



**Parkgate Street**  
Landscape Design Report Block A  
June 2021  
MITCHELL + ASSOCIATES

# BLOCK A AMENDMENT

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Mitchell + Associates have prepared this Landscape Design Statement as part of the proposed Block A amendments at Parkgate Street, Dublin on behalf of Ruirside Developments.

The report is intended to be read in conjunction with the submitted drawings and the other consultants' documentation.

## Planning : Block A

This landscape design report refers to the entire proposed scheme (Planning Permission ABP-306569-20 & current proposal for Block A ref ABP-308886-20 in order that the landscape scheme is understood in context.

Under section 146B of the Planning & Development Act 2000, As Amended (The Act), An Bord Pleanála (The Bord) may alter the terms of a permission for 'Strategic Infrastructure Development' on request by any person carrying out or intending to carry out the development.

Block A refers to the tower and associated civic space that is the subject of the amendment.

### **Materials Strategy**

The ABP Opinion and Recommendation includes a request for a Materials Strategy. The landscape design materials are included under the section 'Materials' in this report on pages 35-41. Please also see the separate response document section 'Materials Strategy' compiled by Reddy Architecture and Urbanism.

### **Open Space and Amenity**

The ABP Opinion and Recommendations includes a request for quantum of open space, which is included in this document on page 16-29, and transposed to the amendments responses document compiled by Reddy Architecture and Urbanism.

# Parkgate Street SHD2 - Description of Development

In brief, permission is sought for Strategic Housing Development, with a life of 8 years, at 42A Parkgate Street, Dublin 8, for development comprising:

A 30-storey residential building ('Block A') (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates:

- 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation.
- Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, and roof gardens at 9th and 28th floors. Also, access to residents' private communal amenity areas within the consented scheme ABP-306569-20.
- 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A.
- Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors.
- Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include:

- At the interface of proposed Block A with the consented Block B2 office building:
  - a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building;
  - a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and,
  - localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A.
- 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area.
- Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level.

- New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The site within which the proposed works sit, benefits from extant permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development.

For avoidance of doubt, while the red line site boundary is drawn around the entire planning unit of ABP Ref. 306569-20, the development works for which permission is expressly sought are identified with a green dashed line, within the wider red line planning unit.

The overall site (c.0.82 ha) is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

# RESPONSE TO OPINIONS OF DUBLIN CITY COUNCIL & AN BOARD PLEANALA

Key opinions raised by DCC and ABP in respect of the proposed development of Block A are addressed as follows.

## DCC OPINION (Relevant extracts)

*Overall, the principle of development of the site is supported and in many respects, the proposed development meets the objectives of the Development Plan. However there are number of issues that require further consideration in the event of a planning application being lodged.*

*1. The applicant shall set out in detail all of the proposed amendments to the consented scheme.*

### Response:

The site layouts have been revised based on proposed amendments to the consented scheme and shown in detail on pages 16, 27 & 28 of this report.

### Ground Floor Plan

There have been no significant changes in the landscape design on the ground floor level, affected by proposed Block A Tower. The landscape design amendments are visible exclusively around the Block A perimeter where paving has been modified (page 16).

### Roof Plan

A new 800mm level difference between the Block A floor plan and the external roof plan has been introduced. The design has been adapted by introducing the steps and ramp to facilitate the level difference. This is used as opportunity to create a zone within the garden roof level to provide an enjoyable, sheltered and visually pleasant spaces with wider seating areas and planting (pages 27 and 28).

*4. The applicant should outline what landscaping and mitigation measures are proposed through architectural and landscape design to ensure the two proposed outdoor terraces at 9th and 28th storeys are enjoyable usable spaces. The applicant should provide detailed plans prepared by a landscape architect indicating their design in more detail.*

### Response:

The 9th and 28th floor roof terraces areas offer further amenity spaces for residents including a variety of seating opportunities where users can take advantage of the outward sunny aspects and views from these spaces, and, on the 9th floor, enjoy shelter in enclaves under multi stem tree planting.

At a detailed level, the trees are placed in order to respond to specific requirements, including wind mitigation. The planting of trees and shrubs, as well as the use of landscape elements, are used to enhance shelter such as seating along planter edges, sheltered by the planting and glazed balustrades. This arrangement offers a feeling of security and optimizes potential views of the surrounding city context (page 26-29).

*6. Having regard to the report on file from the Parks and Landscape Division the following information is requested: - The opportunity to add tree planting to the space fronting block A and the existing substation area shall be considered to improve the streetscape greening.*

### Response:

The area in question has been reviewed, and there is no room for the tree pit required for tree planting due to the prevalence of underground services, especially close to the sub station.

## AN BOARD PLEANALA OPINION (Relevant extracts)

*3. A Materials Strategy that details all materials proposed for the building, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on the proposed block. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area. In addition, the documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of finishes and frontages; the treatment of any feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the block; and detail of the proposed cladding system. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development. In this regard, a Building Life Cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).*

### Response:

See 'Materials' section on pages 35-41 and RAU response document

*4. Details showing areas of proposed open space and communal/recreational amenities, clearly outlining quantum of such spaces; their proposed uses and detailing which areas will be available to residents of the proposed block.*

### Response:

See pages 16-29, and RAU response document

# Policy review

The landscape treatment for the proposed Development is derived from the planning and urban design strategies and principles outlined within Dublin City Council Development Plan, and other National Guidance.

## Dublin City Council Development Plan

The site in question has been zoned as follows:

Z5 To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

Z9 To preserve, provide and improve recreational amenity and open space and green networks.

The Z9 zoning refers to the riverside part of the site.

## Chapter 10 Green Infrastructure, Open Space & Recreation

The Development plan outlines a Green Infrastructure Strategic Approach that aims to create sustainable connectivity between green areas and to provide for the recreational and amenity needs of the population.

Although all Policies and objectives outlined in the Development Plan are relevant at some level to each and every proposed development, the following are the most pertinent to this site.

**GI4:** To co-ordinate open space, biodiversity and flood management requirements, in progressing a green infrastructure network.

**GI5:** To promote permeability through our green infrastructure for pedestrians and cyclists.

**GIO2:** To apply principles of Green Infrastructure development to inform the development management process in terms of design and layout of new residential areas, business/ industrial development and other significant projects.

**GIO4:** To improve pedestrian and cycle access routes to strategic level amenities while ensuring that ecosystem functions and existing amenity functions and existing amenity uses are not compromised and existing biodiversity and heritage is protected and enhanced.

**GI8:** To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.

**GI25:** To make provision for habitat creation/maintenance and facilitate bio-diversity by encouraging the development of linear parks, nature trails, wildlife corridors, urban meadows and urban woodlands.

**GI27:** To minimise the environmental impact of external lighting at sensitive locations to achieve a sustainable balance between the needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.

**GI30:** To encourage and promote tree planting in the planning and development of urban spaces, streets, roads and infrastructure projects.

## Chapter 08 Movement & Transport

**MT11:** To continue to promote improved permeability for both cyclists and pedestrians in existing urban areas in line with the national Transport Authority's document 'Permeability - a best practice guide'. Also, to carry out permeability and accessibility study of appropriate areas in the vicinity of all Luas, rail and BRT routes and stations, in co-operation with Transport Infrastructure Ireland and the National Transport Authority.

**M12:** To improve the pedestrian environment and promote the development of a network of pedestrian routes which link residential areas with recreational, educational and employment destinations to create a pedestrian environment that is safe and accessible to all.

## Chapter 09 Sustainable Environmental Infrastructure

**SI6:** To promote the protection and improvement of the aquatic environment, including through specific measures for the progressive reduction of cessation of discharges and emissions.

**SI8:** To mitigate the effects of floods and droughts subject to environmental assessments.

**SI18:** To require the use of Sustainable Drainage Systems in all new developments, where appropriate, as set

out in the Greater Dublin Regional Code of Practice for Drainage Works:

- The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basins.

- The holding of water in storage areas through the construction of green roofs, rain water harvesting, detention basins, ponds and wetlands.

- The slow-down of the movement of water.

