

Phase 1D Portmarnock South, Co. Dublin  
Landscape Design Rationale Report

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Client:

**Quintain Ireland Ltd**

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# 1 Development Description & Context

Quintain Developments Ireland Limited, is applying to An Bord Pleanála for planning permission for the development of a residential scheme at Portmarnock South (known as Portmarnock Phase 1D). The proposed development (Phase 1D), generally comprises: -

- 172no. residential units consisting of 22no. duplexes and 150no. houses ranging in heights between 1.5 and 3 storeys.
- Provision of public open space including Skylark Park and extension to Railway Linear Park and Townland Boundary Linear Park.
- Vehicular access to serve the development is proposed off the existing / under construction access points on roads serving the St. Marnock's Bay development.
- A new vehicular road is proposed to serve the proposed development which will connect with Moyne Road. The permanent road includes the provision of a new junction with Moyne Road and SuDS features to control surface water run-off.
- Upgrade of existing temporary foul water pumping station and storage tank to increase capacity.
- All associated and ancillary site development, infrastructural, landscaping and boundary treatment works.



Figure 1 Site Context

The Phase 1D application lands are within the western portion of the large landscape unit covered by the Portmarnock South LAP (refer to **Figure 1**). The overall LAP lands runs south from Station Road to Moyne Road and east from the Dublin-Belfast Railway to the R106 Coast Road adjoining Baldoyle Estuary.

The proposed redline encompasses a residential area adjoining Phase 1A/1C with associated open space provision with the proposed north-south access road and associated wetlands forming a connection down to Moyne Rd.

The Phase 1D lands are made up of arable fields which are sub-divided by an existing tree-lined townland boundary hedgerow which forms the eastern edge to Phase 1B and Phase 1C lands (see **Fig 3** across). This townland boundary is to be retained, protected and supplemented and will form a proposed linear park/greenway as part of Phase 1D development, providing pedestrian and cycle connectivity from Station Rd to the north down towards Moyne Rd to the south

In addition to the proposed pedestrian/cycle connectivity as part of the Phase 1D Greenway section, further road connections are proposed to link the Phase 1A/1B & 1C lands, all of which connect from Station Road to the north down to Moyne Rd to the south.

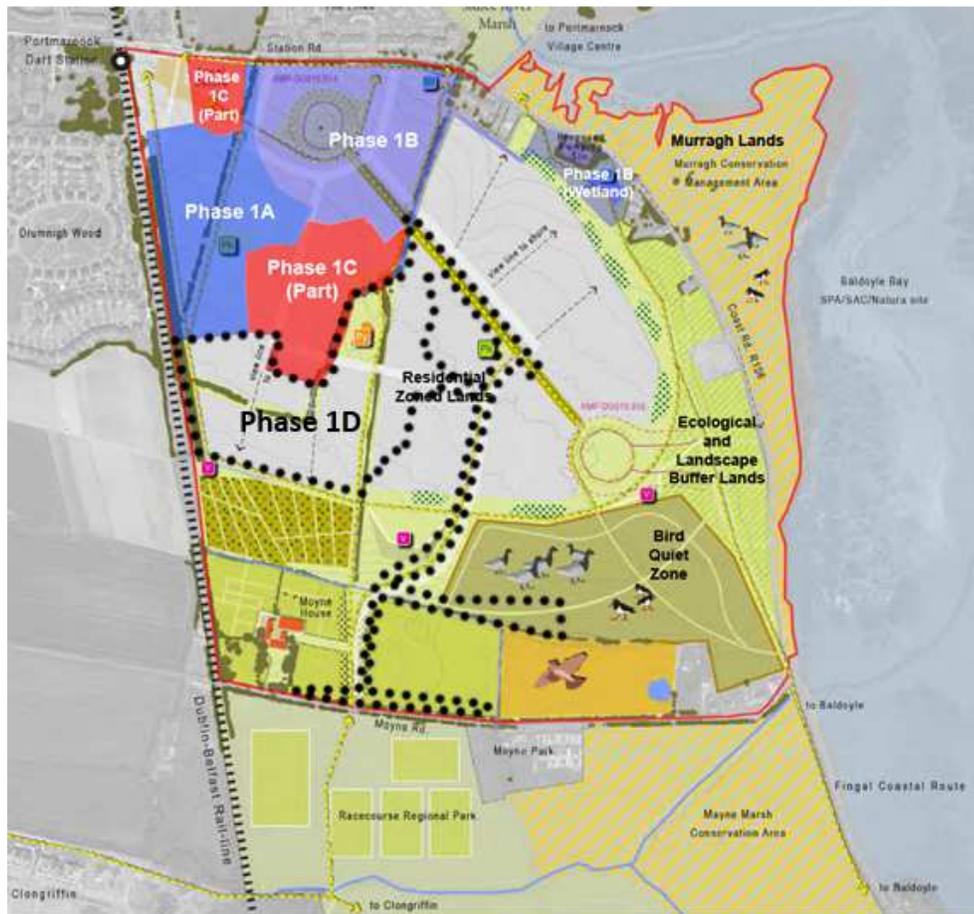


Figure 2 Green Infrastructure and Landscape Strategy (extract from Figure 5.2 from Portmarnock LAP). – showing Phases 1A, 1B, 1C & proposed Phase 1D (black dotted outline).



*Figure 3 Ariel View indicating extent of retention of townland boundary & hedgerow in and around Phase 1D Site*

The north-west corner of the Phase 1D site will form the last pocket of residential development north of the townland boundary, with the tree lined hedgerow forming a green screen for the existing development further north. The southern boundary of the residential section of the development falls centrally within an existing arable field with the wider landscape being notably more open to the east and southeast approaching the coastal landscape of Coast Road / Baldoyle Estuary, where there are panoramic views extending eastwards and southeast towards Ireland's Eye, Lambay and Howth and long-range background views south to the Dublin Mountains.

The Portmarnock South LAP acknowledges (at Section 3.3.1. Visual Analysis) the presence of an east-west ridge through the lands and notes that the lands to the east and south are more visually open and sensitive than those to the west where the Phase 1D lands are located.

## 2 Landscape Development under Phase 1A (complete) and Phase 1B/1C (under construction)

### 2.1 Phase 1A Development

The Phase 1A development (Fingal County Council reg. ref.: F13A/0248) for 100 residential units also implemented significant landscape elements as required in the Portmarnock South LAP.

In particular, this included (refer to **Figure 4**):

- provision of c.18 hectares of ecological and landscape buffer areas (along the Coast Road and Moyne Road) to the east and south of the residential zoned lands,
- provision of c.8.5 hectares for formal bird quiet zone; and
- provision of c.1.0 hectares of additional grassland as foraging for overwintering birds within the Murragh lands. The works within the Murragh were carried out in agreement with Fingal County Council and NPWS.

