

Landscape Rationale

**Charlestown Place SHD at Charlestown Place
& St. Margaret's Road, Charlestown Dublin 11**

Ronan Mac Diarmada & Associates
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Client: Puddenhill Property Limited

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• RE: Fingal Planning Authority, Written opinion on a proposed strategic housing development on lands at Charlestown Place, St. Margaret’s Road, Charlestown, Co. Dublin.Ref: ABP-307248-20 / PPSHDW/07/20	



Site Context & Location



Design Development



Visual line – planting directing movement and creating space.

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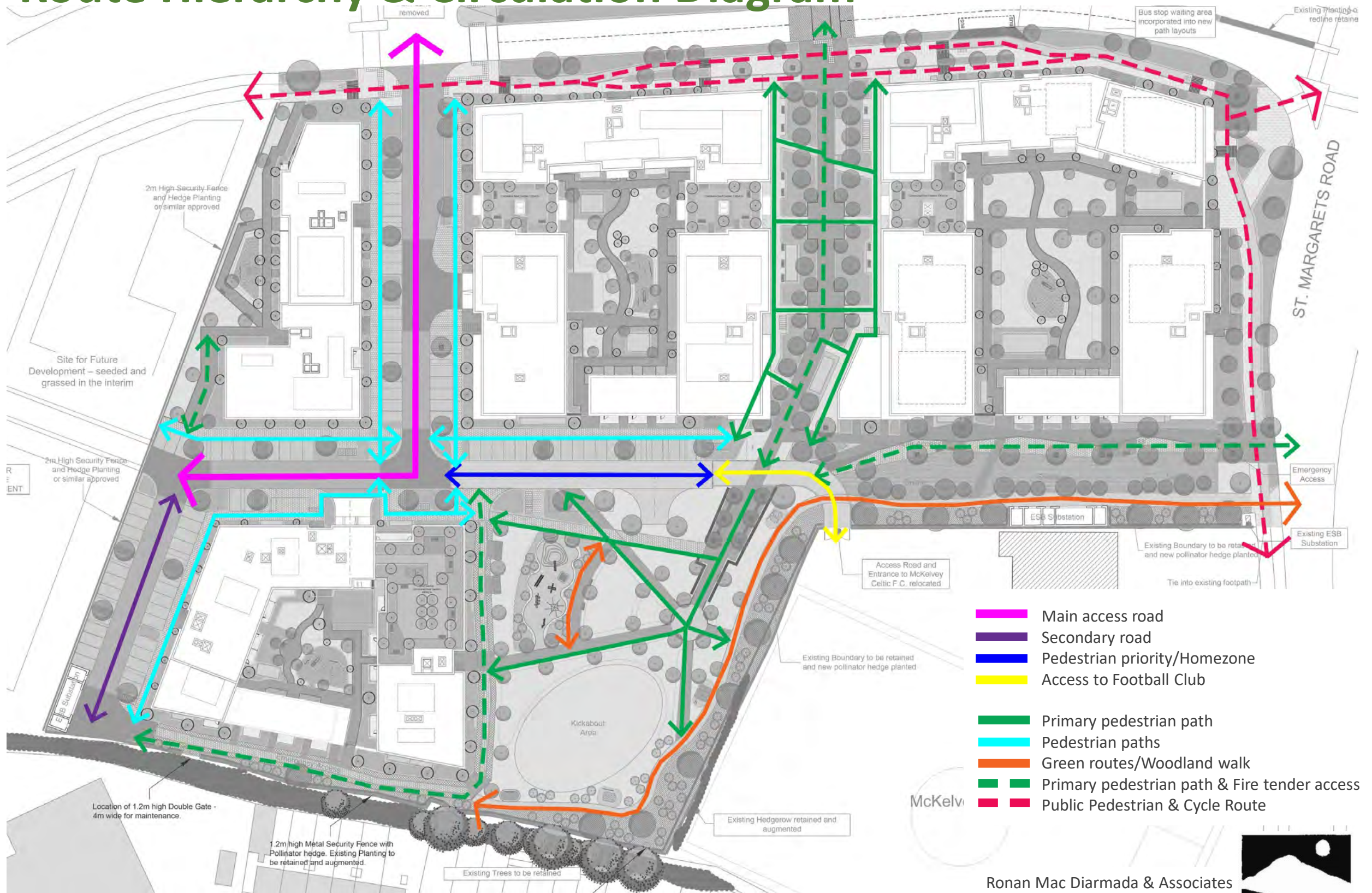
Landscape Masterplan



Context of Route Hierarchy & Circulation



Route Hierarchy & Circulation Diagram



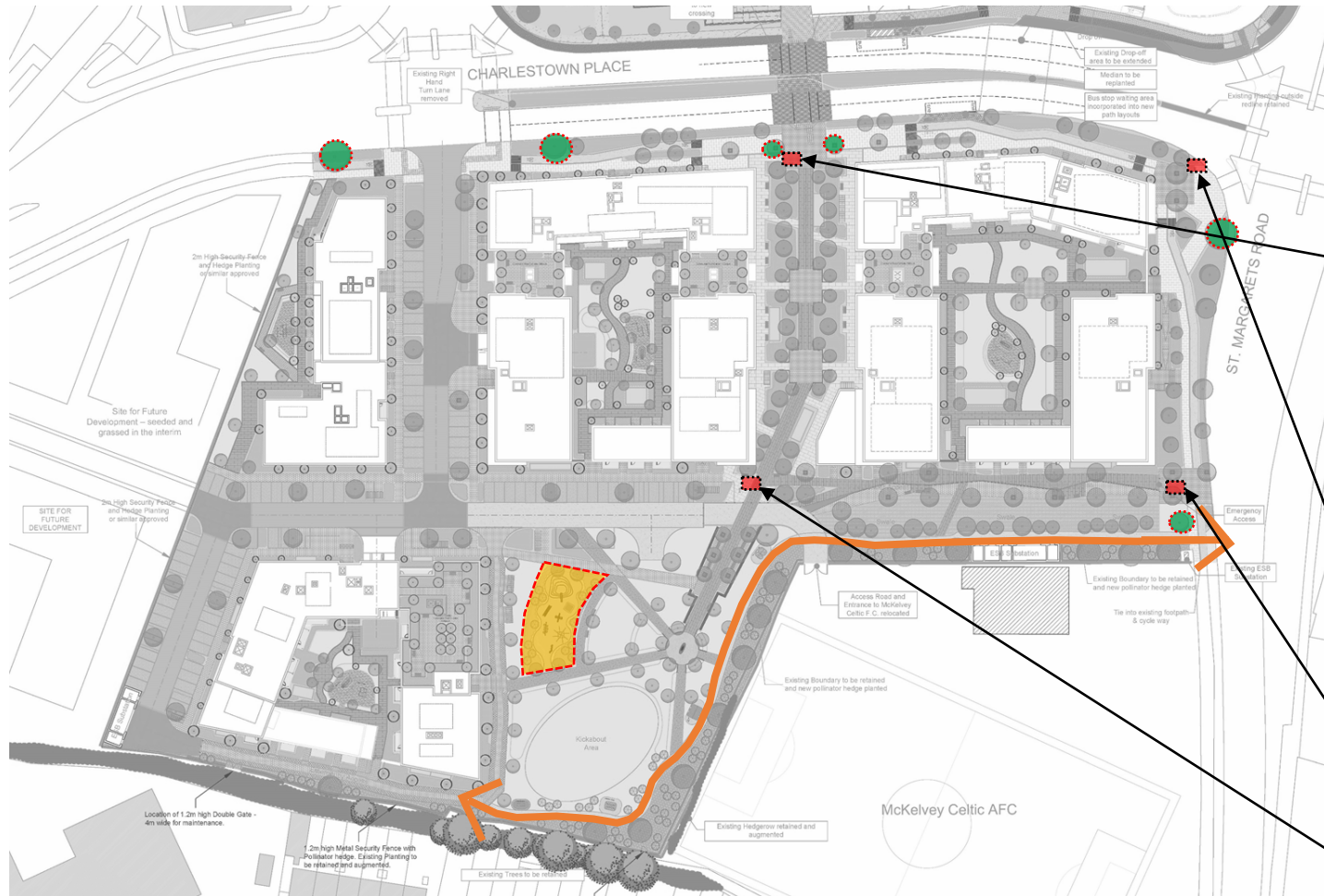
- █ Main access road
- █ Secondary road
- █ Pedestrian priority/Homezone
- █ Access to Football Club
- █ Primary pedestrian path
- █ Pedestrian paths
- █ Green routes/Woodland walk
- █ Primary pedestrian path & Fire tender access
- █ Public Pedestrian & Cycle Route

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Wayfinding

Locations of Wayfinding mechanisms



- 1. Urban Wayfinding Signage (see typical proposals)
 - Junction of Charlestown Place & St. Margaret's Road
 - Junction of the new east/ west street and St. Margaret's Road
 - Junction of proposed internal pedestrian boulevard and Charlestown Place
 - Junction of proposed internal pedestrian boulevard and east/ west street

- 2. Wayfinding – Large Street Tree Planting – *Platanus x acerifolia*
 A change in paving types is proposed to distinguish each area and to notify the users and direct them through and around the scheme.

- 3. Playground

- 4. Woodland Walk



Entrance to Pedestrian Boulevard



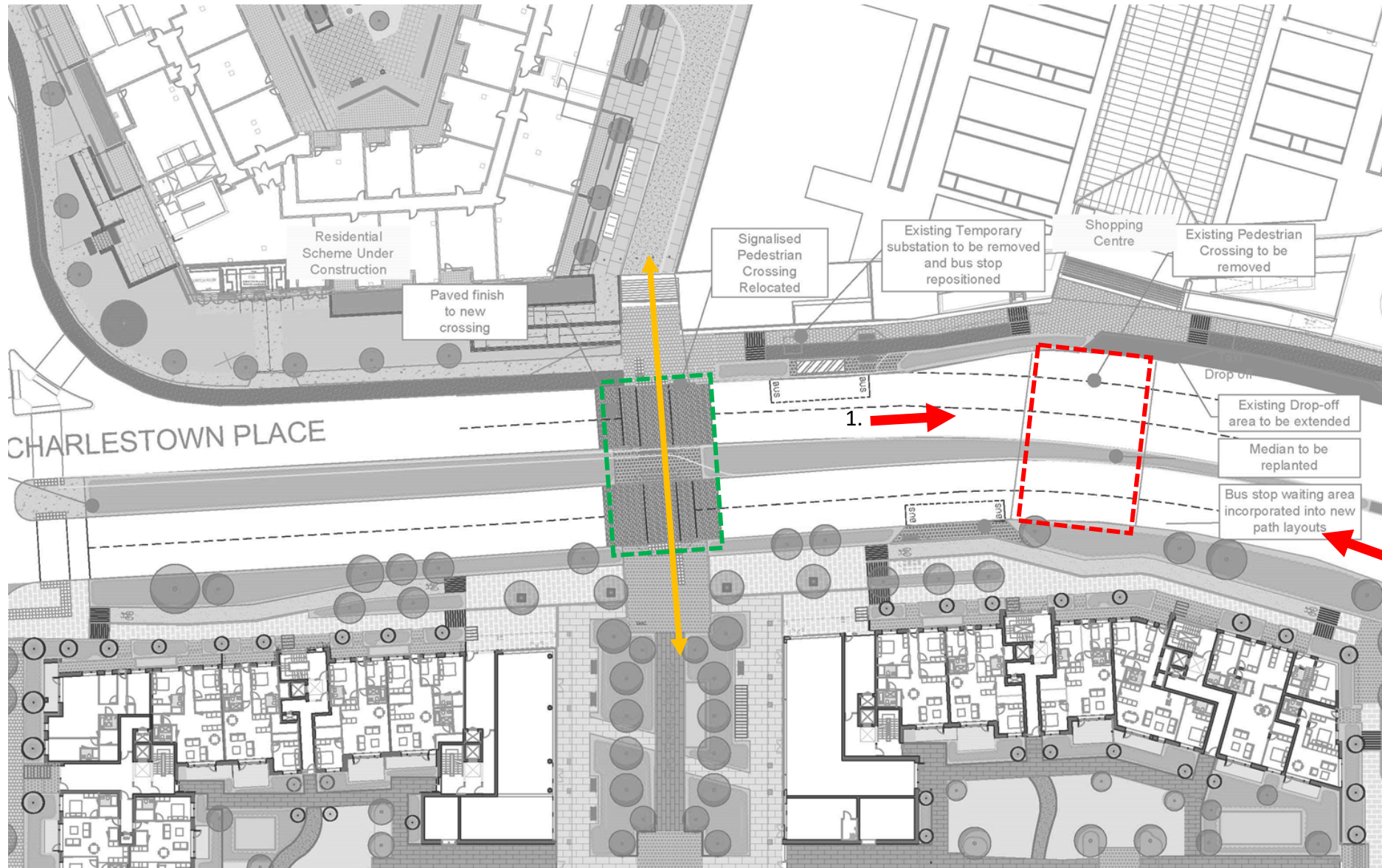
3no. Locations





Platanus x acerifolia





Proposed Pedestrian Crossing – Existing Relocated



 Current location of existing crossing to be decommissioned. Please refer to Traffic and Transportation drawings and reports for further details.

