

Proposed Residential SHD Development at Capdoo & Abbeylands, Clane, Co. Kildare

Landscape Design Rationale



for
Westar Investments

Document: P469-00
December 2020

Site Context



Landscape Design Strategy

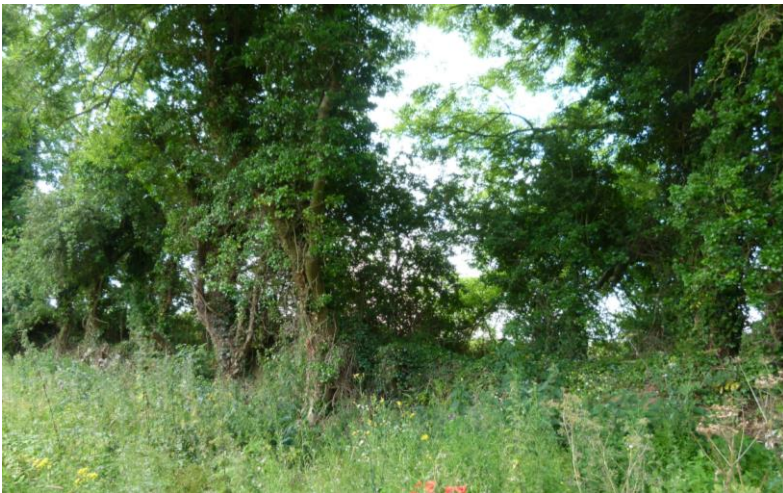
- ➔ The retention and integration of the existing green infrastructure which is key to the development of the landscape spaces.
- ➔ The landscape design aims to create a positive receiving environment, establishing a strong sense of place and an aesthetically pleasing landscape.
- ➔ The landscape design aims to create a distinct landscape character and purpose ensuring appropriate screening, visual and aesthetic interest, pedestrian links and access, recreation and movement across the development.
- ➔ The landscape design aims to provide flexibility in recreation activity, allows for social interaction and active play as well as spaces that are quiet and calming and spaces that are accessible and inclusive for all ages and abilities.
- ➔ The landscape design aims to manage and enhance the habitat protection and biodiversity of the site and augment same with native and pollinating plant species.
- ➔ The use of a range of native and pollinating plant species within the open spaces to support local biodiversity and continue development of ecological corridors.

Green Infrastructure Connectivity



EXISTING

Retention of existing drainage systems – provide for attenuation of existing soft landscape surface runoff.



PROPOSED

New attenuation areas located beneath larger kickabout spaces – provide attenuation of hard landscape runoff. Overburden to allow sufficient depth of planting medium for grass establishment.



The surface water drainage strategy will be designed to ensure that public surfaces do not drain into private land and private surfaces do not drain into the public realm. The choice of landscape materials reflects this strategy with porous/permeable products used where possible.

Concept Approach

Landscape Design Approach

The landscape design has evolved from a series of practical considerations and needs stemming from the end users of the development, the daily management and accessibility taking into account relevant building regulations.

While being close to the main street of Clane, the rural environment plays a key role in the selection of planting species.

The design approach is to retain trees and hedgerows where possible and sustainable. Substitute planting will be put in place to mitigate loss of existing trees and hedgerows and comprise native and pollinating species.

Ensuring universal access / accessibility for all is a primary consideration in the design approach addressing the passive and active needs of the residents in order to promote social interaction and create a sustainable community.

Landscape Design

Strategy

- Retention of existing green infrastructure - landscape features to remain intact and undisturbed.
- Retention and enhancement of existing pedestrian trackway.
- Retain amenity and recreation features.
- Community Provision –Woodland Play, Exploration & Learning
- Develop an open space network that enhances and integrates the proposed development into the existing landscape.
- Create a series of landscape typologies that enrich living and enhance recreation and social experiences.
- Develop the use of pollinating and native plant material that augments the All Ireland Pollinating Plan 2015-2020.



Green Infrastructure-extent and location of existing vegetation to be retained



Vehicular and Pedestrian Movement



RETAINED GREEN INFRASTRUCTURE

PEDESTRIAN MOVEMENT

VEHICULAR MOVEMENT

Play Strategy

The play strategy is based on providing natural play in the landscape incorporating large open grass areas for kickabout, grassy mounds, boulders and tree planting. Into this landscape a number of play items will be positioned to provide play opportunities for all ages. All equipment items will be manufactured to EN1176 and located on a safety surface in accordance with EN1177.

