

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

PROPOSED RESIDENTIAL DEVELOPMENT AT
ROSSHILL,
GALWAY.

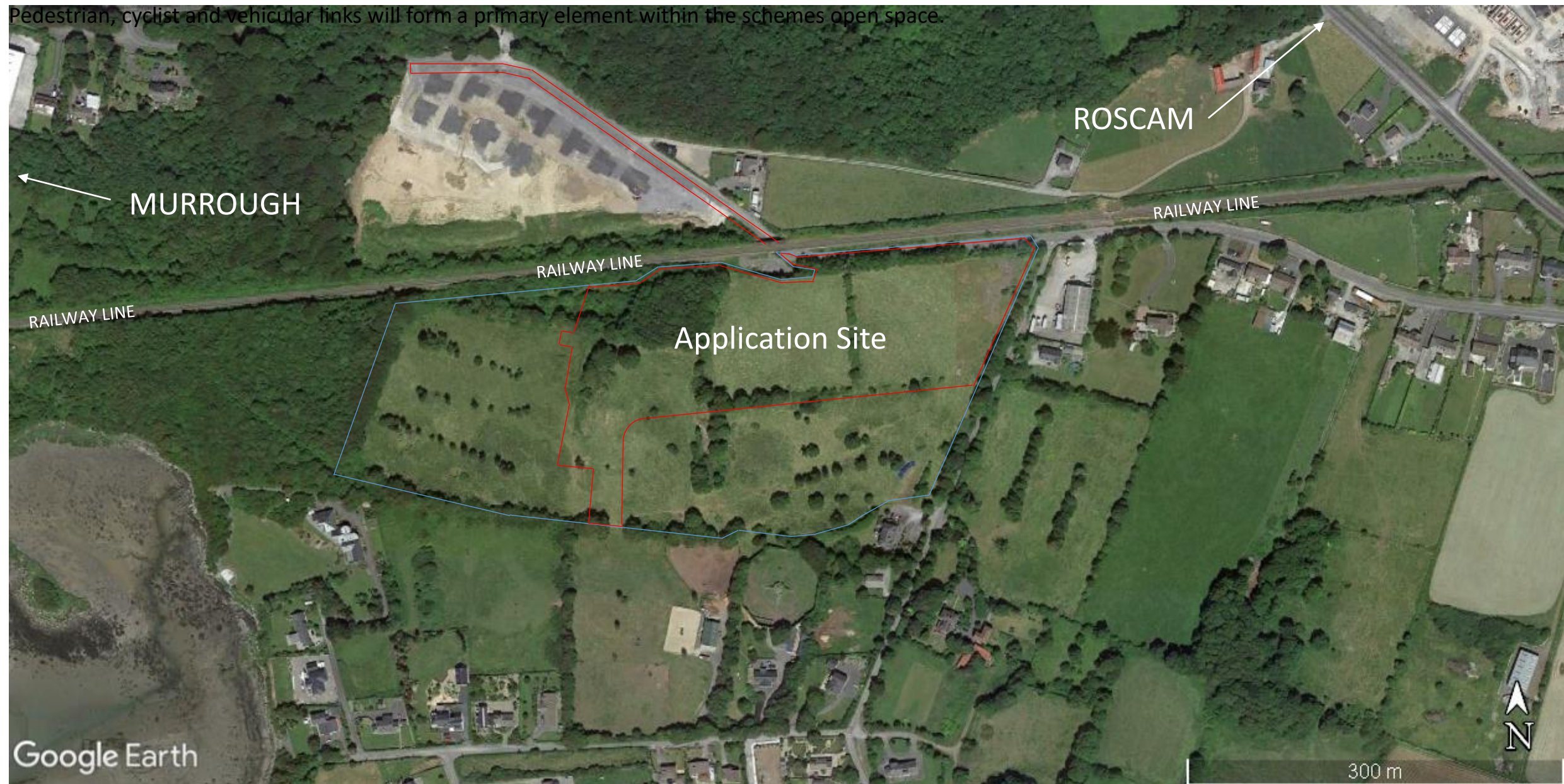
LANDSCAPE REPORT

JUNE 2021







Planning permission is sought by Alber Developments Ltd for development on a site to the south of Rosshill Road, west of Rosshill Stud Farm Road for a residential development over a site of 4.704 hectares. The site is currently greenfield land located at on the eastern edge of Galway City located between the established suburbs of Murrough to the east and Roscam to the west. It is located immediately south of the Galway to Dublin railway line which runs parallel to the site's northern boundaries of the application site. The application site is vegetated with a mix of existing mature trees, scrub vegetation, and some mature hedgerow containing intermittent mature trees along the southern and eastern field boundaries. Within the greater land holding / blueline boundary are trees that were planted relatively recently as part of a past golf course development – these trees are in the main still young and of relatively low quality and value.