 Proposed Location of new Pedestrian Crossing to link existing pedestrian street north of Charlestown Place to new pedestrian street proposed in Charlestown Place SHD.

 Pedestrian movement north and south of Charlestown Place.

 Central median and offside verges to be planted with low ground cover such as Hedera helix Hibernica.



1. View of existing crossing looking East



2. View of existing crossing looking West



Landscape Character



- Public Open Space
- Pedestrian Boulevard
- Urban Frontage
- Communal Open Space
- Woodland Walk/Landscape Buffer/Habitat Zone
- Homezone

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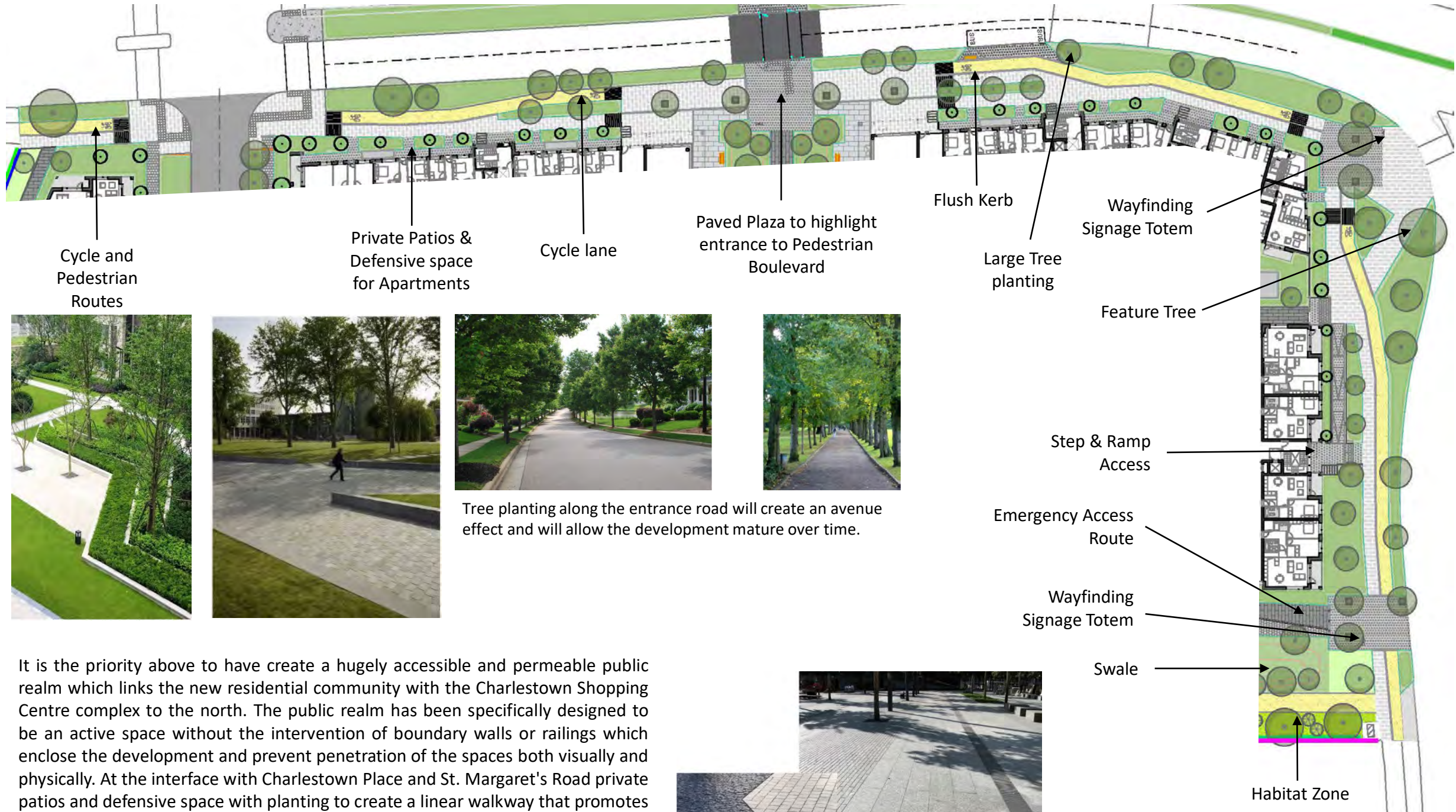
Communal Open Space - Courtyard Design



In light of the Promoters desire to create a strong sense of place and a high quality public realm environment with good permeability, the development includes a series of communal courtyards that may be used for active and passive recreation. Permeability is enhanced through a series of pathways and seating areas that may be used by the residents for amenity purposes. The courtyard areas shall be well planted providing height and texture to the built environment. Private patio areas overlook the larger courtyard space separated by defensive planting. This space will be lit with low level lighting. Each courtyard area will have a dedicated play zone for younger children.



Public Realm – Street Frontage on Charlestown Place



Cycle and Pedestrian Routes

Private Patios & Defensive space for Apartments

Cycle lane

Paved Plaza to highlight entrance to Pedestrian Boulevard

Flush Kerb

Large Tree planting

Wayfinding Signage Totem

Feature Tree

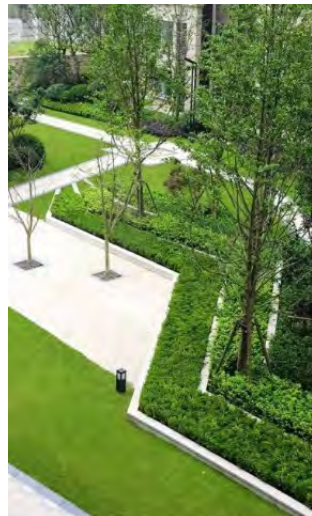
Step & Ramp Access

Emergency Access Route

Wayfinding Signage Totem

Swale

Habitat Zone



Tree planting along the entrance road will create an avenue effect and will allow the development mature over time.

It is the priority above to have create a hugely accessible and permeable public realm which links the new residential community with the Charlestown Shopping Centre complex to the north. The public realm has been specifically designed to be an active space without the intervention of boundary walls or railings which enclose the development and prevent penetration of the spaces both visually and physically. At the interface with Charlestown Place and St. Margaret's Road private patios and defensive space with planting to create a linear walkway that promotes walking and also provides intimate space for the residents to congregate and also enter their homes. The design also provides added amenity for the residents with opportunity for planting, seating and casual walking outside their dwellings.



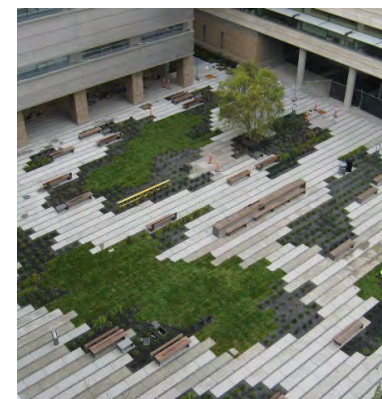
Change in paving types to distinguish private and public areas



Public Realm – Pedestrian Boulevard link to Public Park



The promoter wishes to create a strong pedestrian link between Charlestown Shopping Centre to the north and the new public park located to the south of this new development. This is achieved through a high quality landscaped Pedestrian Boulevard which links the two spaces.



Public Realm – Vehicular Access Road



Extensive planting to provide traffic calming in the form of vertical deflection.



Extensive planting to the public road to create intimacy and human scale

The landscape design of the Vehicular Access Road is focused on providing both traffic calming and an alternative interface between the buildings. Mature tree planting is proposed to reduce the impact of the built environment to a human scale. Different surface materials and colours are used at traffic intersections to encourage drivers to slow down and to distinguish areas where pedestrians and cyclists are given priority.

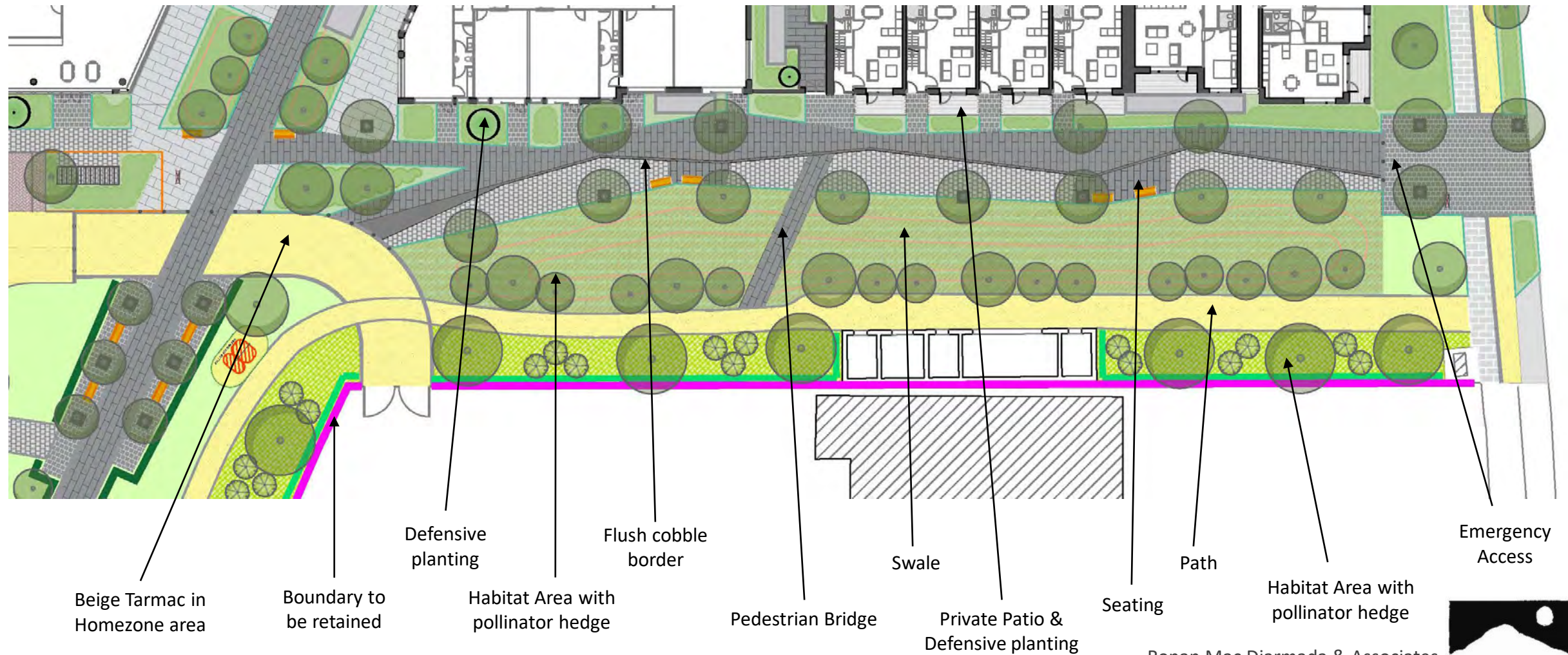


Public Realm – Woodland Walk & Swale



A woodland walkway has been created to tie together the SUDS strategy for the site, and to link the public park and the habitat zone on the southern boundary whilst also enhancing permeability through the scheme and creating linkages to St. Margaret's Road.