**Other National Guidance documents that have influenced the design proposal/Strategy are as follows:**

Sustainable Urban Housing: Design standards for New Apartments 2020

Sustainable Residential Development in Urban Areas 2009

Building Regulations - Part M Access and Use

Building Regulations - Part K Stairways, Ladders, Ramps and Guards

Design Manual for Urban Roads and Streets (DMURS)

All-Ireland Pollinator Plan 2015-2020

Dublin City Parks Strategy

Dublin City Biodiversity Action Plan 2015-2020

Play Space Guidelines 2007

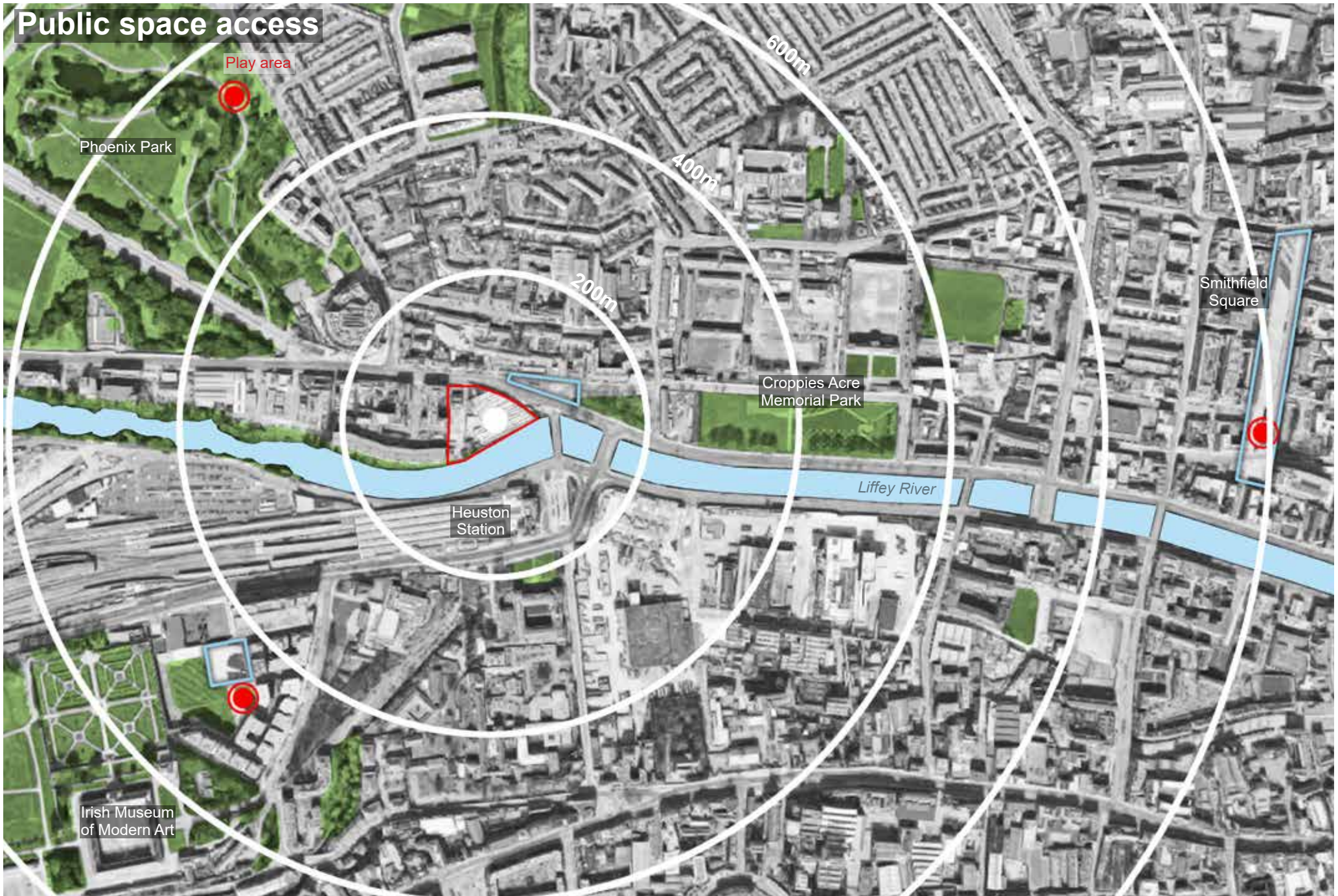
Ready, Steady, Play! A National Play Policy

Dublin City Play Plan 2012 - 2017

National Landscape Strategy for Ireland 2015-2025

Dublin City Tree Strategy 2016-2020

Your City Your Space Public Realm Strategy 2012





## Site context and description

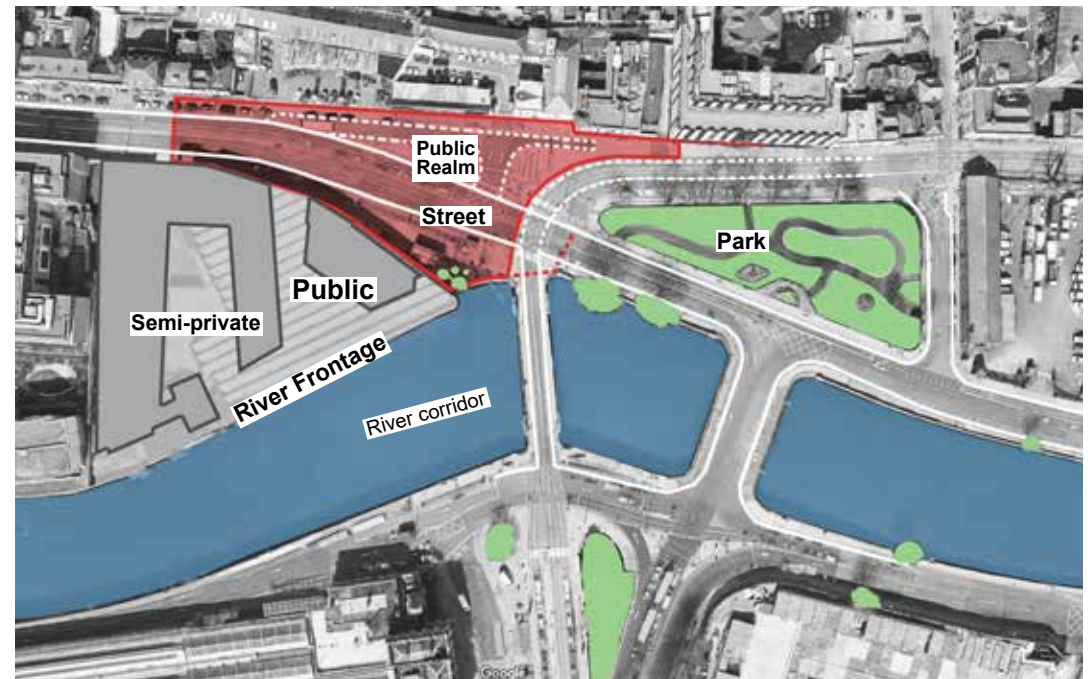
The site is located at an important location in the city: the River Liffey meets Parkgate St at Sean Heuston Bridge and Croppies Memorial Park, leading on to Wolf Tone Quay and Croppies Acre. The circa 0.82 ha triangular site is bounded to the northern and southern sides by this confluence of the river and Parkgate Street. The land rises gently towards the west, and sits beneath the escarpment that rises dramatically to the north beyond Parkgate St. The roads and footpaths from this point eastwards run parallel to the river forming Dublin's Quays. Remnants of quay or mooring structures are evident beside the tall stone boundary wall at the river edge. This edge is visible from the opposite bank at Heuston Station, and forms an interesting riverside boundary in stone and brick, terminating in a round turret downstream and a square tower and two riverside buildings upstream. At the eastern end, between the turret and a small painted brick sub station is a small piece of fenced in ground that is barely noticeable in the cityscape except that it has 4 semi mature Lime trees (*Tilia* spp). Homeless people camp out in tents in this unobtrusive space. To the west, the site is book-ended by Parkgate Place, a development of offices and apartments. The site is enclosed on Parkgate Street by a high wall, which is part of the industrial structure that occupies most of the site. Views in to the site are only glimpsed through the stone archway which is a protected structure. The site also contains the now boarded up structure of Kingsbridge House. The Heritage Report (By ARC) gives a comprehensive description of the origins of the site, its uses and buildings.

There is a public riverwalk upstream of the site, associated with Parkgate Place. Beyond that the character of the river corridor begins to change to one with less overt urban influence.

The Phoenix Park is approx. 200m to the west, which is a major green open space including a local play area about 400m from the site. The grounds of the Irish Museum of Modern Art with its formal gardens and meadows are approx. 600m to the south west across the river. Closer by is Heuston South Quarter with its emergent civic space and play area.

