



Bernard Seymour Landscape Architects

HOLLYSTOWN - KILMARTIN SHD
KILMARTIN LOCAL CENTRE

LANDSCAPE DESIGN STATEMENT
December 2021

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SITE DESCRIPTION AND INTRODUCTION

The proposed development relates to at a site of c. 25.3 ha at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Dublin 15, which includes lands in the former Hollystown Golf Course and lands identified under the Kilmartin Local Area Plan 2013 (as extended). The lands are bound by the R121 and Hollywoodrath residential development to the east, the under construction Bellingsmore residential development to the south and north, the former Hollystown Golf Course to the north, Tyrrellstown Educate Together National School, St.Luke’s National School and Tyrellston Community Centre to the west and south and the existing Tyrrellstown Local Centre to the south. The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space, public realm and site infrastructure over a site area of c. 25.3 ha. On lands to the north of the application site (referred to as Hollystown Sites 2 & 3) the proposed development includes for 428 units consisting of 401 no. 2 and 3 storey houses and 27 no. apartments/duplexes set out in 9 no. 3-storey blocks. On lands to the south of the application site and north of the Tyrrellstown Local Centre (referred to as Kilmartin Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys. The local centre includes 2 no. crèches (including 1 standalone 2 storey crèche), 1 no. Montessori, a retail/café unit, and 1 no. community hub.

This report is analysing the design approach for the Kilmartin Local Centre site. A separate BSLA report has been prepared for the Hollystown Sites 2&3 portion of the site and that it is detailed in a report entitled: DN2005_HS2.3_BSLA_Landscape Design Statement.



SITE OVERVIEW

1 Redwood development

2 The Oaks development

3 Hollywoodrath development

4 School and Community Centre

5 Former golf course lands

6 Bellingsmore Development

7 Park with play equipment and facilities

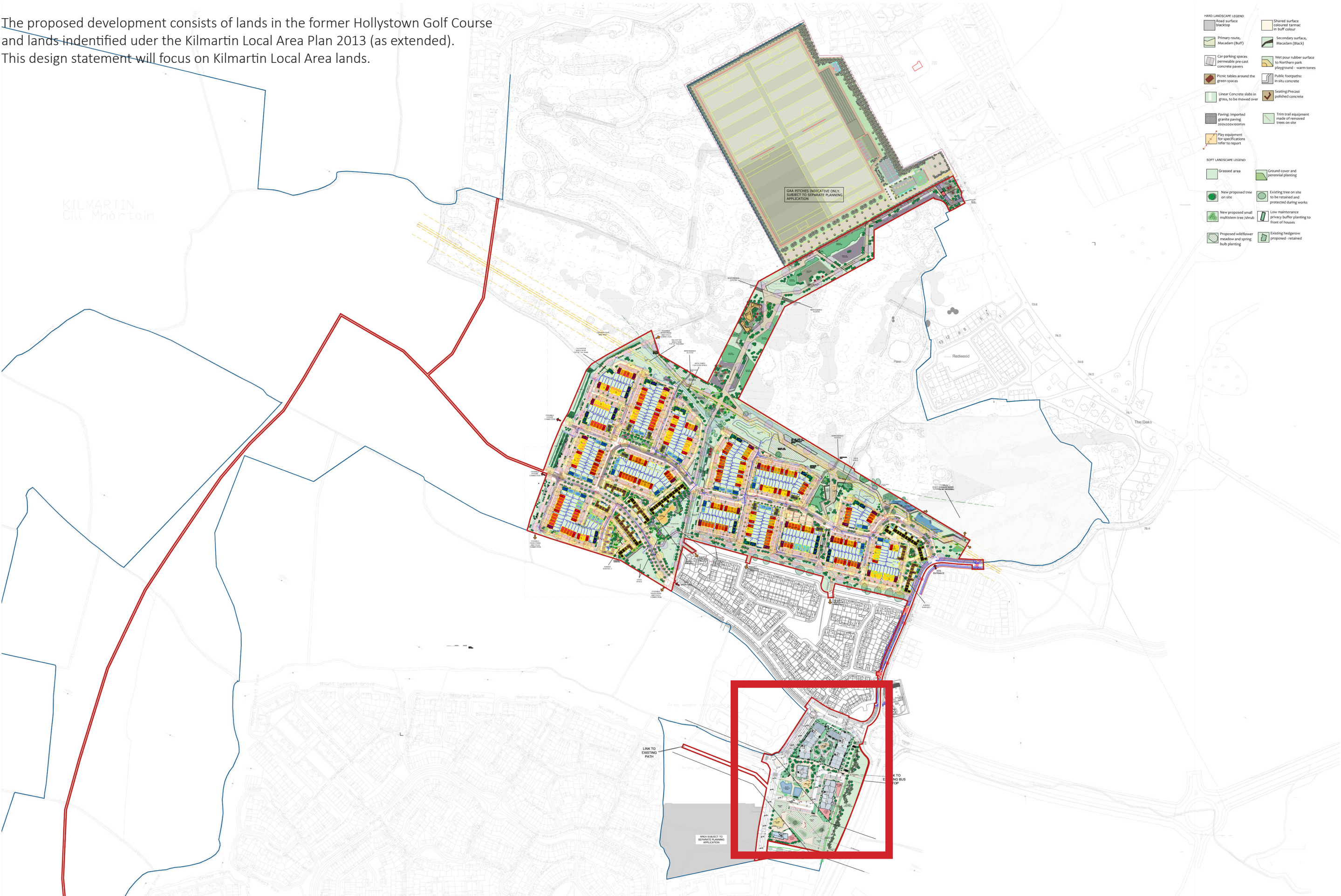
8 Site1, permitted development as per Planning Reg. Ref. FW21A/0042

* Mature tree groups on site



SITE MASTERPLAN

The proposed development consists of lands in the former Hollystown Golf Course and lands identified under the Kilmartin Local Area Plan 2013 (as extended). This design statement will focus on Kilmartin Local Area lands.