Proposed new integrated swale using the landscape network.



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Public Park and Open Space



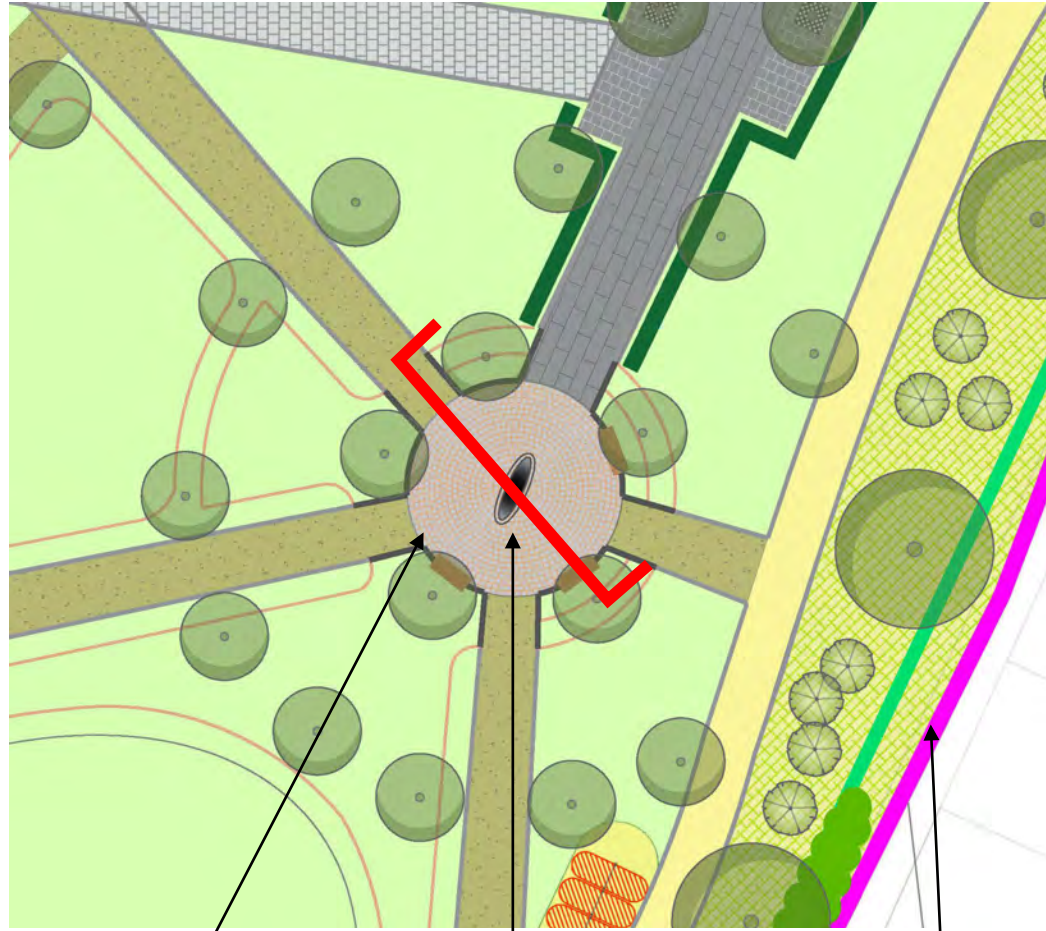
The open space has been developed with both permeability and passive supervision in mind. Natural play elements and seating are located within this space to provide amenity for users. This is combined with a woodland walk which will enhance the landscape experience with extensive tree planting which frames the space.

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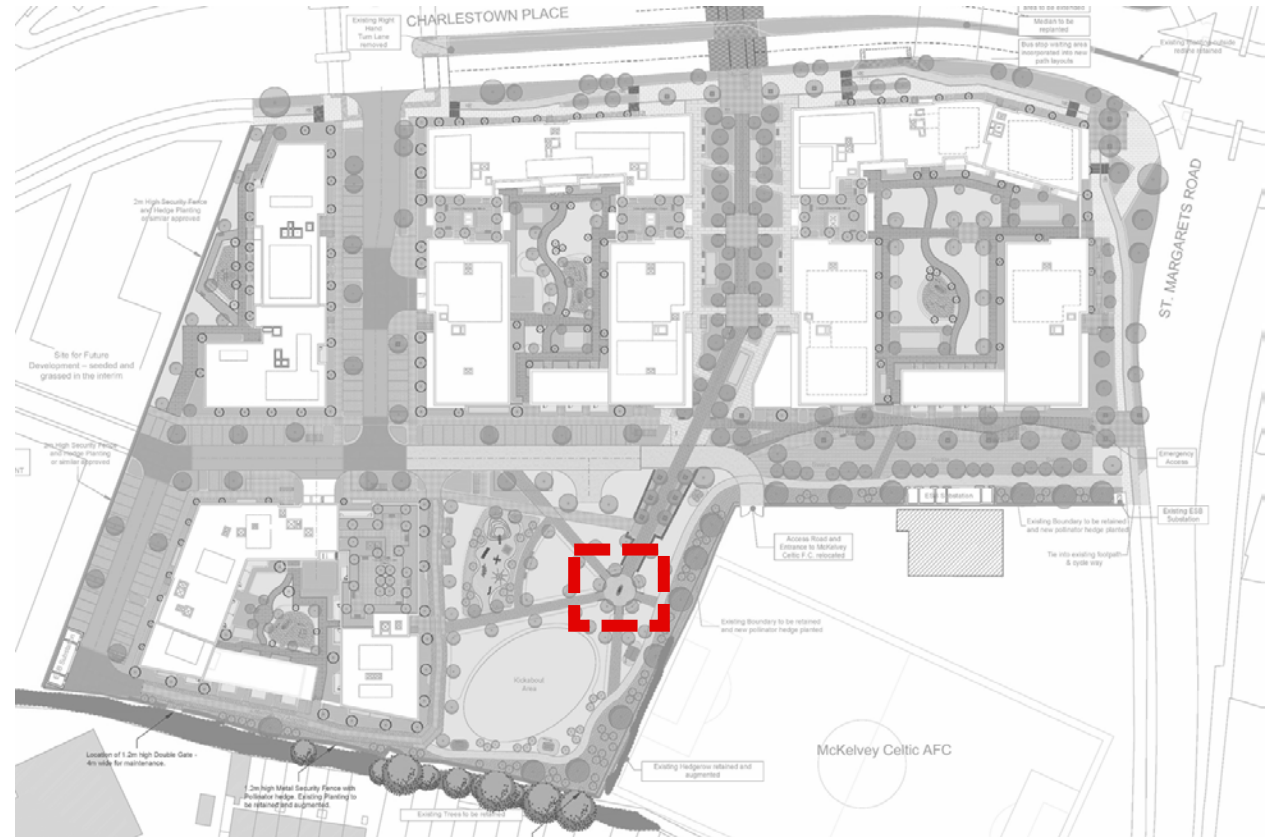
Public Open space – Seating Detail



Low Walls Stone/brick or rendered finish with seating

Public Art Location

Existing Boundary Retained with new pollinator hedge planting

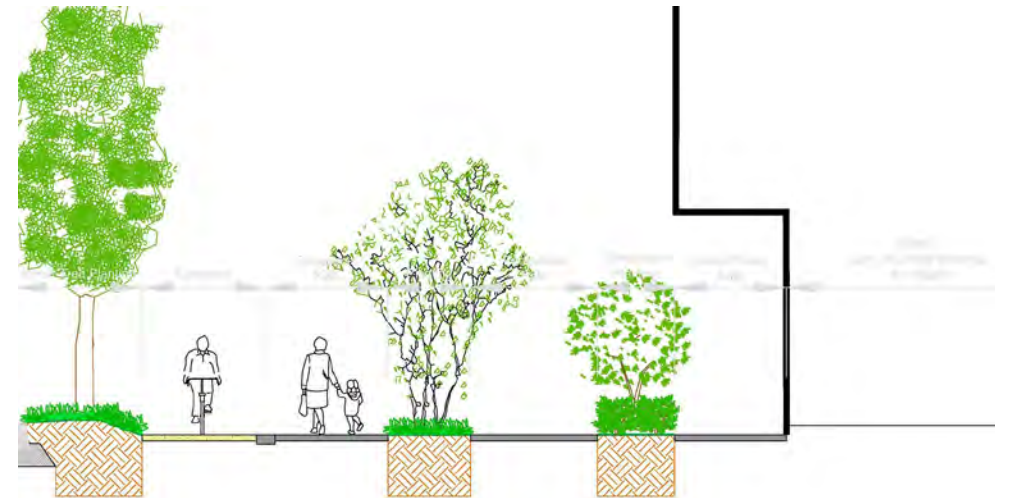
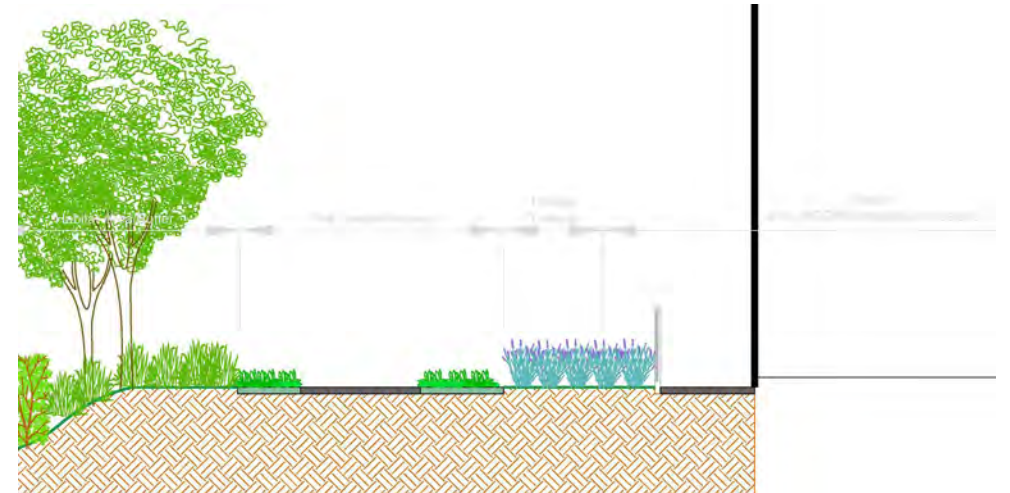
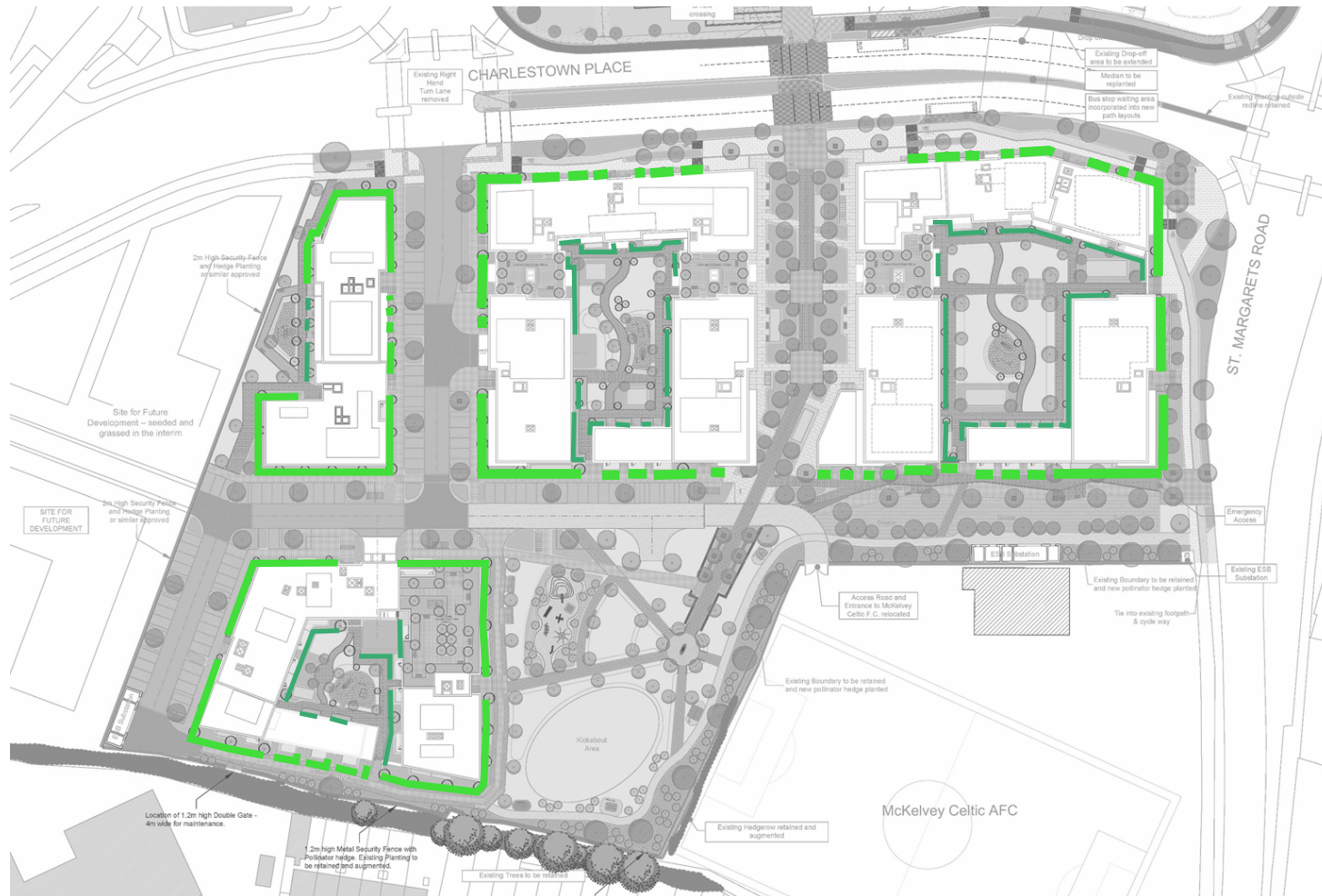