All of the above works were carried out under the conditions and specifications as set down in the Conservation Management Plan for these lands, which was agreed and submitted with the planning authority in compliance with Condition 6 of the grant of permission.

The ownership of the ecological and landscape buffer areas, bird quiet zones and the Murragh lands was transferred to Fingal County Council, also in accordance with the grant of permission.

The Phase 1A development has also provided circa 1.2 hectares of the Railway Linear Park located along the railway corridor to the west of the development. The open space includes for a formal playground, footpaths and seating within a grassland setting.

A Giant Hogweed Management Plan has been implemented on the Phase 1A lands and wider development lands since 2013. No regrowth of Giant Hogweed has been observed since 2017. Nevertheless, on-going monitoring and treatment, if required, are continuing through all phases of development including for Phase 1B and any future phase of development.



## 2.2 Phase 1B Development

The Phase 1B development, which is currently under construction (ABP ref.: 300514-17), provides for the construction of a further 150 residential units and related infrastructure and landscaping including a regional wetland outfall to Baldoyle Bay (the latter was constructed in 2018). The Phase 1B landscape (refer to **Figure 5**) included the following the main elements:

- continuing the nature and scale of development already established on the lands under Phase 1A;
- defining the southern edge of Station Road, and provision of a footpath / cycleway that connects the railway station to the permitted coastal cycleway route (to be provided by Fingal County Council);
- using the on-site recorded monument as a key organising element with development arranged in a crescent around the feature;
- provision of the northern part of the inter-monumental route to be provided between the two recorded monuments on the Portmarnock South LAP lands;
- provision of a linear park along the north-south townland boundary. This linear park ties into the inter-monumental and the proposed cycleway and provides for connectivity along the eastern boundary of the proposed residential lands;
- provision of a regional wetland as part of the surface water management for the lands. This feature will also enhance the biodiversity value of the lands. As indicated in the Portmarnock South LAP, the regional wetland is provided on the landscape/ecological buffer lands along the Coast Road.



Figure 5 Phase 1B Landscape Masterplan for Residential Development (Under construction)

Phase 1B Landscape Masterplan for residential development (under construction)

## 2.3 Phase 1C Development

The Phase 1C development, which is currently under construction (ABP ref.: 305619-19), provides for the construction of a further 153 residential units and a local centre together with related infrastructure and landscaping.

The proposed development includes for the following landscape elements:

- continuing the nature and scale of development already constructed, under construction on these lands under Phase 1A and Phase 1B;
- further defining the southern edge of Station Road, with provision of a local centre and civic plaza;
- provision of residential duplex units, with high quality communal courtyards (the southernmost of which also incorporates the previous now established showcourt landscape provided in Phase 1A)
- extension of the Phase 1B townland linear park along the north-south townland boundary. This linear park also connects into the Phase 1B inter-monumental route and the proposed cycleway and provides for connectivity along the eastern boundary of the proposed residential lands; and
- provision of a pocket park, with incidental play and seating within the southern residential portion of the site.



Figure 6 Phase 1C Landscape Masterplan for Local Centre & Northern Duplex Units (Under Construction)



Figure 7 Phase 1C Landscape Masterplan for Residential Development (Under Construction)

## 3 Impact on Trees

### 3.1 Existing Trees

A full tree survey and impact assessment has been completed for the site by John Morris Arboricultural Consultancy Ltd (Refer to Arboricultural Planning Pack for Information) The main findings of the impact assessment are set out below.

A tree survey of the site was undertaken in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations independently and without knowledge of any future development proposals.

The survey identified six groups of trees and three hedgerows which have been categorised as follows:

- 0 of high arboricultural quality (Category A)
- 2 of moderate arboricultural quality (Category B)
- 7 of low arboricultural quality (Category C)
- 0 of poor arboricultural quality (Category U)

The design and layout of the site has been influenced by local planning policy in relation to trees, as detailed in The Fingal Development Plan (2017-2023), Portmarnock South Local Area Plan (2013) and The Forest of Fingal – A Tree Strategy for Fingal’.

The aim has been to include those arboricultural features that are capable of providing a substantial future contribution, in terms of their amenity, landscape and ecological value, and those that contribute to the existing landscape character of the local area. The aim has also been to preserve and incorporate hedgerows in recognition of the importance they hold in the local landscape, particularly those that demarcate historic townland boundaries.

The requirement for vehicular sightlines and access points to enable connectivity and movement around the development will result in the minor loss of small areas of hedgerow, however the extent and frequency of these removals is limited to that which is necessary to enable the development to function holistically. To mitigate the removal of these arboricultural features, a landscape plan submitted as part of the application proposes a diverse mix of new trees and vegetation across the site to function in harmony with the existing natural infrastructure and new built environment. This new planting will include a diverse mix and age of predominantly native trees and vegetation that will significantly increase species diversity and canopy cover in the local landscape. The location of the planting has been strategically positioned to enhance and complement existing hedgerows and provide connectivity to hedgerows in the wider local landscape for visual amenity and ecological value. This approach will ensure that removals have a short-term impact, with new planting providing immediate benefits that will significantly improve upon the pre-development baseline.

Refer also to Arboricultural Planning Pack:

- Arboricultural Report Portmarnock Phase 1D [21-252-04]
- Tree Constraints Plan Portmarnock Phase 1D [21-252-02]
- Tree Impact & Protection Plan Portmarnock Phase 1D [21-252-03]
- Tree Schedule Portmarnock Phase 1D [21-252-01\_final]

