

Proposed Strategic Housing Development at Ballykeeffe Raheen County Limerick

Landscape proposals

Description of Landscaping Elements and Landscaping Specification

For

DW Raheen Developments Ltd

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PC **ROCHE** + associates

urban planners, environmental designers, *landscape architects and site planners*

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## **1.0 Introduction.**

This report has been undertaken to inform an application by DW Raheen Development Ltd. For a Strategic Housing Development located in Ballykeeffe, Raheen, Co. Limerick. The report describes the proposed landscape rationale which has informed the final proposed layout of the development. This report has also been used to inform the Landscape and Visual Impact Chapter of the submitted Environmental Impact Assessment Report (EIAR). This report should be read in conjunction with the submitted landscape design drawings.

## **2.0 Development Description**

DW Raheen Developments Ltd. are seeking a ten year permission for a strategic housing development consisting of the provision of 384 residential house and apartment units on a ca. 10.44 hectare site located in Ballykeeffe, Raheen, Co. Limerick.

The site is greenfield land that is enclosed by existing residential development to the south and east, the R510 to the west and open land to the north. Access to the site is provided by an existing entrance off a roundabout on the R510 regional road.

The proposed development will provide as follows:

- 202 no. housing units, comprising a variety of forms to include bungalows, detached, semi-detached and terraced houses. A mix of house sizes are proposed to include 20 no. two bedroom houses, 156 no. three bedroom houses and 26 no. four bedroom houses.
- 182 apartment and duplex units across 25 small scale blocks, 2 to 4 storeys in heights, throughout the development. The apartments and duplexes provide a mix of one, two, three and four bed units, comprising of 10 no. four bedroom duplex units, 10 no. three bedroom duplex units, 6 no. two bedroom duplex units, 18 no. three bedroom apartments, 92 no. two bedroom apartments and 46 no. one bedroom apartments.

The proposed development also includes;

- A childcare facility measuring 761.75m<sup>2</sup>, providing 79 childcare places (55 full time and 24 after school places), located at the south-western edge of the development.
- The provision of 377 no. car parking spaces and 311 secured bicycle parking spaces.

- The provision of 3 no. ESB sub-stations, ancillary services and infrastructure works including foul and surface water drainage, attenuation areas, landscaped public open spaces (approximately 29,500m<sup>2</sup>, or 28.2% of the total site area), landscaping, lighting, internal roads, cycle paths, and footpaths.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development.

### **3.0 Development Standards**

#### **DEVELOPMENT STANDARDS**

In the preparation of the landscape proposals cognisance is taken of the;

- County Development Plan
- Hard Landscaping, materials, street furniture, boundaries
- Soft Landscaping,
- Existing trees tree survey and tree protection to BS 5837;2012
  - Tree survey
  - Tree retention/removal plan
  - Tree protection plan
  - Details of retained trees and root protection zone
- Tree works recommendations to BS 3998;2010
- New trees planting and maintenance to BS 8545; 2014
- Sustainable Urban Housing; Design Standards for New Apartments
- National Pollinator Plan
- WHO +UN Environmental Programme

### **4.0 Design Strategy**

The Landscaping element is an integral aspect of this development.

The strategy has been developed in close coordination with the land use zoning and stipulations contained in the Development Plan of Limerick County Council (map extracts below).

The key aspects are as follows;

Development is restricted to areas outside of the flood zone identified in the Development Plan.

The Existing and proposed cycle ways in the Development Plan have been catered for in the Landscape design.