Within the application site, approximately identified by redline in image below, is proposed a residential development consisting of construction of 102no. residential units comprising of 35 apartments and 67 houses, commercial/retail unit, creche childcare facility and communal open space. The application site is located within a greater area of land zoned for residential development, represented by the blueline. The landscape design incorporates a mix of shared public open space, play areas, public art, public lighting, resident & visitor parking including car rental bays, electric vehicle charging points and bike rental spaces.

Pedestrian, cyclist and vehicular links will form a primary element within the schemes open space.



LEGEND

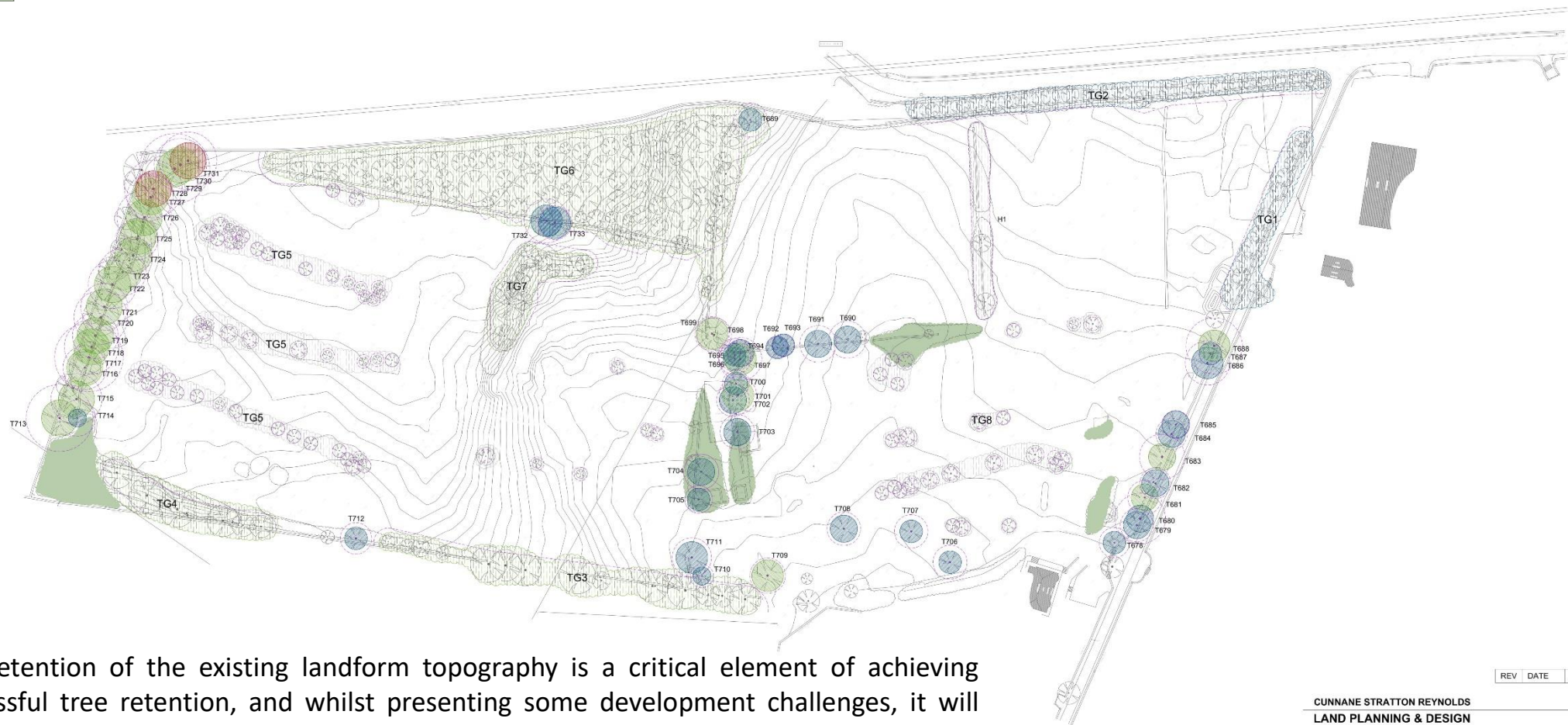
-  CLASS A INDIVIDUAL TREE (HIGH QUALITY - RETENTION HIGHLY DESIRABLE)
-  CLASS B INDIVIDUAL TREE (MODERATE QUALITY - RETENTION DESIRABLE)
-  CLASS C INDIVIDUAL TREE (LOW QUALITY - RETENTION OPTIONAL)
-  CLASS U INDIVIDUAL TREE (RECOMMEND REMOVAL)
-  TREE GROUPS (COLOUR REPRESENTING GROUP CLASSIFICATION)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