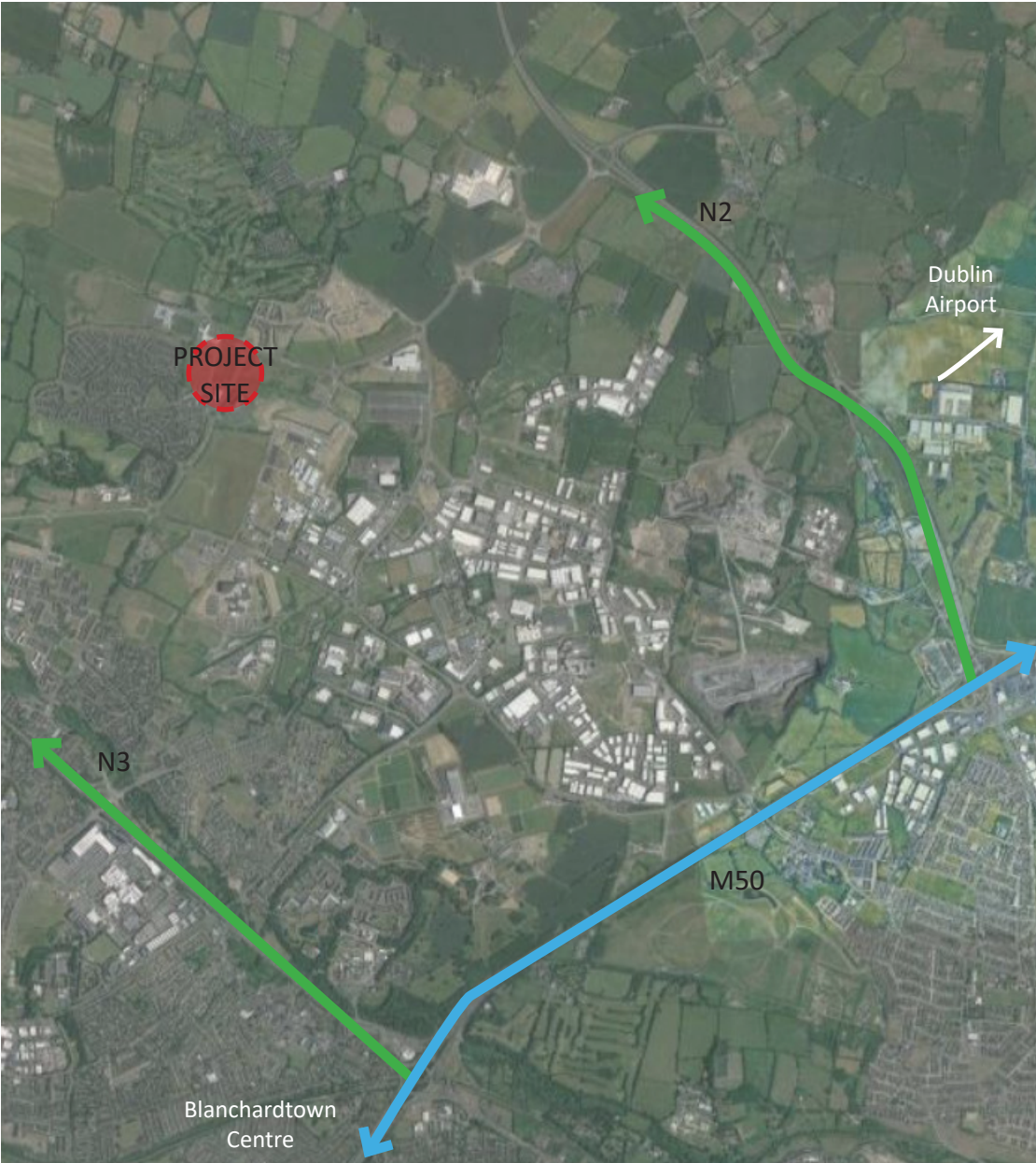
LANDSCAPE APPROACH

The proposed development is located in the north west of Co. Dublin, close to the border with Co. Meath. The site lies within a short proximity to many amenities and it is centrally located between the two national roads N2 and N3, and M50 motorway. Blanchardstown Centre and Dublin Airport are within a half an hour drive from the site.

The site inherits a number of constraints pertaining to the existing overhead power lines. This area underneath the powerlines leads the concept of biodiversity corridor threading through the site and branching out to the adjacent spaces by providing spaces for both humans and wildlife with opportunities for recreation and biodiversity. Low impact design moves would tranform the space which is considered as a valuable public space for the future residents and the wider community.

CONCEPT

- Meeting space
- Relaxation zone
- Kickabout area
- Play area
- Integration with Wildlife



Ecological Energy Network, The Netherlands



Biodiversity Corridor, Montreal

Play area

Planting islands with local mounds to allow planting trees

Hydrolineo paving

Ground units screened with privacy planting

Green islands with seating pockets

Entrance to the podium level of Blocks B and C and to the carparking

Pedestrian/cyclist route

Tarmac road

Seating zone associated with amenity and cafe in Block A

Play area

Water attenuation pond planted with grasses and accompanied with seating and decking	Play area
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Attenuating tree pits

Planted area with biodiversity friendly species in line with National Pollinator's Guide. Chosen planting will include species that retain visual link between the R121 and the development

Communal open space for Block D. Small enclosed garden with seating and informal play

Concrete paving

Creche parking

Play area associated with the creche. Screened with a batten fence and planting

Power lines with a 30m buffer zone each side.

