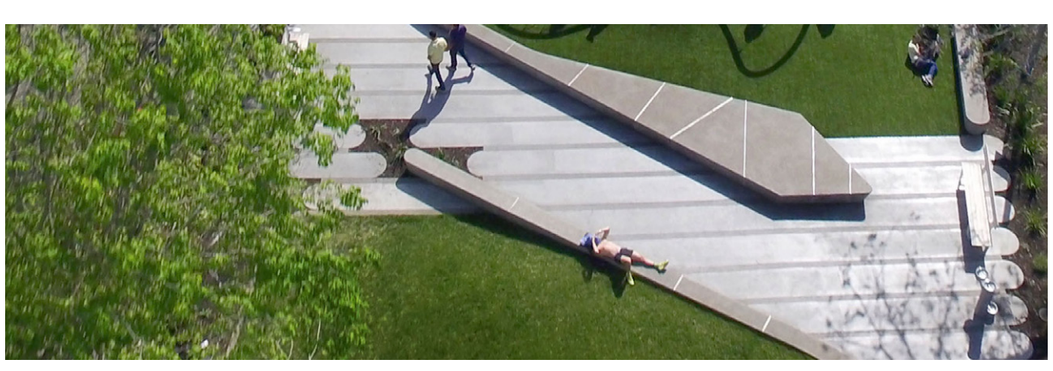


Interpretation panel with information in relation to the archaeological work carried out on site. The trees and the bank follow the line of the ring-fort.

PUBLIC OPEN SPACE AND RECREATION

CENTRAL OPEN SPACE





5.2 Central Open Space

The central open space is comprised primarily of a large multi-purpose lawn area. The existing Category A Oak tree is retained and integrated into the design of the space as an important landmark, on a visual axis with the entrance road. Additional tree planting is proposed to the edges of the space to create a strong landscape framework and visual buffer to the central open space whilst allowing passive surveillance across the space at eye level. Native trees are suggested here, such as oaks and birches, as well as flowering feature trees such as foxglove tree, Japanese cherry or juneberry.

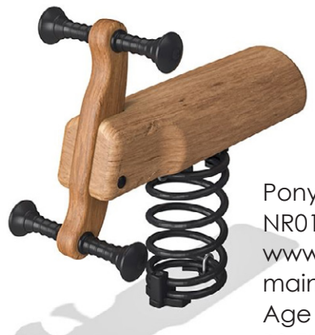
A playground for 4-12 year olds at a scale in keeping with the Apartment Design Guidelines (200-400m2) is proposed to be provided within the central open space and is located adjacent to the communal amenity building to facilitate passive surveillance. This provides opportunities for a range of inclusive and age appropriate play experiences such as role playing, swinging, balancing, rocking, spinning and bouncing and is proposed to be simply surfaced with an appropriate depth of bark chippings. Sculptural bespoke benches will be integrated into the central open space design at key nodal gathering space at the amenity building.

To the north of the central open space a series of formal tilted lawns create opportunities for both informal play and passive recreation whilst incorporating the design of the natural ventilation opes for the car park.

PUBLIC OPEN SPACE AND RECREATION

CENTRAL OPEN SPACE - PRESCRIBED PLAY

Track Ride Tower
NR01027
www.kompan.com
main materials: FSC certified hardwood and galvanised steel
Age Range 6-12 years
BS EN 1176



Pony Springer
NR0102
www.kompan.com
main materials: FSC certified hardwood
Age Range 3-8 years
BS EN 1176

Double Combination Swing
NR0907
www.kompan.com
main materials: FSC certified hardwood
Age Range 4-12 years
BS EN 1176

Entry Seesaw for 4 persons
NR0106
www.kompan.com
main materials: FSC certified hardwood
Age Range 4-12 years
BS EN 1176