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

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

A core principle underlying the proposed schemes landscape design philosophy is to retain the best of the existing trees present on the site as far as feasible, helping to create a high quality external setting and environment for the proposed development whilst retaining the landscape character, whilst also promoting biodiversity and habitat value within the scheme.



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

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

REV	DATE	AMENDMENT

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

The landscape design seeks to work with the existing tree cover and topography, retaining site features of merit such as embankments and significant tree stands to create a variety of connected public open spaces suitable for both passive and active recreation.

In this way the proposed development is able to meet a wide range of passive and active recreational needs, and the varying requirements and needs of all residents. The safeguarding of the sites sylvan character will be achieved both through the retention of as many of the highest value trees as possible alongside significant new tree planting with an emphasis on increasing future level of biodiversity and native species.



A linear parkland, (up to 26m in width), incorporating outdoor natural play equipment stations, is integrated along the northern boundary providing high quality pedestrian and cycle linkage whilst safeguarding existing trees both within the site and maintaining the integrity of those tree groups that extend beyond the site boundaries. Proposed residential units have been orientated to provide a high level of visual surveillance across this area. Additionally native wildflower meadow grass will be seeded along margins facilitating a low frequency mowing regime in these areas whilst promoting biodiversity and habitat values.

The quantum of open space exceeds the Development Plans open space requirements and is delivered through a hierarchy of spaces of varying type and character, from pocket park to linear park and urban plaza.

The streetscape and public open space is designed in line with the Design Manual for Urban Roads and Streets and Galway City Councils Development Plan 2017-2023 objectives to provide a balanced approach between vehicular, cycle and pedestrian movement through the site.

This has been achieved through both design layout and detailing, such as shared surfaces for pedestrian focus, a hierarchy of street tree planting for visual 'structure', and strategically located privacy strips / buffer planting around buildings.

Pedestrian site permeability is offered through a connected network of paths both, roadside and off road, including a main spine route through the liner park parallel to the northern boundary.

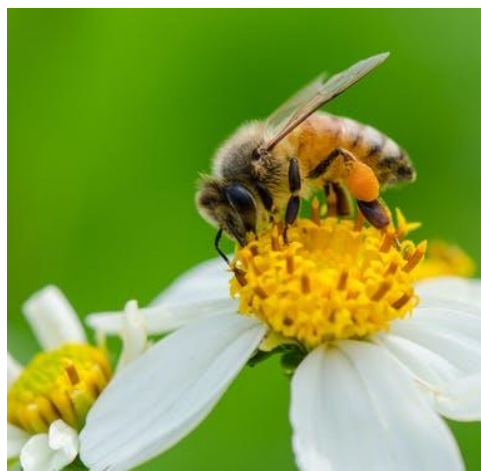


Drainage swales are proposed in the car parking next to the apartment block and creche to assist with drainage and water run off in a sustainable manner.

