

Park Hood

LANDSCAPE DESIGN AND ACCESS STATEMENT

FORMER CHADWICKS SITE, GREENHILLS ROAD, DUBLIN

MARCH 2022/ PROJECT NO. 7103



Chartered Landscape Architects
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DOCUMENT DETAILS

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Project Name: Former Chadwicks Site, Greenhills
Road, Dublin

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1.0 Introduction

As required under the current and draft development plan Park Hood have prepared the following report as part of the landscape submission for the proposed residential development at Former Chadwicks Site, Greenhills Road, Dublin. This Report is to be read in conjunction with the following drawings:

7103-PHL-XX-XX-DR-L-CCC-2000
 7103-PHL-XX-XX-DR-L-CCC-2001
 7103-PHL-XX-XX-DR-L-CCC-2002
 7103-PHL-XX-XX-DR-L-CCC-2003
 7103-Chadwicks Greenhills Road-LMMP

DEVELOPMENT DESCRIPTION

(i) The demolition of the former Chadwicks Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3 m – 9.9 m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.;

(ii) the construction of a mixed-use Build-to-Rent residential and commercial development comprising 633 no. build-to-rent apartment units (292 no. one-beds, 280 no. two-beds and 61 no. three-beds), 1 no. childcare facility and 10 no. commercial units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows:

(a) Block A comprises 209 no. apartments (102 no. 1 bed-units, 106 no. 2 bed-units and 1 no. 3-bed units) measuring 5 - 10 storeys in height. (b) Block B comprises 121 no. apartments (53 no. 1 bed-units, 45 no. 2 bed-units and 23 no. 3 bed-units) measuring 8 - 10 storeys in height. (c) Block C comprises 130 no. apartments (38 no. 1-bed units, 71 no. 2-bed units and 21 no. 3-bed units) measuring 8 - 12 storeys in height. (d) Block D comprises

173 no. apartments (99 no. 1 bed-units, 58 no. 2 bed-units and 16 no. 3 bed-units) measuring 6 - 10 storeys in height. All apartments will be provided with private balconies/terraces;

(iii) provision of indoor communal residential amenity/ management facilities including a co-working space, communal meeting room/ work space, foyer, toilets at ground floor of Block A; gym, changing rooms, toilets, resident's lounge, studio, laundry room, communal meeting room/ work space, multi-function space with kitchen at ground floor of Block B; games room with kitchenette, media room, co-working space, resident's lounge, communal meeting room/ work space, reception area, management office with ancillary staff room and toilets, parcel room at ground floor of Block C;

(iv) the construction of 1 no. childcare facility with dedicated outdoor play area located at ground floor of Block A;

(v) the construction of 8 no. commercial units at ground floor level of Blocks A, B and D, and 2 no. commercial units at second floor level (fronting Greenhills Road) of Block C as follows: Block A has 3 no. units at ground floor comprising 79.46 sq.m., 90.23 sq.m., and 121.39 sq.m., Block B has 1 no. unit at ground floor comprising 127.03 sq.m., Block C has two units at second floor comprising 120.85 sq.m. and 125.45 sq.m., and Block D has 4 no. units at ground floor comprising 84.45 sq.m., 149.77 sq.m., 155.48 sq.m. and 275.59 sq.m.;

(vi) the construction of 3 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 2 no. secondary entrances from the south for emergency access and services (access from existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;

(vii) provision of 424 no. car parking spaces comprising 398 no. standard spaces, 21 no. mobility spaces and 5 no. car club spaces located at ground floor level car park

located within Block A and accessed via the proposed entrance at Greenhills Road, a two-storey car park located within Blocks C and D also accessed from the proposed entrance at Greenhills Road and on-street parking at ground floor level adjacent to Blocks A and C. Provision of an additional 15 no. commercial/ unloading/ drop-off on-street parking spaces at ground floor level (providing for an overall total of 439 car parking spaces). Provision of 4 no. dedicated motorcycle spaces at ground floor level parking area within Blocks C and D;

(viii) provision of 1363 no. bicycle parking spaces comprising 1035 no. residents' bicycle spaces, 5 no. accessible bicycle spaces and 7 no. cargo bicycle spaces in 9 no. bicycle storerooms in ground and first floor parking areas within Blocks A, C and D, and 316 no. visitors' bicycle spaces located externally at ground floor level throughout the development;

(ix) provision of outdoor communal amenity space (5,020 sq.m.) comprising landscaped courtyards that include

play areas, seating areas, grass areas, planting, and scented gardens located on podiums at first and second floor levels; provision of a communal amenity roof garden in Block C with seating area and planting (176 sq.m.); and inclusion of centrally located public open space (3,380 sq.m.) adjacent to Blocks B and C comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space; and incidental open space/public realm;

(x) development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development.

This application is accompanied by an Environmental Impact Assessment Report (EIAR).



Application Site Boundary

2.0 Site Context

The proposed site is located on the edge of an industrial and residential area in the suburb of Greenhills, Dublin. It is situated approx. 300m from Walkinston Roundabout, 1km from Beechfield Park, 1.5km from Greenhills Park and Community Centre, and 2km from Tymon Park.

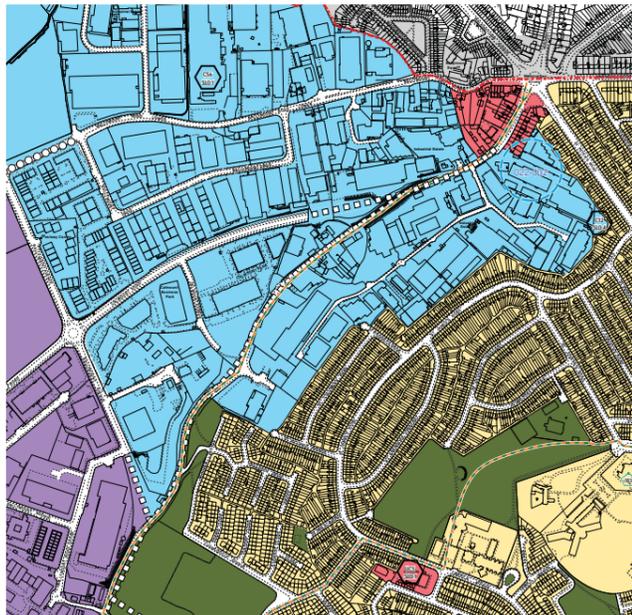
The site is bound by the Greenhills Road to the North, Chadwicks Plumb centre to the East, a number of industrial units to the South and the West.

There are future ambitions for this area to be connected to Calmount Road to improve bus routes connecting Tallaght the city centre.

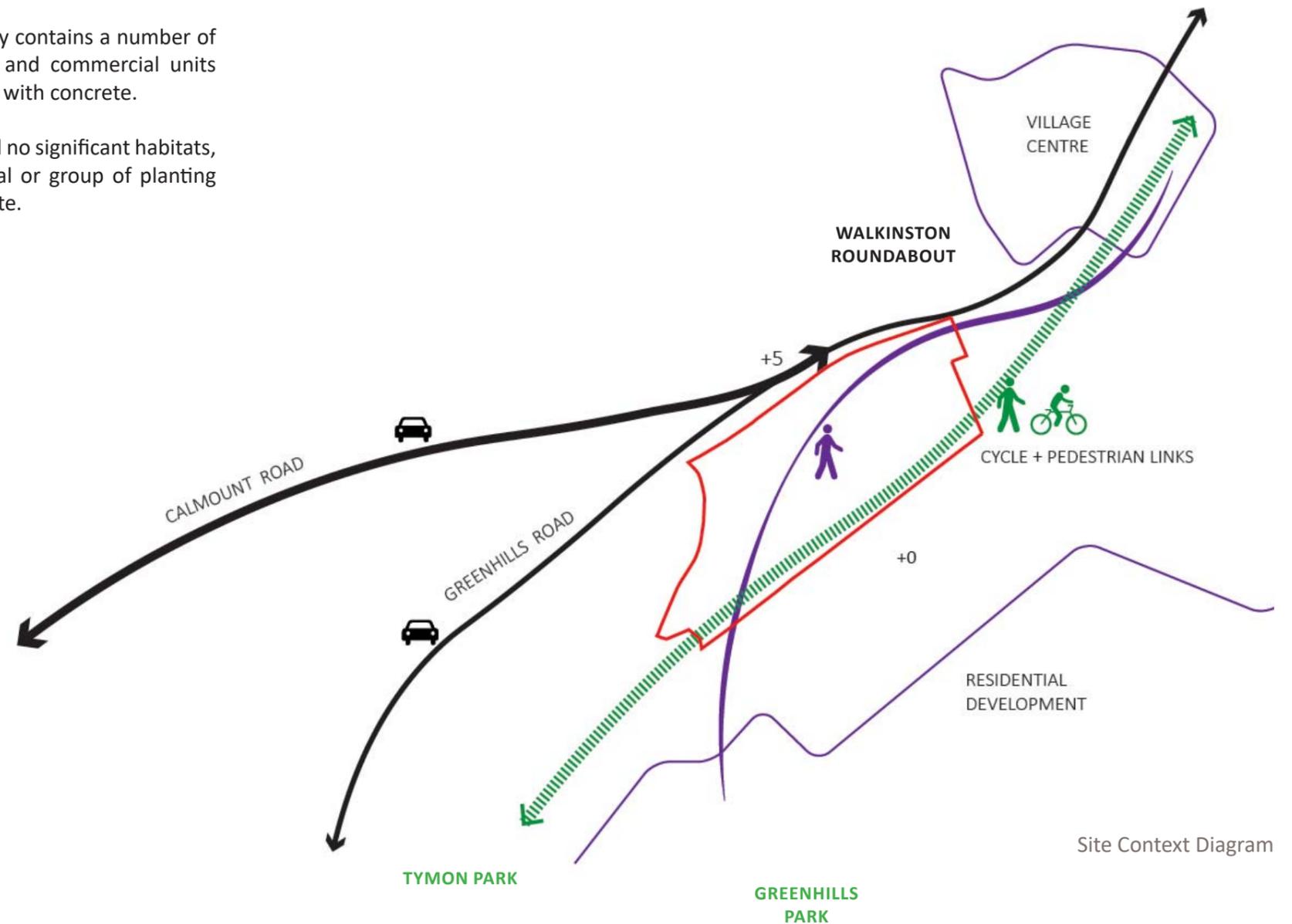
The majority of the site has been subject to historic quarrying with grading and modifications undertaken to levels to facilitate the buildings and yard areas with the height rising gradually from the east (+54.1m) to the west (+59.1) though large areas are graded flat. Level changes are more significant moving to the north of the site where there is steep bank rising towards the Greenhills Road.

The Application Site currently contains a number of derelict warehouses, sheds and commercial units and the area is largely paved with concrete.

The ecology survey identified no significant habitats, designated sites or individual or group of planting species on the Application Site.



Extract from South Dublin County Development Plan 2016-2022 zoning Map No. 9 showing the application site (outlined in red) within lands with Zoning Objective 'REGEN'



Site Context Diagram

3.0 Landscape Design Statement

The landscape design aims to create a sense of connectivity between spaces and promotes a sense of place and well-being within the mixed use residential development.

This will be achieved through the use of high quality materials and the establishment of a carefully considered planting scheme.

A coherent pedestrian footpath network ensures residents and guests can navigate around the site easily. This aims to encourage residents to interact and use the public open space created within the landscape design.

