

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

PROPOSED RESIDENTIAL DEVELOPMENT AT
ROSSHILL,
GALWAY.

**LANDSCAPE DESIGN &
OUTLINE MAINTENANCE REPORT**

DECEMBER 2019

- Context
- Landscape Design Aims & Objectives
- Maintenance and Management







The overall site area for the proposed development is 24.881 acres, (approximate area identified by redline in image below). The development site is currently a greenfield site located at Rosshill Galway on the eastern edge of Galway City. Located between the established Galway suburbs of Murrough to the east and Roscam to the west, it is located immediately south of the Galway to Dublin railway line which runs parallel to the site's northern boundary. The western boundary is defined by an existing row of exceptionally quality mature beech trees, beyond which extends a mixed quality woodland scrub. To the south and east the site is bound by agricultural pastureland and clusters of one off residential and agricultural properties. Within the site there are a number of existing trees, many a legacy of its relatively recent past development as a golf course – these trees are in the main still young and of relatively low value. There are however some areas of more mature woodland / scrub which predates the golf course tree planting and are of greater value.

The application is for a residential development consisting of 342no. units comprising 185no. houses and 157no. apartments, including a ground-floor community space, office, cafe and retail unit. A two-storey childcare facility. The provision of public realm landscaping including shared public open space and play areas, public art, public lighting, resident and visitor parking including car rental bays, electric vehicle charging points and bike rental spaces. Pedestrian, cyclist and vehicular links throughout the development. Access road and junction improvements at Rosshill Road/Old Dublin Road. Provision of all associated surface water and foul drainage services and connections including pumping station. All associated site works and ancillary services, (refer to Landscape Master Plan Dwg 19112_3_100).

A Natura Impact Statement ('NIS') and Environmental Impact Assessment Report ('EIAR') have been prepared and accompany the application. The application is also accompanied by a Statement of Material Contravention of the Development Plan.



LEGEND

-  CLASS A INDIVIDUAL TREE (HIGH QUALITY - RETENTION HIGHLY DESIRABLE)
-  CLASS B INDIVIDUAL TREE (MODERATE QUALITY - RETENTION DESIRABLE)
-  CLASS C INDIVIDUAL TREE (LOW QUALITY - RETENTION OPTIONAL)
-  CLASS U INDIVIDUAL TREE (RECOMMEND REMOVAL)
-  TREE GROUPS (COLOUR REPRESENTING GROUP CLASSIFICATION)
-  PIONEER SCRUB VEGETATION / REGENERATIVE GROWTH

 CALCULATED ROOT PROTECTION ZONE (RPA)

NOTE:
RPA'S FOR TAGGED TREES ARE INDIVIDUALLY CALCULATED
RPA'S FOR TREE GROUPS & HEDGEROWS ARE INDICATIVE - BASED ON AVERAGE SIZE.

(THIS DRAWING IS PRODUCED IN COLOUR, MONOCHROME VERSIONS SHALL NOT BE RELIED UPON).

An overriding principle of the proposed schemes landscape design philosophy is to retain the best of the existing trees present on the site helping to create a high quality external setting and environment for the proposed development whilst retaining the landscape character.

The retention of the existing landform topography is a critical element of achieving successful tree retention, and whilst presenting some development challenges, it will ultimately offer future residents an attractive and varied natural landscape setting as well as ecologically valuable environment in which to live.

As such a BS5837:2012 tree survey was undertaken at the project outset and used to inform the project design team during the layout development process.



The tree survey identified the exceptionally high value of the Beech trees along the sites western boundary and made their retention and protection a project priority. Other areas prioritised for retention include mature boundary trees and areas of contiguous woodland scrub with ecological value.

REV	DATE	AMENDMENT

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PROJECT: ROSSHILL, GALWAY.	DATE: FEBRUARY 2019
DRAWING: TREE CONSTRAINTS	SCALE: 1:1,000@A1
	DRAWN: CHECKED: KM KM
	DRAWING NO: 19112_T_102

LANDSCAPE DESIGN AIM & OBJECTIVES

Rosshill, Galway.

The landscape design seeks to work with the existing topography and tree cover on the site, retaining site features of value or merit such as embankments and significant tree stands to create a variety of connected public open spaces suitable for both passive and active recreation. In this way the proposed development is able to meet a wide range of passive and active recreational needs, and the varying requirements and needs of all residents. The retention of the sites sylvan character is achieved both through the retention of the highest value trees and significant additional tree planting with an emphasis on native species. An area of relatively steep level change across the middle of the site with existing scrub woodland cover presents an opportunity to develop a multi-level outdoor natural playground, utilising changes in level to create both visually interesting and physically challenging play opportunities such as zip lines and slides. Additionally it is proposed to develop a naturalistic amphitheatre around the playground offering further opportunities for play and rest. An outdoor gym will be carefully integrated with existing woodland trees in a similar multi-level basis in this central area.