Biodiversity zone with various elements including meadow zone, mounded landscape and seating area. Planting to encourage wildlife and biodiversity. Can be further developed outside of project boundaries to create a biodiversity network

Seating area and play area

Resin bound paths

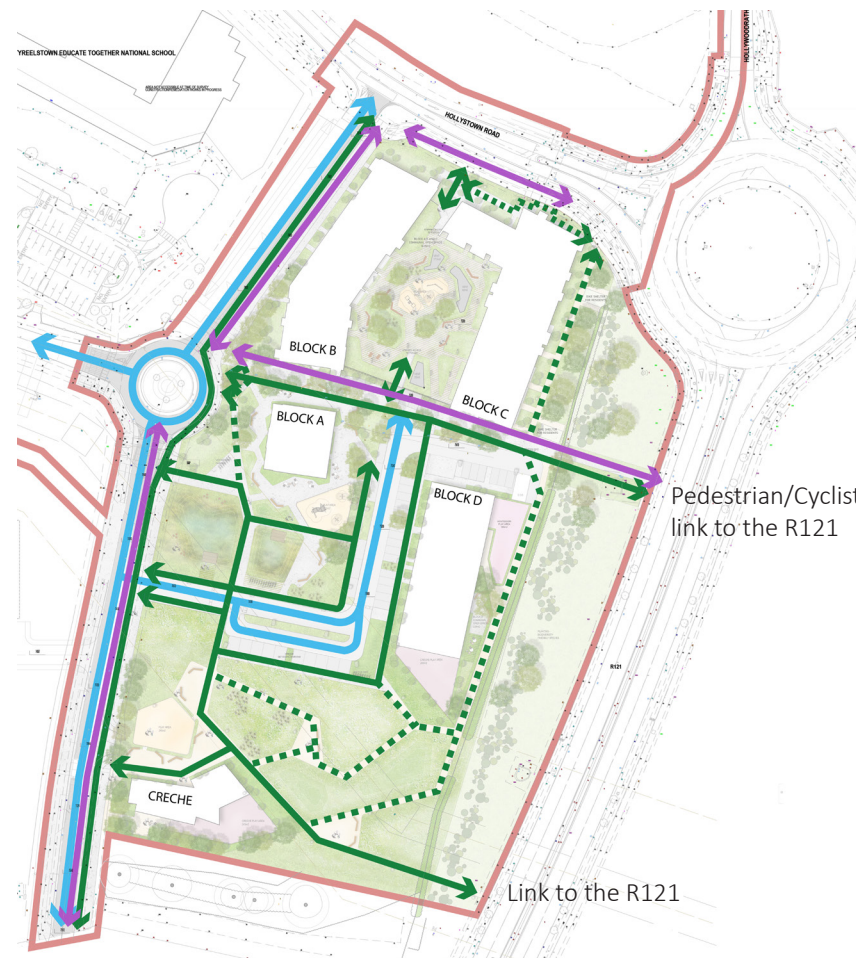
Creche and play area associated with it

ZONES



- Biodiversity Corridor
- Potential for extension of Biodiversity zone

CIRCULATION



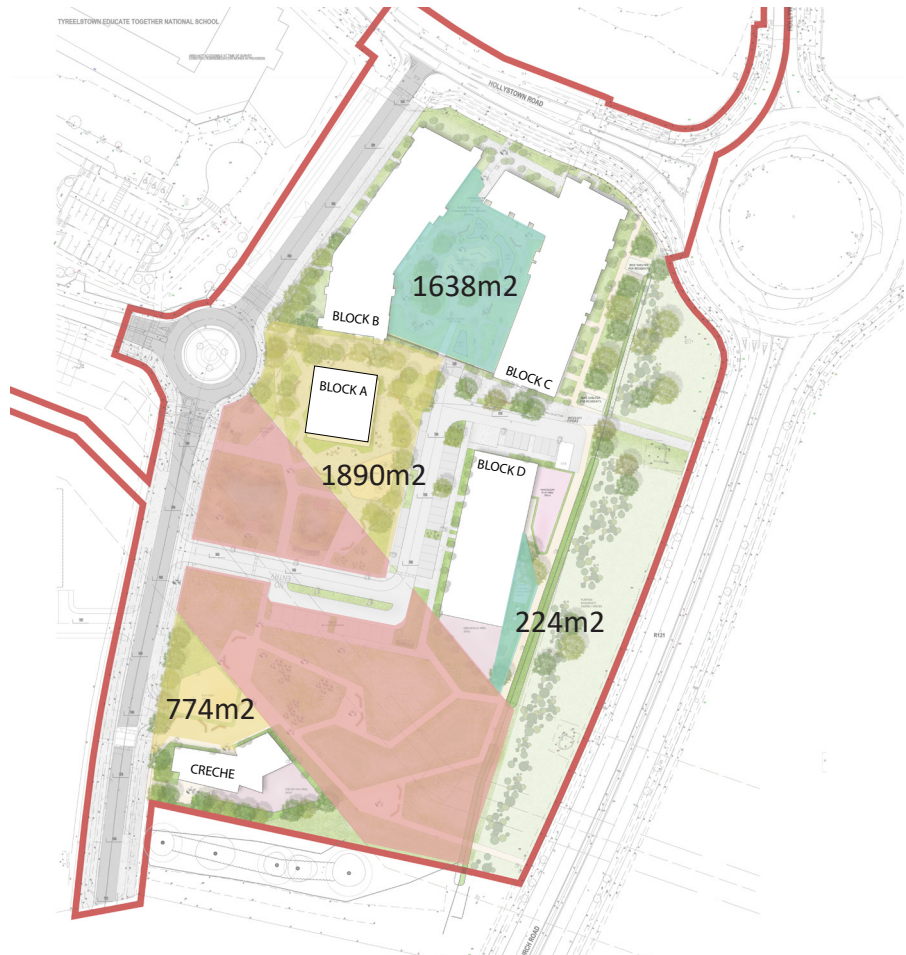
- Cars
- Pedestrians - Main routes
- Pedestrians
- Cyclists