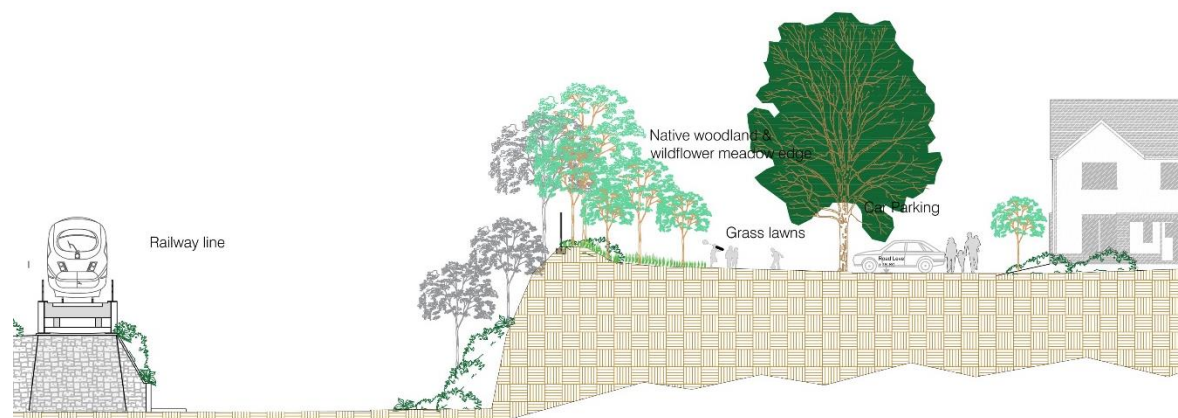
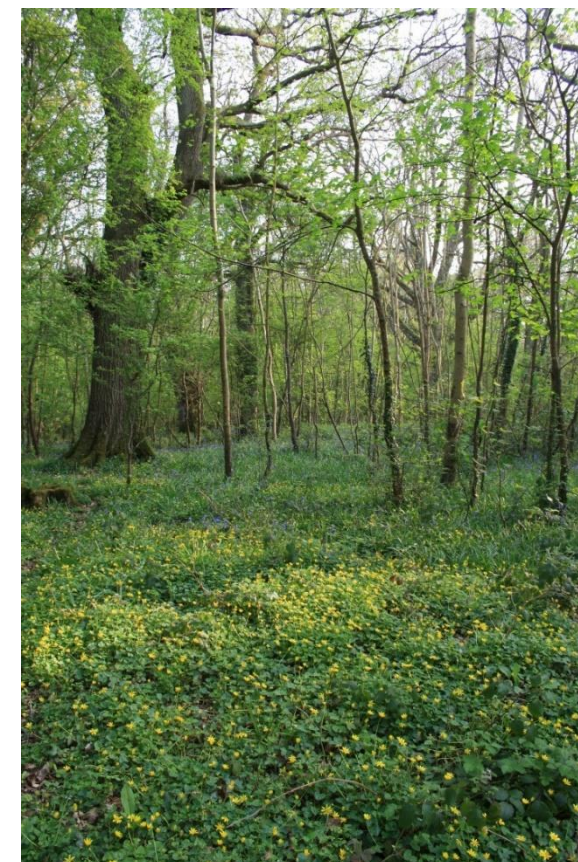
An emphasis will be made within the planting scheme on the use of native tree species where possible to strengthen ecological value as well as flowering and fruiting species in accordance with the National Pollinator Plan adding further seasonal interest.

These will be complimented with a rich palette of flowering shrubs, chosen to provide both visual interest and pollinator opportunities across the seasons.

Seating will be incorporated throughout the public open spaces to provide opportunities for both rest, enjoyment of the landscape setting and social interaction.



The development layout seeks to retain and integrate existing landscape features of merit, such as topography and trees, within the planned open space layout. A steep slope within an additional of green open space, (not included in the 15% quantum of open space), towards the western side of the site, where a group of existing trees are located has been retained and used to extend the trail from the linear park with gravel paths and timber steps. Spaces will be created that could in the future facilitate an adventure play area over a series of inter connected levels which are overlooked by surrounding residential units.



A linear parkland is proposed along the northern boundary, facilitating the preservation of trees within and just outside the site as well as natural features such as dry stone walls. This open space will providing a strong pedestrian and cycle linkage stretching from the sites public road frontage through the heart of the site that is continually passively surveyed by the proposed residential development alongside.