The river is tidal up to Islandbridge, and so the scene on the river at this location changes dramatically with the tides. At high tide it can be used for recreation, when people can be seen in training skiffs; at low tide, mud flats are revealed, active with gulls and cormorants, as well as another confluence, as the River Camac joins the Liffey at the opposite quay at Heuston station.

## Public Realm context



# Public Realm





## Needs and considerations

The landscape design evolved from a series of practical considerations and needs stemming from the end users of the consented development, the day to day management & accessibility while at all times being cognisant of the relevant building regulations. There are no trees on the site, but there are 4 semi mature Lime trees (*Tilia* spp) in DCC land to the east, and are incorporated into the proposed permeable river edge. (see arborist report).

The consented development is intended for users consisting of a likely diverse demographic and as such it is necessary to design a sense of place, with stimulating and vibrant spaces supporting a combination of amenity uses that help to build a sense of community, many of which relate to the building uses.

Universal access is another consideration in the design process. The site has to address the needs of the development's residents, workers and visitors, to promote social interaction and to generate an integrated community in order for this development to become a successful neighbourhood.

The sustainability of the consented development and in particular the approach to address surface water run-off by means of Sustainable Drainage Systems (SuDS) is a key component in how the design of the landscape has evolved with the design team.

There are opportunities to incorporate some cultural heritage interpretation in the scheme.



## Landscape design strategy

The aim of the landscape design for the overall masterplan at this site is to create a high quality attractive environment for people who use the scheme whether they live work or visit there. The landscape design also responds to the landmark architectural design at this key location in the city. The strategy to open the site and make it permeable to the river generates a bright south facing civic space and river walk, effectively connecting Parkgate St with the Liffey through the otherwise impermeable site. A second, semi public, space - the consented residential courtyard - also links Parkgate Street with the river connecting through the protected archway on the street to the river buildings.

The design layout, building on the architectural orientation, is intended to mitigate wind on the ground plane, making the already southerly facing spaces more comfortable. Seating faces in different directions, in shade or sun, with views outwards or inwards to give choice depending on the weather.

A series of roofgardens step up through the scheme providing additional amenity to the residents, with views out across the locality and sheltered spaces to maximise the potential of the gardens.

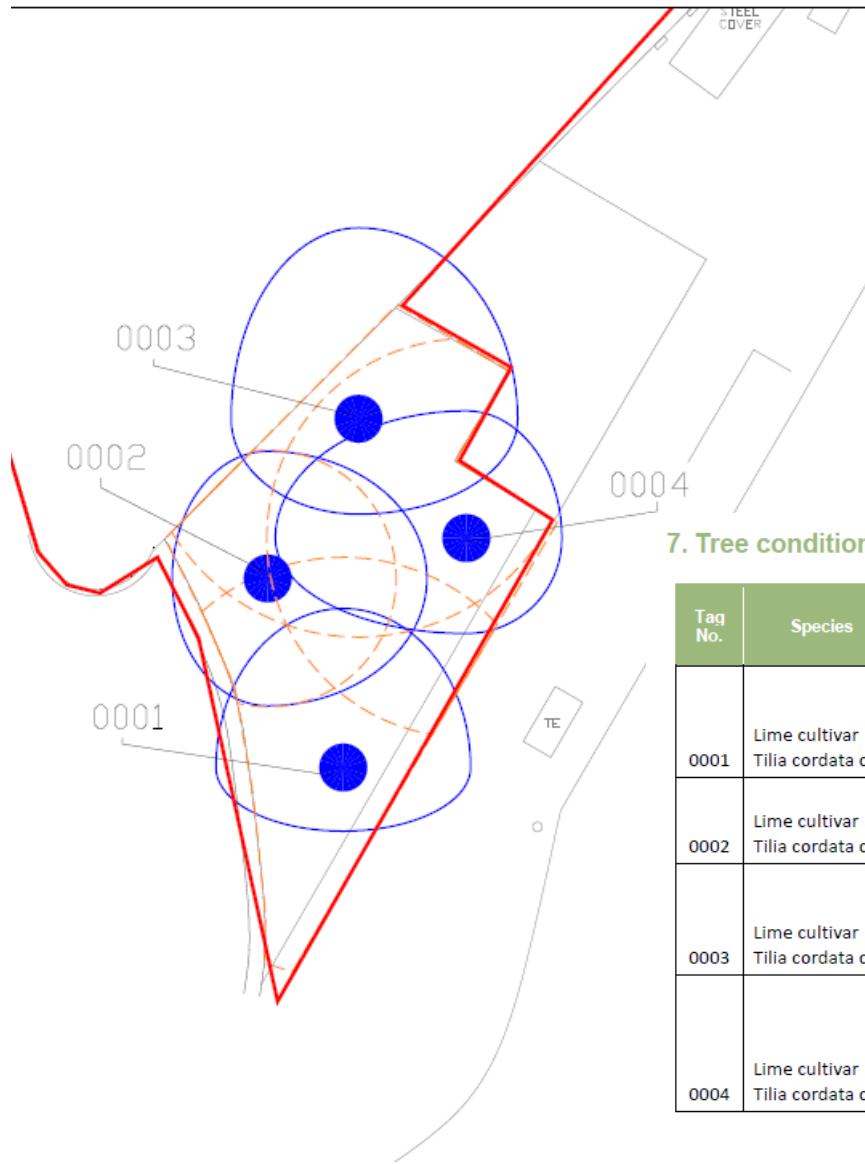
Early sketch design



## Existing trees



# Tree survey



## 7. Tree condition analysis & preliminary recommendations

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
0001	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk with a lean toward north-east due to competition from neighbouring tree. Lean not significant with crown vertical in orientation. Upper canopy relatively well developed with no visible defects.	No action necessary	B2	30-40
0002	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk co-dominant from 3m with a wide union between stems. Upper canopy relatively well developed with no visible defects.	No action necessary	B2	30-40
0003	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk multi-stemmed from 3m with tight unions between stems. However unlikely to be significant at present. Canopy toward west has been reduced in the past but overall crown relatively well developed.	No action necessary	B2	30-40
0004	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Upper canopy topped to west over neighbouring building reducing the trees visual quality. Remaining crown relatively well developed. Trunk co-dominant from 2m with a tight union and included bark between stems.	No action necessary	B2	30-40





# Open Space - Public & Residential

The open space consists of two types; public open space; and residential space.

The public open space is characterised by the new civic plaza linking Parkgate street to the river, and the river walkway. which gives potential future access along the Liffey.

The residential space consists of the ground level amenity space, which also connects Parkgate st to the river, for residents. There are roof gardens at levels 9 and 28 of Block A. The residents of Block A will also have access to the amenity spaces within the master plan scheme including the River Building, the communal courtyard, the level 9 roof and the co-working space in building B.

## Quantum

Consented Public Open Space (Civic square & Riverwalk areas): 1409m<sup>2</sup>  
Reduction Block A amendment: - 7.1m<sup>2</sup>

Residential space  
Consented Ground level amenity space: 1284 m<sup>2</sup>  
Consented Roofgarden amenity space: 1002 m<sup>2</sup>  
Reduction Block A amendment: -35m<sup>2</sup>  
Proposed Roofgarden amenity space Block A amendment: 255m<sup>2</sup>