PUBLIC OPEN SPACE



- Class 2 Open Space - 2664 m2 (0.27ha)
- Linear Park under ESB Powerlines -6110m2 (0.61ha)
- Total Open Space - 8774m2 (0.88ha)

OPEN SPACE PROVISION



Communal Amenity Area required according to Appendix of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020

- Class 2 Open Space - 2664m2 (0.27ha)
- Semi-Private Open Space - 1862m2
- Linear Park under ESB Powerlines -6110m2
- TOTAL OPEN SPACE - 10636m2

Minimum floor areas for communal amenity space

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Required Communal Amenity Area per block:	Proposed Communal Amenity Area per block:
Block A- 78m2	Block A, B and C- 1638m2
Block B- 246m2	
Block C- 304m2	
Block D- 198m2	Block D- 224m2

BIODIVERSITY CORRIDOR AND OPEN SPACE

The site inherits a number of constraints pertaining to the existing overhead power lines ie. a 30 metre buffer either side of the outer edge of the power lines. This zone carries with it a number of relevant landscape design restrictions that are adhered to in the proposal, namely the proximity of new tree planting and the spatial classification under FCC guidelines in terms of usable open space, as per Fingal County Council Development Plan 2017-2023 12.7 Open Space.

The landscape design makes use of the exclusion zone by way of low intervention and high biodiversity initiatives termed the ‘biodiversity corridor’ which apart from being a valuable open space within the proposed development could connect out to the wider context. This extensive vein of meadow planting offers a rich return for flora and fauna to thrive in while routes cut through provide the opportunity for one to wander and make contact with nature. Some minor modifications to the topography are made so that paths appear to be ‘cut into’ the landscape rather than draped, with some areas widening out along the route to provide a setting for a bench. In coordination with the engineers, some local ground modelling at the low point of the site has enabled an integrated attenuation solution that stitches into the wider landscape design.

In areas outside the exclusion zone there are series of play areas with ample seating for a parent to supervise in close proximity and planting used as a framing device to provide an additional buffer to more conventional fencing. Other areas are left unobstructed of trees and objects to facilitate informal amenity or kickabout areas.



1	3
2	4

- 1. Wooden decking incorporated into the water attenuation ponds
- 2. Seating pockets within nature
- 3. Mounded landscape as an informal play feature
- 4. Play areas dotted throughout the scheme