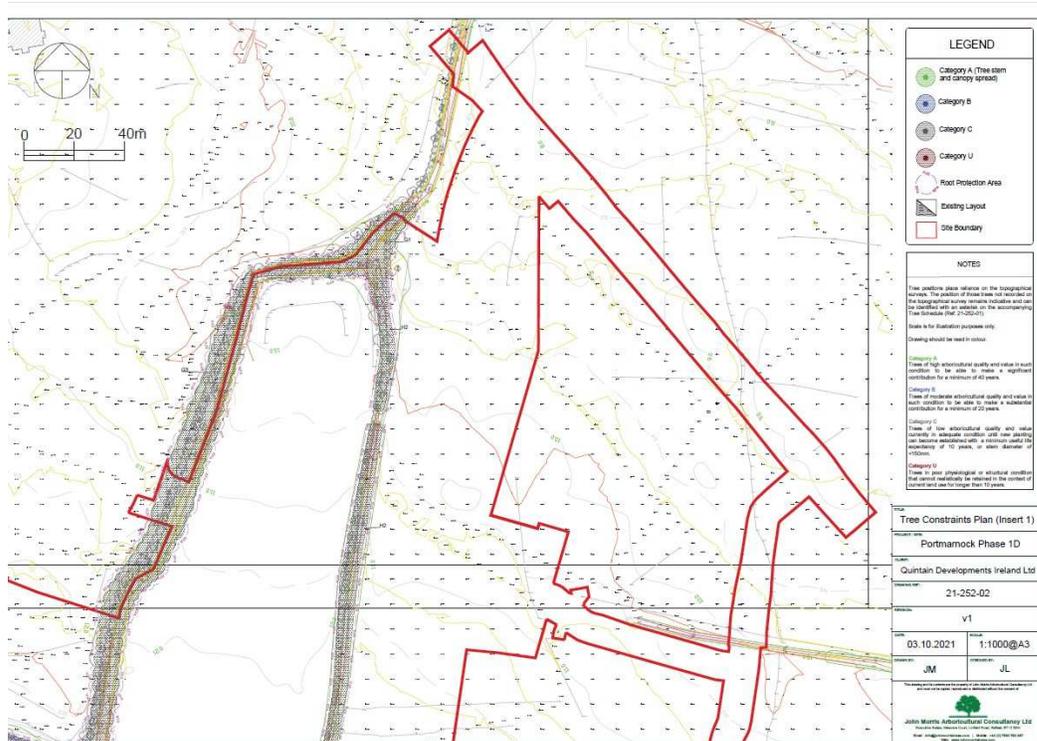


Figure 8 Boundary Tree Survey (Skylark Park Area) - see Arboricultural Planning Pack



Figure 9 Boundary Tree Survey (Residential Area) - see Arboricultural Planning Pack



Figure 10 Boundary Tree Survey (Southern Access Rd 1) - see Arboricultural Planning Pack

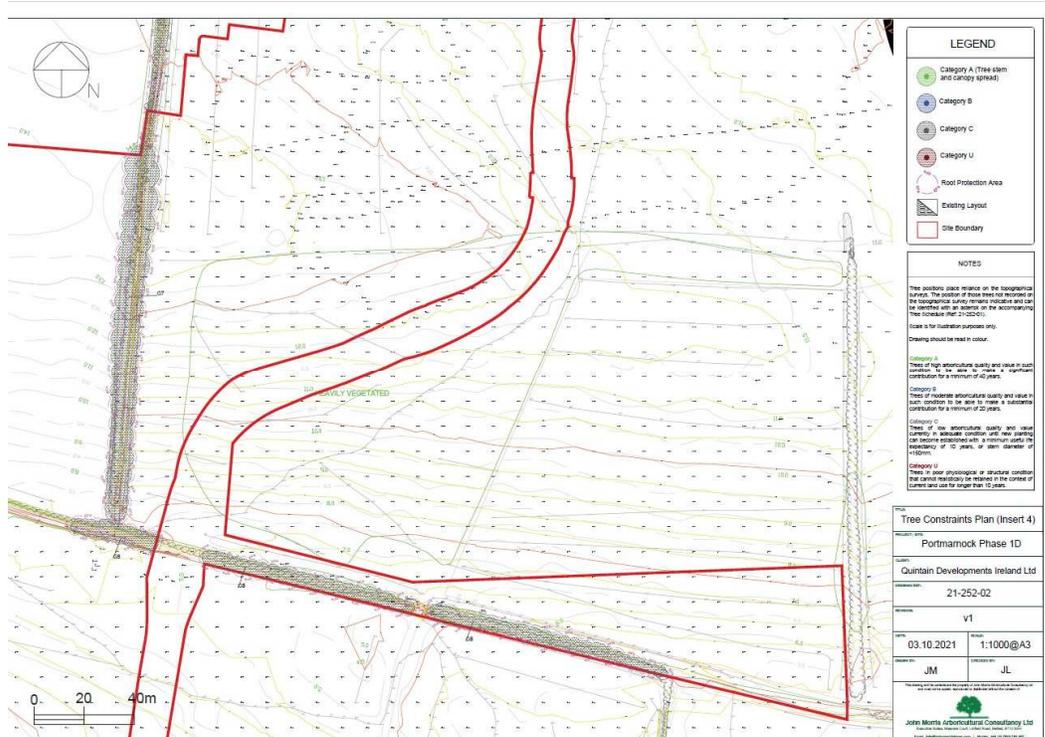


Figure 11 Boundary Tree Survey (Southern Access Rd 2) - see Arboricultural Planning Pack



Figure 12 Boundary Tree Survey (Southern Access Rd 3) - see Arboricultural Planning Pack

## 4 Landscape Proposals

### 4.1 Landscape Design Statement

The layout, provision and design of the landscape and open space has had regard to:

- The requirements of the Portmarnock South Local Area Plan 2013 - notably for green infrastructure
- The natural topography and character of the site, its features and links to adjoining lands.
- The extent, location and nature of open space, green infrastructure, amenities, in the surrounding area.
- Enhancing biodiversity by adopting the recommendations of the All-Ireland Pollinator Plan 2021-2025.
- Enhancing pedestrian/cycle connectivity and permeability through Portmarnock South lands
- Enhancing the local tree stock with a diverse selection of native and adaptive tree species.

Refer also to the following Landscape Drawings and Report:

- Overall Landscape Masterplan (BSM Drg. No. 6842\_301)
- Residential Landscape Masterplan (BSM Drg. No. 6842\_302)
- Southern Access Road (BSM Drg. No. 6842\_303)
- Wider Context Open Space and Greenways (BSM Drg. No. 6842\_304)
- Open Space Local Park – Skylark Park (BSM Drg. No. 6842\_305)
- Open Space – Railway Linear Park Extension (BSM Drg. No. 6842\_306)
- Landscape Site Sections (BSM Drg. No. 6842\_307)
- Boundary Treatment Plan (BSM Drg. No. 6842\_308)
- Typical Tree Planting Plan – Residential Phase 1D (BSM Drg. No. 6842\_309)
- Typical Tree Planting Plan Intermonummetal route and Southern Access Rd (BSM Drg. No.6842\_309\_1)
- Wayleave and Archaeological Areas (BSM Drg. No. 6842\_310)
- Tree Planting and Combined Services (BSM Drg. No. 6842\_311)
- Landscape Design Rationale & Maintenance Plan (BSM Drg. No. 6842\_RP01)



## 4.2 Mature Trees & Existing Features

The design allows for the retention and protection of much of the Townland Boundary tree line/hedgerow, with the only proposed breaks through to accommodate road access and pedestrian/cycle permeability. The landscape proposals will seek to reinforce this boundary where access points are required, proposing semi-mature feature native tree species to increase pedestrian legibility and wayfinding. Supplementary native planting will also help reinforce poor quality sections of hedgerow with feature pollinator/flowering tree stands proposed within meadow grass to landscape buffer outside of the existing hedgerow.