A total of three spaces will be located within the landscape, Play Space 1 and 2 in the Central Spine and Play Space 3 in Liffey Park. In addition retention of existing regenerative woodland in the Liffey Park will provide unique play and explore opportunities for children.

Integral to the provision of play will be passive supervision from adjoining dwellings and apartments and also pedestrian paths that provide access through these spaces and beyond to adjoining sites.

Outdoor exercise equipment will be provided along the lengthier pedestrian loops allowing all ages to improve wellbeing and general health.

Seating and Meeting Point Structures will provide rest stops, supervision of play areas and meeting spots for residents.



Existing hedgerows retained within Central Spine

Open Space Typologies

CENTRAL SPINE

GREEN NEIGHBOURHOODS

GREEN CORRIDORS

HOME ZONES



LIFFEY PARK

Central Spine

- Retention of existing landscape features – hedgerow and ditch features.
- Extension of open space from landscape features.
- Enhancement of green spaces to provide pedestrian and cycle connections and linkages.
- Natural Playscapes located on the circulation loop enjoying passive supervision, kickabout, natural style play areas (mounding, play items, boulders and logs)
- Environmental Education; creation spaces that allow education of our natural environment.



Existing hedgerows to be retained

Central Spine

- Extension of open space from existing features, integration with build architecture.
- Enhancement of features to provide pedestrian and cycle connections and linkages.
- Natural Playscapes – located on the circulation loop enjoying passive supervision, kickabout, natural style play areas (mounding, play items, boulders, sensory planting)
- Environmental Education – spaces that allow education of our natural environment, establishment of meadows beyond frequent grass mowing regimes.



Central Spine - Play Space 1



The Triple Somersault bars are playground favourites, children absolutely love playing on them! The Triple Somersault makes possible cooperation and sharing in two varied heights. They accommodate more users and different age and ability levels. The Triple Somersault caters for a range of play activities from hanging by the arms, training upper body

muscles, to sitting on the bars with friends and sharing, using social-emotional skills. The favourite play activity is Somersaulting on the bars, it trains children's proprioception, the awareness of where body parts are and how to coordinate movements to fit through and in to space. It trains the senses of space and balance, too, making the child able to navigate

the surroundings securely.

Item no. NRO809-1001	
General Product Information	
Dimensions LxWxH	335x72x150 cm
Age group	4+
Play capacity (users)	3
Colour options	



Data is subject to change without prior notice.

1 / 11/12/2020

Triple Somersault



All Organic Robinia products by KOMPAN are made of 100% Robinia wood from sustainable European sources. On request it can be supplied with 100% FSC™ certification.

Item no. NRO806-0601	
General Product Information	
Dimensions LxWxH	126 x 247 x 110 cm
Age Group	3+
Play Capacity	3 children
Colour Options	



Item no. NRO806-0601	
Installation Information	
Max. fall height	24 cm
Safety surfacing area	20.7 m ²
Numbers of Installers (persons)	2
Total installation time	3
Excavation volume	0.47 m ³
Concrete volume	0.16 m ³
Footing Depth (Standard)	63 cm
Shipment Weight	192 kg
Anchoring options	In-ground ✓
Warranty information	
Robinia wood	15 Years
Spare parts guaranteed	10 Years

Stilts



Natural Boulders



Safa Grass safety surface



Logs



Localised grassy mounds

Central Spine - Play Space 2

Iron

Story telling chair and stools

8066319

6600 x 5800

Product Specifications

- **Assembly Time:** 5 hours
- **Length (mm):** 3750 mm
- **Width (mm):** 2850 mm
- **Height (mm):** 1800 mm
- **Volume (m3):** 0.96 m³
- **Fall Height (mm):** 600 mm
- **Safety Area Width (mm):** 5600 mm
- **Safety Area Length (mm):** 5800 mm
- **Safety Area:** 28 m²



Story Telling Chair & Stools

Technical Information	
Equipment Dimensions	4.7m x 2.2m x 1.5m
Surfacing and Area Required	
Minimum Space Required LxWxH	7.8m x 5.3m x 3.6m
Max. Gradient Of Ground	1% SW
Free Height Of Fall	1.5m
Required Area	Wet (Approx.)
Loosefill At 250mm	N/A
Base: Crushed Glass Sand	N/A
Approximate Area Of Mound For Surfacing	10.7m ²
Total m ² Required	4.8m ²
Installation Information	
Overall weight	423 kg
Heaviest part	27.1 kg
Targeted part	2.0m x 0.9m x 0.9m
Unloaded part	0.2m
Maximum wind speed	0.4m/s