PUBLIC OPEN SPACE AND RECREATION

FORMAL COMMUNITY GARDEN WITH TODDLER PLAY

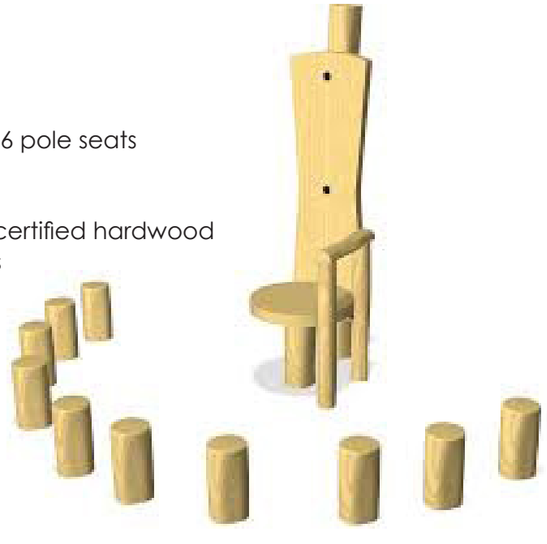
5.3 Western Green

To the west of the site a formal community garden will be provided in keeping with the design of the protected structure to the north.

A more formal planting is suggested here, with clipped Portuguese Laurel hedges and lines of whitebeam.

Benches are located here to provide a sunny south facing seating spot, whilst an equipped toddler play space to the northern end of the green, away from the roads, will create a safe overlooked area for 2-6 year olds with robust timer play elements designed to promote imaginative play.

Bespoke hardwood teepee
main materials: FSC certified hardwood
Age Range 2-6 years
BS EN 1176



Fairytale throne with 6 pole seats
NR0204
www.kompan.com
main materials: FSC certified hardwood
Age Range 2-6 years
BS EN 1176

STREETSCAPE

6.0 Streetscape and Circulation

The streets are designed in accordance with the principles contained in the Design Manual for Urban Roads and Streets. To this end street planting is proposed at least every 6 parking spaces to break up the hard landscape and create a leafy, green streetscape. Linden trees are proposed as street trees. A generous privacy planting strip is provided at the building frontages to define the public and private realm and in addition to this, the paving at the threshold is contrasting in terms of unit size, texture and colour to the street paving to provide a "doormat" to each dwelling.

The proposed north south access route between Scholarstown Road and Dargle Park is defined by a generous 3m wide pedestrian and bi-cycle route highlighted in a change in material from the regular pave-ments. At the southern end of this link, adjacent to the proposed retail and commercial buildings, the route widens out to form a mini plaza with seating opportunities. A letter of consent has been received from the Local Authority a connection into the park.

Paving for the dwellings' 'doormats':
tegula PC block paving (
www.tobermore.co.uk
sizes: 173 x 173 x 80mm

CIRCULATION

proposed main designated pedestrian circulation routes
proposed main designated pedestrian and cycle circulation routes

NB: roads within site are proposed to be shared cycle and vehicular routes

COMMUNAL SPACE

7.0 Communal space

The communal space of approximately 8% of the total site area comprises of the communal garden space for duplexes A1 to A4 (2432 m2) and adjacent to Apartment blocks C1, C2 (1222 m2) and C3 (364 m2) and building D2 (819 m2).

The direct transition between the private terraces of the duplexes A1 to A4 and the communal space makes it easy to access larger recreational space for residents in the rear, borrowing landscape views from the private terraces out into the communal landscape space: a quiet lawn area for reading, picnic or children play with small scale flowering fruit trees along the boundary wall. Privacy is provided with green hedges around the terraces.

Hedges dividing private terraces from communal landscape

COMMUNAL SPACE

FURNITURE EQUIPMENT

K3 seats

Cycle stands (174 spaces) Benkert C500
dimensions: 900mm x 1000mm x 60mm section
finish: metallic grey
www.publicspaces.eu
root fixed

Chairs with armrests arlo-01-f
Picnic tables arlo-01-g
Benches arlo-01-a
www.publicspaces.eu
materials: hardwood and galvanised steel

BAN SEAT DAE benches

Interpretation panel with information in relation to the archaeological work carried out on site. To be placed in the North-East Pocket Park

PROGRAMME FOR LANDSCAPE WORKS

8.0 Programme for landscape works

8.1 Topsoil

Any subsoil and / or topsoil stripping and storage shall be carried out in a controlled and carefully managed way and coordinated with the proposed staging for the development, at any given time, the extent of topsoil strip will be limited to the immediate vicinity of active work areas and shall be carried out as set out in the landscape architects specification for earthworks.