The main public open space incorporates play spaces to ensure the landscape is interactive for children all ages. Communal open space is provided at podium level and includes areas of hard landscape, tree planting, lawns, ornamental planting including seating / passive amenity areas, and areas for communal garden and outdoor working.

Tree and hedge planting helps create areas of seclusion and privacy for the residents. The planting scheme uses a mix of native and ornamental tree and shrub species to create a seasonal landscape that is functional, whilst also being sympathetic to the surrounding environment.

Overall the design will create high quality public open space including areas of public realm, pocket parks, play facilities, areas for passive and active recreation and social/community interaction. Selected roof terrace gardens are included in selected areas to ensure that residents at all levels readily have access to exterior garden spaces.

INACCESSIBLE
BIODIVERSE ROOFTOPS

PODIUM PARK
AND
ROOFTOP GARDENS

GROUND FLOOR



Landscape Concept Design Diagram

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 Unless otherwise stated all dimensions are in millimeters. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

4.0 Design Proposal

Refer to Drawing:
7103-PHL-XX-XX-DR-L-CCC-2003



LANDSCAPE SPECIFICATIONS

Landscape works to be undertaken by an ALCI (Association of Landscape Contractors) of local approved landscape contractor and in accordance with BS 4288 (2007) Code of practice for general landscape operations (excluding hard surfaces).
 Existing boundary hedgerows and trees are to be retained to assist with the visual screening of the proposed site from the surrounding landscape in accordance with BS 5837:2012 'Trees in Relation to Construction'.

Ground Preparation

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 20mm in diameter, roots, and other obstructions matter. Grass and weeds shall be sprayed with Glyphosate or similar CCOPH approved herbicide.
 Topsoil preparation, quality, depth, cultivation and final grading shall be carried out in suitable weather conditions as per BS 2882:2007 'Specification for topsoil and requirements for use'. Overall minimum depth after forming and settlement to be:
 Woodland / Shrub / Hedgerow areas 300 mm
 Lawn and Grass areas 150mm

Proposed Standard Tree Planting

Trees supply and planting shall correspond to BS 2845 'Trees from nursery to independence in the landscape - Recommendations'. Planting of trees shall be undertaken in favourable weather conditions between October 1st to March 31st.
 Tree pits shall be excavated to suitable dimensions to accommodate roots or root balls or beddles with bases and sides broken up to a maximum depth of 100mm to avoid drainage and root penetration. Any suitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off site. All tree pits shall be backfilled, after planting with 2:1 volume mixture of topsoil and compost or similar approved.
 The planted trees shall be full and well shaped with canopy thinned by 20% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 6423 '1999 Recommendations for transplanting root-balled trees'.

Proposed Hedgerow Planting

Hedgerow plants to be planted at 4 per linear meter (double staggered row at 500mm centres). Transplants shall be of the size stated and conform to BS 2838 - Part 1 'Nursery stock specification for trees and shrubs'.
 Planting pockets 400x500x300mm deep with cultivated and evenly incorporated organic matter 100mm layer over area of pit, bottom 35g, 20mm depth back must be done on completion of planting.

Shrub and Groundcover Planting

Shrub plants to be planted at 2 to 3 plants per m² and groundcovers at 6 to 7 per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 2838 - Part 1 'Nursery stock specification for trees and shrubs'.
 Planting pockets 400x500x300mm deep with cultivated and evenly incorporated organic matter 100mm layer over area of pit, bottom 35g, 75mm depth back must be done on completion of planting.

Grass Seeding

Columb's 'GreenLawn' mixture (or similar approved) for general amenity areas. Seeding rate 35g per m².

Maintenance

Initial landscape operations will be undertaken by an ALCI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.



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4.1 Ground Floor Plan

Refer to Drawing:
 7103-PHL-XX-XX-DR-L-CCC-2000



LANDSCAPE SPECIFICATIONS	
<p>Landscape works to be undertaken by an ALCI (Association of Landscape Contractors) of listed approved landscape contractor and in accordance with BS 4281:1989 Code of practice for general landscape operations (excluding hard surfaces).</p> <p>Existing boundary hedgerows and trees are to be retained to avoid with the visual screening of the proposed into the surrounding landscape in accordance with BS 5837:2012 'Trees in Relation to Construction'.</p> <p>Ground Preparation</p> <p>Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 20mm in diameter, roots, and other obstructions matter. Grass and weeds shall be sprayed with Glyphosate or similar CCOPH approved herbicide.</p> <p>Topsoil preparation, quality, depth, cultivation and final grading shall be carried out in suitable weather conditions as per BS 2882:2007 specification for topsoil and requirements for use. Overall minimum depth after tining and settlement to be:</p> <p>Woodland / Shrub / Hedgerow areas 300 mm</p> <p>Lawn and Grass areas 150mm</p> <p>Proposed Standard Tree Planting</p> <p>Trees supply and planting shall correspond to BS 2849 'Trees from nursery to establishment in the landscape - Recommendations'. Planting of trees shall be undertaken in favourable weather conditions between October 1st to March 31st.</p> <p>Tree pits shall be excavated to suitable dimensions to accommodate roots or root balls or burlap with bases and sides broken up to a maximum depth of 100mm to avoid drainage and root penetration. Any suitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off site. All tree pits shall be backfilled, after planting, with 2:1 volume mixture of basal and existing subsoil/soil or similar approved.</p> <p>The planted trees shall be fully well shrouded with cones thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 4281:1989 Recommendations & accompanying checklist items.</p>	<p>Proposed Hedgerow Planting</p> <p>Hedgerow plants to be planted at 4 per linear meter in double staggered row at 500mm centres. Transplants shall be of the size stated and conform to BS 2838 - Part 1 'Nursery stock specification for trees and shrubs'.</p> <p>Planting pockets 400x200x300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of pit, bottom 35g, 20mm depth back must drain on completion of planting.</p> <p>Shrub and Groundcover Planting</p> <p>Shrub plants to be planted at 2 to 3 plants per sq m and groundcovers at 6 to 7 per sq m. Topsoils and subsoil ground shall be of the size stated and conform to BS 2838 - Part 1 'Nursery stock specification for trees and shrubs'.</p> <p>Planting pockets 400x200x300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of pit, bottom 35g, 75mm depth back must drain on completion of planting.</p> <p>Grass Seeding</p> <p>Columb's 'GreenLawn' mixture (or similar approved) for general amenity areas. Seeding rate 35g per sq m.</p> <p>Maintenance</p> <p>Initial landscape operations will be undertaken by an ALCI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.</p>

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4.2 First Floor Plan

Refer to Drawing:
 7103-PHL-XX-XX-DR-L-CCC-2001

FUTURE PROPOSED CALMOUNT ROAD

APPLICATION BOUNDARY



LANDSCAPE SPECIFICATIONS

Landscape works to be undertaken by an ALCI (Association of Landscape Contractors) of listed approved landscape contractor and in accordance with BS 4281:2007 Code of practice for general landscape operations (excluding hard surfaces). Existing boundary hedgerows and trees are to be retained to assist with the visual screening of the project into the surrounding landscape in accordance with BS 5837:2012 'Trees in Relation to Construction'.

Ground Preparation

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 20mm in diameter, roots, and other obstructions matter. Grass and weeds shall be sprayed with Glyphosate or similar CCOPH approved herbicide.

Topsoil preparation, quality, depth, cultivation and final grading shall be carried out in suitable weather conditions as per BS 2882:2007 specification for topsoil and requirements for use. Overall minimum depth after forming and settlement to be:

- Woodland / Shrub / Hedgerow areas: 300mm
- Lawn and Grass areas: 150mm

Proposed Standard Tree Planting

Trees supply and planting shall correspond to BS 2845: Trees from nursery to establishment in the landscape - Recommendations. Planting of trees shall be undertaken in favourable weather conditions between October 1st to March 31st.

Tree pits shall be excavated to suitable dimensions to accommodate roots or root balls or beddles with bases and sides broken up to a maximum depth of 100mm to assist drainage and root penetration. Any unutilised material such as large clay lumps, bricks, concrete, timber and sand shall be removed off site. All tree pits shall be backfilled, after planting, with 2:1 volume mixture of basal and mixing compost/mulch or similar approved.

The planted trees shall be full and well shaped with canopy formed by 30% according to good horticultural practice and in a manner that does not affect the overall structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 6423:1989 Recommendations for transplanting root-balled trees.

Proposed Hedgerow Planting

Hedgerow plants to be planted at 4 per linear meter in double staggered rows at 500mm centres. Transplants shall be of the size stated and conform to BS 2838 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x500x300mm deep with cultivated and evenly incorporated organic matter 100mm layer over area of pit, bottom 35g, 20mm depth back must draining on completion of planting.

Shrub and Groundcover Planting

Shrub plants to be planted at 2 to 3 plants per m² and groundcovers at 6 to 7 per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 2838 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x500x300mm deep with cultivated and evenly incorporated organic matter 100mm layer over area of pit, bottom 35g, 75mm depth back must draining on completion of planting.

Grass Seeding

Cultivar 'GreenLawn' mixture (or similar approved) for general amenity areas. Seeding rate 35g per m².

Maintenance

Initial landscape operations will be undertaken by an ALCI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.



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4.3 Second Floor Plan

Refer to Drawing:
 7103-PHL-XX-XX-DR-L-CCC-2002



LANDSCAPE SPECIFICATIONS

Landscape works to be undertaken by an ALCI (Association of Landscape Contractors) of listed approved landscape contractor and in accordance with BS 4281:1989 Code of practice for general landscape operations (excluding hard surfaces).
 Existing boundary hedgerows and trees are to be retained to assist with the visual screening of the proposed site from the surrounding landscape in accordance with BS 5837:2012 'Trees in Relation to Construction'.
 *Trees in Relation to Construction.

Ground Preparation

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 20mm in diameter, roots, and other obstructions matter. Grass and weeds shall be sprayed with Glyphosate or similar CCOPH approved herbicide.
 Topsoil preparation, quality, depth, cultivation and final grading shall be carried out in suitable weather conditions as per BS 2882:2007 specification for topsoil and requirements for use. Overall minimum depth after finishing and settlement to be:
 Woodland / Shrub / Hedgerow areas 300mm
 Lawn and Grass areas 150mm

Proposed Standard Tree Planting

Trees supply and planting shall correspond to BS 2845 'Trees from Nurseries to End-Use in the Landscape - Recommendations'. Planting of trees shall be undertaken in favourable weather conditions between October 1st to March 31st.
 Tree pits shall be excavated to suitable dimensions to accommodate roots or root balls or beddles with bases and sides broken up to a maximum depth of 100mm to avoid drainage and root penetration. Any suitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off site. All tree pits shall be backfilled, after planting with 0.75 tonnes minimum of topsoil and mulching compost/manure or similar approved.
 The planted trees shall be full and well shaped with canopy thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 6423:1988 Recommendations for transplanting root-balled trees.

Proposed Hedgerow Planting

Hedgerow plants to be planted at 4 per linear meter (double staggered row at 500mm centres). Transplants shall be of the size stated and conform to BS 2838 - Part 1 'Nursery stock specification for trees and shrubs'.
 Planting pockets 400x500x300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of pit, bottom 35g, 20mm depth back must be completed on completion of planting.

Shrub and Groundcover Planting

Shrub plants to be planted at 2 to 3 plants per m² and groundcovers at 6 to 7 per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 2838 - Part 1 'Nursery stock specification for trees and shrubs'.
 Planting pockets 400x500x300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of pit, bottom 35g, 75mm depth back must be completed on completion of planting.