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Defensive Planting

Location of Defensive Planting Areas



Defensive is provided between private patios, apartments and public open space across the scheme, these are planted with slow shrub planting, large shrubs and small trees. Similarly the same treatment is used within the communal courtyards between private patios, apartments and communal open space.

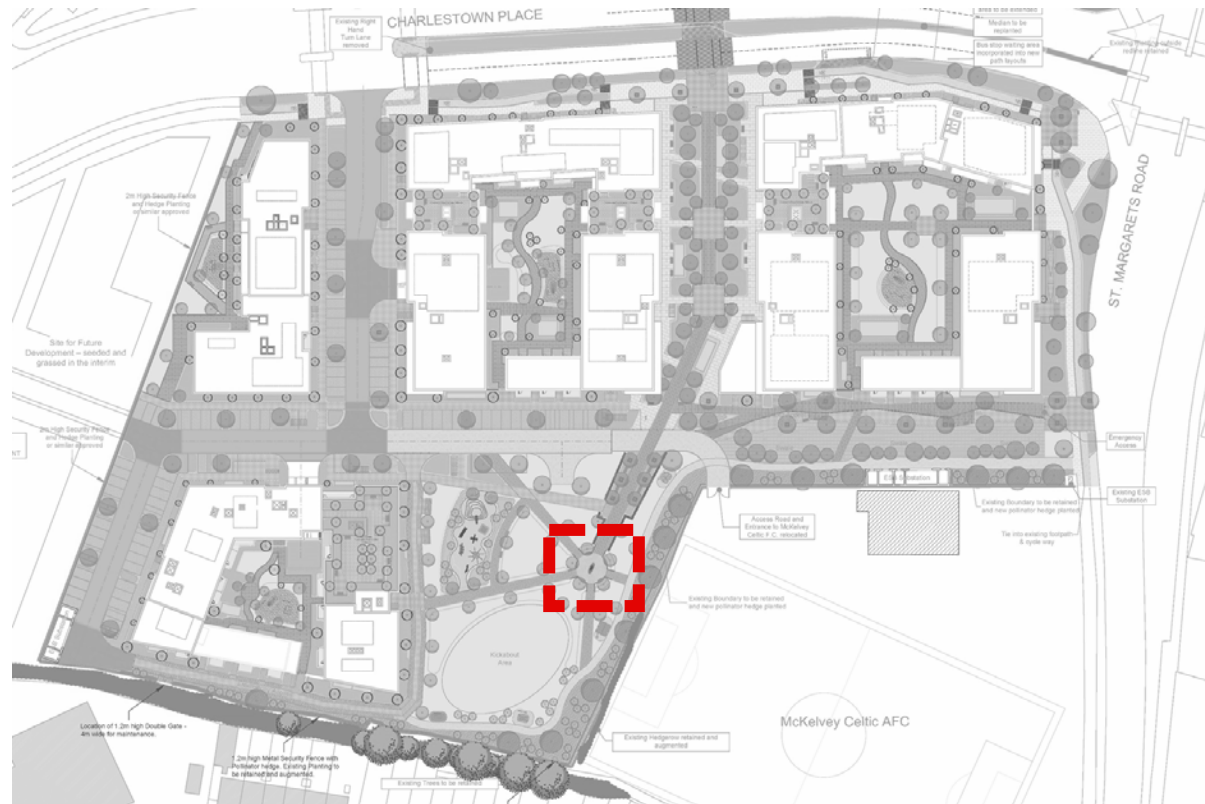
 Public Defensive Planting

 Communal Defensive Planting



Public Art/Sculpture Location

Suggested Location of Public Art Piece/Sculpture



Typical Examples of Public Art finishes



Bog Oak



Polished Stainless Steel



Corten Steel

Typical Examples of Public Art in Dublin

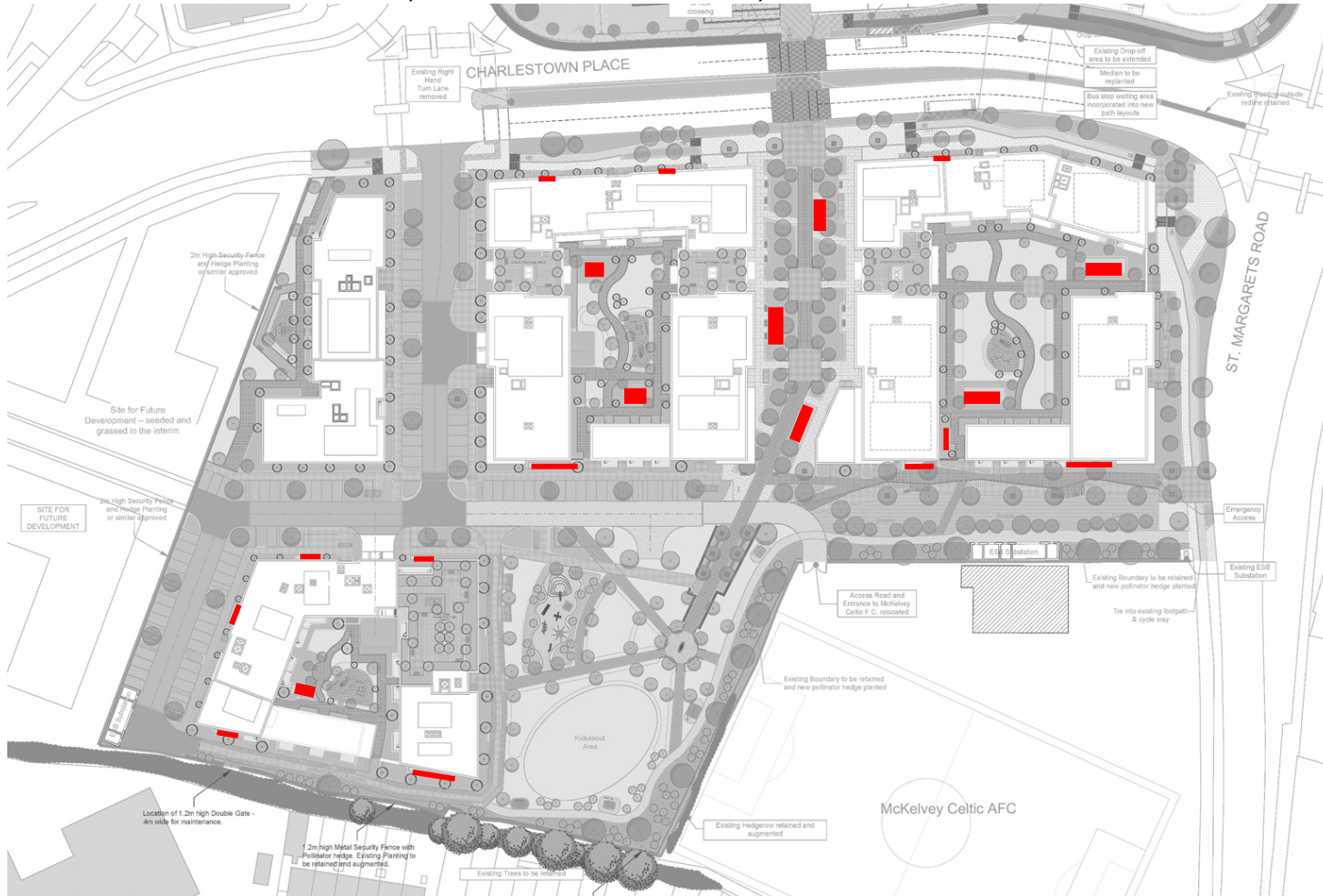


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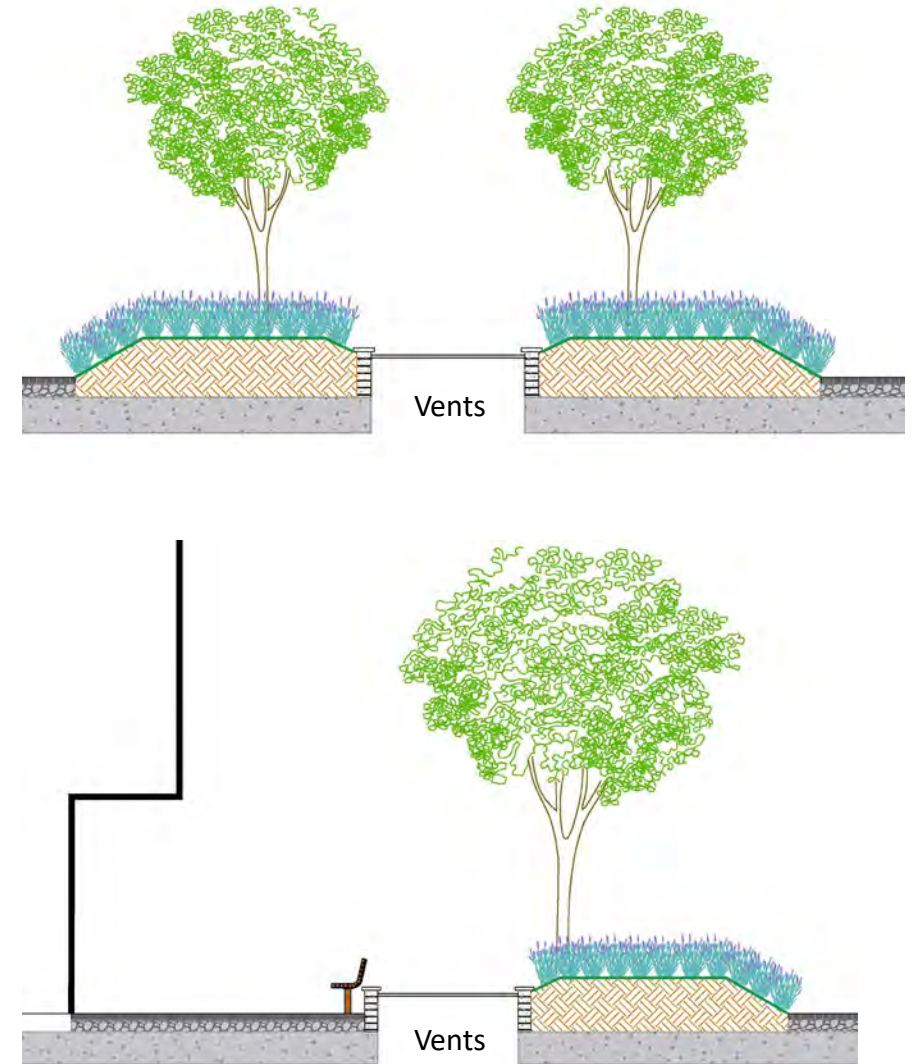