No works in relation to grading and topsoiling shall be carried out in conditions where materials are wet.

Any stockpiling of soil shall be in accordance with landscape architects specification whereby stockpile heaps will not exceed 1.5m in height to avoid compaction. While topsoil is stacked, measures will be taken to ensure that weed control by spraying with total or appropriate selective weedkillers is carried out during the growing season to prevent weeds seeding.

8.2 Hardworks

The construction of hardworks shall be carried out in tandem with the main construction programme whereby care is taken to avoid any unnecessary machinery traffic on completed areas.

8.3 Softworks

Topsoiling shall be carried out in areas where the underground service works and hardworks elements are complete so that no undue disturbance to topsoiled areas is ensured. Planting of bareroot and rootballed stock shall take place in the following planting season from completion of topsoil works; namely November – March. Container grown stock and grass seeding shall be carried out in the appropriate weather conditions following completion of topsoil works.

BIODIVERSITY AND SUSTAINABLE DRAINAGE

9.0 Biodiversity

Pollinator friendly perennial planting flowering trough the year is proposed to attract bees and other insects. A native Irish wild flower meadow is proposed in the north eastern pocket park.

Native trees and shrubs are dominating with oak trees as one of the key species, being very valuable species fro most wildlife. Many fruit trees including apple trees, whitebeam, rowan, blackthorn, howthorn, elderberry, juneberry, dog rose or privet providing not only attractive colours for visual amenity but also feeding for birds.

9.1 Bats

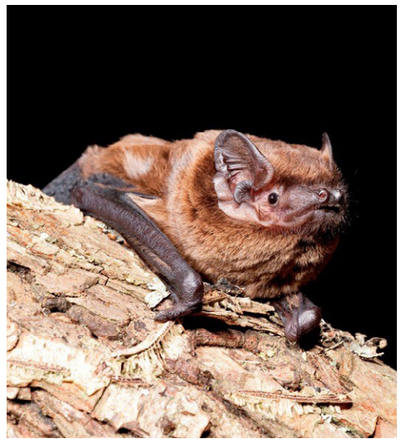
The zoologist recommendations were carefully taken into consideration and suggested native species such as oak, hawthorn, blackthorn and dog rose in the planting among others were including in the planting plan.
Brambles and gorse were not included as they are not suitable species for a residential housing scheme.

Native and pollinator friendly planting is suggested including wild flower meadow, pollinator friendly flowering perennial planting, and 251 new trees attracting insect life and providing abundance of feeding.

As set out in the Bat Assessment Report enclosed separately, 12 bat boxes are proposed to be incorporated in the site to provide bat roost opportunities. 6 of them are to be installed on retained mature trees, at least 3 m above ground level, and 6 on the new buildings. All mature trees shall be checked for the presence of bats prior to felling.

9.2 Sustainable drainage

Green sedum roofs are provided on all apartment buildings, adding further to the biodiversity of the site. Furthermore, three lawn attenuation areas are provided in the public space: one in the Western Green, one in the Central Open Space and one in the North East Pocket park.



PLANTING

10.0 Plantring

The planting palette has been selected for the creation of a high visual amenity environment appropriate to the new residential context. The planting structure will create character areas within the development providing for visual legibility to place residents within the area and help with wayfinding through the movement network.

The differing scales of tree planting will also create differing atmospheres of external space from small intimate relaxing areas to large scale open active spaces. Medium to large scale parkland trees are selected for the public open spaces, green boulevard links and primary roads, whilst the quiet streets and courtyard spaces are proposed to be planted with small to medium scale trees with upright canopies and light feathery foliage such as Birch or Rowan. The scale of the trees to be appropriate to the scale of the adjacent buildings and streetscape width.

Seasonal interest through leaf shape and texture, leaf colour change, spring flowers, winter bark colour etc will contribute towards creating distinct character areas in the tree planting structure.