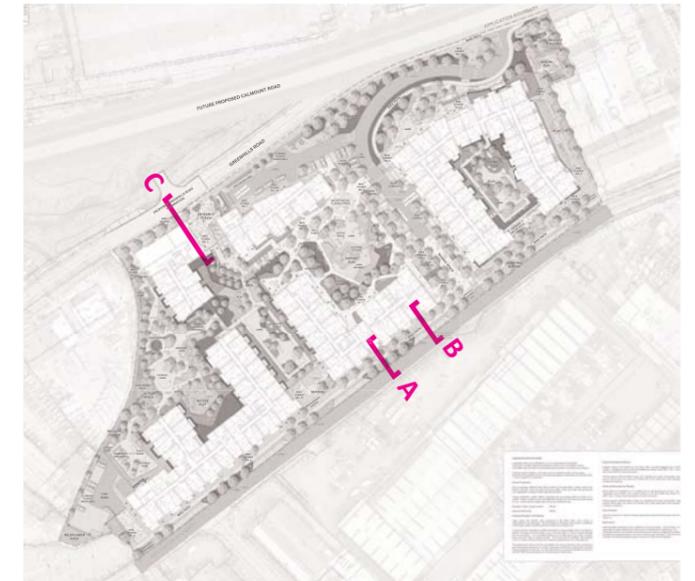
Grass Seeding

Cultivar 'GreenLawn' mixture (or similar approved) for general amenity areas. Seeding rate 35g per m².

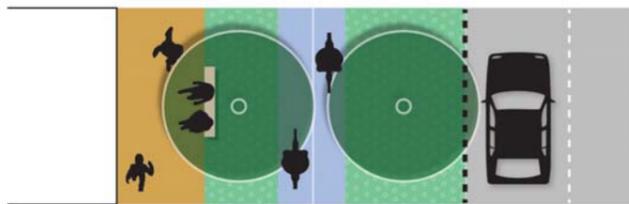
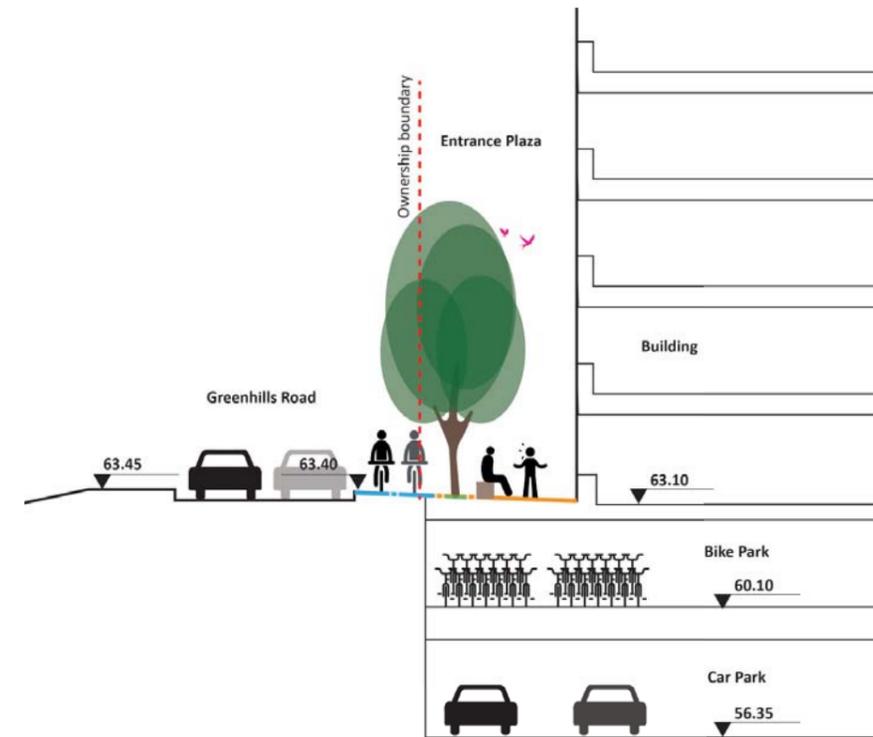
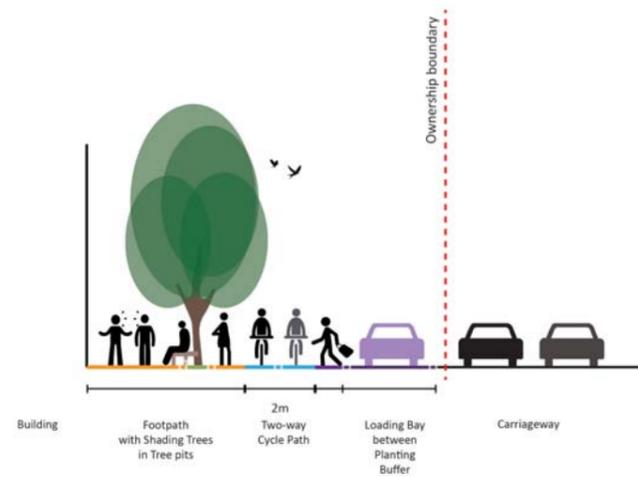
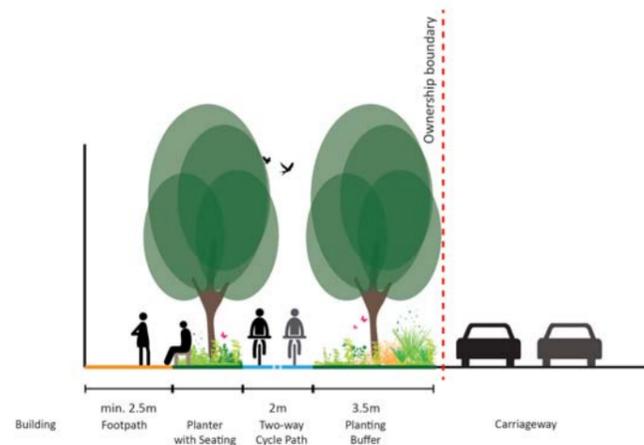
Maintenance

Initial landscape operations will be undertaken by an ALCI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.

5.1 Proposed Site Boundary Treatments



Public realm improvement - additional street tree planting and seating



Section A. Additional street tree planting, planting buffer and seating

Section B. Wide footpath, feature seating and street trees in the pavement

Section C. Level change mitigation on the Northern perimeter

5.2 Proposed Site Boundary Treatments



Green wall / Climbing plants



Low Hedge at 1m high

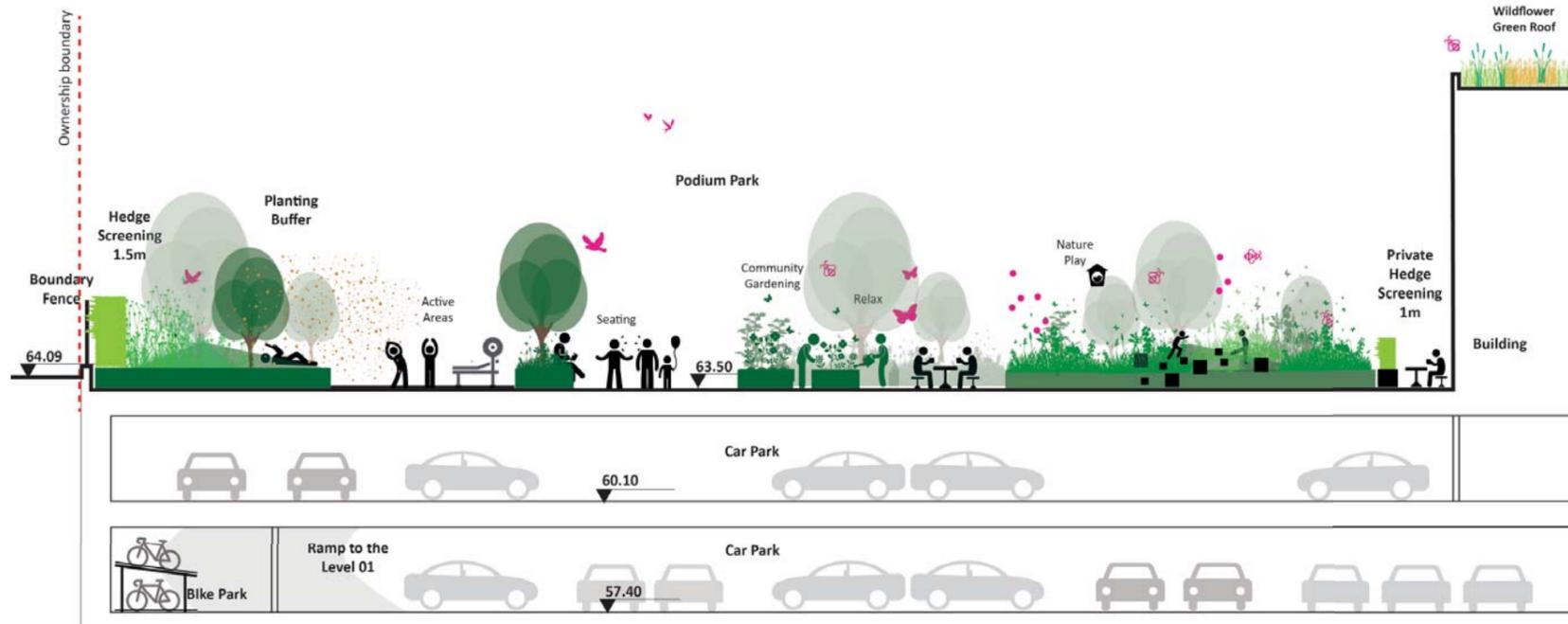


High Hedge at 1.5m high

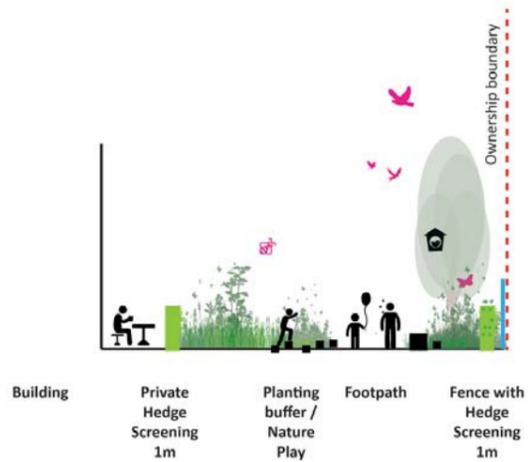
==== Climbing plants / Green wall Screening