It is intended to monitor the progression of ash die back and dutch elm disease within the hedgerows and remove affected trees when crown dieback reaches circa 75%. Poor quality trees (ash & elm) requiring further review with final works to the trees shown as retained, to be discussed and agreed with FCC Parks on site prior to construction.



Figure 14 Existing Townland Boundary (green hatch) with Supplementary Native Tree Planting in Meadow Grass

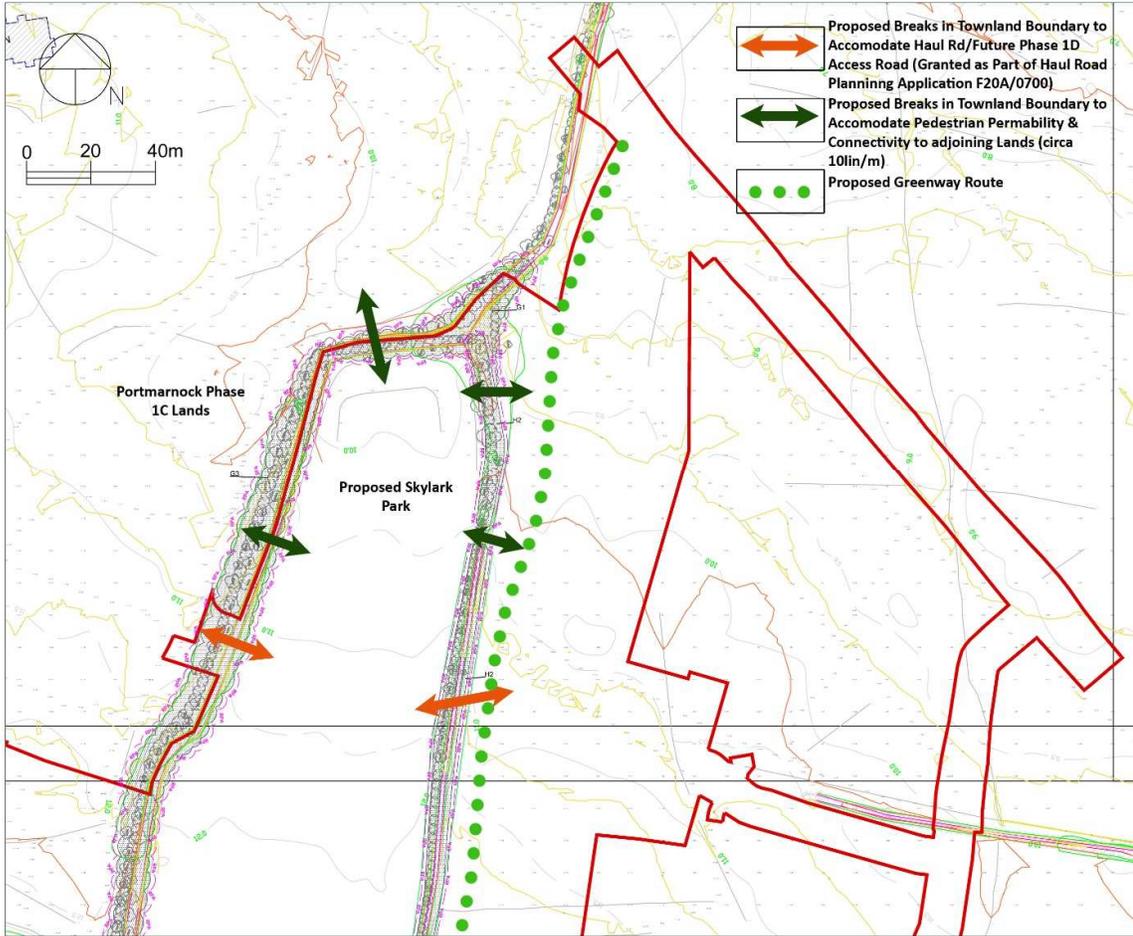


Figure 15 Proposed & Permitted Breaks within the Townland Boundary



Figure 16 View of Townland boundary looking north along western boundary of Skylark Park

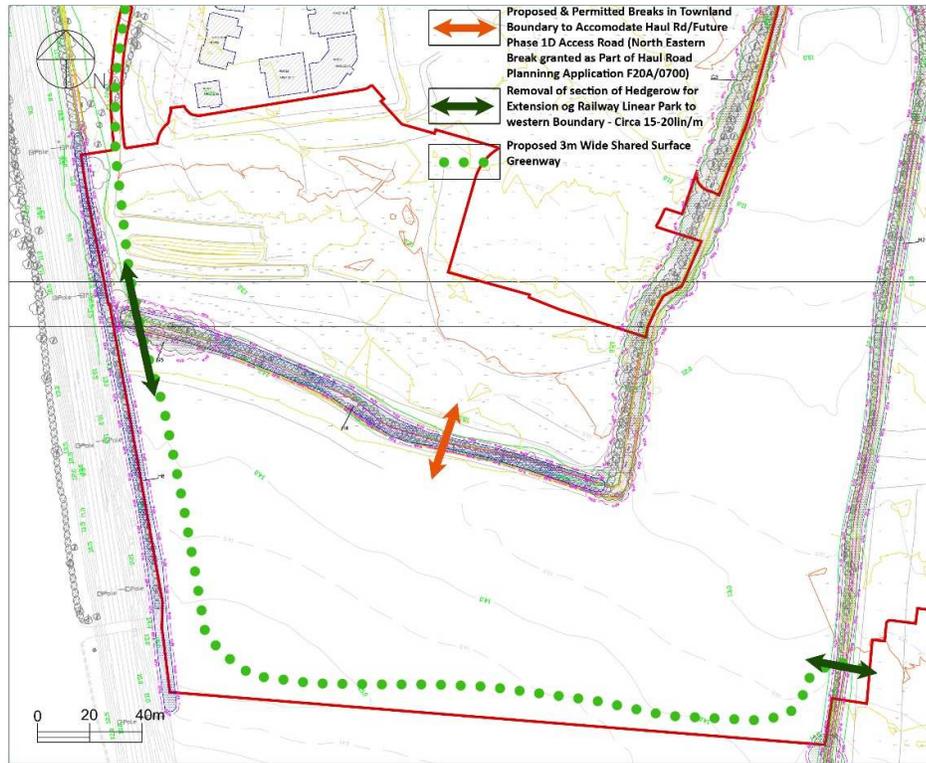


Figure 17 Diagram Illustrating Proposed Breaks in Townland Boundary w/ green dotted line showing Pedestrian/Cycle connectivity (Residential Section South of Phase 1A)