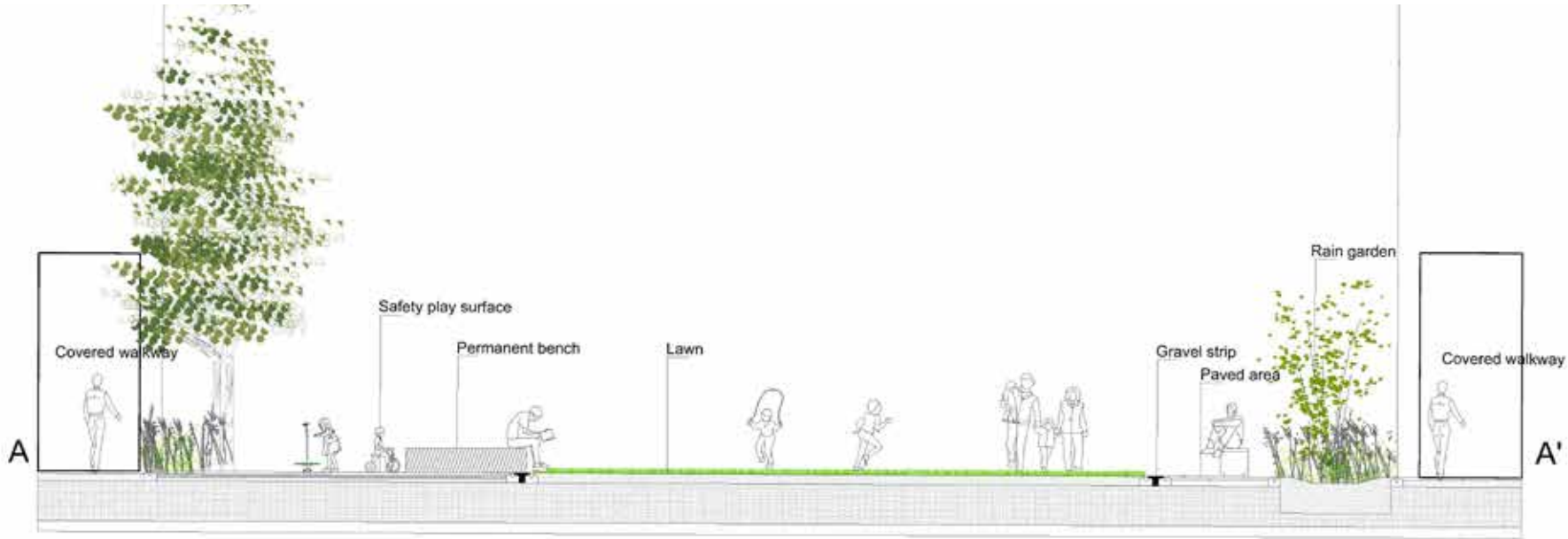
Ground Floor Plan

# Open Space - Public & Residential

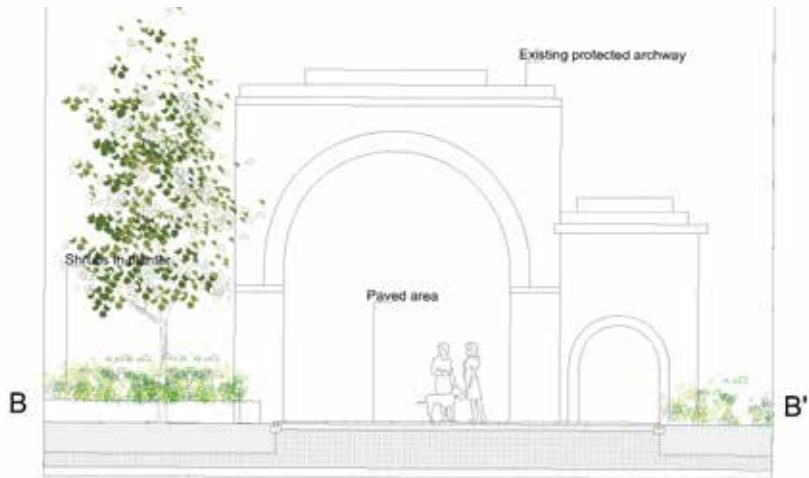


Roof Garden Plan

# Sections



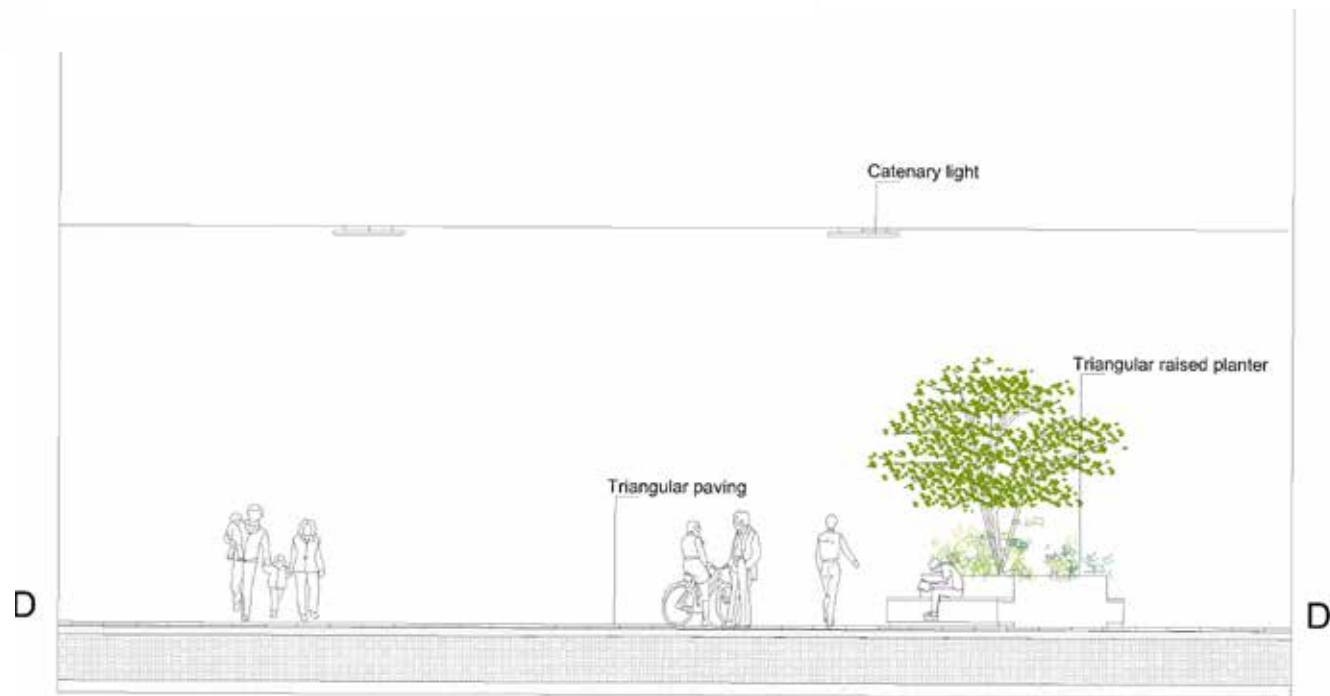
RESIDENTIAL COURTYARD SECTION - CONSENTED



SECTION THROUGH THE EXISTING PROTECTED ARCHWAY - CONSENTED



RESIDENTIAL COURTYARD ACCESS SECTION - CONSENTED



PUBLIC PLAZA SECTION - CONSENTED

## Public open space

The consented public open space is a plaza that connects Parkgate Street with the river, and therefore has a southerly aspect. It provides a setting for the buildings that can be used in a casual, social and incidental way, with opportunities to be programmed for specific activities.

Four semi mature Lime trees are located outside the site to the eastern corner, within a railed space. It is intended, with the agreement of DCC Parks Dept., to retain the trees and open this space as an access along the river wall towards the main plaza space.