==== Private buffer planting and hedge 1m / 1.5m

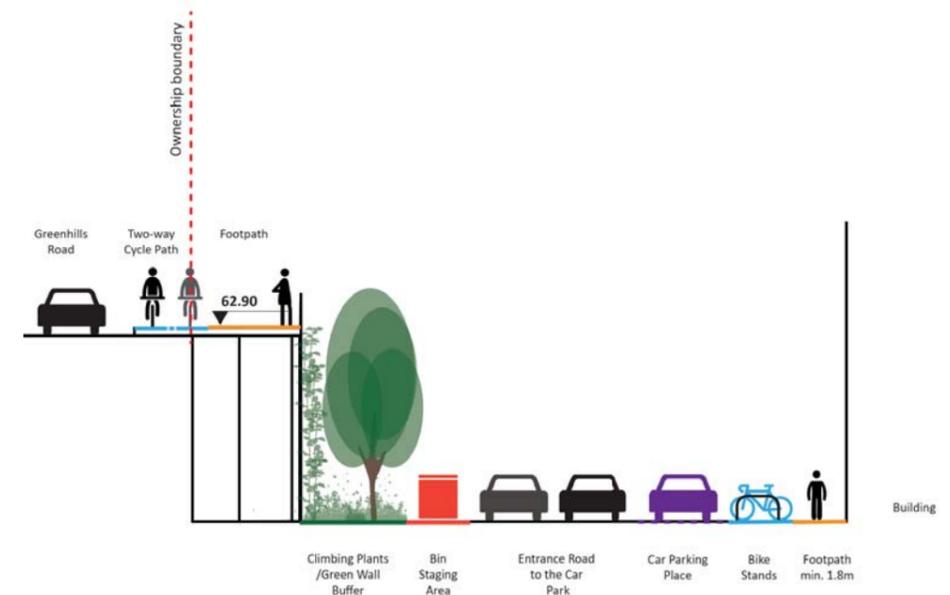
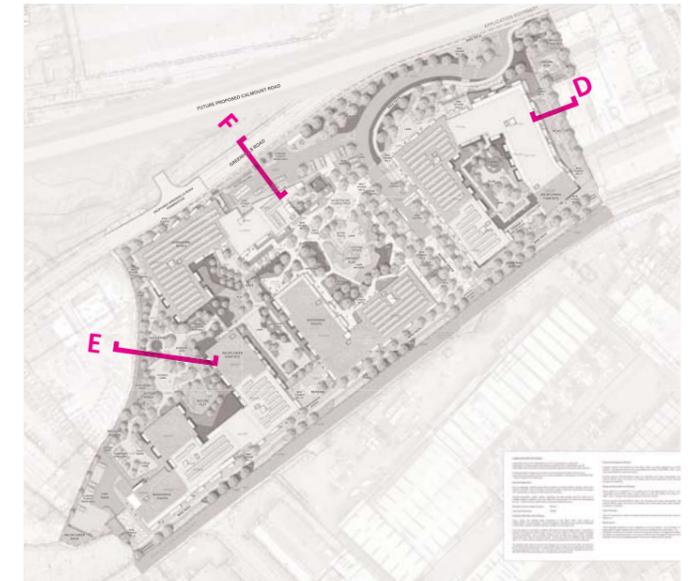
==== Hedging/Screening



Section E. Hedging / Screening



Section D. Private buffer planting / Fence



Section F. Climbing plants / Green wall Screening - Level change mitigation

6.0 Public/Private Access

The main vehicular entrance location for the development is off the Greenhills Road to the North-East. Within the site there are two car park entrances providing access to covered spaces. Development also includes a number of visitor parking spaces off the main circulation routes.

The communal open space facilitates emergency access provided off the Southern connector road.

A bicycle path connects the North of the site with the South, following the internal road routing. The bicycle path is separated from the road with tree and shrub planting to create a natural safety buffer.

Short stay cycle stands

Throughout the development are 158 short stay cycle stands (316 no. bike spaces) located at strategic nodes or meeting points.



- Legend:
- Car Park Access
 - - - - Limited Vehicular Access
 - - - - Cycle Routes
 - - - - Public Pedestrian Access
 - Private Access Gate

7.0 Accessibility at the Site

The green space has been designed to adapt the existing slope on the Northern perimeter.

Stairs and fully accessible footpaths will be enhanced with pockets of activities and planting.



8.0 Public/ Private Open Space

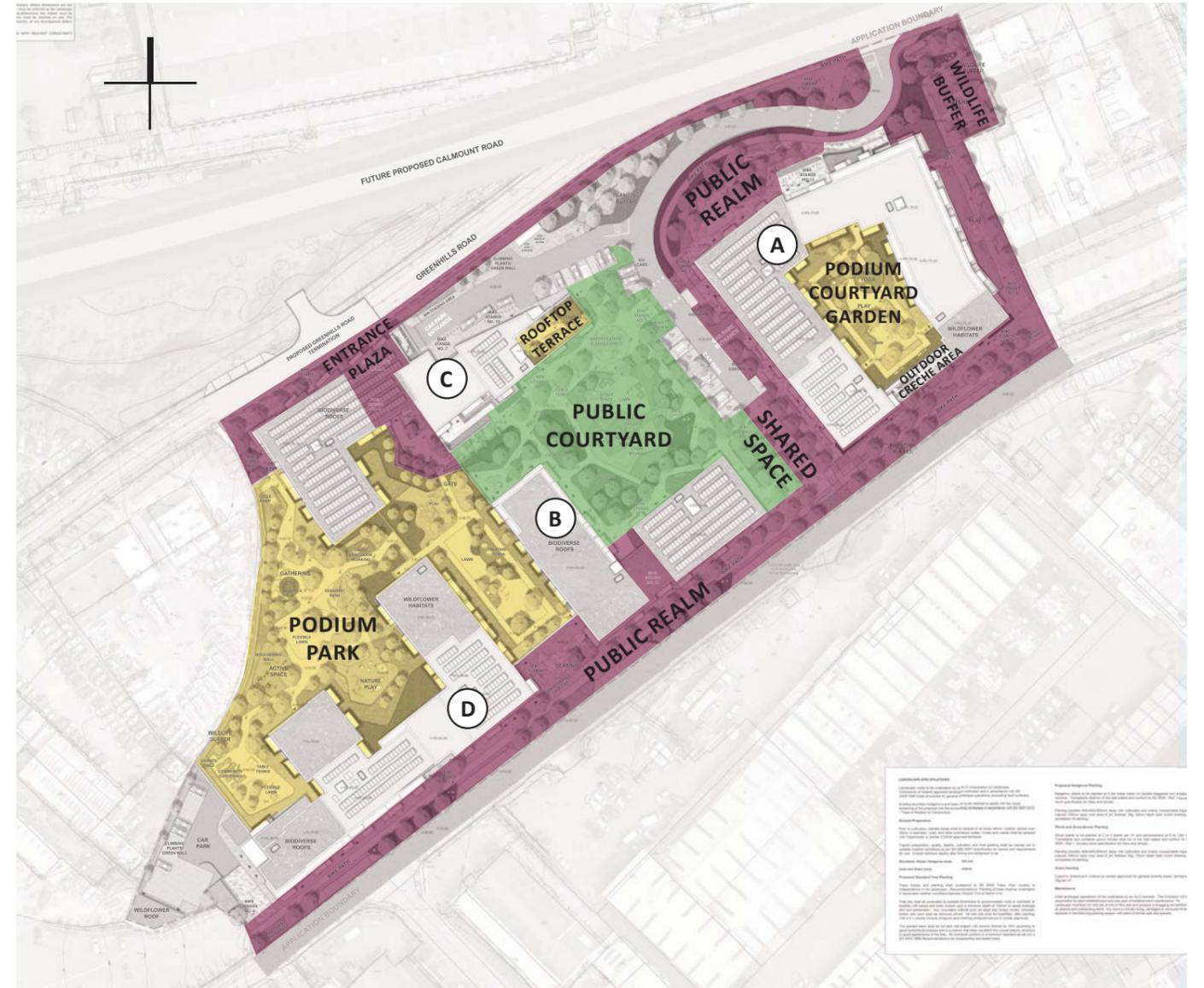
The plan indicates the breakdown of Public and Communal open space.

Public Open Space

The main courtyard on the ground floor will provide opportunities for seating, recreation and areas of soft landscaping. The public open space will provide natural play provisions integrated into the design. The total public open space (Public Courtyard) is approx. 12% of the development site area.

Communal Open Space

The communal open space areas are provided on the 1st and 2nd floors. These areas provide residents with areas for informal play, gathering, and community gardens.



Legend:

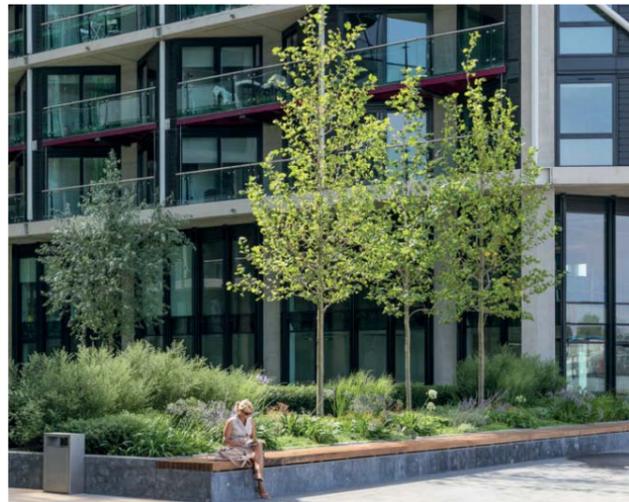
- Public Open Space : 3380m²; 12%
- Communal Open Space : 5196m²; 19%
- Streetscape / Public Realm

8.1 Public Realm

The layout of spaces has been formed to encourage movement and activity of people through the area.

The Southern perimeter is largely a public realm with elements of green infrastructure (including rain gardens with ornamental planting and shading trees), urban furniture and shared spaces. This helps to create an active frontage connected to the public space network.

Public Courtyard offers play, flexible lawn and spill out areas creating pockets of public spaces enhancing residents and their guests to stay and enjoy a courtyard park in the middle of the development area.



9.0 Play Requirements

Encouraging Children's Play

It is proposed that the central courtyard area becomes a Local Landscaped Area for Play, a green space imaginatively landscaped to encourage play with informal play opportunities provided for use by children and young teenagers alike.

The activity area provided in the public open space is circa 235m² and includes a mix of areas for both physical activity. Incidental play elements are also included throughout the development (see plan on page 19) - these are not included within the 235m² calculation.

Early Play

These areas of play should accommodate relative calm play experienced for early play years, with good visibility for supervision and accessibility.

Teenage Play

Young adult play areas will provide more adventurous play opportunities and experiences that could include larger structures and gym activities.

Accessible Play

A range of accessible and inclusive play provisions should be made for a range of users.

Nature play

Through out the landscaped areas of play, the aim is to provide a minimum of six play experiences, that engage with nature and natural elements in the landscape.