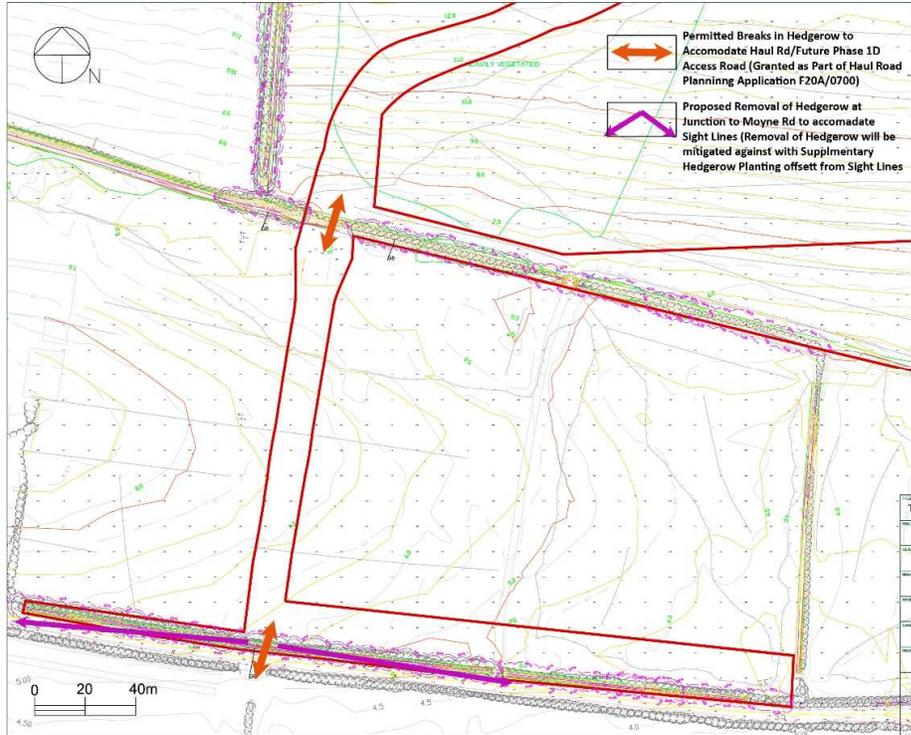


Figure 18 Proposed Breaks in Hedgerow for Access Rd to Southern Lands off Moyne Rd with purple line indicating removal of hedgerow at junction to Moyne Rd – Replacement Hedgerow to Moyne Rd proposed to be set back from sight lines

### 4.3 Landscape

The proposed plans include for the development of a high quality residential and landscape scheme in line with the Portmarnock South LAP 2013. The landscape scheme has been developed to enhance the existing site features, specifically the Townland Boundary and incorporates a north –south greenway through the Portmarnock South Development Lands (see drg: 6842\_304 Wider Context Open Space & Greenways); the provision of a Local Park 8,150m<sup>2</sup> with habitat creation, outdoor gym area, kick about space, seating areas and universally accessible play (see drg: 6842\_305 Open Space Local Park - Skylark Park); provision of extension to Railway Linear Park of 6,690m<sup>2</sup> with natural & accessible play elements, seating/viewing area to southern lands (see drg: 6842\_306 Open Space - Railway Linear Park Extension); and provision of access road to connect to Moyne Rd to the south with 2no habitat wetland areas to the southern lands as part of SuDs measures (see drg: 6842\_303 Southern Access Road).

The landscape plans have also been specifically tailored to address comments from the Pre-Planning meetings, specifically FCC Parks and Green Infrastructure Division (see appendix D of Fingal Planning Authority Written Opinion – Ref:ABP-310235-21; PPSHD/006/21).

The landscape masterplan includes for a variety of features that directly address biodiversity and natural landscape issues including:

- Retention and incorporation of key stands of mature trees & hedgerow with significant replacement/additional tree planting to mitigate against tree removal.
- Provision of attractive and sustainable landscape spaces throughout the development
- Provision of green infrastructure that provides safer and greener routes for both pedestrians, cyclists and local wildlife.
- Use of a diverse range of native and adaptive trees, shrubs and ground layer plants including the use of native wildflower meadow swards which have been utilised to plant trees/shrubs, keeping easily accessible areas of mown grass.
- Utilising native feature trees to help increase wayfinding & legibility throughout the development
- Use of native flowering and fruiting plants that are attractive to insects and birds
- Use of native/adaptive species as avenue trees and feature trees
- An 18 month aftercare / management programme is proposed for all landscape areas.



A secondary smaller park (6,990m<sup>2</sup>), is also provided along the western boundary of the site, which forms an extension of the existing Railway Linear Park which was provided with Phase 1A development. This extension will also allow for a range of amenity, planting and recreation opportunities (see drg: *6842\_306 Open Space - Railway Linear Park Extension* for details).

**Open Space Provision:**

1] Skylark Park (Local Park):	8,150 m <sup>2</sup>
2] Railway Linear Park Extension (Small Park):	6,990m <sup>2</sup>
<b>Total</b>	<b><u>15,140m<sup>2</sup></u></b>

**Supplementary Open Space Provision (not included in Open Space Calculation):**

3] Northern Linear Park:	6,460m <sup>2</sup>
4] Central Linear Park:	3,770m <sup>2</sup>
<b>Total</b>	<b><u>10,230m<sup>2</sup></u></b>



Figure 20 Open Space Breakdown Diagram



Figure 21 Supplementary Open Space provision (Linear Parks)

**Public Open Space 1 – Skylark Park:**

The proposed Local Park Open Space provides for the following:

- Direct links to Greenway with high level of Permeability
- Ornamental Shrub Planting focused on Pollinators
- Swales Treating Surface Water Run-off
- Provision of 50no Temporary Cycle Spaces
- Provision of Outdoor Gym Area (240m<sup>2</sup>)
- Provision of Informal Kick-about Space
- Provision of Universally Accessible LEAP Playscape (740m<sup>2</sup>)
- Hang Out Zone for older teenagers – Feature Paving/Bespoke Seating w/ Wifi
- Greenway Resting Area
- Feature Native Trees in Wild Flower Meadow Grass
- Provision of Bug Hotel w/ Interpretation Panel for Children
- Natural Play Elements (ie Rounded Irish Glacial Boulders & Felled Tree Trunks)
- Maintenance friendly Design
- Steel Beam Pedestrian Bridges providing access to adjoining Phase 1C Lands across existing open ditch