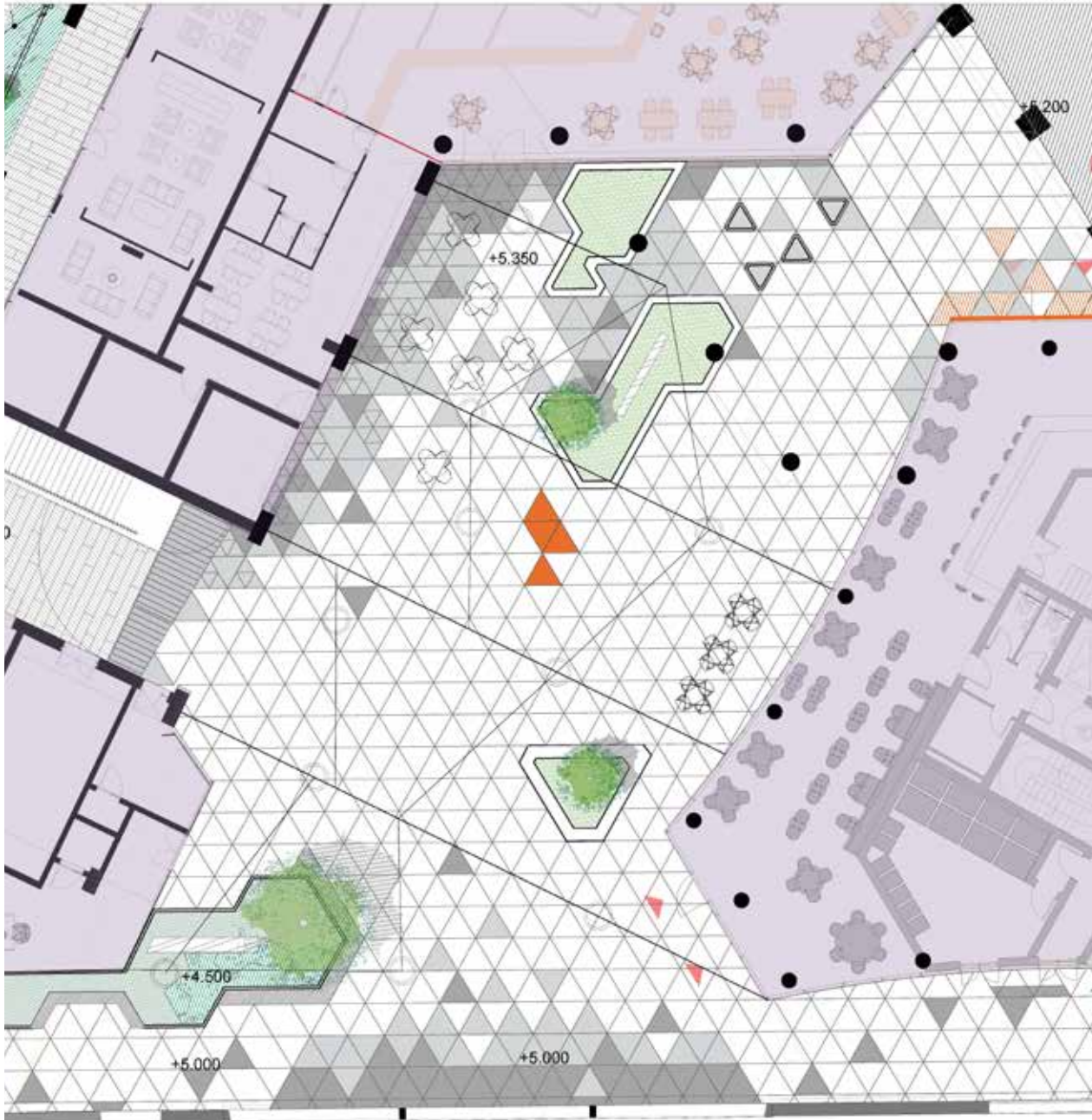
The space is carpeted with a high quality paving unit with stone detailing forming a triangular patterning that responds to the geometry of the site.

The treatment of the river wall reveals its character and detail, and opens views out to the river and Heuston Station beyond. It also functions as a sheltering element to the riverside space.

A key tree is located in the space which acts as a visual pivot, seen from across the river and from Parkgate Street. It is located in a planted area which also provides seating and a raingarden. Both this raingarden and the ones in the residential courtyard filter water and discharge to the river in an animated way – demonstrating the workings of a sustainable drainage system.

Other seating and planted elements populate the space, and their triangular form gives diverse opportunities for sitting in shade or sun, with views outwards or within the space.





CONSENTED PUBLIC OPEN SPACE

As part of consented scheme under ABP 306569-29 catenary lighting is provided across the plaza in order to free up the ground plane and to form some visual containment across the height of the space



## Residential Space



As part of residential space consented under ABP 306569-29 the arrangement of the residential blocks around the courtyard space allows for a communal garden that serves the residents, many of whom have a view over the space and include the access for Block A residents. The open space is conceived as a green space, in contrast to the public plaza. The outdoor amenity uses are supported by the functions of the adjacent buildings; the outdoor space allows spill-out from the building, and the colonade gives shelter to the edges.

This open space will provide a secure and safe outdoor setting. It consists of an open grass plane, with a birch grove, structural planting, flowering mixes to encourage pollinator species, raingardens, seating and a play area for toddlers and young children. Cast iron columns and beams from the original factory are re-used as a pergola, modulated to fit with the proposed buildings facades. This structure emphasises the route of the linear path and raingardens leading towards the river. These elements all combine to generate a pleasant and inviting garden.

A discrete area associated with the river building allows a south facing view across the river.

The spaces will be designed to encourage social interaction with ample passive supervision, allowing a sense of community to develop.



CONSENTED RESIDENTIAL COMMUNAL AMENITY SPACE





# Streetscape



In response to DCC Parks Department 'Opinion 6' and the suggestion for an additional street tree on Parkgate Street, the extent of underground services do not allow space for the rootzone.

- Merging with plaza
- Existing 'heritage' light columns
- Existing trees in porous surfacing
- Loading Bay
- Bus stop



# Roofgardens





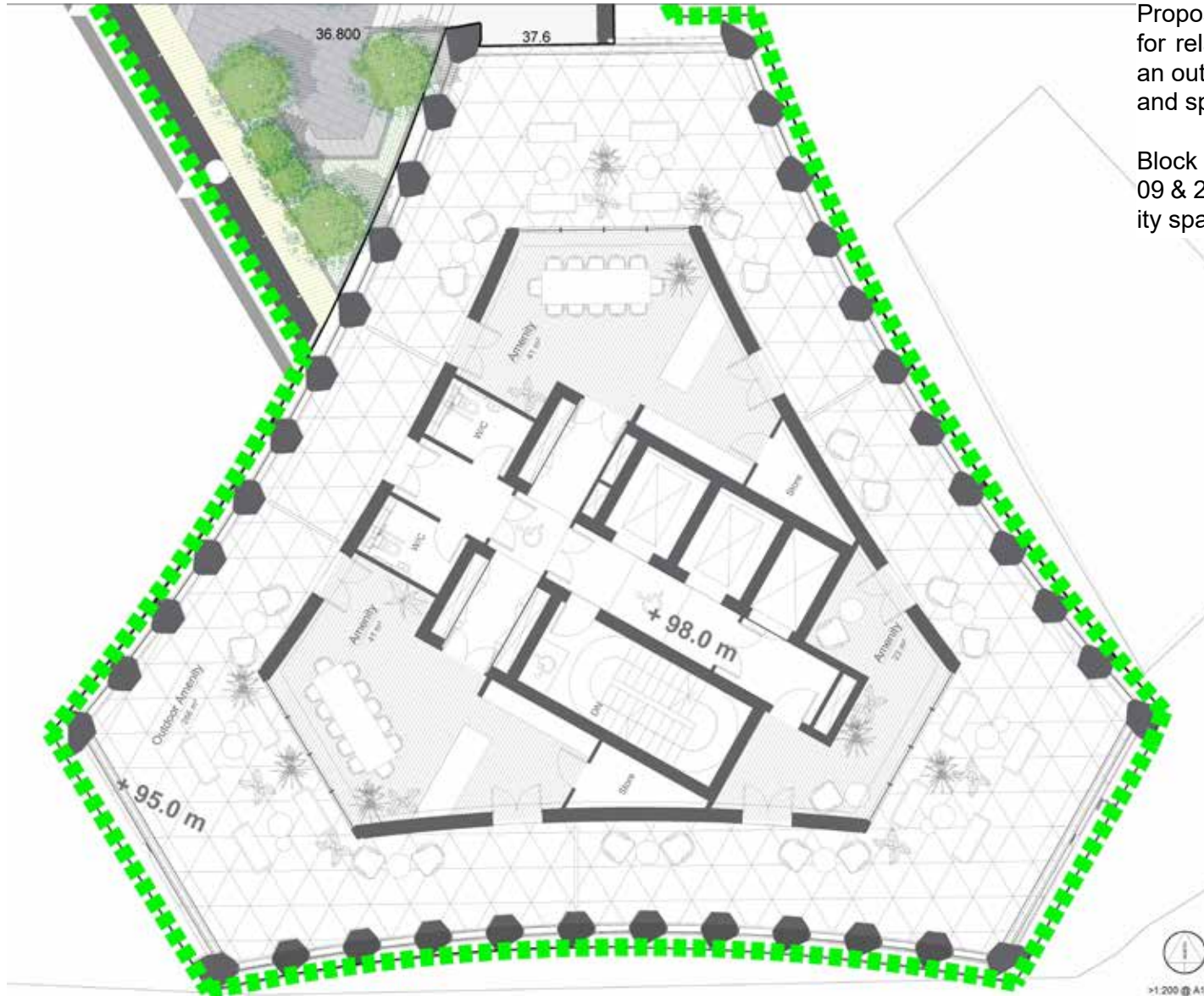
## Block A Roofgarden Amendments



A new 800mm level difference between the Block A floor plan and the external roof plan has been introduced. The design has been adapted by introducing the steps and ramp to facilitate the level difference. This is used as opportunity to create a zone within the garden roof level to provide an enjoyable, sheltered and visually pleasant spaces with wider seating areas and planting.