Basement Vent Treatments

Locations of Basement Vents (outlined in red & not to scale)



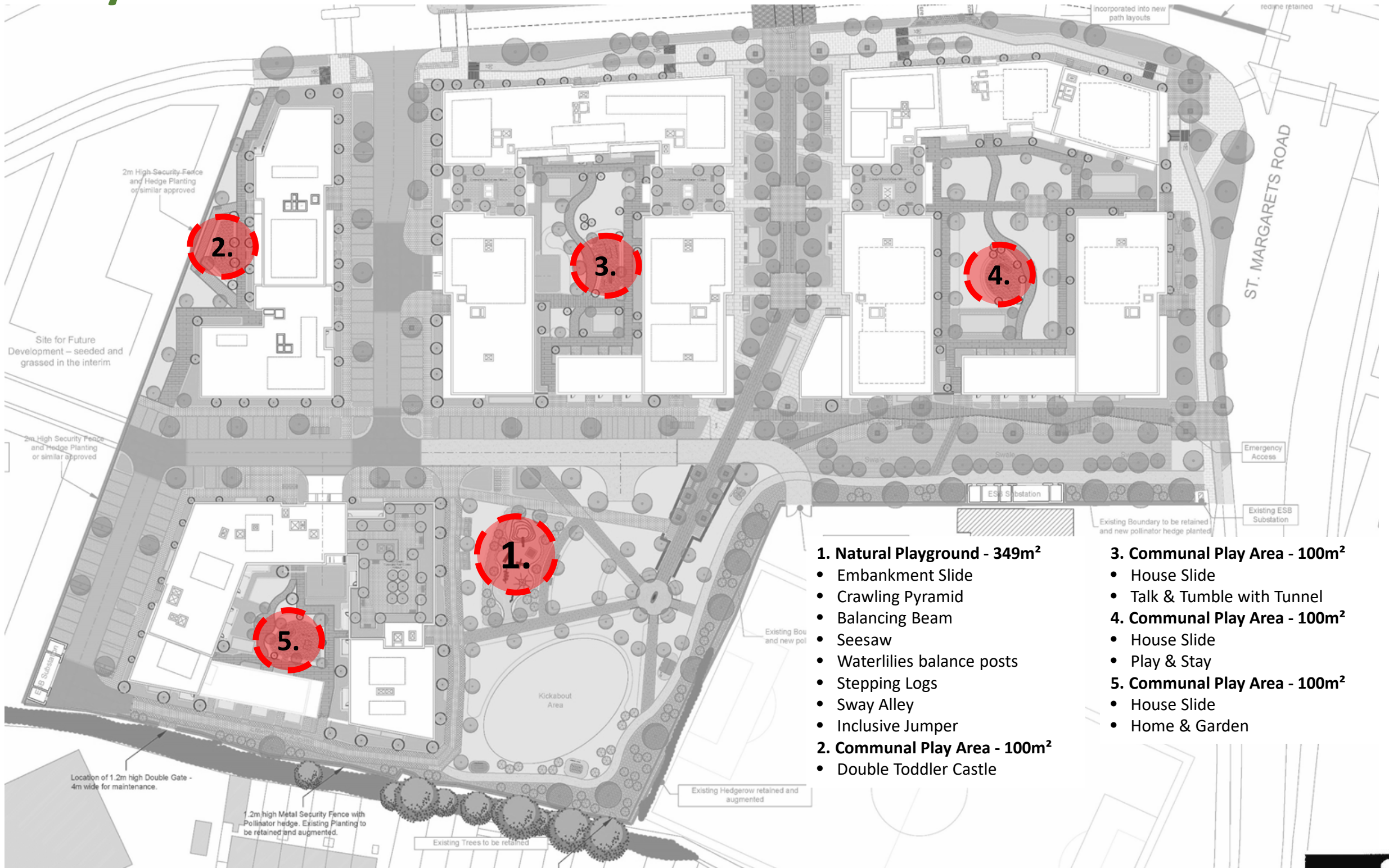
Typical Sections - Vents screened with planting



All Vents are screened with planting



Play Locations



1. Natural Playground - 349m²

- Embankment Slide
- Crawling Pyramid
- Balancing Beam
- Seesaw
- Waterlilies balance posts
- Stepping Logs
- Sway Alley
- Inclusive Jumper