Figure 23 Hardwood Timber Play & Inclusive Accessible Play Elements

**Public Open Space 2 – Railway Linear Park Extension:**

The proposed Kick-about Open Space provides for the following:

- Connectivity to Phase 1A Railway Linear Park
- Feature Native Trees in Wild Flower Meadow Grass
- Universally Accessible Natural Play Elements (located min 25m from nearest dwelling)
- Toddler Playscape w/ 600mm Recycled EcoPlastic Knee Rail
- Feature perimeter meadow swale capturing surface water run-off of raised table
- Feature Viewing/Seating Area overlooking south/south-eastern coastal lands
- Provision of Bug Hotel w/ Interpretation Panel for Children
- Raised Table/Traffic Calming for Safe Crossing Point to Natural Playscape Area
- Natural Play Elements (ie Rounded Irish Glacial Boulders & Felled Tree Trunks)
- Provision of Biodiverse Shrub Planting
- Maintenance friendly Design



Figure 24 Natural Play Elements with Wildlife Information for Kids





Figure 26 View South from Existing Railway Linear Park & Arable Field & Western Hedgerow to make up Extension of Park

**Supplementary Open Space and Pedestrian/Cycle Green Infrastructure:**

A significant quantum of supplementary open space has been provided for (circa 10,230m<sup>2</sup>), which has been based around the proposed greenway and existing townland boundary. This additional network of linear tracts of landscape will provide vital connectivity for local wildlife which also providing permeability through the Portmarnock South lands for pedestrians & cyclists. These linear landscape spaces will be protected during construction and provide for the following:

- Use of a diverse range of native and adaptive trees, shrubs and ground layer plants including the use of native wildflower meadow swards which have been utilised to plant trees/shrubs, keeping easily accessible areas of mown grass.
- Maintenance friendly Design
- Utilisation of Swales within supplementary open space/greenways
- Opportunity to educate a range of ages utilising Information Panels to highlight the necessity of protection and enhancement of natural habitat for local flora and fauna to thrive
- Natural sub-division of development through green corridors
- Provision a north-south 3m wide two-way cycle-lane along the Townland Boundary w/ resting Spot at Skylark Park
- Provision of a 3m wide shared surface through the extension of Railway Linear Park and an east-west link connecting to the north-south 3m wide two-way cycle-lane

The Open space provision within Portmarnock South Phase 1D exceeds the requirements set out in the Fingal County Council Parks and Green Infrastructure Report (**Reg ref:PPSHD/006/21**). Responses to each of the points noted in the above report have been provided by BSM within the attached appendix (see Section 6. **Appendix FINGAL COUNTY COUNCIL INTERNAL CONSULTEE PLANNING REPORT (see BSM Responses in Green)**)



**Figure 27 Swale along Townland Boundary Phase 1B & Enhancement of Existing Key Landscape Features Phase 1B**



**Figure 28 Native Meadow Habitat & Native Shrub & Tree Planting**



**Figure 29 Green Infrastructure with Habitat Creation**



## 4.5 Native & Adaptive Tree/Shrub & Wildflower Grasses

### Proposed Native Trees:



Figure 31 *Alnus glutinosa* & *Betula pubescens* & *Prunus padus*



Figure 32 *Betula-nigra* & *Crataegus monogyna* & *Corylus colurna*



Figure 33 *Sorbus aucuparia* 'Sheerwater-Seedling' & *Malus sylvestris* & *Pinus sylvestris*



Pollinator Zones



Figure 34 *Lonicera periclymenum* & *Cornus sanguinea*



Figure 35 *Viburnum opulus* & *Rosa rubiginosa*

## 5 Outline Landscape Specification

### 5.1 Protection

Landscape works shall have full regard to guidance, recommendations and requirements of:

- This Landscape Design Report and associated landscape drawings;
- The Surface Water Report;
- The Ecology Appraisal Report;
- Any specific requirements of An Bord Pleanála.

Trees and hedgerows to be retained within and around the site shall be fenced off in accordance with BS 5837: 2012, prior to commencement of the works. The fence will be removed at the end of the works.

### 5.2 Earthworks/Soil Works/Cultivation Works

Significant earthworks will be required in the initial re-grading and development of the site. Further earthworks will be required in localised levelling and finishing around attenuation measures and for the central open space. Works will also involve general site preparation and landscape reinstatement within gardens and other open spaces.

Normally work involving soil shall be carried out only when soil is dry and in dry weather. Soil shall not be stripped or moved when frozen or waterlogged.

Excavations, re-grading *etc.* shall only take once topsoil has been removed. Therefore topsoil shall be stripped in advance and stored separately for re-use within gardens and open space.

The full extent of landscape areas shall be re-graded in a series of initial operations followed by decompaction, secondary grading and final grading.

Grading and re-profiling of the landscape shall leave a free-flowing and draining surface, free of humps and hollows.

### 5.3 Planting

All landscape works to be carried out to comply with BS 4428:1989 (General Landscape Operations) and all plants to conform to BS 3936 (Nursery Stock).

Excavation, filling, cultivation, planting and other works will be suspended in wet weather and when conditions are unsuitable.

All plants shall be well grown, sturdy and bushy according to type and free from all diseases and defects.

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, Aphis, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of the appropriate sections of BS 3936, Specification for Nursery Stock, where applicable.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species.

All plants supplied shall be exactly true to name.

Trees shall conform to appropriate standards for sizes as proposed. All trees shall have a well-balanced, branching head. Trees shall be well furnished with lateral and fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species and size. Trees over 12-14cm girth shall be supplied rootballed.

Whips shall have a well-defined, straight and upright leader and stout, straight stem and be well furnished with strong lateral branches of balanced, feathered habit. Plants shall have been twice transplanted and shall have an extensive fibrous root system. Roots shall be of the habit normal for the species. Whips shall have a minimum height of 1.5m.

Conifers shall be supplied root balled or container grown, with a good fibrous root system. Plants shall conform to specified height with well-developed, uniform branching systems.

Hedge plants, climbers and shrubs shall be of the minimum size specified, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Roots shall not be deformed or restricted.

All plants are to be adequately and carefully packed and protected to survive transport, by whatever means, to the site, without damage in loading, transit or unloading.