Block A residents have access to this level 09 roof garden including the consented area beyond this amended zone.

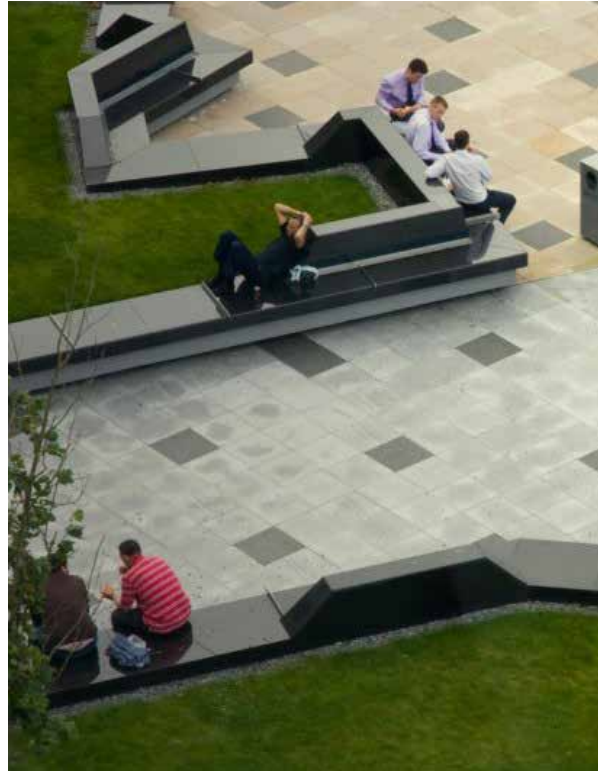
## Block A Roof Terrace at 28th floor



Proposed amenity roof can offer many possibilities for relaxing and entertaining and can be used as an outdoor lounge space with seating and planters and spectacular city views.

Block A residents have access to both roof levels 09 & 28 as well as the communal residential amenity space at the ground floor.

## Strategy: Sociability



# Strategy : Play and Playfulness

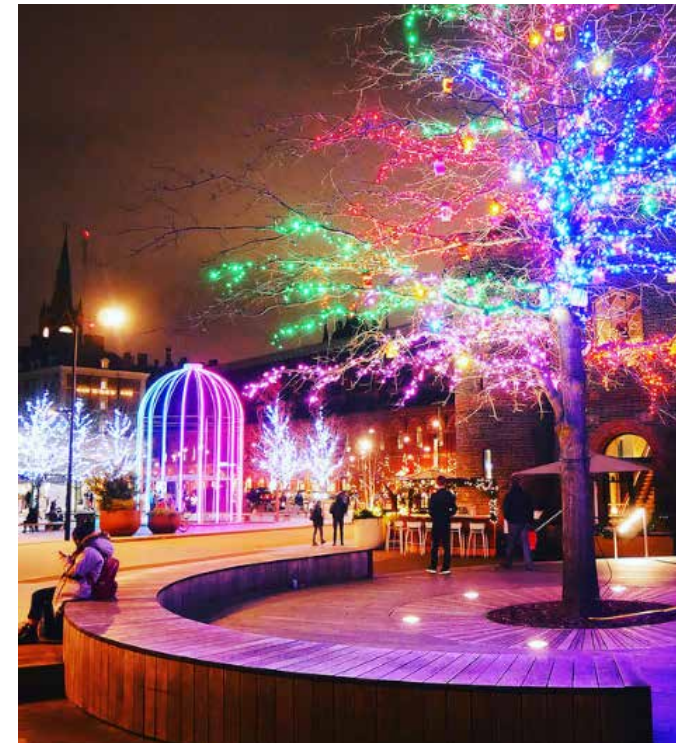
TODDLER PLAY AREA - COURTYARD



OLDER PLAY - STREET AND NEIGHBOURHOOD PARKS



PLAYFULNESS - FORM AND LIGHT



# Strategy : Lighting



Circular catenary light: Public Sq



Star/ spot catenary light: Public Sq



3m Pencil light (Hess Riva) Residential Sq



## Strategy : Sustainability : SuDS & Biodiversity

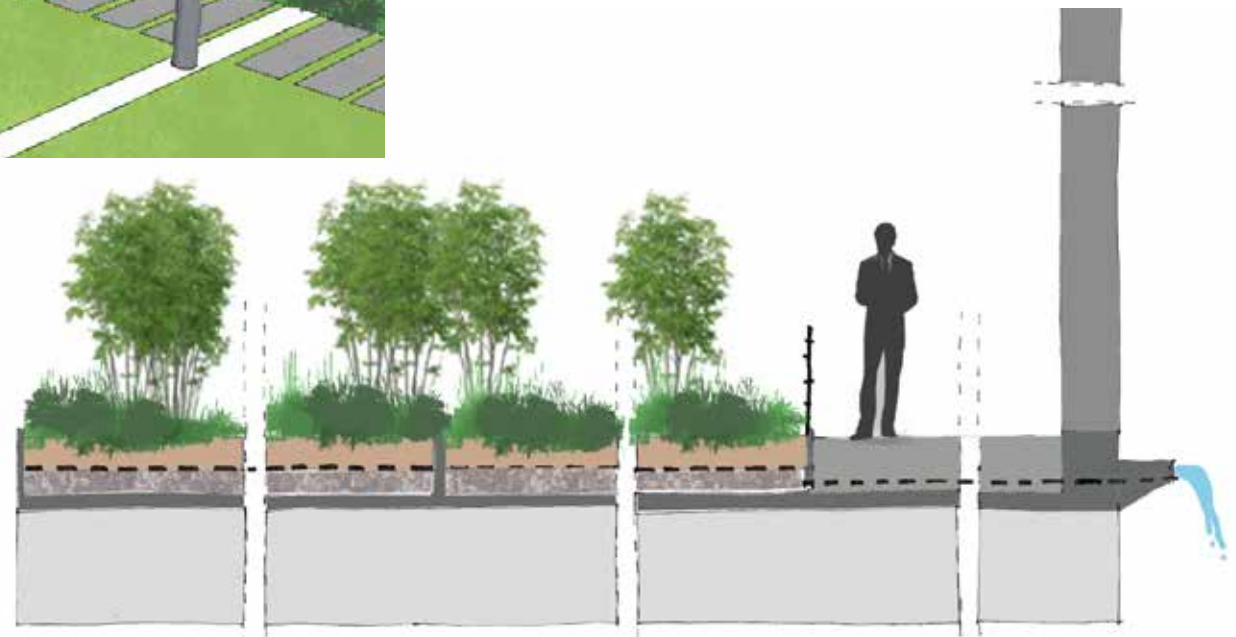


## SuDS and Biodiversity : Raingardens and Sustainable Drainage



Raingarden

The consented scheme demonstrates a close alignment with the landscape and drainage design, creating both filtration and attenuation in the form of green roofs and raingardens. The visibility of drainage is an important element in allowing people to understand the path of water towards the river, particularly in such a prominent riverside location. The water is delivered to the river in an open spout, which becomes a feature of the river wall.



Typical Section

## Materials : Softworks & Biodiversity

The softworks relates to visual amenity and biodiversity in tree selection, planting beds, raingardens and green roofs. The planting palette has been selected for the creation of a high visual amenity and environmentally appropriate to the new context, based on the National Pollinator Plan.

The Liffey and Phoenix Park are core of biodiversity within Dublin City and the planting scheme has been further amended at the request of Parks and Biodiversity Department of DCC to increase Biodiversity. The amended planting schedule increases the amount of pollinator friendly and native species. This, together with the SuDS proposals supports and enhances the existing biodiversity in the area, in accordance to Dublin City Biodiversity Action Plan 2015-2020. See also SLA report page 58.

A large specimen Lime tree (*Tilia* spp) is selected for each of the ground spaces, and supplemented with smaller tree planting including the River Birch grove (*Betula nigra*)

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 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 of both bright sun and semi shade.

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. Native and non-native species are used to achieve the objectives of biodiversity, visual amenity and maintenance requirements. Planting will have seasonal interest.