WETLAND - Open attenuation



Meadow - Integration with nature



Mounded Meadow - Informal play

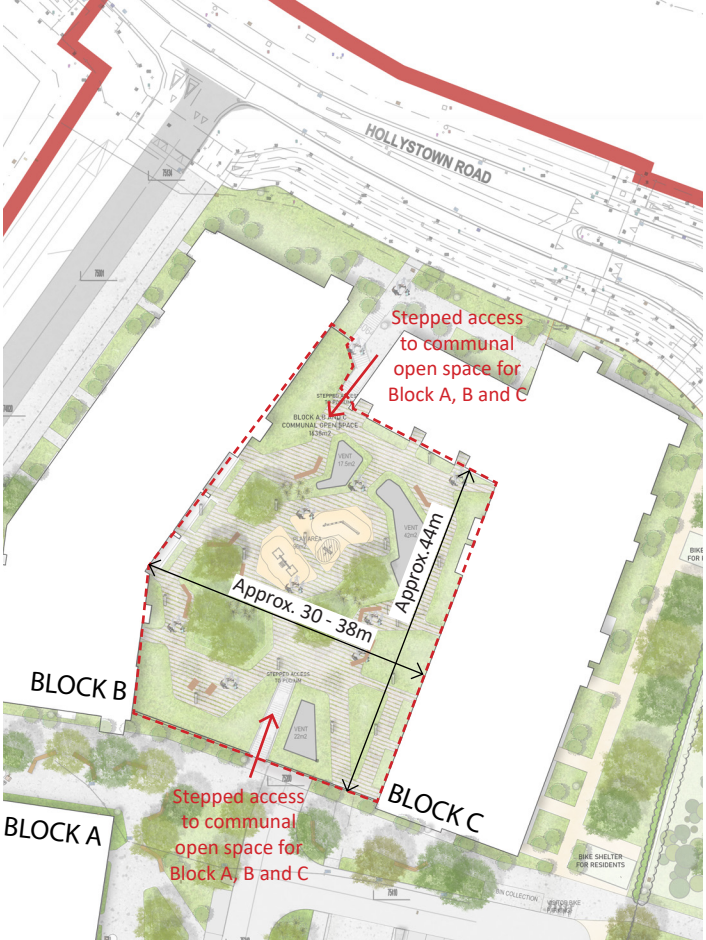




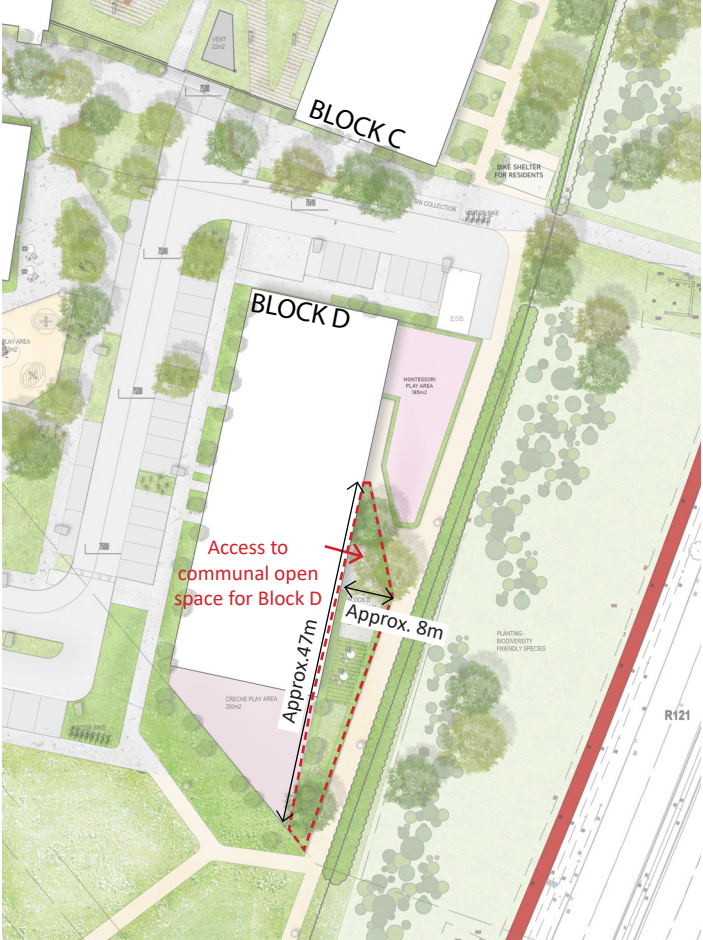
COMMUNAL OPEN SPACE



Semi-Private Open Space - 1862m2



BLOCK A, B and C Communal Open Space



BLOCK D Communal Open Space

Communal Amenity Area required according to Appendix of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020

Minimum floor areas for communal amenity space

Studio	4 sq m
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Required Communal Amenity Area per block:

Block A- 78m2
Block B- 246m2
Block C- 304m2
Block D- 198m2

Proposed Communal Amenity Area per block:

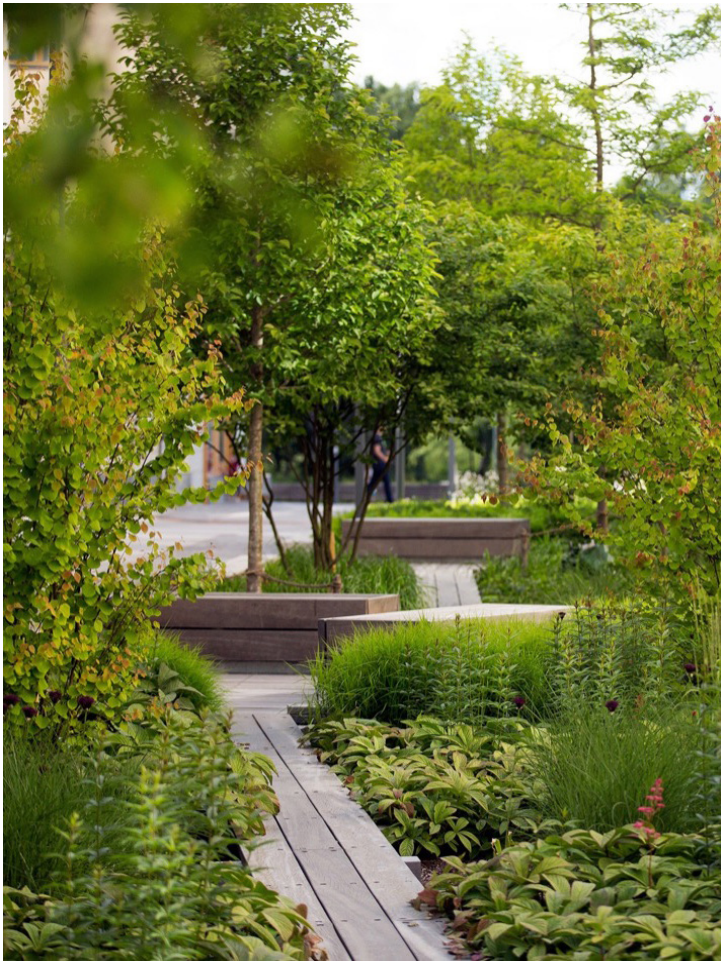
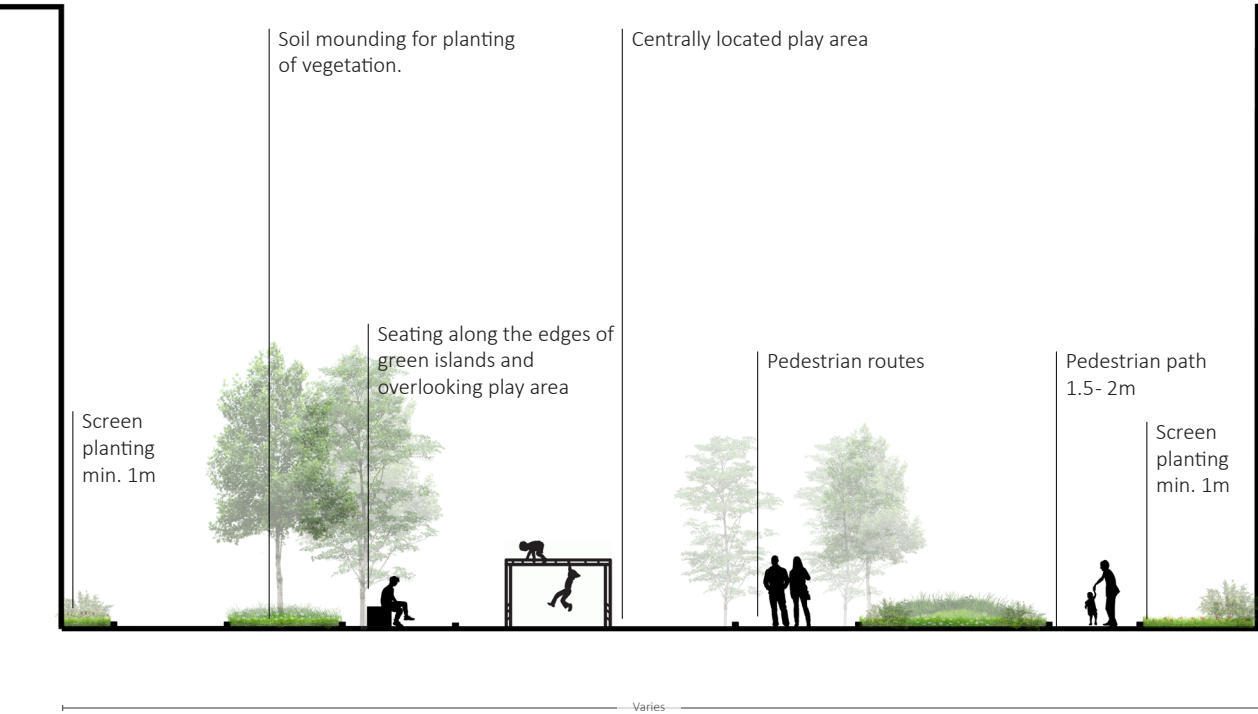
Block A, B and C- 1638m2
Block D- 224m2