The planting within residential areas is selected to provide fast growing tree/shrub screening to provide shade and shelter, and soften the built form. Within the parks slower growing trees nursed by faster growing species are proposed. The plant species list will be a mix of native species and ornamental species for high biodiversity value, for seasonal interest and for a wide variety of species adapted to the variable site conditions.

The plant selection will incorporate the following characteristics:
Varying flower and leaf colour; bulbs, herbaceous, deciduous and evergreen shrubs and deciduous garden scaled trees; plants that attract insect life. Many native and local tree and shrub species are employed, including oak (with the greatest value for all wildlife, including bats), hawthorn, blackthorn, whitebeam, rowan, dog rose or privet. Many fruit species are included. To this main tree frame, some non-native feature trees with interesting flowers or foliage are added to achieve both the objectives of biodiversity, visual amenity, seasonal interest and maintenance requirements. Perennial planting is a combination of native and non-native species with focus on seasonality, pollinator friendly species, and combination of deciduous and evergreen plants, including ground cover plants. Native Irish wildflower meadow mixture is proposed in the north eastern pocket park.

PLANTING SCHEDULE

STREET TREES

NB: All trees should be full and well-shaped, bark unmarked and have healthy root systems.

All trees to have 2m clear stem.

All trees are pollinator friendly

No.	SPECIES	COMMON NAME	GIRTH (cm)	FORM
30	Tilia cordata 'Greenspire'	Lime tree	30-35cm	rootballed
29	Tilia x europaea 'Euchlora'	Lime tree	30-35cm	rootballed
12	Pyrus calleryana 'Chanticleer'	Callery pear	30-35cm	rootballed
10	Malus tschonoskii	Pillar crab	30-35cm	rootballed

BOUNDARY FRUIT TREES

NB: All trees should be full and well-shaped, bark unmarked and have healthy root systems.

All trees are pollinator friendly

No.	SPECIES	COMMON NAME	SIZE (planting height)	FORM
17	Malus 'Evereste'	Crab-apple tree	18-20cm	rootballed
18	Malus 'Golden gem'	Crab-apple tree	18-20cm	rootballed
17	Malus 'Rudolph'	Crab-apple tree	18-20cm	rootballed

FEATURE TREES in central open space and western green

NB: All trees should be full and well-shaped, bark unmarked and have healthy root systems.

All trees are pollinator friendly or native species

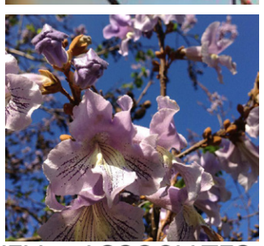
No.	SPECIES	COMMON NAME	SIZE (planting height)	FORM
17	Amelanchier x grandiflora 'Robin Hill'	Juneberry	18-20cm	rootballed
6	Betula pubescens	Downy birch	18-20cm	rootballed
2	Paulownia tomentosa	Foxglove tree	18-20cm	rootballed
6	Prunus serrulata 'Tai Haku'	Japanese cherry	18-20cm	rootballed
7	Quercus petraea	Sessile Oak	18-20cm	rootballed
6	Quercus robur	English Oak	18-20cm	rootballed
8	Sorbus aria lutescens	Whitebeam	18-20cm	rootballed

NATIVE TREES North Eastern Pocket Park and perimeter

NB: All trees should be full and well-shaped, bark unmarked and have healthy root systems.

All trees are native species, *marked are pollinator friendly

No.	SPECIES	COMMON NAME	SIZE (planting height)	FORM
13	Betula pubescens	Downy birch	18-20cm	rootballed
10	*Crataegus monogyna	Howthorn	18-20cm	rootballed
12	*Sorbus aria	Whitebeam	18-20cm	rootballed
16	*Sorbus aucuparia	Rowan	18-20cm	rootballed
7	Quercus petraea	Cornish Oak	18-20cm	rootballed
8	Quercus robur	English Oak	18-20cm	rootballed