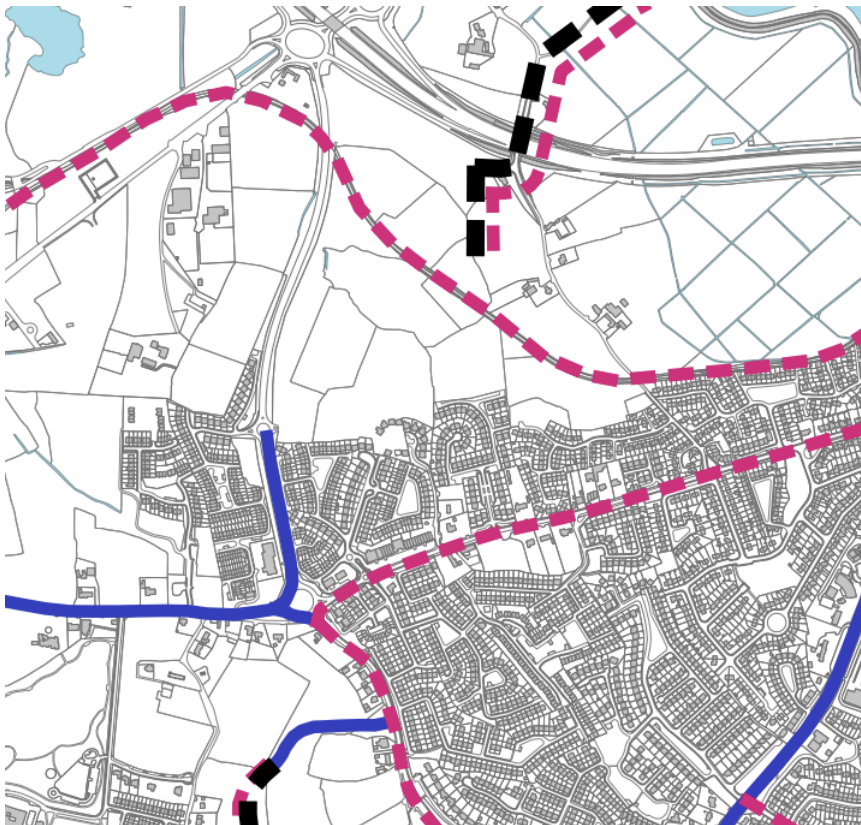


Figure 1 Existing(blue) and proposed (red dotted) cycle ways

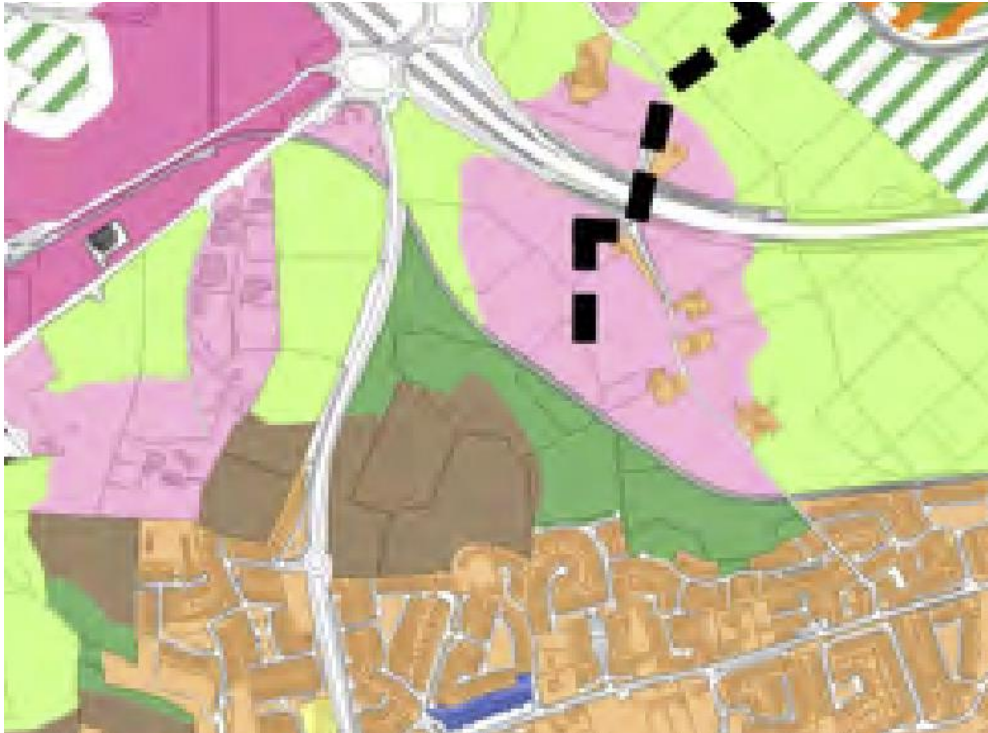


Figure 2 Land use zoning. New Residential (brown) and Green space(green)



Figure 3. Flood Zones (purple) impacting the northern edge of the site.

The Detail site plan of the Architects responds to these parameters by setting out the residential elements in urban forms with structured courtyards and having the open space

within the site extend to the north and east to connect with the reserved open space and where the flood zone will not impact the housing layout.