BLOCK A,B AND C COMMUNAL OPEN SPACE - PODIUM COURTYARD

The courtyard offer its residents a sense of privacy and opportunity to integrate with the neighbours. The courtyard is surrounded and securely enclosed by Blocks B and C. The landscape proposal includes seating pockets, lounge area as well as a small play zone located centrally. Mounded green islands give opportunities for planting trees and give a feeling of ‘in-ground’ planting. The ground floor apartments have a sense of privacy as landscape proposal includes a degree of security screening with low groundcovering planting.



TYPICAL SECTION THROUGH PODIUM COURTYARD BETWEEN BLOCKS B AND C



1	3
2	4

- 1. Seating placed along planting edges
- 2. Raised planters framed by benches to allow for raising soil to accomodate planting
- 3. Soil mounding to allow for planting on podium
- 4. Planting along building edge to provide privacy screening



COMMUNAL OPEN SPACE - SEMI PRIVATE GARDENS

The area to the east of Block D is proposed communal open space which is accessible to the residents of the block.

This small communal garden is screened by planting to provide its users a sense of privacy being relatively close to the creche play area and adjacent to a pedestrian connection.

The semi-private garden offers its users areas for seating, to meet other residents, have a lunch or coffee outdoors as well as a small play zones for the youngest residents. Although small, lush green and integrated fencing aim to give a sense of protection and privacy from the outer environment.



1	3
2	4

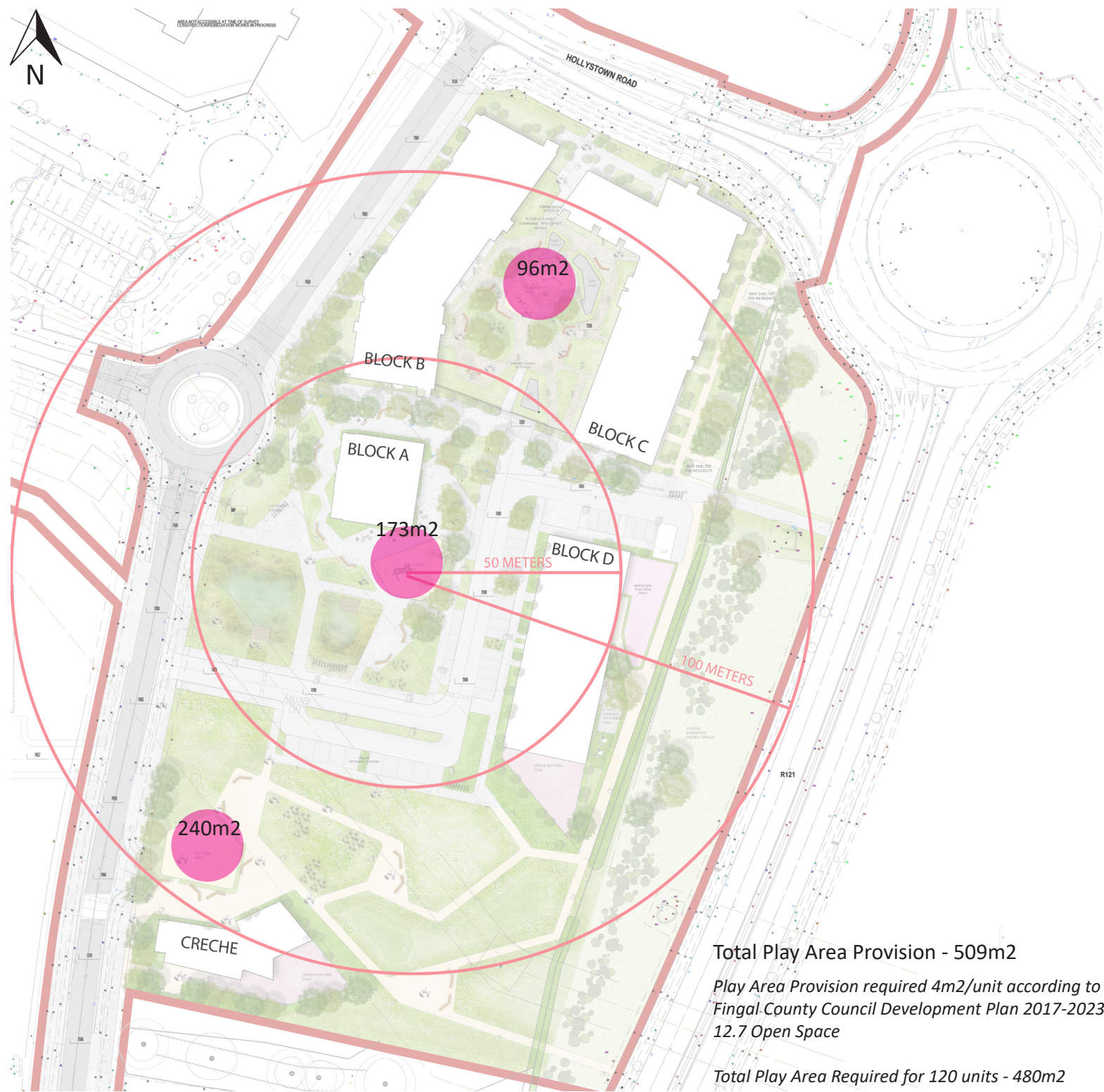
- 1. Seating pockets within vegetation for quiet moment
- 2. Informal play integrated into landscape
- 3. Seating along the planting edges
- 4. Green routes through the garden