NATIVE HEDGE PLANTING – boundaries

Planted @6/lm @250mm spacings in double staggered row

No.	SPECIES	COMMON NAME	HEIGHT (cm)	DENSITY
2 334	Carpinus betulus	Hornbeam	90-120cm 1+1 whips	6per Lin.m
2 334	Crataegus monogyna	Hawthorn	90-120cm 1+1 whips	5per Lin.m
2 334	Ligustrum vulgare	Privet	90-120cm 1+1 whips	5per Lin.m
2 334	Prunus spinosa	Blackthorn	90-120cm 1+1 whips	6per Lin.m

MIX 6 - NATIVE PLANTING – boundaries

NB: Planted in same species groups of 7-11 plants @1/m2

Total area = 333 m2

No.	SPECIES	COMMON NAME	HEIGHT (cm)	DENSITY
111	Crataegus monogyna	Hawthorn	90-120cm 1+1 whips	1/m2
111	Prunus spinosa	Blackthorn	90-120cm 1+1 whips	1/m2
111	Rosa canina	Dog Rose	90-120cm 1+1 whips	1/m2

CLIPPED HEDGE

NB: Planted in single row.

No.	SPECIES	COMMON NAME	HEIGHT (cm)	DENSITY
3 886	Prunus lusitanica	Portuguese Laurel	90-120cm feathered	2 per Lin. m

WILDFLOWER MEADOW MIX

EC04 Hedgerow Wild Flower Mixture.

Life Cycle: Annual, Biennial & Perennial.
Height Range: <10cm to >180cm
Flowering Period: March to September.

Total area = 8 282 m2

Main species:
Cowslip, Devilsbit, Lesser Knapweed, Meadowsweet, Ox-eye Daisy, Purple Loosestrife, Ragged Robin, Ribwort Plantain, Sorrel, St Johnswort, Wood Avens,
Annual Species:
Corn Marigold, Corn Poppy, Corncockle, Cornflower, Scented Mayweed.
Biennial Species:
Burdock, Foxglove, Mullein, Hedge Garlic Mustard, Teasel, Upright Hedge Parsley, Wild Angelica, Wild Carrot, Welsh Poppy.
Rare, unusual, and feature species:
White Foxglove, Primrose,
Species which will grow if the conditions are ideal:
Primrose, Sweet Violet, Dog Violet, Purple Loosestrife

Normal sowing rate 'without added grass seed': 1.5 grams per metre.

LAWN

Total area = 4 271 m2

Add Crocus vernus (10 677 pieces) , Narcissus 'Totto' (10 677 pieces): **To be planted in closely spaced (5-10cm spacing) in groups/ drifts**

ROOF SEDUM MIX

Soprema sedum mat. ***Sedum mat to be sourced and grown in Ireland. Minimum vegetation coverage 75%, thickness 20-40 mm.***

Species mix must comprise at least 5-7 sedum species with minor parts of grass and herbs.

Reference species:

Sedum acre Aureum', Sedum album 'Coral Carpet', Sedum album 'Mini', Sedum album 'Athoum', Sedum hispanicum, Sedum 'Summer Glory', Sedum 'Reflexum', Sedum 'Weihenstephaner Gold', Sedum 'Voodoo'

PERENNIALS MIX 1 with grasses and bulbs– Coulisse residential

NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots.

Total area = 1 583 m2

Pots shall be appropriate to the size of the plant supplied – Plants recently repotted into 2L pots will not be accepted

No.	SPECIES	COMMON NAME	POT SIZE	DENSITY	% mix
950	Agapanthus 'Bressingham White'	White African Lily	2L	6 per m2	10 %
712	Agastache 'Blackadder'	Hyssop	P9	9 per m2	5 %
1425	Aster amellus 'Veilchenkoningin'	Aster	P9	9 per m2	10 %
712	Campanula persicifolia	Peach-leaved bellflower	P9	9 per m2	5 %
3562	Calamagrsotis x acutiflora 'Karl Foerster'	Feather Reed Grass	P9	9 per m2	25 %
712	Helleborus niger	Christmas rose	P9	9 per m2	5 %
1425	Leucanthemum x superbum	Shasta daisy	P9	9 per m2	10 %
950	Nepeta x fassenii 'Six Hills Giant'	Catmint 'Six Hills Giant'	2L	6 per m2	10 %
950	Perovskia atriplicifolia 'Blue Spire'	Russian sage	2l	6 per m2	10 %
1425	Salvia pratensis 'Rose Rapsody'	Meadow clary	P9	9 per m2	10 %
No.	**SPECIES**	**COMMON NAME**	**GROUPS** (5-10 cm spacing)		
1758	Allium 'Purple sensetion'	Purple Garlic	10 per m2 planted closely in groups		
1758	Crocus vernus	Spring crocus	10 per m2 planted closely in groups		
1758	Muscari	Grape hyacinth	10 per m2 planted closely in groups		