In order to complement the cycle strategy the Architects plan envisages an all- encompassing pathway around the housing, giving access to the open space to all residents and including neighbouring residents to access the lands.

In time, with the development of the cycle track along the greenway to the north will be integrated pedestrian / cycle facilities off-road all the way to the City centre.

Along this walkway surrounding the site are feature locations including:

- bicycle stands and seating at intervals
- Aerobic exercise machines
- Designate dog pen- to allow dog to be let off lease in a safe manner
- Children's playground.

The Landscape proposal is presented in an overall site Plan and a series of 8 detail areas as follows;

<u>Drawing</u>	<u>Number</u>
Site Plan	PCR 01-09-01
Dog Play Compounds	PCR 01-09-02
Children Play area	PCR 01-09-03
Garden areas of dwellings	PCR -1-09-04
Central courtyard	PCR 01-09-05
Apartment grounds	PCR 01-09-06
Pedestrian Boulevard	PCR 01-09-07
Perimeter cycle/walking track	PCR 01-09-08
Main Entrance detail	PCR 01-09-09

## **5.0 Landscape Description by Area.**

### Site Plan.

The strategy is to orientate the scheme to reflect the development zone edge and integrate meadows of pasture into the existing landscape to the north.

### Dog Play Compounds.

This is an emerging feature in public parks, with obvious hygiene and creates a destination and social interaction area in the landscape, where dog walkers can converse whilst dogs roam free under supervision and enclosure. Typically the area will be sub divided into large and small dog zones with a water trough, and a bench seat and excrement bin facility.

### Childrens play area.

This is a requisite amenity to encourage family interaction in the landscape and will be a modern enclosed secure space, prominently located to encourage passive protection.

### Garden areas of dwellings.

The communal areas are detailed with intimate scale planting and mix of hard and soft materials.

### Central courtyard.

This is a more formal layout designed by the main Architects Gleeson McSweeney to reflect the high quality and variety of dwelling. The structured layout contrasts deliberately with the perimeter curved walkway.

### Apartment Grounds.

These are articulated with intimate scale landscaping to soften and ground the larger scale buildings.

### Pedestrian boulevard.

This is an avenue between dwellings when access to the dwellings is pedestrian only. It is articulated with intimate scale planting and the entrances are articulated with box hedging and similar directional features.



### Perimeter cycle walking track.

This is one of the key features that integrates this development into the Raheen area, allowing users to continuously access the entire perimeter and create a destination and return for strollers in a loop.

Key features will be intermittent seating and fixed exercise machines, and the other features -dog compound and children's playground are located on this route, to encourage interaction in the public areas.

### Main Entrance detail.

This is an inviting access point for vehicular and visitor traffic. Dwellings are well set back to allow for landscape and identification of routes into the development.

## 6.0 Design Strategy

### DESIGN STRATEGY

- The residential units are orientated within architecturally defined groups along the entrance roadway. This road leads to a main open space positioned and designed as a directly accessible centre of the proposed community that will accommodate pedestrians, cyclists, children and adults at play and to encourage the development of wildlife habitats and corridors
- The architectural residential zones are positioned to encourage and provide access to open spaces and sitting courts. Most of the dwellings will have views over the open space areas and will be able to provide visual and passive supervision of the open space area and its users.
- Play areas are proposed to further enhance the quality of the landscape and contribute to the residents living experience.
- It is proposed that the seating courts positioned along the main pedestrian route be enclosed with sensorial plant types to enhance the visual, tactile and aromatic experience of the landscape user as they utilize the landscape.
- To reinforce the landscape proposals a range of light fittings will be incorporated to illuminate the pedestrian route through the site to minimise any light overspill to residential groups.
- Using hard and soft landscaping materials that will contribute to a sustainable environment that encourages the development of wildlife movement in and around the site.
- Planting of Native Wildflowers, Meadow Grasses, early flowering bulbs, planting and urban forestry planting within the open space will provide a unique environment to the local and regional community.
- The maturing planting and the mixed wildlife planting to the boundary with the playing field will encourage and allow to evolve a wildlife corridor that will develop into a unique landscape for residents and visitors to this development

## 7.0 Conclusion

It is submitted that the Landscape edesign strategy and details described above and on the schedule drawings will support and articulate the design as a whole. It must be anticipated that detail design is on foot of conditions attached to Planning Permission and all details described are capable of adaption within and as part of a permitted development.

For PC Roche and Company

January 2022