All planting operations shall be carried out in accordance with BS 4428 and good horticultural practice. Particular attention must be paid to correct depth of planting ensuring the soil is firmed in around the roots.

Only approved and appropriate herbicides shall be used on the site.

Tree pits shall be excavated 150mm all round larger than the natural spread of the roots/rootball of the plant. The base of the pit shall be thoroughly forked to a depth of 300mm to allow roots to penetrate below the pits.

All trees shall be planted according to the general directions on planting given above.

Stakes shall be turned and pointed at one end. Sizes shall be as follows:-

- For Specimen / larger trees: 2 x 2400mm long x 75mm dia.
- For Standard trees: 1800mm long x 50mm dia.
- For other trees/conifers generally: 1200mm long x 50mm dia.

Set stake(s) vertically in the pit, to the western side of the tree station. Drive stake(s) before planting to secure firmly and to leave between 600-900mm above ground. Drive stake(s) with a drive-all, wooden maul or cast iron headed melle, not with a sledge hammer.

Tree ties shall be of rubber, PVC or proprietary fabric laminate composition, and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie. Ties shall be minimum 35mm wide for standard trees.

Planting shall not be carried out while the ground is frozen or waterlogged.

All root balled and pot grown plants shall be well-soaked before planting. All planting shall be watered after planting, to consolidate soil around the roots, unless ground is so wet as to make additional water unnecessary.

Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant. The base of the pit shall be broken up to a depth of 150mm and glazed sides roughened. Supply and drive the stake(s) as scheduled.

Trees shall be planted at the same depth as in the nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planted upright. The roots shall be spread to take up their normal disposition. Clean a neat circle 500 mm dia. of all grass.

Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant.

Place tree in pocket at same depth as in the nursery, spreading out roots to their natural configuration. Backfill pocket carefully incorporating ameliorated soil mix from stockpile on site.

Firm soil around roots, and firm thoroughly on completion. Any surplus soil shall be spread evenly over the surrounding area.

All shrubs and climbers to be planted in excavated pits to give 100mm minimum growth space to accommodate root spread. Climbers to be fixed with adjustable ties to walls.

All hedge plants to be planted in an excavated pit or trench to give 100mm minimum growth space to accommodate root spread. Hedgerows to be established as double staggered row. Plants to be randomly dispersed within mixed species hedgerows.

- Whips Transplants: Leave ground free of superficial debris including all stones and debris over 35mm diameter and grass / weed within 500mm of plant.
- Shrubs and Mixed Transplants/Shrubs: Leave surface reasonably even, free of all stones and debris over 35mm diameter, free of grass / weed free within 500mm of plant.

The planting will be inspected in spring and again in the September following planting. Any tree or shrub found to have died shall be replaced to the original specification.

## 5.4 Grass Seeding

A general high-quality low maintenance amenity seed mixture shall be used for the open spaces and gardens within the development area.

- Amenity Sward (gardens, verges etc.): A closely knit, continuous ground cover of even density, height and colour.

All machinery shall be in good and serviceable condition. Rotavators and stone-burying machines shall have their full complement of tines, which shall be sharp, effective, and set to give the specified depth of cultivation.

Tractors used for cultivation operations shall be four-wheel drive or tracked. All tractors shall be fitted with position control to ensure even cultivation, at the minimum specified depth.

Work to soil shall be carried out in dry weather and when the soil can be reduced to a friable condition, avoiding smearing or panning, and rutting and compaction.

Where required, areas to be grassed will be graded during cultivation with a light blade grader to bring them to a uniform and even grade to tie into surrounding levels and to remove all minor hollows and ridges.

Cultivate the surface using rotavators so as to break up the top 100mm of soil by two passes in transverse directions to provide a fine tilth up to 25mm suitable for grass seeding. All landscape areas shall be stone-buried to remove stones and debris over 35mm from the final seeding surface.

Grass seed shall be sown at the rates appropriate to the seed mix (circa 30g/sqm for general amenity sward). Seeding shall only be carried out on areas where cultivation and preparatory work has been approved.

Seeding shall be carried out during suitable calm weather conditions using an efficient broadcast machine for large areas or by hand in small areas and confined spaces. The operation will be carried out in equal sowings in transverse directions. After sowing, the ground will be rolled with a light-weight roller.

Grass sward shall be even and consistent in terms of height, density and growth. Re-cultivate and reseed any areas that fail to germinate or are of poor quality.

All damaged / failed grass seeded areas to be reseeded in spring and late summer following seeding, in accordance with this specification.

## 5.5 Aftercare

All landscape works, including planting and seeded areas, shall be maintained for a minimum period of 18 months from completion of the works.

All plants shall be alive, healthy, free of minor defects and free of weedkiller or cultivation damage.

Planting areas shall be free of weeds and debris.

Meadow grassland shall be cut to an even height, after seed has set, in the first twelve months aftercare period to encourage dense growth.

Amenity grassland shall be cut to an even height four to eight times during the first twelve months to encourage dense growth.

Grass shall be healthy, and at the end of twelve months provide a sward of even height and density appropriate to the grade of grass.

The landscape shall be reviewed quarterly during the twelve months and any defects made good immediately thereafter.

Protect foliage of all plants during applications of herbicides. No plant, foliage or stem, shall be directly sprayed, even in winter. Any plants affected by herbicide shall be replaced.

Water all planting as necessitated by dry weather. Apply water as a fine spray, to moisten full depth of root run. Avoid washing or compaction of the soil surface.

A minimum of forty eight hours before the initial cut, remove surface stones over 35mm diameter. If the surface is stoney, roll with a light roller to firm grass and to bed-in any remaining stones.

When the amenity grassland sward reaches 125mm in height cut so as to leave 50mm growth.

To encourage sward development, continue to cut amenity grassland sward to 50mm as and when sward reaches 150mm in height.

All landscape areas shall be maintained free from debris, including free from all aftercare debris.

## 6 Appendix - FINGAL COUNTY COUNCIL INTERNAL CONSULTEE PLANNING REPORT (see BSM Responses in Green)

### Report of Parks and Green Infrastructure Division

#### 1. Public Open Space Provision

The minimum requirement of 10% of site provision as public open space is acceptable. The applicant must omit linear tracts, environmental areas and tree/hedge retention areas from the public open space area calculations as per Table 12.5 & DMS67 of the Fingal Development Plan. This is due to the limited recreational of such spaces. Therefore acceptable public open space proposed includes Skylark Park and Railway Linear Park extension. The proposed Townland Hedgerow Linear Park extensions do not meet public open space objectives.