PERENNIALS MIX 2 with grasses and bulbs– Coulisse residential part shade

NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots.

Total area = 877 m2

Pots shall be appropriate to the size of the plant supplied – Plants recently repotted into 2L pots will not be accepted

***marked species are pollinator friendly**

No.	SPECIES	COMMON NAME	POT SIZE	DENSITY	% mix
526	*Anemone x hybrid 'Honorine Jobert'	Japanese anemone	2L	6 per m2	10 %
789	Blechnum spicant	Deer fern	2L	6 per m2	15 %
789	Dryopteris filix-mas	Male fern	P9	9 per m2	10 %
526	*Brunnera macrophyla	Siberian Bugloss	2L	6 per m2	10 %
789	*Cimicifuga simplex 'White Pearl'	Bugbane	P9	9 per m2	10 %
140	*Fatsia japonica	Japanese aralia	2L	As solitary accent	
140	*Mahonia 'Soft Caress'	Mahonia 'Soft Caress'	2L	As solitary accent	
395	Polygonatum x hybridum	Common Solomon's seal	P9	9 per m2	5 %
526	Rodgersia aesculifolia	Rodgersia	P9	6 per m2	10 %
1052	*Sarcoccca hookeriana	Sweet box	2L	6 per m2	20 %
789	Tiarella cordifolia	Foam flower	P9	9 per m2	10 %
No.	**SPECIES**	**COMMON NAME**	**GROUPS** (5-10 cm spacing)		
1460	*Crocus vernus	Spring crocus	10 per m2 planted closely in groups		
1460	*Muscari	Grape hyacinth	10 per m2 planted closely in groups		

PERENNIALS MIX 3 with grasses and bulbs– Street planting 1

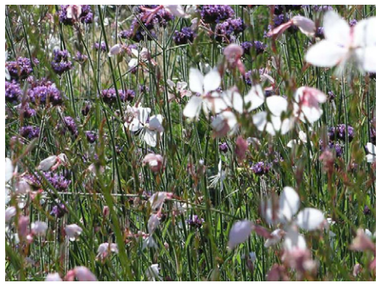
NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots.

Total area = 385 m2

Pots shall be appropriate to the size of the plant supplied – Plants recently repotted into 2L pots will not be accepted

***marked species are pollinator friendly**

No.	SPECIES	COMMON NAME	POT SIZE	DENSITY
2 310	Liriope muscari	Turf Lily	2L	6 per m2
No.	**SPECIES**	**COMMON NAME**	**GROUPS** (5-10 cm spacing)	
641	*Crocus vernus	Spring crocus	10 per m2 planted closely in groups	
641	*Allium 'White Giant'	White garlic	10 per m2 planted closely in groups	



PERENNIALS MIX 4 with grasses and bulbs– Street planting 2

NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots.

Total area = 1 668 m2

Pots shall be appropriate to the size of the plant supplied – Plants recently repotted into 2L pots will not be accepted