Nature Play



Nature Play in Planters



Early Play





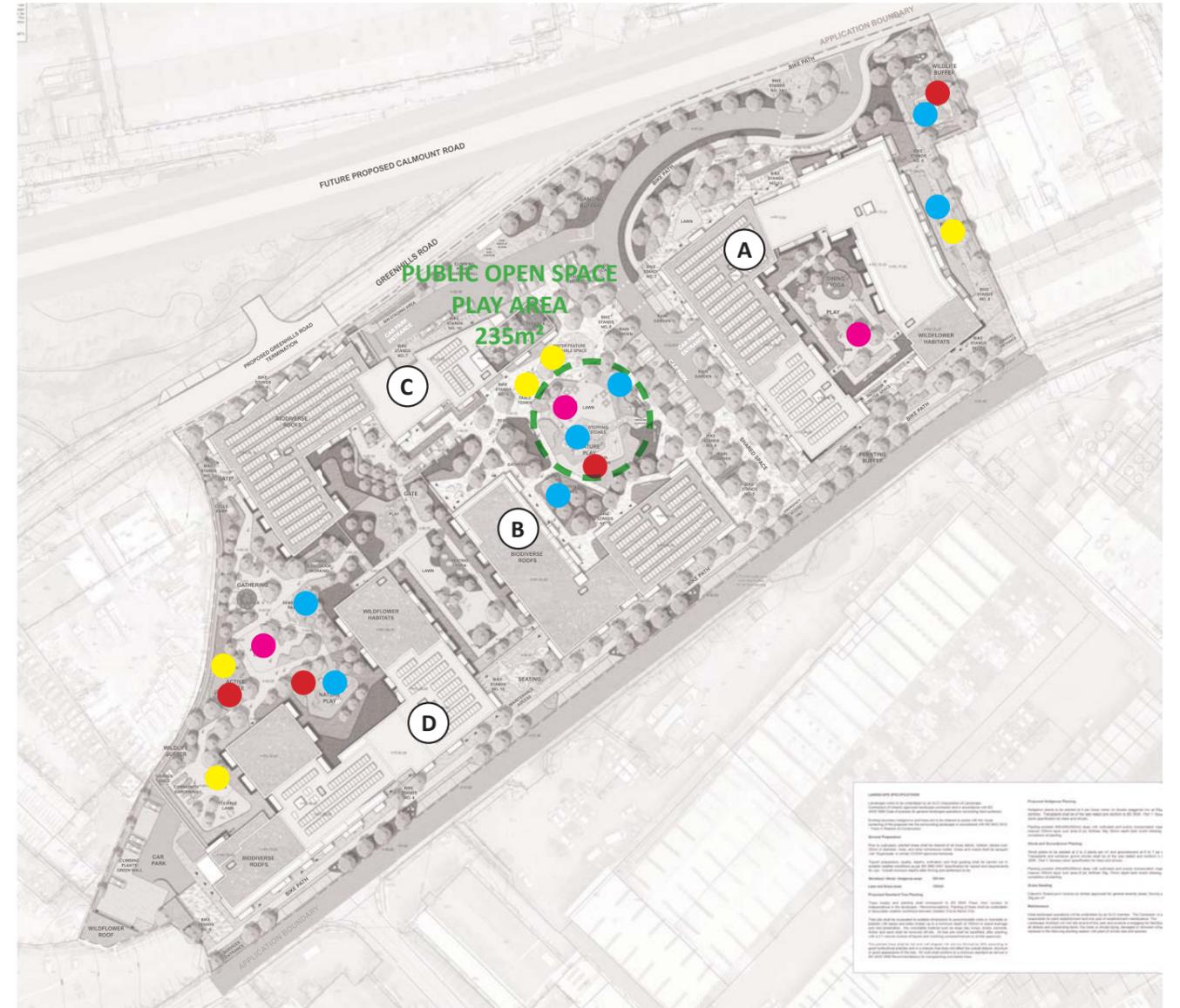
Teenage Play



Accessible Play



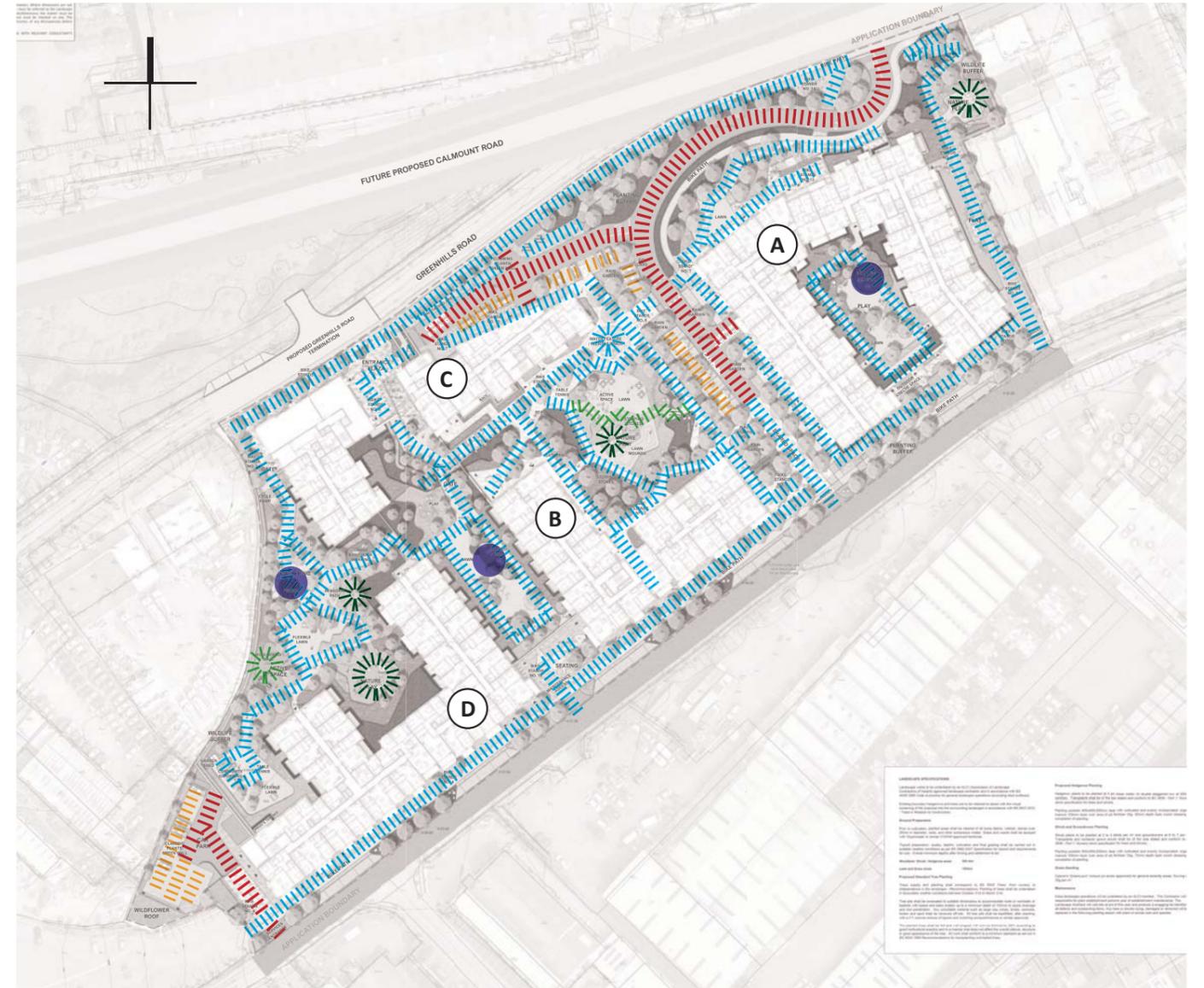
Play in Rain Gardens



10.0 Hard Landscaping

The selection of hard landscaping materials has been chosen after much consideration of their suitability for long term use and suitability for water management. All of the specified materials are robust in nature in order to maximize the longevity of the development and minimize maintenance issues but also permeable where possible.

A consistent selection of materials is specified throughout the design, with variations being provided in the form of shape unit size, mix and colour. It is suggested to use local materials to minimise the environmental impact and carbon footprint.



Legend:

- |||| Non permeable concrete paving and tarmac
- |||| Grasscrete
- |||| Permeable concrete paving
- |||| Permeable safe surfaces
- |||| Informal path areas
- Composite decking



Permeable concrete Paving



Paving Pattern Punctuating Character Areas



Resin Bound Gravel



Composite decking



Permeable safe surfaces



Informal path areas



11.0 Soft Landscaping

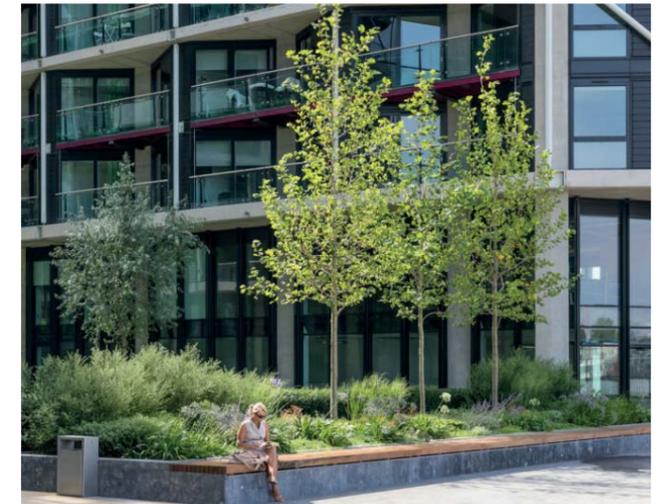
The landscape plan proposes a mix of tree species to create a natural and welcoming environment for people. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site, but also to consider climate mitigation by choosing hardy, locally sourced plants.

Specific planting mixes are also considered for rain gardens, lighting conditions (sun and shade-loving species) and emphasis on pollinators (with reference to the All Ireland Pollinator Plan 2021-2025) to enhance the biodiversity at the site.

Trees are used to provide a natural buffer between spaces and punctuate pedestrian routes to reinforce the paths. They also create shelter and focal points within the landscape.

The use of semi-mature tree planting ensures the site will provide an instant positive contribution to the surrounding environment

Native planting will be used to reinforced the existing characteristics of the environment.



11.1 Tree Planting

Native Street Tree Planting



Sorbus aucuparia



Alnus glutinosa 'Imperialis'



Betula pubescens

Pollinating Street Tree Planting



Pyrus calleryana 'Chanticleer'



Malus tschonoskii



Tilia cordata 'Greenspire'

Pollinating Open Space Tree Planting



Prunus avium



Prunus serrulata 'Tai Haku'



Amelanchier lamarkii

Multistem Tree Planting



Tilia cordata 'Winter Orange'



Hamamelis x intermedia 'Diane'



Betula utilis var. jacquemontii



11.2 Planting Palette - Bioswales / Rain Gardens



Alnus glutinosa 'Imperialis'



Sorbus aucuparia



Euonymus alatus 'Compactus'



Betula pubescens



Cornus alba 'Sibirica'



Iris pseudoacorus



Achillea filipendulina 'Moonshine'



Echinacea purpurea



Osmunda regalis



Rudbeckia 'Goldstrum'



Helleborus foetidus



Sanguisorba officinalis



Geranium Rozanne 'Gerwat'



Aster novi-belgii



Alchemilla mollis



Eremurus cleopatra



Miscanthus s. 'Kleine Fontäne'



Deschampsia cespitosa



Primula japonica 'Millers' 'Crimson'



Geum 'Mai Tai'

11.3 Planting palette - Shrubs and perennials

Dynamic year round qualities



Ilex aquifolium



Cornus alba 'Sibirica'



Skimmia japonica



Carpinus betulus



Prunus 'Tai Haku'



Hamamelis x intermedia 'Diane'



Cornus sanguinea 'Midwinter Fire'



Actaea simplex 'Atropurpurea'



Lavandula angustifolia 'Hidcote'



Anemone hupehensis



Hypericum calycinum



Pyrus calleryana 'Chanticleer'



Betula pubescens



Betula pubescens



hedera helix



Helleborus hybrida 'Double Red'



Hyacinthoides non-scripta



Galanthus nivalis



Stipa 'Ponytails'