2. Communal Play Area - 100m²

- Double Toddler Castle

3. Communal Play Area - 100m²

- House Slide
- Talk & Tumble with Tunnel

4. Communal Play Area - 100m²

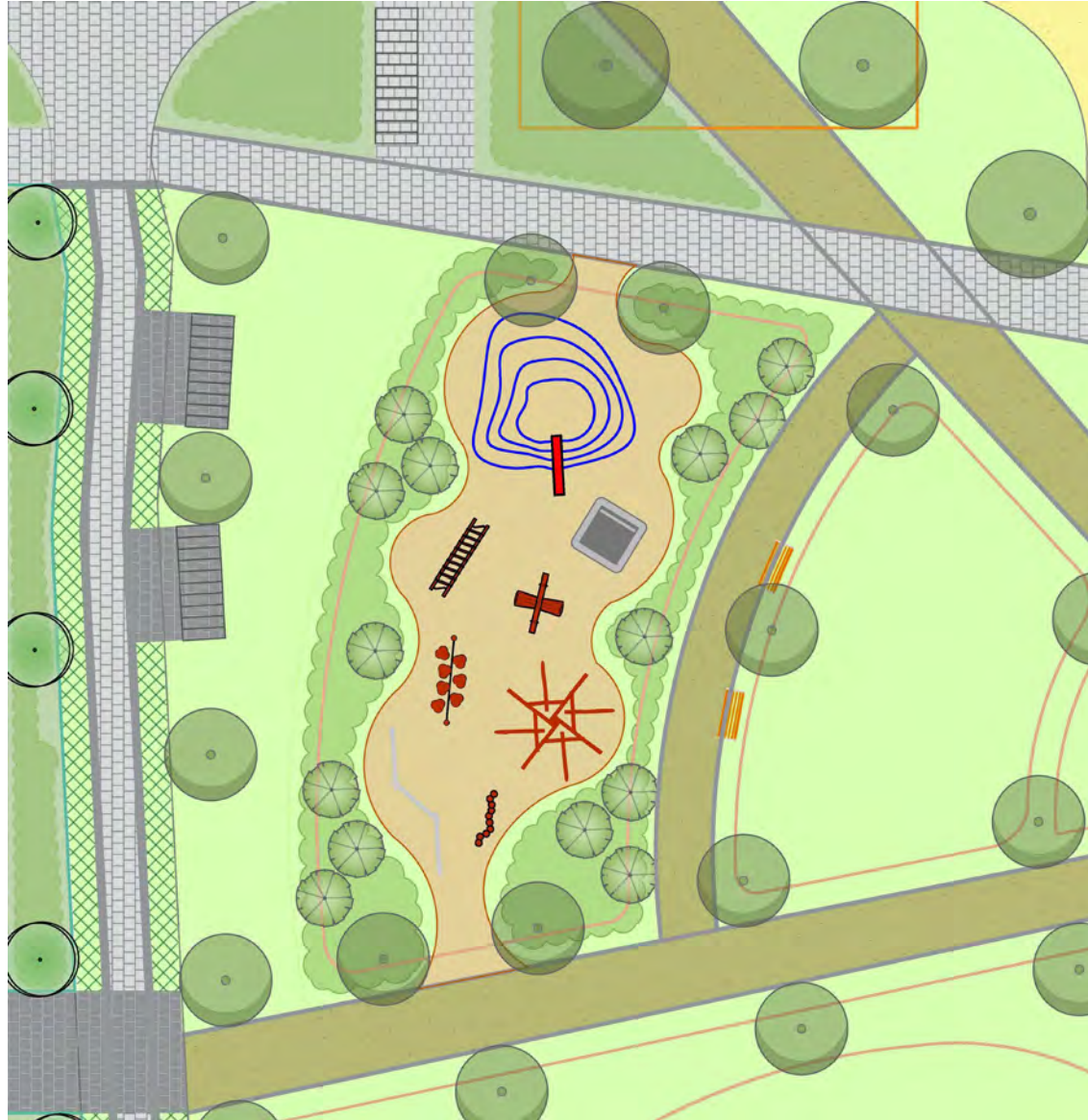
- House Slide
- Play & Stay

5. Communal Play Area - 100m²

- House Slide
- Home & Garden



Primary Open Space - Natural Playground



Balancing Beam



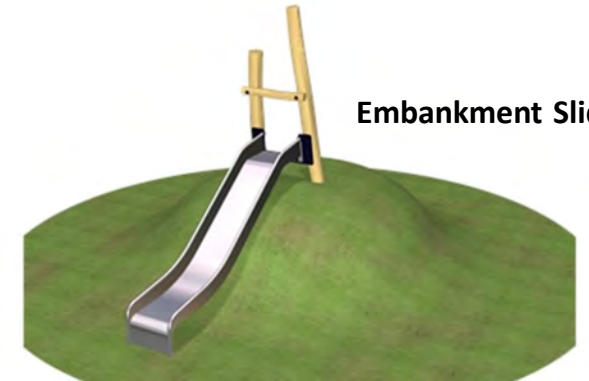
Sway Alley



Stepping Logs



Embankment Slide



Seesaw



Crawling Pyramid



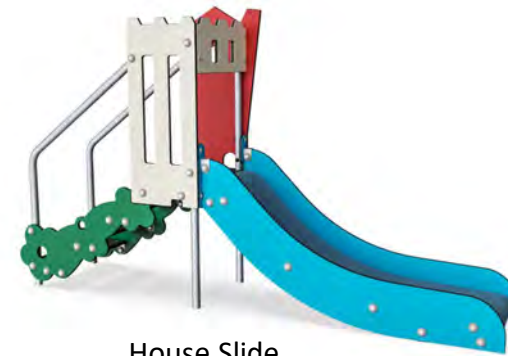
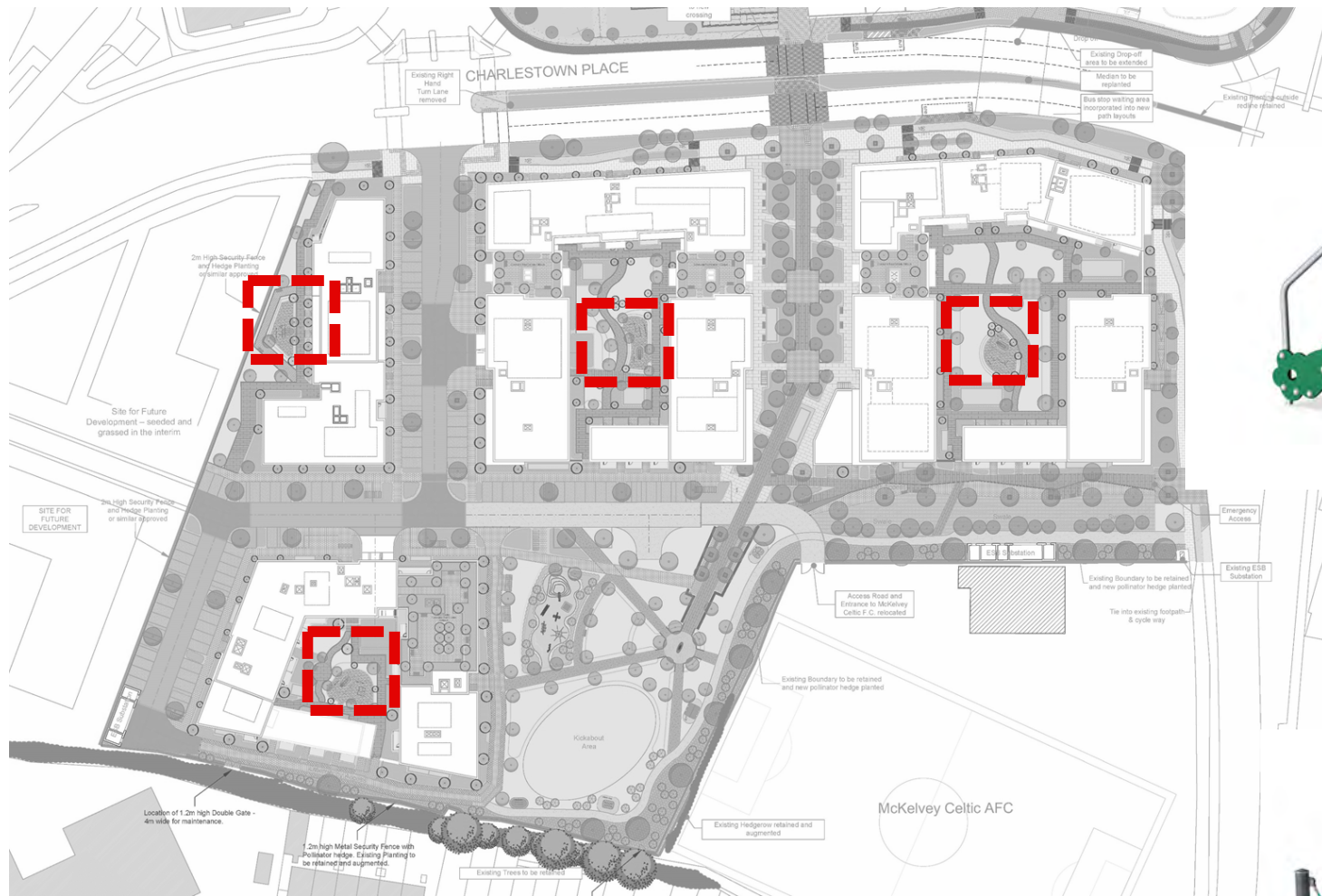
Waterlilies balance posts



Inclusive Jumper



Communal Play Areas



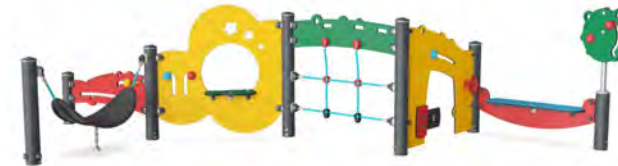
House Slide



Home & Garden



Double Toddlers Castle



Play & Stay



Talk & Tumble with Tunnel



Outdoor Gym Equipment



A. Parallel Bars



B. Overhead Ladder



D. Pull Up Station Pro



C. Push Up Bars



Planting



Quercus ilex



Tilia cordata 'Greenspire'



Prunus avium 'Plena'



Acer griseum



Pinus sylvestris



Betula pendula



Malus 'John Downie'



Amelanchier lamarckii



Rhus typhina

Proposed Tree Planting

No.	Name.	Size.
T1	Platanus acerifolia	18-20cm
T2	Tilia cordata 'Greenspire'	16-18cm
T3	Acer campestre 'Green column'	16-18cm
T4	Acer campestre 'Elsrijk'	16-18cm
T5	Pyrus calleryana 'Chanticleer'	16-18cm
T6	Quercus robur 'Fastigiata'	18-20cm
T7	Prunus avium 'Plena'	16-18cm
T8	Sorbus aria	16-18cm
T9	Quercus ilex	16-18cm-400cm
T10	Pinus sylvestris	16-18cm-250cm
T11	Sequoia sempervirens	16-18cm-400cm
T12	Ilex aquifolium	16-18cm-250cm
T13	Cedrus deodara	16-18cm-400cm
T14	Carpinus betulus 'Frans Fontaine'	18-20cm
T15	Acer palmatum	200cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier x grandiflora	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
T22	Betula papyrifera	14-16cm
T23	Crinodendron hookerianum	50L
T24	Laurus nobilis 'Cone Shaped'	200cm
T25	Laurus nobilis(3 stem min.)	200cm
T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm
T30	Salix alba	300cm



Note: Planting shown throughout rationale are mature and are not indicative of size that shall be planted first.



Planting



Helleborus niger



Bergenia cordifolia



Prunus 'Otto Luyken'



Verbena grandiflora



Centaurea cyanus



Hydrangea petiolaris



Kniphofia uvaria



Hedera helix Hibernica



Lavandula angustifolia



Note: Planting shown throughout rationale are mature and are not indicative of size that shall be planted first.

Proposed Climber Planting

No.	Name.	Size.
C1	Clematis Montana	3L
C2	Hedera helix	2L
C3	Hydrangea petiolaris	3L
C4	Parthenocissus quinquefolia	3L

Proposed Perennial/Bulb Planting for Colour

No.	Name.	Size.
P1	Erysimum 'Bowler's mauve'	1L
P2	Verbena grandiflora	1L
P3	Achillea spp.	1L
P4	Centaurea cyanus	1L
P5	Geranium sanguineum	1L
P6	Chrysanthemum maximum	1L
P7	Verbascum spp.	1L
P8	Perovskia atriplicifolia	1L
P9	Hemerocallis tejas	1L
P10	Kniphofia uvaria	1L
P11	Agapanthus africanus	1L
P12	Allium hollandicum	1L
S13	Ligularia 'The Rocket'	1L
S14	Veronicastrum virginicum	1L
S15	Verbascum chaixii Album	1L

Proposed Defensive Planting

No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Cistus corbariensis	3L
S3	Rosmarinus officinalis	1L
S4	Hypericum hidcote	2L
S5	Prunus 'Otto Luyken'	3L

Proposed Ground Cover Planting

No.	Name.	Size.
G1	Bergenia cordifolia	1L
G2	Persicaria affinis	1L
G3	Geranium 'Rozanne' (Jolly bee)	1L
G4	Hedera helix 'Hibernica'	1L
G5	Salvia nemorosa	1L
G6	Helleborus niger	1L
G7	Paeonia suffruticosa	1L
G8	Rubus idaeus	1L
G9	Rubus tricolor	1L



Landscape Surface Treatments

*All and/or similar approved.



On Street Car Parking Spaces
Rustic Brick 240x160mm & 160x160mm



Internal Junctions
Tarmac with colour chip



Portion of Internal Road Open Space Path
Beige Macadam



Circulation Paths
Charcoal Brick 240x160mm & 160x160mm



Circulation Paths
Grey Brick 200x100mm



Circulation Paths
Natural Grey Brick 260x160mm



Circulation Paths
Paving Flag 600x300mm



Open Space Circulation Paths
Compacted Dust



Landscape Treatments

*All and/or similar approved.



Turning Head & Fire Tender Access
Grasscrete



Kerbing
Country Kerb & Edge, Granite Aggregate
900 x 75 x 150mm



Planter/Vent Walls on Podium & Pedestrian
Street



Type A Luminaire
Diana Fisso LED Uplighter



Type B Luminaire
Glamox 034 3000k LED 1m Bollard



Type C Luminaire
Phosco P853 R3B 8W 3000k mounted on
6m column

Type C Luminaire C/W Louvre

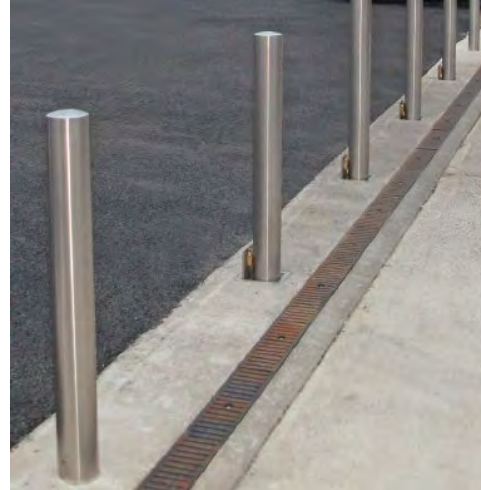


Proposed Landscape Treatments

*All and/or similar approved.



Seating



Bollards



Litter Bins



Bike Stands



Tree Grille



Conclusion

We have provided three distinct landscape areas which create a series of coherent and interlinked spaces that promote permeability and promote a varied and interesting landscape that shall provide amenity at all levels for all future residents. The cohesive approach to the landscape will provide a series of landscape spaces which responded to the demands of residential occupants. The Promoters desire is to create a sense of place and a high quality public realm environment. The landscaped spaces will promote permeability and activity, suitable for all age groups that will benefit both the residents of the new scheme and the wider community in the vicinity of Charlestown as a whole.



RE:

Fingal Planning Authority

Written opinion on a proposed strategic housing development on lands at

Charlestown Place, St. Margaret's Road, Charlestown,

Co. Dublin.

Ref: ABP-307248-20 / PPSHDW/07/20

Our Ref 2017 – 1330D

Dear Sir /Madam,

Please find response to Fingal Planning Authority, Written opinion on a proposed strategic housing development on lands at Charlestown Place, St. Margaret's Road, Charlestown, Co. Dublin. Ref: ABP-307248-20 / PPSHDW/07/20

Please find our response to these items thus:

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.	Response
4. Further consideration of the junction and pedestrian crossing proposed at Charlestown Place. Greater pedestrian connectivity, consideration of boundary treatments and interaction with the Charlestown Shopping Centre, Charlestown Place and Saint Margaret's Road (public streets) is needed. The proposal needs to contribute to and enhance the character and identity of the neighbourhood.	The junction and pedestrian crossing have been developed by the multi-disciplinary team. Atkins Traffic and POGA Consulting Engineers have interacted with RMDA Landscape Architects in the development of the junction and pedestrian crossings proposed at Charlestown place. A direct link has been created from the existing shopping centre to the proposed development at Charlestown Place. A decision was taken to provide a strong character area that promotes permeability throughout a public realm that excludes walls and railings to Charlestown Place. Defensive planting is provided to create an active frontage along Charlestown Place and Saint Margaret's Road. Please refer to the landscape rationale and drawing pack for further information, specifically page 7 and drawings; Dwg 2. Landscape Masterplan - Ground Floor Plan, Dwg 8. Landscape Sections 4 & Dwg 13. Charlestown Landscape Masterplan.
5. Justification of landscaping, in particular, at the entrance of the pedestrian boulevard on Charlestown Place and approaching this entrance from the east to signify the entrance to the scheme so as to visually link to the Charlestown Centre and aid navigation.	The public realm is very important to the success of the scheme. Low planting – groundcover with fastigate columnar trees that defines the space yet allows visual supervision in the public realm. The planting of different species of trees will define junctions and areas of change – access – change of direction. For example, large crown trees such as London Plane – <i>Platanus acerifolia</i> is used to define node areas. The large crown, shape of the London Plane will contrast with the columnar trees proposed along the paths that define the public realm. A number of wayfinding totems are included in the proposal to further highlight access nodes and to assist navigation. Please refer to the landscape rationale and drawing pack for further information, specifically pages 4, 6 & 11, and drawings; Dwg 2. Landscape Masterplan - Ground Floor Plan, Dwg 3. Planting Plan, Dwg 5. Landscape Sections 1, Dwg 6. Landscape Sections 2 & Dwg 13. Charlestown Landscape Masterplan.
10. Response to issues raised in the Parks and Green Infrastructure department report submitted to the Board on the 25.06.2020.	Please refer to the response to the Parks and Green Infrastructure department report, see attached, below. submitted to the Board on the 25.06.2020.
13. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.	Detailed landscape Drawings are being provided along with a Design Rationale illustrating hard and soft landscaping. It is the premise of the Landscape proposals to provide meaningful public space, in this permeability and circulation has been well catered for with seating areas for congregation. Extensive path systems, with varying materials to provide added richness to the public realm. A range of landscape types, woodland, wetland, kick about spaces and plaza public realm have been proposed to provide a range of amenity that enriches the



landscape experience of the user/resident. All of the open spaces will be overlooked with a degree of passive supervision. Details of play equipment, street furniture and boundary treatments have been included in the landscape rationale. Please refer to the M&E report for details of the proposed lighting treatments.