PLAY PROVISION

There are several play areas provided within both public and communal open spaces and within a short distance to the residential blocks.

Play spaces include equipment for all ages and might include elements as listed on the side of this page.

Informal play is also accounted for in the biodiversity corridor with large areas for kickabout.



1 KOMPAN Oasis Sand Gravel Pit (NRO532)



2 KOMPAN Butterfly Seesaw (NRO108)



3 KOMPAN Balance Combination (NRO851)



4 KOMPAN Water Seesaw with 2 splash tables (NRO509)



5 KOMPAN Crawling Pyramid (NRO826)



6 KOMPAN Stilts (NRO806)



7 KOMPAN Swing Combination (NRO907)

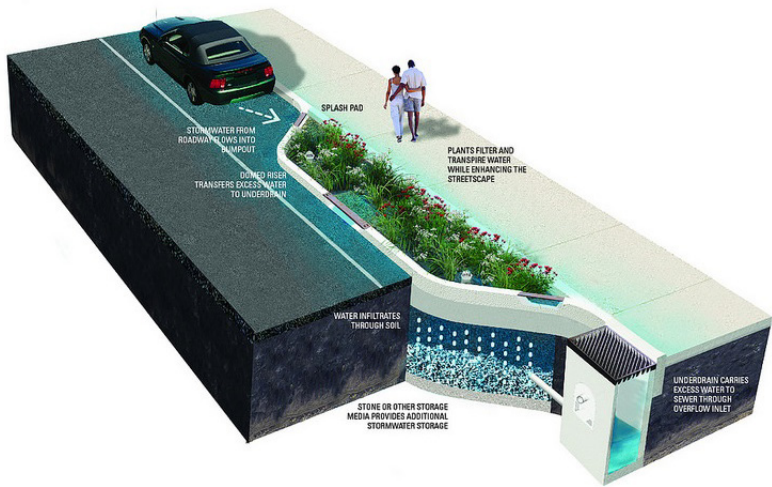
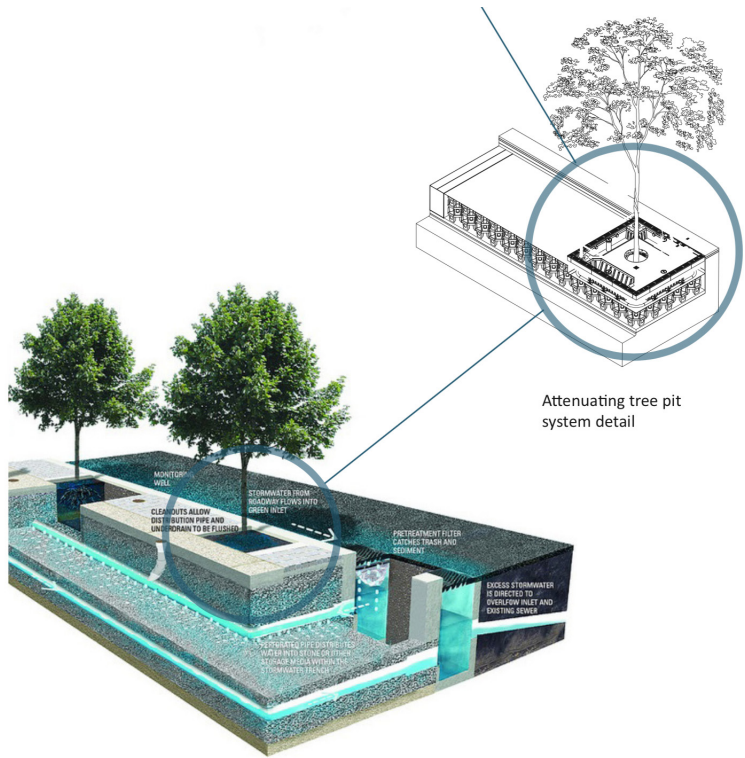


8 KOMPAN Two towers with overhead hand-holds (NRO2001)



SUDS AND PERMEABILITY

Trees are positioned at regular intervals along the streets to visually punctuate long extents of surface parking while the pits themselves capture surface water run off and attenuates before being discharged. Bands of rain gardens at ground level further enhance the greening of the streetscape and contribute significantly to the attenuation requirements of the subject site. Both aspects of street greening have a positive ecological impact in terms of habitat creation.