Deschampsia cespitosa



Euonymus fortunei Emerald N Gold



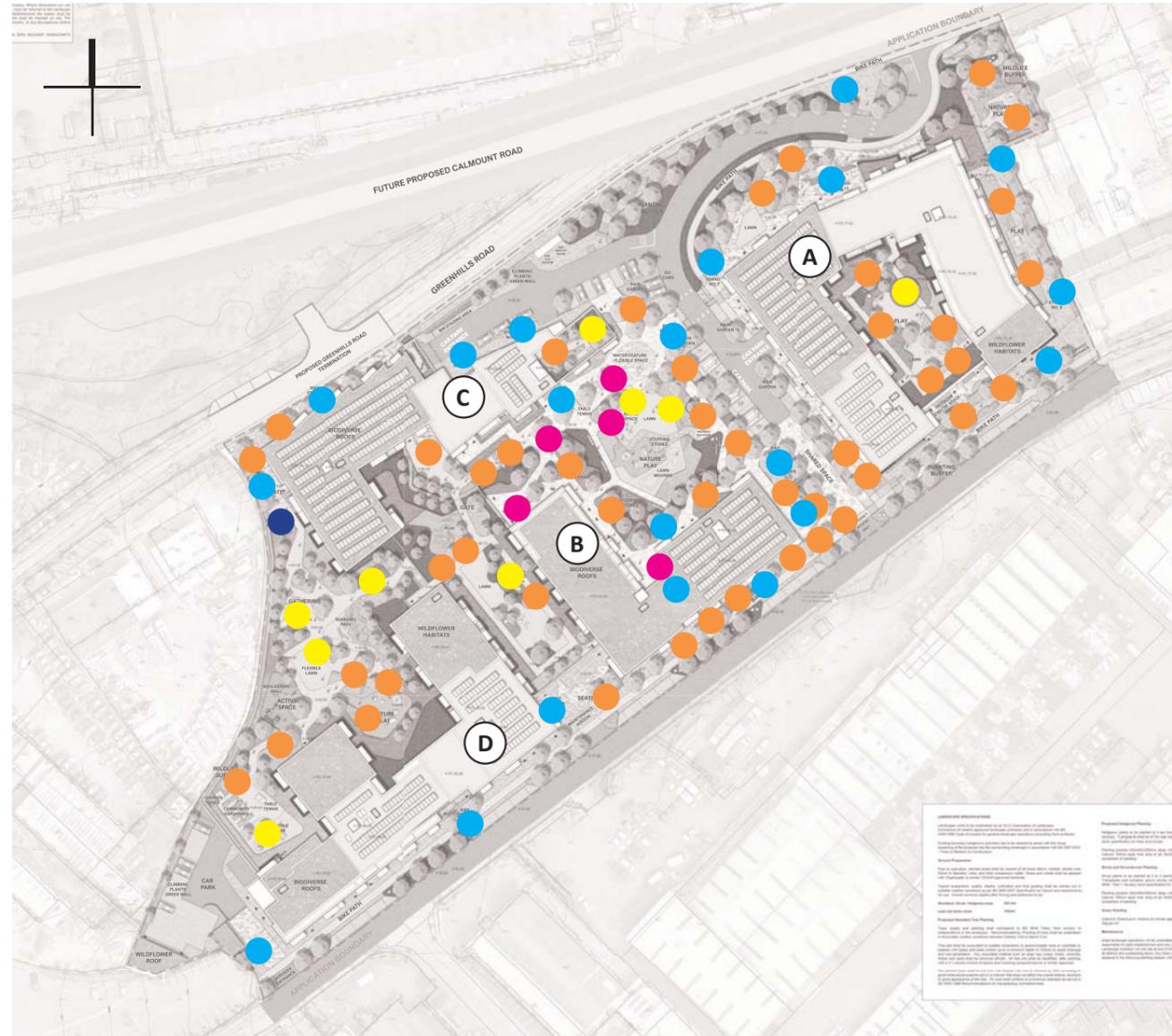
Sarcococca hookeriana

12.0 Furniture Strategy

The selection of furniture provides a mix of loose and fixed units with inclusive design for a range of users.

Furniture is to be located at key spaces along connections for resident and visitor use.

158 no. short stay bicycle stands (316 no. bike spaces) are provided within the landscape design, located at strategic node/meeting points.



- Legend:
- Fixed seating
 - Movable seating
 - Dining Tables
 - Bike stands
 - Cycle Ramp



Play furniture - recycled materials



Play furniture



Seating



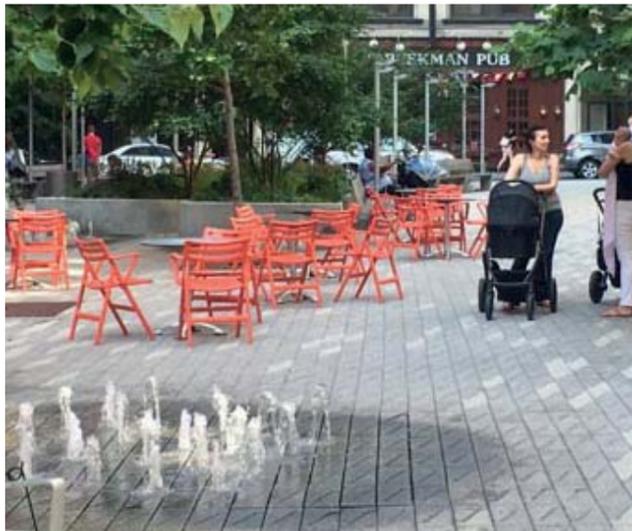
Dining Tables



Teenage and Adult Play



Outdoor GYM



Water feature and loose seating



Loose furniture



Loose furniture for pocket gardens



Bike stands

13.0 Biodiversity

In order to promote and enhance the biodiversity in the development, various strategies will be considered such as:

Green roofs

60% of rooftops area

We propose encouraging more biodiversity on roofs by including biodiverse greening of rooftops where feasible.

Establishing wildlife corridors

To support and enhance the habitat for a diversity of wild creatures (birds, bats, hedgehogs, toads etc.)

Hedges

Provide flowers and fruits for wildlife, nesting opportunities for birds and cover for hedgehogs.

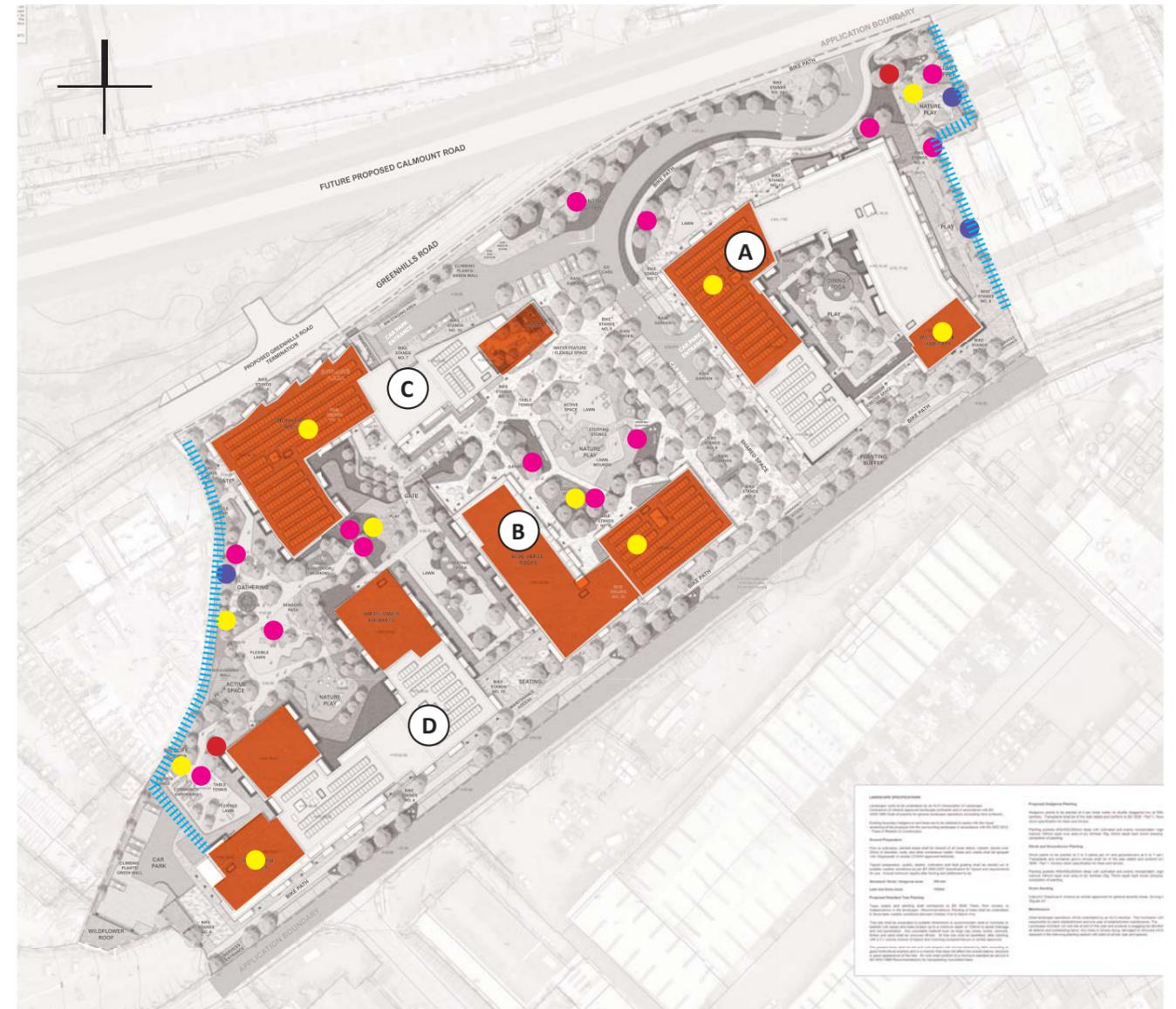
Wood Piles

Can be used to create habitats for amphibians, invertebrates and bryophytes micro-habitats by leaving piles of dead wood or recumbent dead logs.

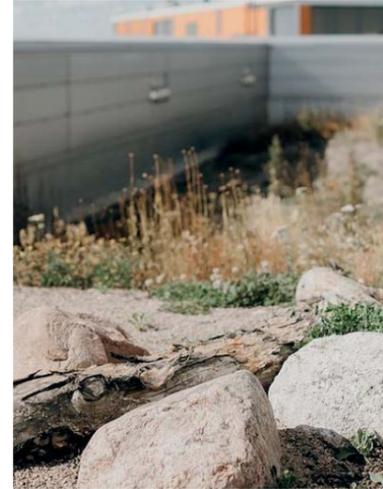
Pollinators

A variety of wildflowers and shrubs are proposed in the planting that providing shelter as well as nectar and pollen to feed butterflies and bees. The plant selection is based on recommendations within the All Ireland Pollinator Plan (2021-2025).

- Legend:
- Biodiverse roof
 - ▤ Wildlife corridor
 - Bird box
 - Bat box
 - Insect hotels
 - Wood piles



Biodiverse roof



Wildflower habitats with PV panels



Wildlife corridors



Pollinator friendly planting



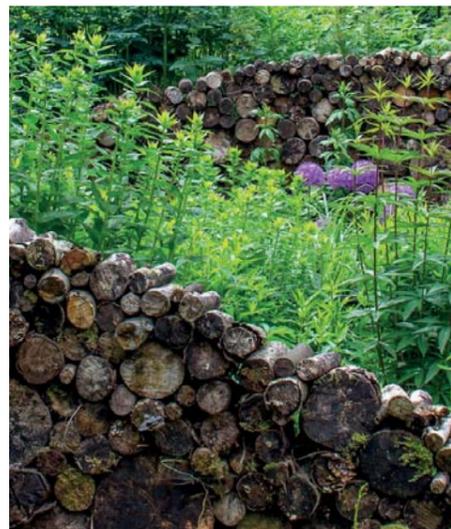
Bird homes



Insect homes



Wood piles



Biodiverse paths



14.0 Sustainable Urban Drainage systems

The landscape proposal aims to promote Sustainable Urban Drainage strategies in order to alleviate the demand on with surface water drainage networks. Considerations such as the following can contribute to managing surface water.