Opinion of the Planning Authority	Response
<p><u>Integration</u> The subject site represents an expansion of the existing Charlestown development (including permitted development) on the northern side of Charlestown Place. Thus it is important that the proposed scheme should be highly visually and functionally connected to the town centre development to the north. There needs to be strong permeability within the scheme and into adjoining lands. The proposal includes relocating an existing pedestrian crossing on Charlestown Place. The existing crossing is located outside the entrance to the Charlestown Centre and connect to a point mid way along proposed Block 1. The proposed pedestrian crossing leads from the pedestrian boulevard to a street between Phases 1 and 2. It would be beneficial to make provision for the landscaping at the entrance of the pedestrian boulevard on Charlestown Place and approaching this entrance from the east to signify the entrance to the scheme so as to visually link to the Charlestown Centre and aid navigation.</p>	<p>A direct link is proposed between the existing Charlestown shopping centre and the proposed development. This has been highlighted with wayfinding Totems which assist navigation. The material is a concrete paviour as per the proposed development – to provide a physical and visual link across the road and the entrance to the new pedestrian boulevard is landscaped to create a sense of place and to signify the entrance to the new scheme. The landscape material along Charlestown Place proposes low lying groundcover with architectural columnar trees along Charlestown place, broken by London Plane, <i>Platanus acerifolia</i> – with a large crown to signify a change – or access point. The proposed trees are a visual link to the Charlestown Centre and Charlestown Place with the same trees proposed, an upright hornbeam, <i>Carpinus betulus 'Fastigiata</i>.</p>
<p><u>Attenuation and Public Open Space</u> The issue of surface water attenuation was a significant concern for the Planning Authority at pre planning stage and remains so. The developments permitted under Reg. Ref. F19A/0146, F18A/0718, F18A/0025 and F17A/0215 included part of this site within the application boundary for the purposes of providing an underground attenuation tank. The attenuation tank is situated under the area identified as public open space, with the majority of the public open space area underlain by the tank. As advised during pre planning consultations, this approach is not considered acceptable to the Planning Authority. The proposal places severe limitations on the use and landscaping of the open space which is the only large scale space not built at roof level or over basement in the scheme. Objective DMS74 of the Fingal County Development Plan states that underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution. Objective DMS73 requires that as far as practical the design of SuDS should enhance the quality of open spaces and that SuDS do not form part of the public open space provision, except where it contributes in a significant and positive way to the design and quality of open space. In instances where the Council determines that SuDS make a significant and positive contribution to open space, a maximum 10% of open space provision shall be taken up by SuDS. Within the current proposal, the largest area of open space is, as stated previously, above an attenuation tank, while a second comprises a swale. There is therefore a significant shortfall in terms of the open space provided and the standards contained in the Fingal County Development Plan and the quality and usability of the space proposed. The development of a scheme on these lands is an opportunity to revisit the approach taken to surface water attenuation in this area in the past. The development of this scheme should explore alternative options for this in the interests of residential amenity and fostering a high standard of design across the site.</p>	<p>There is no shortfall in the quantum of Open space proposed please refer to the Planning Statement for details on the quantum of open space. All areas over the attenuation tank will be useable as is accepted by other Planning Authorities. A root barrier will be employed on top of the attenuation tank therefore, tree planting and grass areas will be planted and sown with no loss of amenity. The open space areas will be managed by a private management company. The landscaping proposals have been carefully considered by the multidisciplinary design team and there is a clear hierarchy of open spaces with a range of amenity catering for all residents and users with a view to creating a multifunctional and family friendly environment. As per Objective DMS73 (requires that as far as practical) the design of SuDS will enhance the quality of open spaces and it contributes in a significant and positive way to the design, this is clearly shown on the landscape plan. All slopes will be at 1:4 or a minimum of 1:3. Pathways and seating areas have included and will be not affected by standing water. The Suds areas have been designed as a landscaped swale. The development of this scheme has explored a range of design options in the interests of residential amenity and fostering a high standard of design across the site. In this a hierarchy of open spaces has been developed, each with their own characteristics and amenity value. The landscape rationale sets out in clear visual language, the location of open spaces, the type, size, and amenity value. The public realm to St Margaret’s Road and Charlestown Place has been designed with active frontage. Paving materials, Planting, trees, seating, and lighting have all been carefully selected to accompany the proposed buildings, providing a strong response to the delivery of residential amenity.</p>
<p><u>6.6.4 Open Space and Landscape</u> The shortfall in the quantum of public open space has been previously raised in this Opinion Report. There is also a shortfall in the amount of play space provided based on the requirements of the Fingal County Development Plan and the level of play equipment provided. This is not considered acceptable in terms of meeting development standards and ensuring a satisfactory level of amenity for residents of the scheme. The Charlestown/Meakstown area has grown significantly in recent years and there is limited availability of public parks and recreational facilities in the area. The Development Plan objectives for the urban centre3 recognise this deficit and that these issues contribute to community identity. Consequently, they specifically state the requirement to improve social, cultural, community, recreational and residential amenities. For this reason, it is critical that this scheme produces high quality open space and urban spaces and that these issues are fully addressed in any development proposal for these lands. The Daylight Analysis submitted indicates that the central communal open spaces to the blocks receive daylight in excess of the minimum requirements of the BRE guidelines, (at least half of the amenity areas receiving 2 hours of</p>	<p>There is no shortfall in the quantum of Open space and the Planning Statement has dealt with the quantum of open space in their submission. The playground provision has adhered to the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities</p> <ul style="list-style-type: none"> • <i>within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms;</i>



sunlight throughout the year) this bench mark is a minimum requirement. From the shadow analysis of these spaces it is apparent that the proposed block massing design results in communal spaces in shadow for the majority of times and dates analysed in March, June and December. Further consideration of the massing and scale of these blocks is recommended to ensure greater amenity and quality of light in the communal spaces and the Apartments effected by such overshadowing. This could be achieved by stepping down the height and massing of the proposed blocks as one moves into the scheme to create a greater human scale within the scheme, improve the amenity of the communal spaces and also the interface with the proposed park to the south.

The quality of the landscaping in the pedestrian boulevard will affect the perception of this space and its success in encouraging the use of the area. It is vital that the planting here is successful and has longevity. The addition of street tree planting is very welcomed however clarity is required in relation to each streetscape tree planting medium. To create the proposed tree lined pedestrian boulevard, the most favourable rooting conditions must be provided; therefore, clarity is required on how the tree roots and underground utility services will coexist without causing problems/damage to each other. It is requested that this is considered at this stage of the design process in order to ensure that the layout is viable.

and

- *within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.*

85sq.m. has been provided for toddlers in each of the communal courtyards and approximately 350 – 400 sq.m. of play space has been provided. 200 sq.m for older children in the large Open Space area. A number of items of Gym Equipment has also been provided along the woodland walking area that flows from St Margaret’s Road, along by McKelvey park to the hedgerow along the south of the site.

A Play rationale accompanies this submission in relation to the play items, gym equipment and the age range catered for.

Please refer to the daylight provided by the 3D Design Bureau.

The proposed planting has been selected for the sustainability notably in the public realm. Therefore, trees and planting are long lasting and are able to be managed on an ongoing basis. The proposed planting medium for the trees in the paved areas/streetscape will have an urban soil. The total substrate area for each tree will be approximately 14 cubic metres. The depth of the substrate will vary from 600mm to 1000mm. Most trees have a root depth of approximately 600mm. The tree pits will all be lined by Tree Root barriers. In opens space areas – each tree will have a minimum of 14cubic metres of medium. There is a high level of public realm design, with a hierarchy of open spaces, each with their own characteristics and amenity value. The landscape rationale sets out in clear visual language, the location of open spaces, the type, size, and amenity value.

6.7 Other issues

It is noted that some of the roof tops have been indicated as having potential for PV array. The applicant may wish to consult with the IAA/DAA to establish if there is a potential risk of glint and glare arising from same which could affect aircraft in the vicinity or if glint and glare studies are required in support of the application.

It is proposed to erect a 1.2m high security fence along the southern boundary to the rear of Block 4. Erecting this fence would block access to the existing ditch and create a no-man’s land. The applicant should provide access to this ditch for any future maintenance by means of a double gate suitably located on the southern boundary.

In addition to reconsidering aspects of the development as referred to in the preceding section, the Planning Authority considers that the following should also be submitted with the application:

1. Flood risk assessment;
2. Proposals in respect of public art for compliance with Objective DMS05 of the County Development Plan;
3. A statement in accordance with Objective DMS03a of the County Development Plan outlining:
 - Compliance with the sequential approach in relation to development of the area, Potential for sustainable compact growth,
 - The scale of employment provision and commuting flows,
 - Extent of local services provision i.e. administration, education- particularly third level, health, retail and amenities,
 - Transport accessibility,
 - Environmental sensitivities, resources and assets and,
 - Current and planned infrastructure capacity.

A Solar Photovoltaic Glint & Glare Study has been prepared by Innovision and will be enclosed with the application documentation.

It is proposed to erect a 1.2m high security fence along the southern boundary to the rear of Block 4. Access to this ditch for any future maintenance will be by a means of a double gate suitably located on the southern boundary.

1. Flood risk assessment; will be addressed by POGA consulting Engineers
2. Proposals in respect of public art for compliance with Objective DMS05 of the County Development Plan; A location and suggested sculpture type has been identified on the landscape masterplan and in the landscape rationale.
3. A statement in accordance with Objective DMS03a of the County Development Plan will be dealt with by the planning consultant BMA and the Consulting Architects, McCrossan O’Rourke Manning, MCORM.