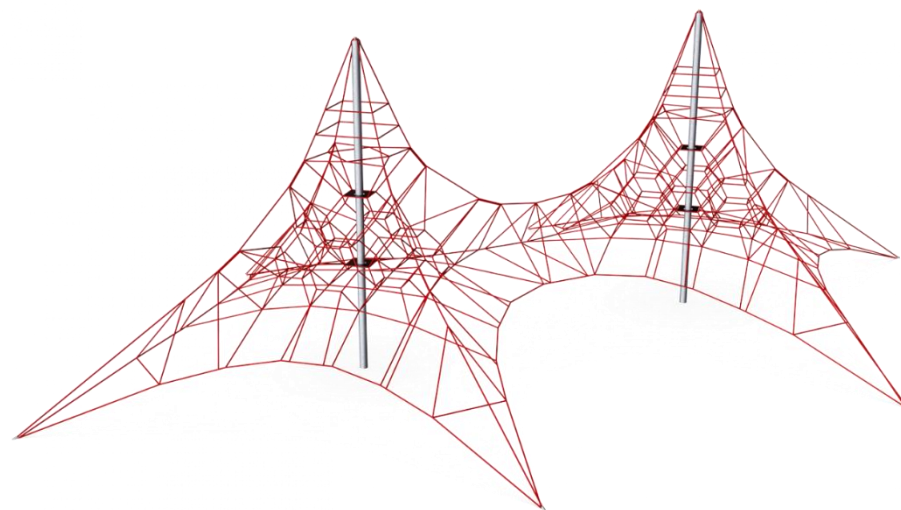
A hierarchy of paths form a network of linkages throughout the open space and permeating the site as a whole. The primary cycle and pedestrian route (tarmac / bitmac) will run through the linear park acting as a spine from which narrower secondary woodland routes will disperse, (formed of a mix on informal / rustic materials such as timber sleepers and bound gravel), across level changes and through existing woodland trees in an informal naturalistic manner.

Carefully integrated within the level changes of landform and existing trees are more outdoor gym stations as well as an adventure playground and feature amphitheatre seating area enclosing the proposed play area.

Existing landscape features such as stone walls and trees / woodland will be retained and incorporated. Significant levels of additional native tree and hedgerow species will be planted to reinforce existing groups and create new groups along the route of the linear parkland. Native wildflower meadow grass will line the margins adding further biodiversity and habitat value.

Points of interest are located along the route in the form of both natural timber play equipment serving a wide range of children's age groups and abilities and outdoor gym stations suitable for all adults including elderly.

A number of smaller open spaces have also been incorporated to create a complimentary hierarchy across the site. One such space punctuates the main access road and provides a prominent landscape setting for a public artwork / sculpture. Another space takes the form of a of a landscape plaza that links the main apartment block with the creche and adjoining carpark.



Smaller open spaces have also been incorporated to create a complimentary hierarchy across the site. A pocket park space punctuates the main access road as it bends providing a prominent location for a piece of public artwork / sculpture to build upon local identity and sense of place.

Curved seating radiate around the focal point sculpture enclosed by a landscape planting scheme of ornamental tree and shrub planting to create a secluded peaceful setting in which to sit and watch the world go by.



Another space takes the form of a of a landscape plaza that links the main apartment block with the creche and adjoining carpark with feature planters and integrated seating allowing an opportunity for people to meet and at creche drop off etc.



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

Public recreational needs have been catered for across the full spectrum of age and gender.

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

TREE PLANTING

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



Quercus petraea (Oak)



Fagus sylvatica (Beech)



Alnus glutinosa (Alder)



Pinus sylvestris (Scots Pine)

Smaller native trees such as Birch, Whitebeam, Cherry and Rowan have been selected where space is more restricted, helping to structure and visually soften the environment around the proposed buildings. These trees also offer important ecological and habitat benefits. The use of properly constructed tree pits for street trees will ensure the proper development of trees in urban areas as well as assisting in surface water management in a sustainable manner.



Betula pendula (Silver Birch)



Sorbus aria (Whitebeam)



Sorbus aucuparia (Rowan)



Prunus avium (Cherry)



Pollinator friendly shrub species and native wildflower meadow species will be integrated to the scheme in line with the All Ireland Pollinator Plan.

Indicative Maintenance Programme for Public Open Space 01 (Linear Park)

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

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

Indicative Maintenance Programme for Public Open Space 02 (Pocket / Sculpture Park)

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

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

Indicative Maintenance Programme for Public Open Space 03 (Plaza)

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

ONGOING REQUIREMENTS:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Litter clearance / pick up	***	***	***	***	***	***	***	***	***	***	***	***
Sweep	*	*	*	*	*	*	*	*	*	*	*	*
Shrub pruning & feeding				*		*			*			
Weed control of planters / hand weed			*	*	*	*	*	*	*	*		
Mulch top up				*						*		
Watering of planters				*	**	**	**	**	*			
Inspection / maintenance of furniture				*						*		
Application of residual weedkileer to hard surfaces				*			*					