PLANTING PROPOSAL



Grass with a mix of wildflower meadow



Low herbaceous planting and multistem trees



Water tolerant planting - Reeds and grasses



Water tolerant planting for raingardens



Screening planting - low shrubs and groundcover



PLANTING PROPOSAL FOR LANDS BETWEEN THE EASTERN BOUNDARY AND THE R121

Landscape treatment for the lands between the project boundary and the road R121 is proposed to include planting of native species to provide a green strip between the road and the development. Proposed planting should provide permeability to retain visual link between the road and the development while at the same time to provide a degree of screening for the adjacent proposed residential development and its communal open space. Planting proposal should consist of species listed in All-Ireland Pollinator Plan 2015 - 2020 Planting Code in order to create a valuable habitat for wildlife and to be in line with the landscape objective for the development. This planting buffer will continue with the Biodiversity Zone which is proposed under the power lines.



Tilia cordata



Prunus avium



Corylus avellana



Sambucus nigra



Crataegus monogyna



Viburnum opulus



Narcissus



Crocus



Galanthus nivalis

BOUNDARIES



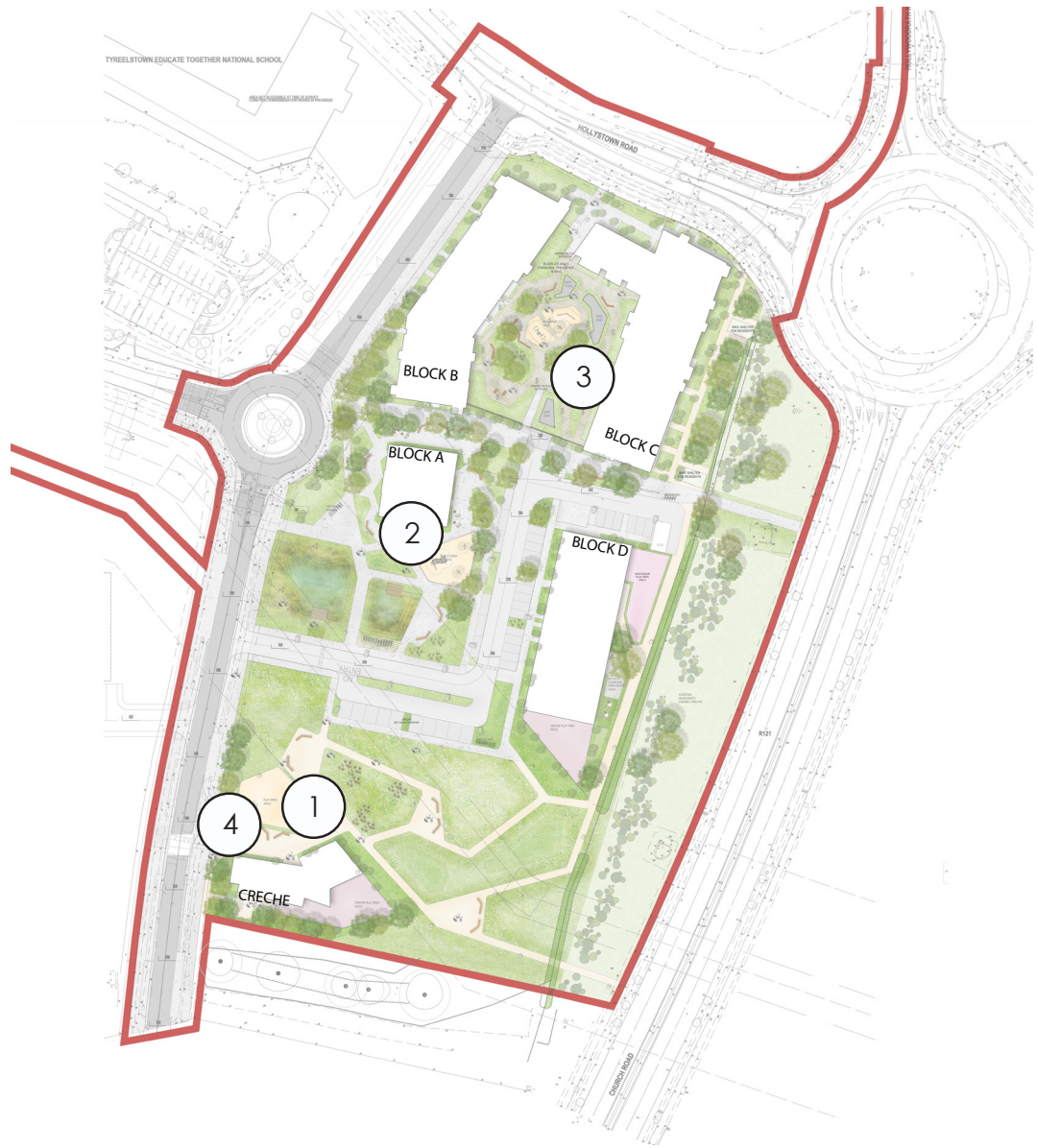
Simple pole upstand with no cross bracing to give maximum opacity and reduce dominance of the railing



Batten fence with planting for screening

- Existing hedge to be retained
- New post and rail fence complemented with planting
- 1.5 high buff top railing
- Batten fence with planting for screening
- Simple pole upstand with no cross bracing to give maximum opacity and reduce dominance of the railing
- Biodiversity friendly planting

MATERIALS



1

Parking and Footways -
Resin bound -
permeable

2

Concrete paving -
impermeable

3

Hydrolineo paving - permeable

4

Wet pour rubber
surface

Chinese Bauxite
Footgrade, 1-3mm

Brittany Bronze
1-3mm, 2-5mm

Guyanan Bauxite
Footgrade, 1-3mm

Trent Pea
3-6mm

Concrete paving

Hydrolineo paving

Wet pour rubber surface

TAKING IN CHARGE



- In the ownership of Fingal County Council
- Proposed to be maintained by a management company
- Proposed for Taking in Charge