Note: These units are not suitable for use with Loosefill surfacing

Tunnel in localised mounding

Item no. NRO20-0601

General Product Information

Dimensions (LxWxH) 217 x 107 x 32 cm

Age Group 3+

Play Capacity 2 children

Colour Options 2 colours

The Wooden Lines Balance Posts appeal to children who love to play 'The Ground is Lava' game. The Wooden Lines invite energetic, imaginative play on the road. The posts can be used as a traditional lava and color for marking and decoration. The Wooden Lines are used to

In other children have their imagination and sense of play, both fun and educational in a child's play area. The posts can be used as a traditional lava and color for marking and decoration. The Wooden Lines are used to

Item no. NRO20-0601	
Installation Information	
Max. fall height	32 cm
Safety surfacing area	16.8 m ²
Numbers of installers (persons)	2
Total installation time	2
Excavation volume	0.21 m ³
Concrete volume	0.08 m ³
Footing Depth (Standard)	60 cm
Shipment Weight	82 kg
Anchoring options	In-ground ✓ Surface ✓
Warranty Information	
Robinia wood	15 Years
Spare parts guaranteed	10 Years

Item no. NRO671-1001

General Product Information

Dimensions (LxWxH) 244 x 62 x 143 cm

Age Group 3+

Play Capacity 2 children

Colour Options 2 colours

The Balance Plus is a playground classic, that trains children again and again. It can function as a playground, connecting for children to 10 standard concrete lines. When it can also function as a parallel or zig-zag, providing stability for children, parents or even to need of a guide line which to observe. When children navigate across the Balance Plus, they train their balance

immediately, which is a fundamental skill, that is basic for the development of all other skills. The sense of balance for instance makes it possible for children to stand and concentrate. When zig-zag balancing across the Balance Plus, children will negotiate and learn, side to pass each other. This trains important social-emotional skills, that are important for balance when making friends.

Item no. NRO204-0601

General Product Information

Dimensions (LxWxH) 771 x 217 x 141 cm

Age Group 3+

Play Capacity (users) 6

Colour Options 2 colours

Balance Posts

EMBANKMENT SLIDE, WIDE

Item no. PCM110203-0902

General Product Information

Dimensions (LxWxH) 403 x 119 x 200 cm

Age Group 4+

Play Capacity 3 children

Colour Options 4

Sliding is a favourite playground activity that allows children to enjoy some exhilaration as well as a sense of achievement. The embankment slide is a fun and exciting activity that allows children to enjoy some exhilaration as well as a sense of achievement. The embankment slide is a fun and exciting activity that allows children to enjoy some exhilaration as well as a sense of achievement.

When sliding down, this stimulates ability, encourages creative play and encourages a sense of achievement. The embankment slide is a fun and exciting activity that allows children to enjoy some exhilaration as well as a sense of achievement. The embankment slide is a fun and exciting activity that allows children to enjoy some exhilaration as well as a sense of achievement.

Item no. PCM110203-0902	
Installation Information	
Max. fall height	100 cm
Safety surfacing area	27.8 m ²
Numbers of installers (persons)	2
Total installation time	5
Excavation volume	0.15 m ³
Concrete volume	0 m ³
Footing Depth (Standard)	85 cm
Shipment Weight	166 kg
Anchoring options	In-ground ✓ Surface ✓
Warranty Information	
Panels	Lifetime
Post	10 Years
Spare parts guaranteed	10 Years

Balance Plus



Boulders

Triple Balance Beams



Kickabout

Embankment Slide

Liffey Park

Characteristics:

- Retention of existing green infrastructure - landscape features to remain intact and undisturbed.
- Retention and enhancement of existing pedestrian trackway.
- Retain amenity and recreation features.
- Community Provision – Nature Play, Woodland Play, Exploration & Learning



LAY



Existing regenerative woodland to be retained



Existing riverside vegetation (summer & winter view) to be retained

Liffey Park - Play Space 3

Irion

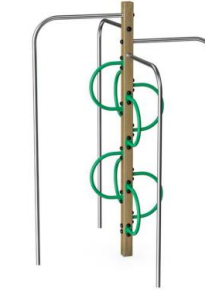
Story telling chair and stools

8066319

6600 x 5800

Product Specifications

- **Assembly Time:** 5 hours
- **Length (mm):** 3750 mm
- **Width (mm):** 2850 mm
- **Height (mm):** 1800 mm
- **Volume (m3):** 0.96 m³
- **Fall Height (mm):** 800 mm
- **Safety Area Width (mm):** 6600 mm
- **Safety Area Length (mm):** 5800 mm
- **Safety Area :** 28 m²