Permeable paving

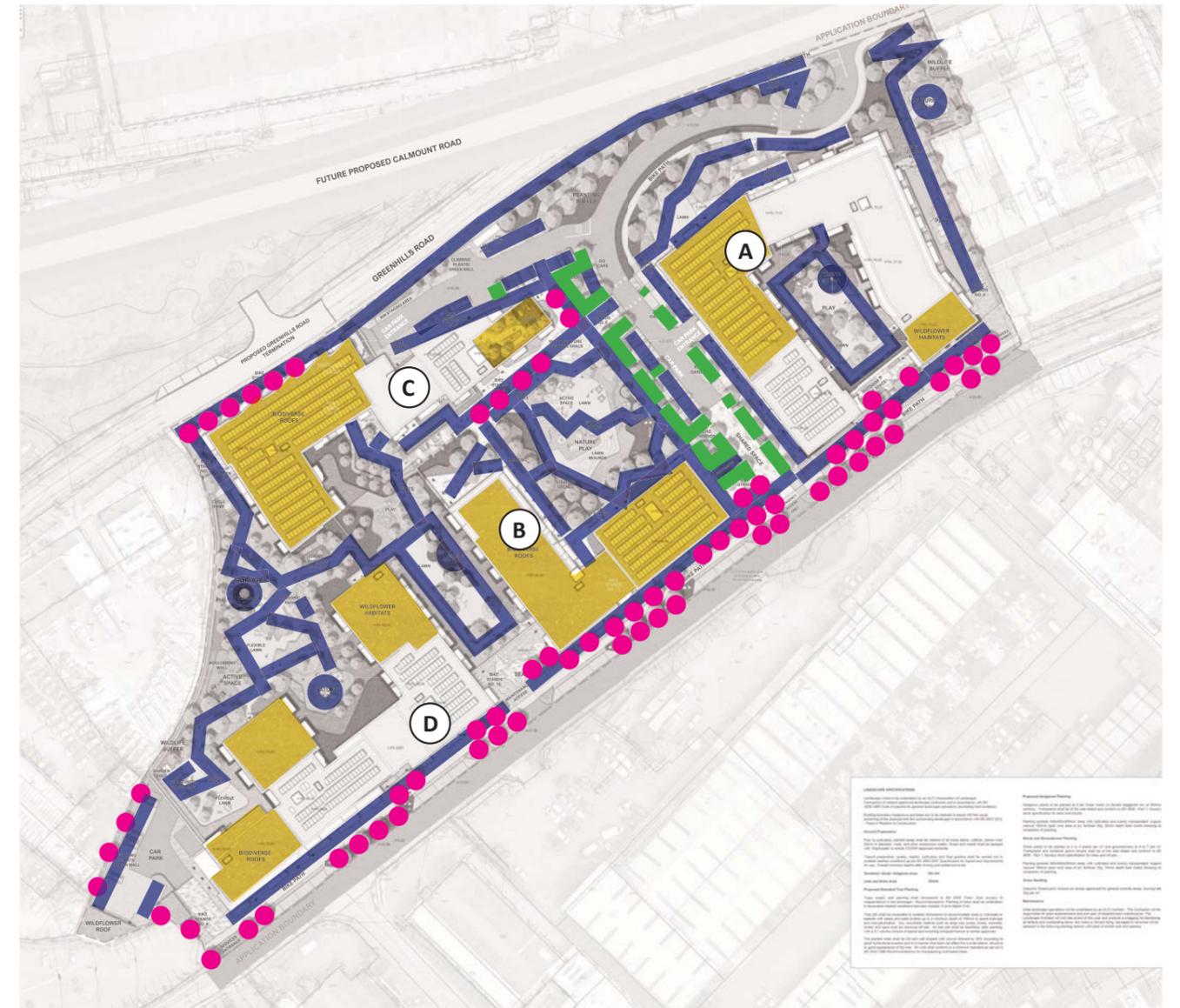
Permeable paving can assist the infiltration of water into the ground rather than surface run off to be discharged into the main drainage network

Rain Gardens

Rain garden can help attenuate surface water run off and rain in the planting medium.

Tree pits

Tree pits can collect and store run off. There is the option to have an additional attenuation area below the tree pit for additional storage and droughts.



- Legend:
- Permeable paving areas
 - Rain Gardens
 - Tree pits
 - Biodiverse Green/Blue Roof

Rain Gardens



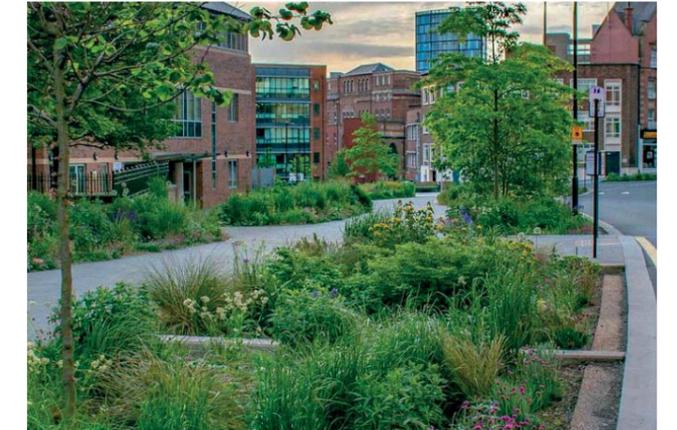
Trees in connected pits



Rain garden screen from the road



Ornamental and drought tolerant planting



Rain Gardens



Biodiverse roof



Tree pit



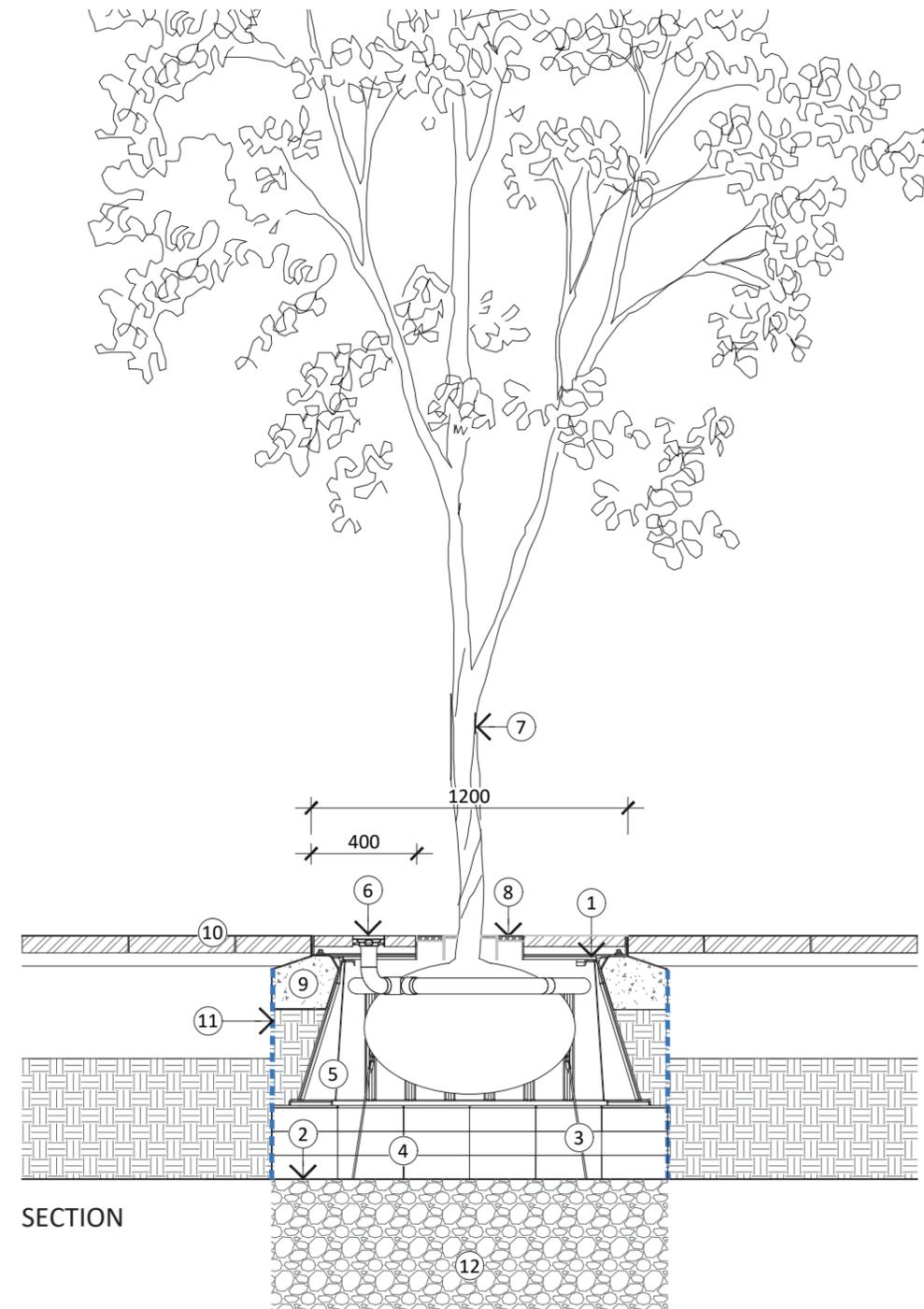
Permeable paving and soakaway in swales



Kerb inlets



14.1. Sustainable Urban Drainage systems - Tree Pits



LEGEND:

1. Tree grille support frame set on concrete support 1200X1200 Castle Tree Grille 12B, Twin Tray , with Arboresin Bound Gravel infill. Install with Rootrain Precinct Irrigation Inlet. Ensure drainage hole provided in base of infill Grille.
2. Twinwall Geonet laid over root cells.
3. Strap anchor root ball guying system C/W round anchors.
4. Rootcell Structure - 3 modules deep x6 modules square. Loaded with multipurpose topsoil to BS 3882 (3:1 topsoil compost mix). Area around rootball within root director to be backfilled with multipurpose topsoil to BS 3882.
5. Root director
6. Irrigation system with 100x100mm cast aluminum inlet with lockable lid.
7. Tree as specified set vertical with 20mm dia. VC collar to protect trunk and retain bound gravel infill. Thin layer of resin bound gravel to be provided to tree trunk to allow future growth.
8. 20mm depth Arboresin surfacing on loose stone
9. Mass concrete surround to Engineer's detail.
10. Adjacent paving, refer to hardworks plan.
11. Root barrier, where adjacent to services.
12. Gravel attenuation layer 750 - 1000mm deep.