Opinion of the Planning Authority	Response
<p><u>Landscape & Green Infrastructure</u></p> <p>There is no definition in private and public open space, however this is understood to indicate that there is no public open space being provided within this development. The applicant proposes to locate the underground concrete storage tank under the proposed public open space. This is not acceptable and would not be in accordance with Development Plan objective DMS 74 "Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution." As a result no public open space is proposed within this development. In order to provide public open space within this development, the underground tank should be relocated.</p> <p>Two styles of boundary are indicated on the submitted landscape plan drawings. One is of a wooden fence to the south. Further thought should be given on access for maintenance of this area behind the proposed fence. (The other fence is that of the adjoining all weather pitch which is acceptable).</p> <p>Tree planting has been incorporated into the design with tree pits indicated which is acceptable.</p> <p>There appears to be adequate passive surveillance within this development.</p> <p>A drawing with services indicated on the landscape plan has been submitted. Tree pits and services have been clearly shown. No lamp standards have been indicated on this submitted landscape drawings. In this regard, no tree planting should be located within 7 metres of lamp standards.</p> <p>A new gate into the adjoining all weather pitch is proposed which is acceptable.</p> <p>It is not clear what exact planting is proposed along the Charlestown Road. In general planting helps to provide a visual barrier and as well as absorbing dust and pollutants but have no noise reducing impact.</p> <p>Consideration should be given to sightlines and planting – in particular where pedestrians cross the road.</p> <p>The planting in general associated with this development would not be taken into maintenance by the Council.</p> <p>Further consideration is required the location of the proposed play equipment. It is recommended that it not located in the habitat zone as this appears to function as buffer between the ditch to the south in particular. A written submission on the play provision calculations etc. is required.</p> <p>Details of the proposed swales and ditches are required in the form of sections. Details of the maintenance of these items are required as well as management proposals.</p> <p>For clarity as taking in charge drawing is required. In general, none of the proposed landscaped areas meet Development Plan standards for taking in charge.</p> <p>In the event that the proposed tank is to be located on the area of communal open space adjoining the all weather pitch, it is not advised that tree planting be located on top of this structure.</p> <p>The proposed paths in the open communal open space adjoining the all weather pitch should be tarmac as opposed to dust.</p> <p>Consideration should be given to the exact location and proximity of proposed planting to the all weather pitch. All weather pitches can suffer problems associated with leaf litter and shading which results in moss and algal growth etc</p>	<p>The landscape rationale sets out the Open Space Hierarchy, with public open space, communal open space, play spaces, woodland walkway, and public plaza.</p> <p>The underground tanks are excluded from the overall calculation of public open space. The Planning Statement has addressed same in their response and planning submission.</p> <p>As per Objective DMS73 (requires that as far as practical) the design of SuDS will enhance the quality of open spaces and it contributes in a significant and positive way to the design. It is clearly shown on the landscape plan. All slopes will be at 1:4 or a minimum of 1:3. Pathways and seating areas have included and will be not affected by standing water.</p> <p>The boundary to the southern boundary will be of a metal fabrication and will have a double gate for maintenance access.</p> <p>We Note the following acknowledgements by the Planning Authority: <i>The other fence is that of the adjoining all weather pitch which is acceptable).</i> <i>Tree planting has been incorporated into the design with tree pits indicated which is acceptable.</i> <i>There appears to be adequate passive surveillance within this development.</i> <i>A drawing with services indicated on the landscape plan has been submitted. Tree pits and services have been clearly shown.</i></p> <p>No trees will be located within 5-7m of lamp standards.</p> <p><i>The planting along the Charlestown Road has been detailed in the Landscape Rationale and on the Landscape Masterplan.</i></p> <p><i>In general planting helps to provide a visual barrier and as well as absorbing dust and pollutants but have no noise reducing impact – Noted.</i> <i>In general planting helps to provide a visual barrier and as well as absorbing dust and pollutants but have no noise reducing impact – Noted.</i></p> <p>Consideration has been given to sightlines and planting – in particular where pedestrians cross the road. In this low groundcover and full standard trees, ie clear stem trunk to a height of 2m will be employed. The majority of the trees along the roadway will be columnar in form, increasing the visual awareness of users and oncoming traffic.</p> <p>The planting in general associated with this development would not be taken into maintenance by the Council – Noted. This development will be managed by a private management company.</p> <p>For clarity a taking in charge drawing is being submitted. In general, none of the proposed landscaped areas meet Development Plan standards for taking in charge, - Noted. As with all apartment developments the communal areas will be privately managed. The public open space will also be privately managed.</p> <p>The proposed paths in the open communal open space adjoining the all-weather pitch should be tarmac as opposed to dust – Noted.</p> <p>The applicant has taken on board the comments provided by the Planning Authority and the landscape drawings have been updated accordingly.</p>
<p><u>1. Open Space provision:</u></p> <p>Clarity is required on how the proposed development will address Objective DMS 73 of the Development Plan: The requirement for Public Open Space for this development is as follows:</p>	<p>The Planning Statement has detailed the Open space provision.</p> <p>It must be noted however that there is no shortfall in quantum of public open space. The Open space areas will not be taken in charge and will be privately managed by a management company.</p>



	Units Total	Bedspaces Total	
3+ Bedroom Units	34	119	
1 and 2 Bedroom Units	556	834	
Unit Total	590		
Bedspace Total		953	
Open space requirement is 2.5 hectares per 1000 people			
The requirement for this application is		2.38	hectares
Overall site area is	3.4		hectares
10% of site area is required on site to be open space	0.34		hectares
Contribution Calculations			
Open space requirement (hectares)	2.38		
Provided on site (hectares)		Class 1	Class 2
Remainder to be levied for contribution (hectares)	2.38	1.79	0.60
Playground requirement (4 sq metres per unit)	2360		Square Metres

The Planning Statement states, “the development includes a large primary public open space of 4,577sq.m which equates to 14% of the overall site area” however much of this proposed Class 1 public open space will have an underground attenuation tank (3850sq.m) located beneath it. As per Objective DMS74 Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution. Therefore, there is a shortfall of 2333sq.m* of public open space generated through the development works. Fingal County Council will require the applicant to make up this shortfall by way of a financial contribution in accordance with section 48(2) (C) of the Planning & Development Act 2000 in lieu of the public open space provision. This contribution will be applied towards the continued upgrade of local class 1 open space facilities in Santry Demesne.

* The 2333sqm shortfall was calculated as follows.	
Required Public Open Space minus a maximum 10% of open space provision taken up by SuDS.	3400sq.m - 340sq.m = 3060sq.m
Large primary public open space minus area of attenuation tank	4577sq.m - 3850sq.m = 727sq.m
Shortfall of Public Open Space	3060sq.m - 727sq.m = 2333sq.m

The applicant proposes that the east-west linear space to the south of block 1 provides a secondary area of public open space. This area will be a functioning SuDS feature in the form of a swale. As per Objective DMS73 SuDS areas do not form part of the public open space provision, except where they contribute in a significant way to the design and quality of open space. This swale does not meet the public open space requirements.

2. Play Provision:

Clarity is required on the proposed play provision in this development in accordance with Development Plan standards:
 Under Objectives DMS75 and DMS76, a playground facility should be provided at a rate of 4 m2 per residential unit. There is a total of 590 residential units in this proposed development, therefore an equipped playground of a minimum size 2360 m2 is required for this development. Also a minimum of 1 piece of play equipment shall be provided for every 50 m2 of playground.
 The main playground located on the public open space is inadequate in relation to its size and function for a development of this size. FCC supports the principle of access to play for all abilities therefore would require the playground on the public open space to also include opportunities for creative play (free play & manipulation of objects/materials). Additional equipment is required. This should include a variety of swing types (for example, swings that move in linear and circular motion, small enclosed toddler seats, wide seats large enough for an adult),

The quantum noted in the Local Authority of 3850 sq.m. is actually not the area but the volume of the attenuation tank, therefore this figure does not reflect the actual quantum of the open space provided.

The planning consultant has written to the local Authority, (Planner dealing with this submission) in respect of the request for a financial contribution. It is the contention, that there is no shortfall of open space therefore the financial contribution is unwarranted.

Although it is proposed that the east-west linear space to the south of block 1 provides an area of public open space it has not been included as part of the open space calculation. The area will be a functioning SuDS feature in the form of a swale and will be a valuable amenity resource, despite the local authority assertion that ‘*This swale does not meet the public open space requirements*’. However as per Objective DMS73 (requires that as far as practical) the design of SuDS will enhance the quality of open spaces and it contributes in a significant and positive way to the design, it will provide high amenity value, with paths, bridge and associated planting that will add to the biodiversity of the area. The native tree planting will link with the existing trees to the southern boundary. The proposed wildflower and grass mixes will be for wetland areas, thus contributing in a significant way, a renewal of a habitat for local flora and fauna.

The playground provision has adhered to the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities

- *within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms;*
- and
- *within play areas (200–400 sq. metres) for older children and young*



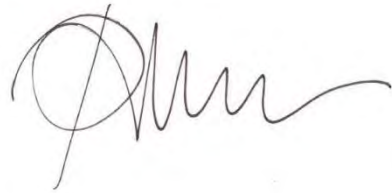
<p>toddler play equipment & seesaw equipment. There is reference to bark mulch as the surface material in the large primary open space. This type of surfacing is unsuitable at this location.</p> <p>One piece of play equipment is shown per communal open space. As 47.2 pieces of play equipment are to be provided for a development of this size, the quantity of play equipment can be greatly improved across all open spaces throughout the site. For clarity the area in square metres of the proposed facilities; what age group the recreational area is designed for – toddlers to 6 years old, 6-12 years and teenagers should be indicated on the submitted drawings.</p>	<p><i>teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.</i></p> <p>85sq.m. has been provided for toddlers in the communal courtyards and approximately 350 – 400 sq.m. has been provided for older children in the large Open Space. A number of items of Gym Equipment has also been allowed along the woodland walking area that flows from St Margaret’s Road, along by McKelvey park to the hedgerow to the south of the site.</p> <p>Open space has also provided for a range of activities, passive and active recreation are being catered for in terms of visual, walking, informal play – kick about areas and seating for congregation.</p> <p>A Play rationale accompanies this submission in relation to the play items, gym equipment and the age range catered for.</p> <p>We would also like to point out that the original planning application took cognisance of 4.11 as per the <i>Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities</i>, on the possible burden upon the residents and the management company.</p> <p><i>4.11Regard must also be had to the future maintenance of communal amenity areas in order to ensure that this is commensurate with the scale of the development and does not become a burden on residents.</i></p> <p>Furthermore it was proposed to have a high quality communal courtyard, with planting, paths & seating that would provide a high level of amenity for the residents. In this section, 4.12 of the <i>Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities</i>, was reviewed;</p> <p><i>4.12 For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, communal amenity space may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality.</i></p> <p>It is the contention that a high-level amenity will be achieved through the design of the communal courtyards, open spaces and walkways. However in association with the quality public realm, a play space will be included in the open space and the communal areas.</p>
<p><u>3. Primary Public Open Space</u></p> <ul style="list-style-type: none"> • The two proposed car parking spaces (82 & 83) should be omitted. • The grasscrete hammerhead/turning circle should be omitted. 	<p>The Applicant has taken on board the comments from the Planning Authority and;</p> <ul style="list-style-type: none"> • The two proposed car parking spaces (82 & 83) will be omitted. • The grasscrete hammerhead/turning circle will be omitted.
<p><u>4. Secondary Public Open Space</u></p> <ul style="list-style-type: none"> • Where swales and dry ditches etc. are located on Public Open Space, clearly demonstrate that child safety as well as safe and sustainable maintenance has been addressed. • ESB sub-station are not acceptable on Public Open Space and should be relocated elsewhere in this development. 	<p>All swales, dry ditches will have sloped sides of 1:4 but not less than 1:3.</p> <p>The swales and dry detention basins are designed for storm events, and therefore will only hold water temporarily. Safety fencing and defensive planting are proposed to ensure child safety.</p> <p>One ESB Substation is proposed against a boundary (with McKelvey Park) and the other in the south west corner of the site and therefore are not located within a Public Open Space.</p>



<p><u>5. Proposed street trees</u> The addition of street tree planting is very welcomed however clarity is required in relation to each streetscape tree planting medium. To create the proposed tree lined pedestrian boulevard, the most favourable rooting conditions must be provided; therefore, clarity is required on how the tree roots and underground utility services will coexist without causing problems/damage to each other.</p>	<p>The proposed street trees will have an urban soil medium. The total substrate area for each tree will be approximately 14 cubic metres. The depth of the substrate will vary from 600mm to 1000mm. Most trees have a root depth of approximately 600mm.</p>
<p><u>6. Street Furniture</u> Clarity is required on the street furniture throughout the site.</p>	<p>The street furniture has been detailed in the Landscape rationale, with proposals for seating, paving, Art-piece, lighting and boundary walls /railings.</p>
<p><u>7. Boundary treatment</u> It is proposed to erect a 1.2m high security fence along the south boundary. Erecting this fence would block access to the existing ditch and create a no-man's land. The applicant should provide access to this ditch for any future maintenance by means of a double gate suitably located on the southern boundary. The Parks and Green Infrastructure Division would welcome a further meeting prior to the submission of their landscape proposals.</p>	<p>An access gate, double gate will be provided on this boundary to allow access to the existing drainage ditch. We are in discussion with the Parks & landscape Service regarding this submission.</p>

We trust all items are in order and look forward to a successful application.

Is mise le meas,



Ronan MacDiarmada