Specimen tree planting

Tree pit and paving (DCC footpath )

Planting beds  
45-600mm soil depth

Roofgarden planters - specialist high-weight soil 'Enrich'



Reinforced grass

Fibreturf or similar

# Materials: Softworks: Plant Schedule

## GROUND FLOOR PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	POLLINATOR	NATIVE	SIZE
cmg = centimeter girth, rb = rootballed, cg = container grown				
<b>PUBLIC SPACE &amp; COURTYARD TREES</b>				
Betula nigra	"River Birch"			18-20cmg, rb
Platanus acerifolia - fastigiata form	"London plane"			25-30cmg, rb
Tilia cordata 'Streetwise'	"Small Leaved Lime"	POLLINATOR		20-25cmg, rb
<b>PODIUM , COUTYARD AND ROOF</b>				
<b>LEVEL TREES</b>				
Acer griseum	"Paperbark Maple"			16-18cmg
Acer palmatum	"Japanese Maple"			16-18cmg
Amelanchier x lamarckii	"Snowy Mespilus"	POLLINATOR		2.5m ht, cg
Arbutus unedo	"Strawberry Tree"	POLLINATOR	NATIVE	1m ht
Betula utilis var. jacquemonti	"Himalayan Birch"			14-16cmg
Corylus avellana	"Common Hazel"	POLLINATOR	NATIVE	2.5m ht, cg
Sorbus aucuparia	"Rowan"	POLLINATOR	NATIVE	14-16cmg
<b>FORMAL HEDGE PLANTING</b>				
Prunus lusitana	"Portuguese laurel"			60-80cm ht/100-120cm ht
Buxus sempervirens	"Common box"			60-80cm ht
<b>SHRUB HERBACIOUS AND GROUNDCOVER PLANTING</b>				
Anemone 'Honorine Jobert'	"Japanese Anemone"	POLLINATOR		2Lt
Berberis darwinii	"Darwin's Barberry"	POLLINATOR		2Lt
Choisya ternata	"Mexican orange"	POLLINATOR		5Lt
Dryopteris erythrosora	"Japanese Shield Fern"			2Lt
Escalonia 'Apple Blossom'	"Apple Blossom Escallonia"	POLLINATOR		2Lt
Hydrangea quercifolia	"Oakleaf Hydrangea"	POLLINATOR		5Lt
Hydrangea quercifolia	"Red hot Poker"	POLLINATOR		2Lt
Liriope muscari	"Blue Lilu Turf"	POLLINATOR		2Lt
Luzula nivea	"White wood-rush"			2Lt
Mischantus sinensis 'Gracilimus'	"Chinese Silver Grass"	POLLINATOR		2Lt
Pachysandra terminalis	"Japanese Pachysandra"			2Lt
Pennisetum alopecuroides	"Chinese Fountain Grass"			3Lt
Salvia officinalis	"Sage"	POLLINATOR		2Lt
Sarcococca hookeriana	"Sweet Box"	POLLINATOR		5Lt
Verbena bonariensis	"Purpletop vervain"	POLLINATOR		2Lt
Vinca minor 'Gertrude Jekyll'	"Small White Periwinkle"			2Lt
Viburnum opulus	"Guelder Rose"	POLLINATOR	NATIVE	60-90cm
Hypericum calycinum	"Aaron Beard"			2Lt
<b>SWALE PLANTING</b>				
Glyceria maxima	"Reed sweet-grass"	POLLINATOR	NATIVE	2Lt
Scirpus lacustris	"Common Club-rush"		NATIVE	2Lt
Iris pseudacorus	"Yellow Iris"		NATIVE	2Lt
Carex riparia	"Great Pond Sedge"		NATIVE	2Lt
Carex pendula	"Pendulous Segde"		NATIVE	2Lt
Lythrum salicaria	"Purple-loosestrife"	POLLINATOR	NATIVE	2Lt
Iris ensata	"Japanese Iris"	POLLINATOR		2Lt
<b>CLIMBERS</b>				
Hydrangea anomala ssp petiolaris	"Climbing Hydrangea"	POLLINATOR		5Lt
Trachylispermum jasminoides	"Star Jasmine"	POLLINATOR		5Lt
Clematis montana 'Rosea'	"Himalayan clematis"	POLLINATOR		5Lt

## ROOF PLAN PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	POLLINATOR	NATIVE	SIZE
cmg = centimeter girth, rb = rootballed, cg = container grown				
<b>PODIUM , COUTYARD AND ROOF</b>				
<b>LEVEL TREES</b>				
Acer griseum	"Paperbark Maple"			16-18cmg
Acer palmatum	"Japanese Maple"			16-18cmg
Amelanchier x lamarckii	"Snowy Mespilus"	POLLINATOR		2.5m ht, cg
Arbutus unedo	"Strawberry Tree"	POLLINATOR	NATIVE	1m ht
Betula utilis var. jacquemonti	"Himalayan Birch"			14-16cmg
Corylus avellana	"Common Hazel"	POLLINATOR	NATIVE	2.5m ht, cg
Sorbus aucuparia	"Rowan"	POLLINATOR	NATIVE	14-16cmg
<b>FORMAL HEDGE PLANTING</b>				
Prunus lusitana	"Portuguese laurel"			60-80cm ht/100-120cm ht
Buxus sempervirens	"Common box"			60-80cm ht
<b>SHRUB HERBACIOUS AND GROUNDCOVER PLANTING</b>				
Anemone 'Honorine Jobert'	"Japanese Anemone"	POLLINATOR		2Lt
Berberis darwinii	"Darwin's Barberry"	POLLINATOR		2Lt
Choisya ternata	"Mexican orange"	POLLINATOR		5Lt
Dryopteris erythrosora	"Japanese Shield Fern"			2Lt
Escalonia 'Apple Blossom'	"Apple Blossom Escallonia"	POLLINATOR		2Lt
Hydrangea quercifolia	"Oakleaf Hydrangea"	POLLINATOR		5Lt
Hydrangea quercifolia	"Red hot Poker"	POLLINATOR		2Lt
Liriope muscari	"Blue Lilu Turf"	POLLINATOR		2Lt
Luzula nivea	"White wood-rush"			2Lt
Mischantus sinensis 'Gracilimus'	"Chinese Silver Grass"	POLLINATOR		2Lt
Pachysandra terminalis	"Japanese Pachysandra"			2Lt
Pennisetum alopecuroides	"Chinese Fountain Grass"			3Lt
Salvia officinalis	"Sage"	POLLINATOR		2Lt
Sarcococca hookeriana	"Sweet Box"	POLLINATOR		5Lt
Verbena bonariensis	"Purpletop vervain"	POLLINATOR		2Lt
Vinca minor 'Gertrude Jekyll'	"Small White Periwinkle"			2Lt
Viburnum opulus	"Guelder Rose"	POLLINATOR	NATIVE	60-90cm
Hypericum calycinum	"Aaron Beard"			2Lt
<b>CLIMBERS</b>				
Hydrangea anomala ssp petiolaris	"Climbing Hydrangea"	POLLINATOR		5Lt
Trachylispermum jasminoides	"Star Jasmine"	POLLINATOR		5Lt
Clematis montana 'Rosea'	"Himalayan clematis"	POLLINATOR		5Lt

This amended schedule from the consented scheme increases the amount of pollinator friendly and native species. This, together with the SuDS proposals supports and enhances the existing biodiversity in the area, in accordance to Dublin City Biodiversity Action Plan 2015-2020.

# Materials : Softworks : Climbing plants



Self climbing



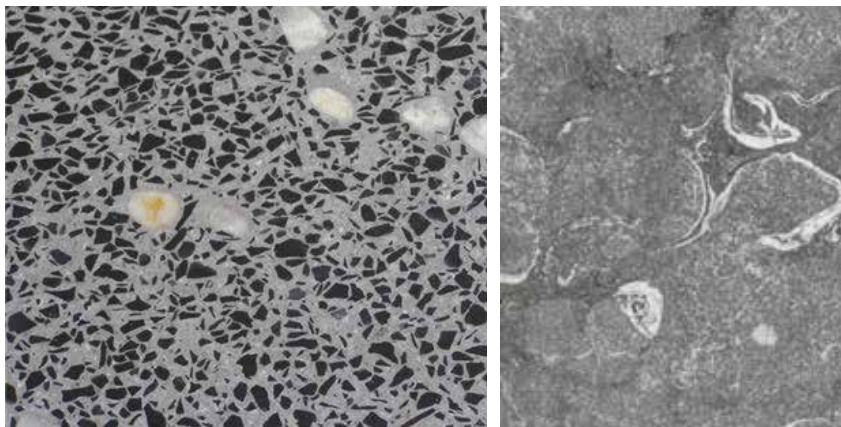
Wiring systems (Jakob Inox)



## Materials: Hardworks: Paving and street furniture

### Paving Materials

- Concrete aggregate and pre cast concrete
- Stone detailing
- Inlay detailing
- Compacted gravel (Ballylusk) at residential Birch grove and existing trees.