Climbing Tree



The Water Lilies Balance Posts appeal to children who love to play 'The Ground is Lava' game. The Water Lilies enable jumping or balancing from one to the next. The can also be used as individual seats and cater for meeting and exchanging. The Water Lilies are wide so appeal to children who are a confident with balancing. When balancing from one water lily

to the other, children train their proprioception and sense of balance, both fundamental skills in confidently managing the body in its surroundings. Climbing the Water Lilies with friends teaches children how to take turns. These are important social-emotional skills that are basic to the ability to form friendship and relate to peers.

Balance Posts

Item no. NR020-0601	
General Product Information	
Dimensions LxWxH	217 x 107 x 32 cm
Age Group	3+
Play Capacity	2 children
Colour Options	



Story Telling Chair & Stools



Item no. NAT803-0901	
General Product Information	
Dimensions LxWxH	206 x 230 x 204 cm
Age Group	4+
Play Capacity	6 children
Colour Options	



The Somersault Ring is a variant of the great classic playground favourite of somersault bars. It is irresistible to children and their parents, especially. The Somersault Ring makes cooperation and sharing in multiple heights fun. They accommodate more users, and different age and ability levels. The Somersault Ring caters for a range of play activities, hanging by the arms, climbing, swinging, training the upper body and core muscles. Sliding on the bars with friends, sharing, using social-emotional skills. Or, somersaulting. Somersaulting on the Somersault Ring trains children's proprioception: the awareness of where body parts are and how to coordinate movements to master movement in space. It trains the sense of space and balance, too, making the child able to navigate their surroundings securely.

Somersault bars



NR020



All Organic Robinia products by KOMPAN® are made of 100% Robinia wood from sustainable European sources. On request it can be supplied with 100% FSC™ certification.

The paints used for coloured components is water based and environmentally friendly with excellent UV resistance. The paints in compliance with EN 71 Part 3.

The Robinia products are designed with a KOMPAN® colour concept with a number of different standard colours.



The forestlake boat is available with a deck of Robinia wood or without a deck. The version without deck is suited for outdoor surfacing, where the colour and theme of the surfacing is visible inside the boat.

The product is also available pre-assembled from the factory to ensure all safety requirements are considered.

The Robinia wood can be supplied as untreated raw wood, painted with a brown coloured transparent pigment paint, or in a coloured version where selected components are painted in different colours.


Forest Lake Boat

KOMPAN®
Let's play!

Item no. NR020-1021	
Installation Information	
Max. fall height	100 cm
Safety surfacing area	23 m ²
Numbers of installers (persons)	2
Total installation time	9
Excavation volume	0.86 m ³
Concrete volume	0 m ³
Footing Depth (Standard)	100 cm
Shipment Weight	599 kg
Anchoring options	In-ground ✓
Warranty Information	
Robinia wood	15 Years
Stainless steel hardware	Lifetime
Stainless steel activities	10 Years
Wipes	5 Years
Spare parts guaranteed	10 Years



Liffey Park - Play Space 3




Item no. NRC009-1001	
General Product Information	
Dimensions LxWxH	335x72x150 cm
Age group	4+
Play capacity (users)	3
Colour options	

Data is subject to change without prior notice.

The Triple Somersault Bars are playground fixtures, children absolutely love playing on them! The Triple Somersault makes possible cooperation and sharing in fun varied heights. They accommodate more users and different age and ability levels. The Triple Somersault caters for a range of play activities from hanging by the arms, training upper body muscles, to sitting on the bars with friends and sharing, using social-emotional skills. The favourite play activity is Somersaulting on the bars, it trains children's proprioception the awareness of where body parts are and how to coordinate movements to fit through and in to space. It trains the senses of spatial and balance, too, making the child able to navigate the surroundings securely.