***marked species are pollinator friendly**

No.	SPECIES	COMMON NAME	POT SIZE	DENSITY	% mix
1000	Brunnera macrophyla 'Betty Bowring'	Siberian Bugloss	2L	6 per m2	10 %
1501	*Ceratostigma plumbaginoides	Hardy plumbago	P9	9 per m2	10 %
2000	*Geranium macrorhizum 'Spessart'	Cranesbill 'Spessart'	2L	6 per m2	20 %
750	*Gaura linheimeri 'Whirling Butterflies'	Gaura	P9	9 per m2	5%
750	*Helleborus niger	Christmas rose	P9	9 per m2	5 %
1501	*Lamium 'Pink Chablis'	Spotted dead nettle	P9	9 per m2	10 %
2000	Liriope muscari	Turf Lily	2L	6 per m2	20 %
1501	*Stachys 'Hummelo'	Salvia	P9	9 per m2	10 %
1501	Verbena bonariensis	Prpletop Vervain	P9	9 per m2	10 %
No.	**SPECIES**	**COMMON NAME**	**GROUPS** (5-10 cm spacing)		
2780	*Crocus vernus	Spring crocus	10 per m2 planted closely in groups		
2780	*Muscari	Grape hyacinth	10 per m2 planted closely in groups		
2000	*Geranium macrorhizum 'Spessart'	Cranesbill 'Spessart'	2L	6 per m2	20 %
750	*Gaura linheimeri 'Whirling Butterflies'	Gaura	P9	9 per m2	5%
750	*Helleborus niger	Christmas rose	P9	9 per m2	5 %
1501	*Lamium 'Pink Chablis'	Spotted dead nettle	P9	9 per m2	10 %
2000	Liriope muscari	Turf Lily	2L	6 per m2	20 %
1501	*Stachys 'Hummelo'	Salvia	P9	9 per m2	10 %
1501	Verbena bonariensis	Prpletop Vervain	P9	9 per m2	10 %
No.	**SPECIES**	**COMMON NAME**	**GROUPS** (5-10 cm spacing)		
2780	*Crocus vernus	Spring crocus	10 per m2 planted closely in groups		
2780	*Muscari	Grape hyacinth	10 per m2 planted closely in groups		

PERENNIALS MIX 5 with grasses and bulbs– Park

NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots.

Total area = 808 m2

Pots shall be appropriate to the size of the plant supplied – Plants recently repotted into 2L pots will not be accepted

***marked species are pollinator friendly**

No.	SPECIES	COMMON NAME	POT SIZE	DENSITY	% MIX
364	*Agastache 'Violet Vision'	Hyssop 'Violet Vision'	P9	9 per m2	5 %
364	Asphodeline lutea	King's spear	P9	9 per m2	5 %
364	Aster novi-belgii 'White Ladies'	Michaelmas daisy	P9	9 per m2	5 %
364	*Astrantia major 'Claret'	Great black masterwort	P9	9 per m2	5 %
727	Calamagrostis 'Karl Foerster'	Feather Reed Grass	P9	9 per m2	10 %
242	*Geranium macrorhizum 'Spessart'	Cranesbill 'Spessart'	2L	6 per m2	5 %
364	*Geum coccineum 'Borisii-Strain'	Avens	P9	9 per m2	5 %
364	*Helenium 'Rauchtopas'	Sneezeweed	P9	9 per m2	5 %
364	*Helleborus niger	Christmas rose	P9	9 per m2	5 %
364	*Leucanthemum x superbum	Shasta daisy	P9	9 per m2	5 %
364	*Persicaria amplexicaulis 'Firetail'	Red bistort	P9	9 per m2	5 %
364	*Sedum 'Autumn Joy'	Emperor's orpine	P9	9 per m2	5 %
482	*Stipa arundinacea	Pheasant's tail grass	2L	6 per m2	10 %
482	Stipa gigantea	Golden oats	2L	6 per m2	10 %
364	*Teucrium chamaedrys hortensis	Wall germander	P9	9 per m2	5 %
364	Tiarella 'Sugar and Spice'	Foam flower 'Sugar and Spice'	P9	9 per m2	5 %
364	*Verbascum 'Cotswold Queen'	Mullein	P9	9 per m2	5 %
No.	**SPECIES**	**COMMON NAME**	**GROUPS** (5-10 cm spacing)		
898	*Allium molly	Yellow garlic	10 per m2 planted closely in groups		
898	*Allium 'White Giant'	White garlic	10 per m2 planted closely in groups		
898	Narcissus 'Totto'	White Narcissus	10 per m2 planted closely in groups		