Triangular Concrete Seats



Brushed Stainless Steel bike racks

The hardworks proposed in consented scheme are maintained and there are no changes proposed.

The hardworks are designed as high quality paving with stone detailing, and elements pick up on the architectural detailing and finishes. A range of public seating is provided some as benches and others as seats with arms and backrests. Contemporary railings (some retractable) and gates approx 1.5m high define the public space and residential courtyard, with bespoke railings to fit the protected archway.



Contemporary railings defining spaces



Brushed Stainless Steel bins



# Materials: Play



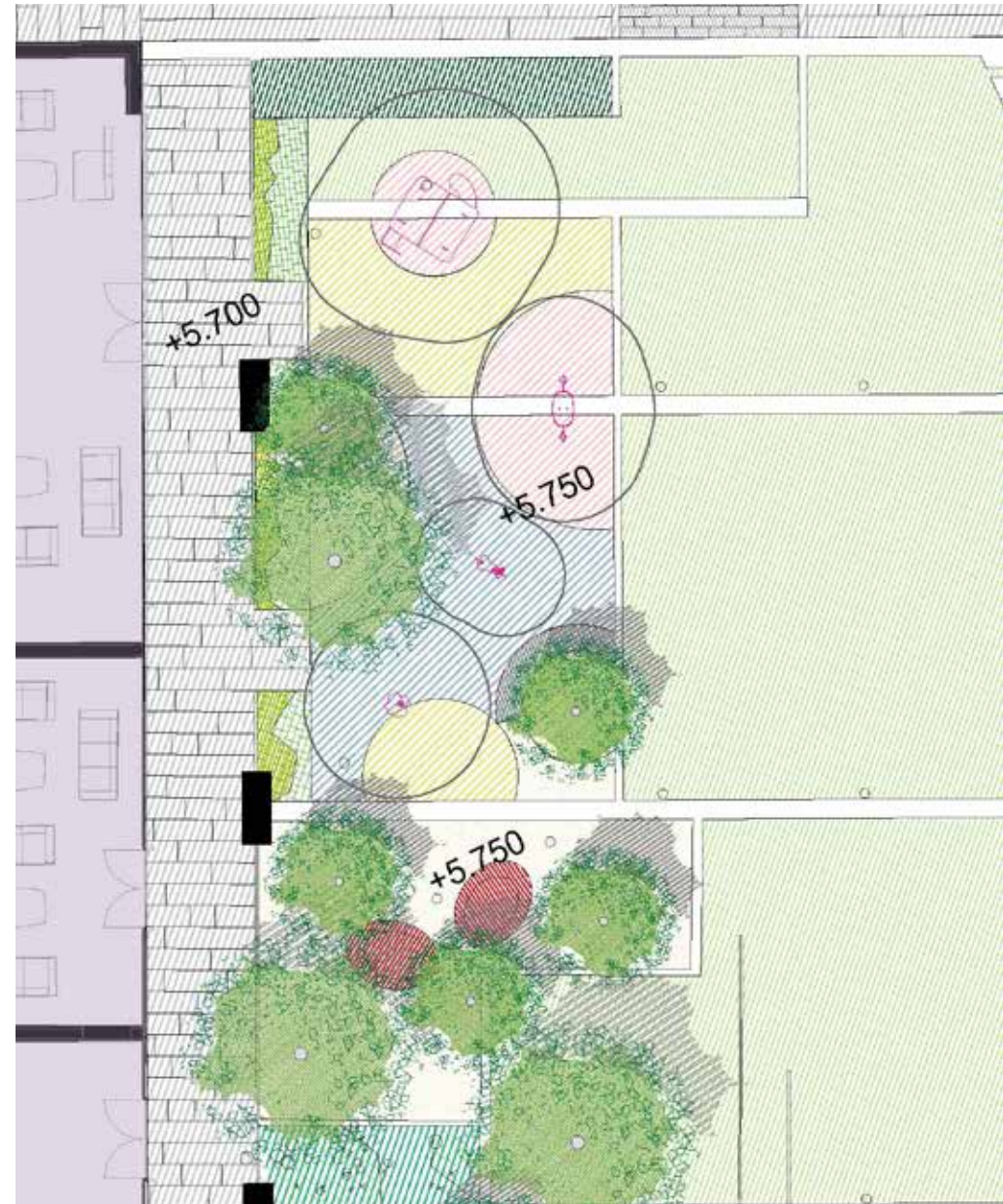
Play House for toddlers



Balance Equipment



Safety Surface



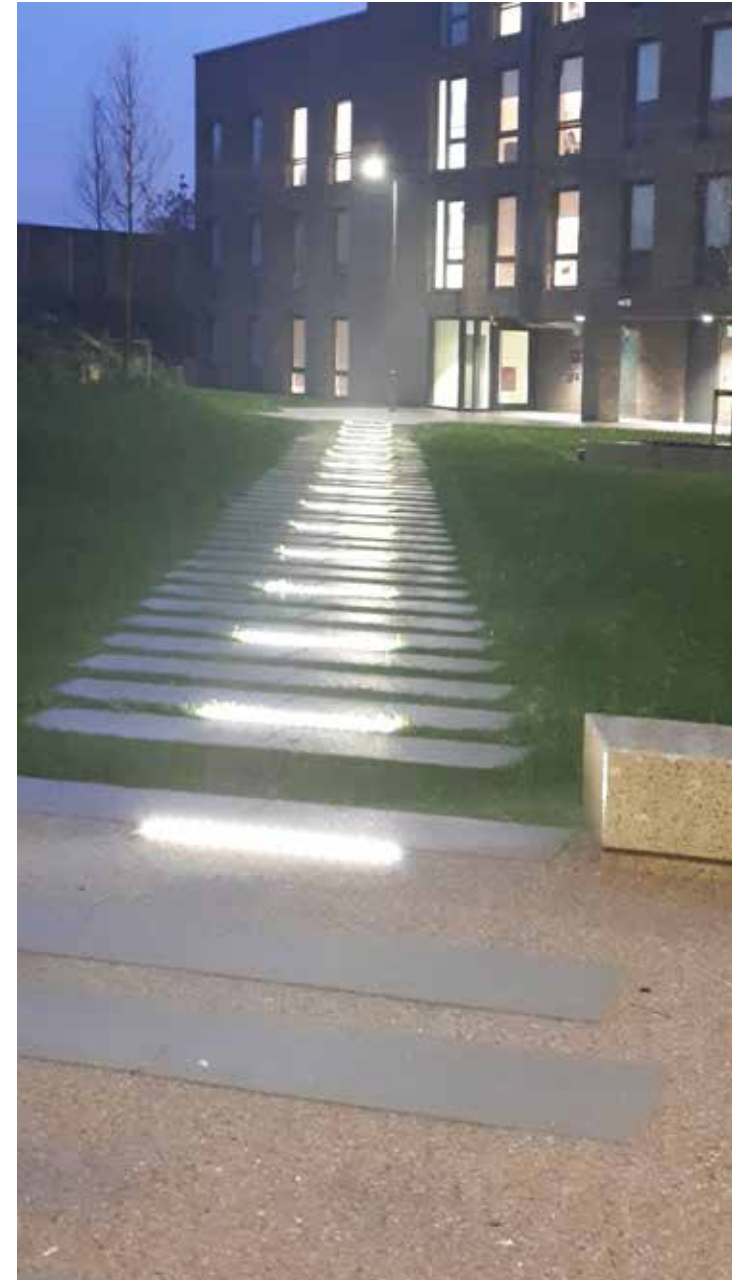
CONSENTED PLAY AREA

## Materials: Compacted Gravel & Paving in Grass



COMPACTED GRAVEL

- Ballylusk chippings





## Materials: Grass Terraces



### GRASS TERRACES

- Grass terraces with seating edges and steps

## Materials: Planter Beds



Pre cast concrete planters with lighting strip



Prefabricated powdercoated steel planter boxes (roofgardens) (based on OMOS S21 planters)