1 / 11/12/2020

Triple Somersault



Item no. PCM110203-0902	
General Product Information	
Dimensions LxWxH	403 x 119 x 280 cm
Age Group	4+
Play Capacity	3 children
Colour Options	

Sliding is a favourite playground activity that attracts children to being active and playful in a thrilling way. An embankment slide is especially exciting and accessible with the entry at the ground level, and a fast sliding path that follows the form of the land. The wide slide increases capacity and social play. When children slide they train their core muscles, sitting upright while sliding down. This stimulates stability, important for avoiding back and neck pain – a growing problem in children due to sedentary lifestyles. Sliding additionally trains the child's sense of balance and space awareness understanding. These skills are important in navigating the world safely and are also the basis of all motor skills. Developing these skills supports physical confidence in children. Children are especially keen to try the embankment slide over and over again therefore increasing their physical activity.

Embankment Slide



Retained regenerative woodland

The retention and enhancement of the existing pedestrian trackway and regenerative woodland provides a unique opportunity for community based learning, exploration and play.



Liffey Park - Outdoor Gym



Free Runner



Sit Up Bench



Flex Wheel



Cross Trainer



Power Bike



Upper Body
Trainer



Double Chest
Press

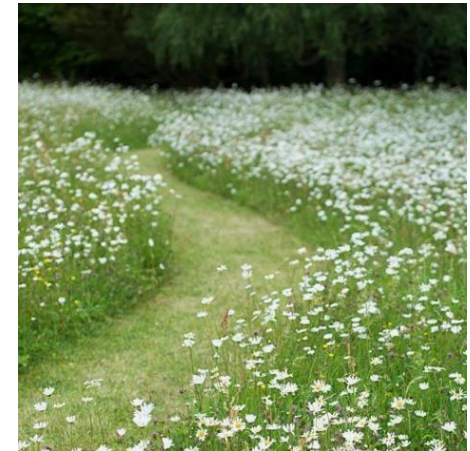
Green Corridors

Characteristics:

- Retention and protection of existing landscape features.
- Integration with green spaces, development of meadows.



Existing hedgerows to be retained



Home Zones

Characteristics:

- Green streetscapes.
- Smooth transition between surface types, clear visual spatial definition
- Break out play spaces.
- Social opportunities.
- Sense of Identity & Pride of Place



Green Neighbourhoods

Characteristics:

- Green streetscapes – semi mature fastigate street tree planting to provide street identity & screening.
- Spatial definition – semi mature tree planting, linear belts of hedgerows to break up parking bays and provide screening
- Buffer planting to protect amenity of apartment ground level units.



Seating



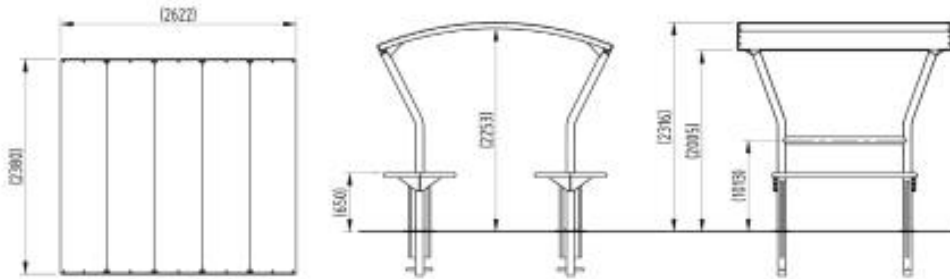
Bench with backrest

Powder coated galvanized steel and composite seat with back support and side arm rests.

Meeting Points

Meeting Point structures will comprise mild steel, galvanised metal structures, powder coated and bolted to the concrete surface beneath.

Functional and durable in their design they will provide a sheltered and welcoming meeting point for all ages.



Plant Typologies

Large/Parkland Trees



Street Trees



Small to Medium Trees



Plant Typologies

Hedge, Groundcover and Bulb Planting

Native hedgerow planting is primarily used along the boundaries of public open space where it is provided with the space to establish and grow, augmenting existing vegetation in these areas.

Lower level hedgerow planting is utilised to define and reinforce sub-spaces within the streetscape environment.



The lower layer of shrub and bulb planting includes pollinator friendly species providing year round interest and biodiversity around buildings and within dwelling curtilages creating vegetative buffers for privacy and shelter to adjoining residences.



Native meadows to the outer edge of lawn areas will be allowed to establish where frequent mowing of grass will not be required. Re-used cut logs from the felling will be incorporated into the space as natural play elements.



Materials Palette

Hard Landscape Materials and Finishes

The selection of hard landscape elements is determined by their proposed use, robustness and durability.



Driveways -Permeable paving



Dwelling Thresholds –Contrast Paving



Home Zones–Contrast Paving

Landscape Elements

The selection of site furniture is determined by their location and durability.



Public open space paths - tarmacadam