A linear parkland has been integrated along the northern and western boundaries, facilitating continuous off road pedestrian linkage between the southwest and north eastern corners of the site. This area also preserves much of the highest value tree cover found on the site including the particularly valuable western boundary trees. A minimalist intervention approach has been taken here to ensure the preservation of the trees into the future, with the only proposed development being an access path constructed in a non-dig method using a combination of timber sleepers, 'cellweb' system and gravel to ensure increased access to the root protection areas of the trees occurs in a manner that will not be detrimental to the trees. Additionally native wildflower meadow grass will be seeded along margins facilitating a low frequency mowing regime in these areas whilst promoting biodiversity and habitat values.



LANDSCAPE DESIGN AIM & OBJECTIVES

Rosshill, Galway.

A hierarchy of high quality, safe and usable public open spaces have been carefully integrated into the overall layout. Complimenting the larger open spaces which offer looped walking routes, (west/north linear park and central space), a series of medium and small local open spaces are distributed throughout; e.g. level areas of suitable size to accommodate informal children's ball sport and smaller 'greens' offering passive enjoyment of the landscape, thereby ensuring close open space proximity for all residents. The size and location of open spaces have been developed in conjunction with both the existing topography, tree cover and other existing site features, thereby preserving and enhance local landscape character. Incorporation of existing features adds visual interest, allows preservation of highest quality trees and of views to local landmarks. The network of open space across the site also facilitates a new network structural tree planting, providing diversification of the age and species profile of the sylvan setting. Sightlines and views are a key element of the layout and design, for example preserving views towards the nearby monument across an open space, whilst 'overlooking' of open space and the associated 'passive supervision' benefits is another key consideration of layout and design.



The streetscape and public open space is designed in line with the Urban Design Manual and Galway City Councils Development Plan objectives to provide a balanced approach between vehicular, cycle and pedestrian movement through the site. This has been achieved through both design layout and detailing, such as shared surfaces for pedestrian focus, street tree planting for visual 'enclosure', and privacy strip planting around buildings. Pedestrian site permeability is achieved through a connected network of paths both roadside and off road including a liner park around the west & northern perimeter.

A balance of passive and active open space uses has been developed, allowing for adventure playground, outdoor gym stations and kickabout areas as well as a number of smaller spaces that will facilitate passive recreation activity such as walking and sitting. By incorporating a carefully designed mix of grass lawns, semi mature street tree planting, limited paved areas, seating, bicycle storage and a rich diversity of integrated shrub planting the nature and functionality of the intervening space between apartment buildings, parking areas and streets offers both an attractive and functional setting to live and work.

An emphasis will be made within the planting scheme on the use of native tree species where possible to strengthen ecological value as well as flowering and fruiting species in accordance with the National Pollinator Plan. These will be complimented with a rich palette of flowering shrubs, chosen to provide both visual interest and pollinator opportunities across the seasons.



TREE PLANTING

Larger native or naturalised structure trees such as Oak, Beech and Alder have been selected where space allows to facilitate the continuity of the localities sylvan setting into the future, mitigating tree against losses necessary to facilitate the development. These trees will add scale and structure to the landscape over time as well as important ecological benefits including habitat.



Quercus petraea (Oak)



Fagus sylvatica (Beech)



Alnus glutinosa (Alder)

Smaller native trees such as Birch, Whitebeam and Rowan have been selected where space is more restricted, helping to structure and visually soften the environment around the proposed buildings. These trees also offer important ecological and habitat benefits.



Betula pendula (Silver Birch)



Sorbus aria (Whitebeam)



Sorbus aucuparia (Rowan)



Native Fruit Tree Orchard

SUMMARY

High quality safe and usable public open space has been provided in a considered hierarchy of interlinked public open spaces located across the site, the size and location of which reflect the desire to both preserve and enhance existing site features such as topography and sylvan setting.

Public recreational needs have been catered for across the full spectrum of age and gender - from equipped children’s and teenage playgrounds, adult outdoor gym exercise and circulatory walking loops and general passive recreation opportunities all integrated to the scheme.

All spaces are passively supervised through strategic location and orientation of adjacent residential and commercial property as well as a network of interlinking paths and roadways permeating the site.

Indicative Maintenance Programme

This programme is a guideline only and times of operations may vary on approval by landscape architect.

ONGOING REQUIREMENTS:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Lawn grass cutting (Min 24 cuts)		*	**	**	***	***	***	***	***	**	**	
Edging to lawn grass areas				*			*			*		
Rough Grass							*					
Fertiliser application to lawn grass areas.					*		*			*		
Hedge pruning/cutting					*			*			*	
Shrubs pruning and feeding				*		*			*			
Weed control of hedge and shrub planting areas		*	*	*	*	*	*	*	*	*	*	
Tree pruning											*	*
Removal of tree stakes (3-5yr)				*								
Mulch top-up to tree circles/ squares						*				*		
Herbicide app. to tree mulch circles				*			*				*	
Herbicide app./weeding to shrubs & hedgerow				*			*				*	
Watering of new trees (or after 3 weeks of no rain)				*	*	*	*	*				
Trimming of scrub areas												*
Weed control of scrub areas				*					*			
Application of residual weed killer to footpaths, cycle paths.				*								
Litter Clearance/pick up	***	***	***	***	***	***	***	***	***	***	***	***