Based on the occupancy of the 172no. units, a total public open space provision of 1.45ha (580 bed spaces x 25m<sup>2</sup>) less the on-site provision (to be agreed) is required. The applicant must clarify with a scaled drawing (showing location & quantum) if lands for this provision have previously been transferred to the Council. If not a contribution in lieu for the shortfall will be sought.

**BSM Response:** Useable Open Space Provision is as follows: Skylark Park 8,150m<sup>2</sup>; Extension of Railway Linear Park 6,990m<sup>2</sup> with Supplementary Open Space (not included in OS calculations) in the form of the Townland Hedgerow Linear Park totalling (9,430m<sup>2</sup>). Skylark Park and Extension to Railway Linear Park meet the requirements (i.e. 1.51 Ha) where the Development Plan seeks 1.45 Ha.

See drawings:

- 6842\_304 Wider Context Open Space and Greenways
- 6842\_306 Open Space - Railway Linear Park Extension
- 6842\_305 Open Space Local Park - Skylark Park'

#### 2. Landscape Plan

A detailed landscape plan is required showing:

- Play provision equating to 600m<sup>2</sup> (150 houses x 4) to meet current Fingal Development Plan Objectives. The concentration of play features in Skylark Park is acceptable, however the provision of natural play in the Railway Linear Park extension can be revised given the proximity to adjoining houses (existing & proposed) and likely impact on residential amenity.

**BSM Response:** Universally Accessible Playscape provided for in Skylark Park (740m<sup>2</sup>). A Universally Accessible Natural Playscape (460m<sup>2</sup>) has been provided for in the Extension of Railway Linear Park with a revised location being min 25m away from adjoining dwellings.

See drawings:

- 6842\_306 Open Space - Railway Linear Park Extension
- 6842\_305 Open Space Local Park - Skylark Park'

- Demonstrate play value and age ranges for specific play spaces. For younger age formal play spaces a railing may be required to enclose the play area. All play spaces to be RoSPA or equivalent certified prior to taking in charge.

**BSM Response:** Breakdown of age ranges for Play noted on drawings below. All play spaces to be certified by RoSPA or equivalent. Toddler Playscape to 6years is proposed to be bound by 600mm high recycled eco-plastic knee rail

See drawings:

- **6842\_306 Open Space - Railway Linear Park Extension**
- **6842\_305 Open Space Local Park - Skylark Park'**
- Quantify each tree species ensuring compliance with Fingal's tree strategy of 30:20:10 mix (Family:Genus:Species). It is recommended to substitute *Acer platanoides* (Norway maple) with *Pinus* species, due to maintenance requirements. The use of Cherry in open spaces is acceptable but ensure setback distances from built features and root barriers are considered to prevent damage to path foundations.

**BSM Response: Typical Tree Planting Plans provided as below.**

See drawings:

- **6842\_309 Tree Planting Plan Residential Phase 1D**
- **6842\_309\_1 Typical Tree Planting Plan Intermonumental Route and Southern Access Rd**
- **6842\_311 Tree Planting and Combined Services**

- Detail all boundary treatments including to private open spaces (rendered & capped blockwork walls for 'back-to-back' rear gardens and timber panel for 'side-by-side' rear gardens, stone/brick to public facing walls) as appropriate. The boundary treatment to the adjoining lands including the eastern side of the Mayne Road access road and the southern 'Proposed Small Holding Urban Farming' lands need to be clarified.

**BSM Response: Boundary Treatment Plan and Details provided within the Landscape Pack**

See drawings:

**6842\_308 Boundary Treatment Plan**

- The proposed entrance from the Mayne Road must be detailed including any temporary landscaping and boundary treatments. A replacement hedge & tree planting with fencing aligned with proposed sightlines is recommended. Consider tree planting in roadside swales/bioretention areas using constructed tree pits.

**BSM Response: Existing Hedgerow to be removed where necessary and replaced with trees and a new native hedgerow to accommodate required sightlines. Sightlines of 90m Visibility Splay (TII Requirements for a 60kph Road)**

See drawings:

**6842\_303 Southern Access Road**

- The proposed SUDS features along the proposed access road to be detailed including cross section drawings. The location of the SUDS feature close to public roads should be adequately risk assessed. The applicant to clarify that hedgerow removal at this location is to facilitate sightlines and no additional hedgerow removal is required to facilitate SUDS construction.

**BSM Response: See Section C-C on 6842\_307 Landscape Site Sections. Proposed planted wetland/swale to have max 1:4 side slopes and to be bound by 600mm high recycled eco-plastic knee rail.**

See drawings:

**6842\_303 Southern Access Road**

**6842\_307 Landscape Site Sections**

- Cross section drawings for all public open spaces, showing existing and proposed. No sloping on open spaces including road verges (eg swales) to be less than 1:5 gradient.

**BSM Response:** See Section C-C on 6842\_307 Landscape Site Sections. Proposed planted wetland/swale to have max 1:4 side slopes and to be bound by 600mm high recycled eco-plastic knee rail.

See drawings:

- 6842\_303 Southern Access Road
- 6842\_307 Landscape Site Sections

- All wayleave and archaeological areas to be shown on the Landscape Plan. All ESB mini pillars and similar infrastructure to be located on hard surfaces areas eg built into boundary walls and not located on grass areas, in order to minimise herbicide use.

**BSM Response:** Drawing has been produced for Archaeological & Wayleave locations (see below). For mini pillar locations see M&E pack/ 6842\_311 Tree Planting and Combined Services.

See drawings:

- 6842\_310 Wayleaves and Archaeological Areas
- 6842\_311 Tree Planting and Combined Services

- The proposed use of knee rail to be reviewed and omit timber footbridges or decking from open spaces in the interest of durability and maintenance.

**BSM Response:** Proposed knee rail updated to be recycled eco-plastic to 600mm high (in the interest of maintenance reduction). Proposed foot bridges crossing the townland boundary and connecting to adjoining lands to be steel beam and PC concrete slab (in the interest of maintenance reduction).

- Ensure galvanised bicycle stores and street furniture is powder coated rather than painted, in the interest of maintenance.

**BSM Response:**

All street furniture/cycle parking is called up as galvanised steel/powder coated to approved RAL

- Substitute proposed infiltration trenches on public open spaces with other drainage solutions for grass maintenance purposes.

**BSM Response:** See Engineers drawing for drainage details.

See drawings:

- 6842\_301 Overall Landscape Masterplan

- Consider incorporating any incidental open spaces into private open space where appropriate.

**BSM Response:** The revised Landscape Plans issued for the Planning Application have taken this into account, reducing down small strips of verges and have only provided larger verges to be TIC

See drawings:

- 6842\_301 Overall Landscape Masterplan



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