15.0 Planting Schedules

SOFTSCAPE: PROPOSED PLANTING



Standard Trees					
Tree Tags	Species	Girth	Height	Spec	
Ac	Acer campestre 'Elsrijk'	20-23cm	5-5.5m	3xtr. (R/B)	
Ag	Alnus glutinosa 'Imperialis'	25-30cm	6.0-6.5m	5xtr. (R/B)	
Bp	Betula pubescens	16-18cm	4.5-5.5m	3xtr. (R/B)	
M	Malus tchonoskii	16-18cm	4.5-5.5m	3xtr. (R/B)	
Pa	Prunus avium	20-23cm	5-5.5m	3xtr. (R/B)	
Pp	Prunus padus	20-23cm	5-5.5m	3xtr. (R/B)	
Pt	Prunus serrulata 'Tai-Haku'	16-18cm	3.5-4.0m	3xtr. (R/B)	
Pc	Pyrus calleryana 'Chanticleer'	16-18cm	4.5-5.5m	3xtr. (R/B)	
Sa	Sorbus aucuparia	25-30cm	5-5.5m	3xtr. (R/B)	
Tc	Tilia cordata 'Greenspire'	25-30cm	6.0-6.5m	3xtr. (R/B)	

Multistem Trees				
Tree Tags	Species		Height	Spec
Al	Amelanchier lamarkii		2.0-2.5m	3xtr. (R/B)
Bu	Betula utilis var. jacquemontii		4-4.5m	3xtr. (R/B)
Hd	Hamamelis x intermedia 'Diane'		3.5-4.0m	3xtr. (R/B)
Ma	Malus domestica		3.5-4.0m	3xtr. (R/B)
Tw	Tilia cordata 'Winter Orange'		2.0-2.5m	3xtr. (R/B)

Hedge Planting					
High Hedge Mix					
	Species	Stock	Height	Spec	Density
	Carpinus betulus	RB/C	2m	Double staggered row	6/linm
	Crataegus monogyna	RB/C	2m	Double staggered row	6/linm

Low Hedge					
	Species	Stock	Height	Spec	Density
	Carpinus betulus	RB/C	1.0m	Double staggered row	6/linm

Shrubs, Perennials, Grasses					
High Ornamental Shrub Planting					
	Species	Stock	Height	Spec	Density
	Pyracantha 'Orange Glow'	C5	60-80cm	Branched	2/m2
	Cornus alba 'Sibirica'	C5	60-80cm	Branched	2/m2
	Cornus sanguinea 'Winter Flame'	C5	60-80cm	Branched	2/m2
	Sarcococca hookeriana	C5	60-80cm	Branched	2/m2
	Euonymus fortunei 'Silver Queen'	C5	60-80cm	Branched	2/m2
	Skimmia japonica	C5	60-80cm	Branched	2/m2
	Miscanthus s. 'Kleine Fontaine'	C5	60-80cm	Branched	2/m2

Shrubs and Perennials Mix					
	Species	Stock	Height	Spec	Density
	Cornus alba 'Sibirica'	C5	60-80cm	Branched	2/m2
	Euonymus fortunei 'Silver Queen'	C5	60-80cm	Branched	2/m2
	Sarcococca hookeriana	C5	60-80cm	Branched	2/m2
	Persicaria amplexicaulis 'Firedance'	C2	30-40cm		4/m2
	Lavandula angustifolia 'Hidcote'	C5	30-40cm	bushy	5/m2
	Aster 'Asran' / 'Stardust'	C2	30-40cm		2/m2
	Rudbeckia 'Goldstrum'	C2	30-40cm		4/m2
	Achillea filipendulina 'Moonshine'	C2	30-40cm		4/m2
	Verbena bonariensis	C2	30-40cm		4/m2
	Deschampsia cespitosa	C2	30-40cm		4/m2
	Miscanthus s. 'Kleine Fontaine'	C2	30-40cm		4/m2
	Helleborus foetidus	P9	20-30cm		4/m2
	Narcissus 'Tete a Tete'	Bulb			6/m2
	Hyacinthoides non-scripta	Bulb			36/m2
	Lonicera periclymenum	C2	60-80cm	Bushy	2/m2

Rain Garden Planting Mix					
	Species	Stock	Height	Spec	Density
	Euonymus alatus 'Compactus'	C5	90-120cm	Branched	2/m2
	Salix viminalis	C5	60-80cm	Branched	2/m2
	Osmunda regalis	C2	30-40cm		4/m2
	Iris pseudoacodrus	C2	30-40cm		4/m2
	Deschampsia cespitosa	C2	30-40cm		4/m2
	Miscanthus s. 'Kleine Fontaine'	C2	30-40cm		4/m2
	Valeriana officinalis	C2	30-40cm		4/m2
	Achillea filipendulina 'Moonshine'	C2	30-40cm		4/m2
	Sanguisorba officinalis	C2	30-40cm		4/m2
	Aster novi-belgii	C2	30-40cm		4/m2
	Angelica sylvestris 'Purpurea'	C2	30-40cm		2/m2
	Geranium macrorrhizum 'Gerwat'	C2	30-40cm		6/m2
	Primula japonica 'Millers's Crimson'	C2	20-30cm		6/m2
	Helleborus foetidus	C2	10-20cm		6/m2

Shade-tolerant Mix					
	Species	Stock	Height	Spec	Density
	Deschampsia cespitosa	P9	20-30cm		6/m2
	Ajuga reptans	C2	30-40cm		4/m2
	Aquilegia vulgaris	C2	20-30cm		5/m2
	Anemone hupehensis	C2	30-40cm		4/m2
	Actaea simplex 'Atropurpurea'	C2	30-40cm		2/m2
	Geranium macrorrhizum 'Gerwat'	P9	20-30cm		6/m2
	Bergenia 'Bressingham Ruby'	P9	20-30cm		6/m2
	Alchemilla mollis	C2	30-40cm		4/m2
	Helleborus 'Harvington double red'	P9	20-30cm		6/m2
	Helleborus foetidus	P9	20-30cm		6/m2
	Heuchera micrantha 'Palace Purple'	C2	30-40cm		36/m2
	Hypericum calycinum	C2	30-40cm		36/m2
	Fragaria vesca	P9	10-20cm		10/m2
	Galanthus nivalis	Bulb			36/m2
	Hedera helix	C2	60-80cm	Bushy	2/m2

Wildlife Buffer Planting Mix					
	Species	Stock	Height	Spec	Density
	Rubus fruticosus	C5		branched	1/m2
	Prunus spinosa	C5		branched	1/m2
	Crataegus monogyna	C5		bushy	8/m2
	Deschampsia cespitosa	P9		bushy	8/m2
	Aster novi-belgii	P9		bushy	8/m2
	Achillea filipendulina 'Moonshine'	P9		bushy	8/m2
	Helleborus foetidus	P9			20/m2
	Colchium autumnale	P9			20/m2
	Hyacinthoides non-scripta	Bulb			100/m2
	Hedera helix	C2	60-80cm	Bushy	2/m2

Lawn	
	Lawn areas seed with Coburns "Low Maintenance" mix: 60% (Perennial Ryegrass) + 35% (Slender Creeping Red Fescue) + 5% (Browntop Bent) + Sowing rate: 35g/m2 (350kgs/ha) Cutting height: Between 20-50mm

Rooftop Planting	
	Sedum and Native Wildflowers Mix



16.0 Summary and Conclusion

The proposed landscape design aims to provide a high quality landscape environment to transform a disused site into a vibrant and sustainable mixed-use development and an attractive and inclusive street design. The proposal includes the site into a public space network, in-keeping with the surrounding landscape character and enhances overall area.

Design decisions have been made in order to alleviate any negative impacts, careful material choices and an extensive planting scheme to make a positive contribution towards the environmental quality.

The structure of this document has been developed to provide an understanding of the design evolution, providing explanatory text and imagery to communicate the design proposals.

In demonstrating the above, it has been shown that the proposed scheme is responsive to the site's context and character and provide a sensitive regeneration scheme reflecting the needs of a multitude of users.



Landscape Proposal Plan

17.0 Response to SDCC Report

Department: Parks & Landscape Services / Public Realm

Ref: SHD2ABP-310421-21.

Report Date: 22nd June 2021

Addressing main concerns

1. How will the public open space be accessed from the Greenhills Road – An Accessibility Map shall be provided which shows permeability and access points.

Park Hood have indicated access and circulation throughout the site, please refer to chapters:

6.0 Public/Private Access;

7.0 Accessibility at the Site;

2. A greater level of detail in relation to landscaping, the public realm and open space is required • Details of play provision to be provided within the development

Park Hood have included more detail on public realm, open space and play provision, please refer to chapters:

8.1 Public Realm;

9.0 Play Requirements,

10.0 Hard landscaping;

11.0 Soft Landscaping;

12.0 Furniture Strategy,

3. Details of tree pits and SUDS features to be provided

Park Hood have included a breakdown of the SuDS systems, please refer to chapters:

14.0 Sustainable Urban Drainage systems;

14.1 Sustainable Urban Drainage systems- Tree Pits

5. There is a need for a strong and legible hierarchy in the open spaces provided as part of this proposed development, with different types of open space provided for in accordance with policies H12, objective 2 of the CDP 2016-2022. The layout needs to clarify the type of open space and access routes (defined as public or communal for residents) and shall be designed accordingly. The applicant shall provide further details in this regard.

Park Hood have indicated a breakdown of the public and private open space. The generous central area of public open space has been included within the revised design proposal. Please refer to:

8.0 Public/Private Open Space

6. All access points are required to have active frontage throughout and passive surveillance to provide welcoming functioning access routes.

Park Hood have indicated a breakdown of frontages/ boundaries please refer to chapters:

5.0 Site Boundary Treatments,

5.1 & 5.2 Proposed Site Boundary Treatments

7. A Universal Accessibility Map shall be submitted to demonstrate that the development is inclusive to people of all abilities. This shall be accompanied with a movement strategy plan for cyclists and pedestrians.

Park Hood have indicated access and circulation, please refer to chapters:

6.0 Public/Private Access;

7.0 Accessibility at the Site;

18.0 Response to ABP Report

3. Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public open space. Any deviation from policy requirements should be highlighted and consideration as to whether a material contravention arises.

Park Hood have included more detail on public realm, open space and play provision, please refer to chapters:

8.1 Public Realm;
9.0 Play Requirements,
10.0 Hard landscaping;
11.0 Soft Landscaping;
12.0 Furniture Strategy,

4. A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/ equipment will facilitate use of these spaces for both adults and children is also required. Consideration of security of access to communal amenity space is also required.

Park Hood have indicated a breakdown of the public and private open space. The generous central area of public open space has been included within the revised design proposal. Please refer to:

8.0 Public/Private Open Space

5. Cross sections of the development should be submitted, clearly detailing the change in levels from the site to surrounding areas and how this will be addressed in both the existing and future conditions.

Park Hood have included sections to indicate the various boundary treatments throughout the development. Please refer to:

5.2 Site Boundary Treatments

6. The relationship of the proposed development with the development potential of surrounding lands as envisaged as part of the City Edge Project should be described.

Park Hood have included sections to indicate the various boundary treatments throughout the development. Please refer to:

5.0 Site Boundary Treatments;
5.1 & 5.2 Proposed Site Boundary Treatments,

7. A plan annotating separation distances between all windows and balconies / terrace areas, to surrounding areas.

Park Hood have included sections to indicate the typical setbacks from private balconies/terraces. Please refer to:

5.0 Site Boundary Treatments;

9. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.

Park Hood have included more detail on public realm, open space and play provision, please refer to chapters:

8.1 Public Realm;
9.0 Play Requirements,
10.0 Hard landscaping;
11.0 Soft Landscaping;
12.0 Furniture Strategy,

13. Additional details and/or revised proposals in relation to comments from the:

- Parks & Landscape Services
- Public Realm Department at the Planning Authority





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