



BALSCADDEN | Howth, Co. Dublin

Landscape Design Statement | SHD Application | March 2022

PLUS ARCHITECTURE LIMITED | Chancery Lane, Dublin 8, D08 C98X

Introduction

The Development Team

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1. INTRODUCTION

Site on the Balscadden Road & Main Street | Howth | Co. Dublin



Site Landscape Plan - Site located on Howth Peninsula



Aerial View outlining site area of application

I. Introduction

This design statement has been prepared for Balscadden GP3 Limited (a company controlled by Marlet Property Group) for a site at the Former Baily Court Hotel, Main Street, and at lands located south of the Martello Tower on Balscadden Rd., Howth, County Dublin.

2. LANDSCAPE PLAN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin



GENERAL LANDSCAPE KEY

Landscape Plan Key

1. New Public street linking Abbey Street to Balscadden Road
2. Public realm Café/ Retail external seating area with natural stone paving.
3. Bicycle rack station
4. Proposed urban costal tolerant trees and under planting
5. Public realm seating area with natural stone paving
6. Gently sloped natural stone paved surface to seating area
7. Public lighting
8. Outdoor seating area with vertical waterfeature
9. Geological Art / Waterfeature in public realm
10. Water and sculpture garden
11. Public esplanade overlooking Balscadden bay with seating
12. Public art feature maritime / meteorological / geological theme
13. Outdoor seating and dining area overlooking Balscadden Bay
14. Public Observatory/ Panorama over Balscadden Bay/ Geographic and Natural Science Information plaque.
15. Public pathway from lower Abbey Street to Balscadden Bay via the esplanade (no.11)
16. Bespoke Corten steel sculptural railing and entrance feature wall 1.1m tall with railings 1.1m where level drop is greater than 600mm
17. Geological features in planter beds with interpretative signage
18. Native tree lined boundary, wind and costal tolerant refer to planting schedule
19. Semi mature tree covered embankment to consolidate soil. Refer to planting schedule
20. Turf covered retaining wall with fencing to top of embankment with native hawthorn hedging to either side of fencing
21. Pebble beach inspired playground with interactive natural features.
22. Boulder inspired playground 5-12 year olds with hammock swing.
23. Games lawn for garden games such as croquet and for recreation
24. Pergola with partial cover with seating under
25. Raised stone clad planter for podium planting
26. Lawn games area for boules with chess games table and for recreational use.
27. Entrance pergola and gate in Corten Steel to match entrance sculptural cladding to Balscadden Bay road way feature wall
28. Bench
29. Entrance court to new street and to existing Primary Care Centre.
30. Information plaque.
31. Balscadden Bay Beach
32. Howth Marina
33. Martello Tower.
34. St. Mary's Abbey
35. Proposed Café
36. Vehicular and pedestrian entrance to basement.
37. Bicycle, emergency and refuse exit ramp to Balscadden Road.

* Please refer to the Landscape drawing pack for more detailed landscape drawings.

NORTH



3. LANDSCAPE DESIGN

Site on the Bascadden Road & Main Street | Howth | Co. Dublin



Fig 1.1. Saint Mary's Abbey with the Howth Martello tower in the background. A pathway to the upper right of the photograph leads towards Bascadden Bay over the promontory to where the proposed site is located. French, Robert. St. Mary's Abbey, Howth, Co. Dublin. Edited by William Lawrence. 1865, National Library of Ireland, <https://www.nli.ie/>, last accessed 010821



Fig 1.2. Ladies bathing resort, 1905 with ironwork railings and formal promenade, tea house seen to the middle of photograph on Bascadden road. Martello tower to the rear and site to the upper left of the photograph, National Library of Ireland on The Commons

I. Landscape Introduction

South of Howth Harbour as the land rises toward Howth Head along Abbey Street the proposed development is located adjacent to the 1930s Public Library and Howth Health Centre. An existing informal publicly accessible dirt track passes through the site, adjacent to Howth Martello Tower that exits onto Bascadden Road in close proximity to the stepped approach to Bascadden Bay Beach. The landscape proposal seeks to address the green infrastructure criteria in line with Fingal County Council's Development plan. The aim of the landscape proposal is to enhance permeability in careful consideration of routeways, to increase biodiverse criteria by the inclusion native coastal tolerant plant selection. Existing natural and built heritage views and character to be respected where bounded proximity or wider views exist. The proposed soft landscape aims to set the proposed mainly residential development into the landscape. Hard and soft landscape material selection is to take due cognisance of those contained within the Special Amenity Area Order for the coastal margins of Howth Head. Bascadden bay beach is a well utilised recreational area with educational importance for geological interest which the landscape proposals aim to support. The mechanisms or conceptual framework to enhance the public realm for these aims are elaborated upon below. A brief explanation of the built and natural heritage near the site which have influenced this conceptual framework are outlined briefly below.

II. Built Heritage Interest

The proposed development is situated on Abbey Street Howth extending eastward onto Bascadden Road, located on the Howth promontory protruding into north Dublin Bay. Adjacent to the north of the site is Howth Martello Tower constructed circa 1805. The purpose of the towers were signal and observation towers. The tower forms part of a network of military fortifications from the Napoleonic wars. The subsequent direct signal line is to the tower on Ireland's Eye northwards. Rendered with granite string courses, Howth Martello tower sits in an elevated position above Howth Harbour and over Bascadden Bay. The tower, the site of the former motte castle of St. Lawrence now houses a communications museum, The Hurdy Gurdy Radio Museum which is open to the public. The tower is accessible via a public pathway from Abbey Street. This pathway which diverges currently with an informal pathway through the site to Bascadden Road.

To the west lies the graveyard and ruin of a fifteenth century church of St. Mary's Abbey with castellated granite walls. The graveyard with interments from circa 1050 overlooks Howth Harbour. A nineteenth century Roman Catholic church lies to the south of the proposed development. The church comprises of rendered walls with granite features of cills, porch and ope surrounds. To the west lie Howth Castle and Demesne.

Bascadden Bay Beach provided a ladies bathing area during the Victorian nineteenth century period. During this time a formal promenade fronted the beach cove. A tea shop, The Dalriada Tea Shop served visitors where modern apartments now stand. The formal bathing resort is no longer in use although it is now a popular swimming locality. Access is no longer via a promenade but a stepped approach in close proximity to the proposed developments. Fragments of the promenade and Victorian iron railing are still visible along the beach front.

3. LANDSCAPE DESIGN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin

III. Landscape Conceptual Framework

The proposed residential development comprises of semi public and public realm amenity. As indicated earlier the proposed development comprises of semi public open space within a central courtyard and a smaller amenity space to the north. The central amenity space is provided for residents. This comprises of a younger children's playground and older children's playground a central amenity games lawn, external dining and seating area. A second amenity area is proposed to the northern entrance adjacent to the pedestrian link.

Public realm is provided with a high quality amenity space fronting onto Abbey Street. This provides a public realm entrance court to the Health Centre, a proposed Café as well as providing bicycle parking for members of the public accessing the public library, café or health centre, Balcadden Beach or visitors to the proposed development. The proposed new street links to Balscadden Road where a esplanade or rampart formalising the edge provides a panorama for the public over Balcadden Bay.



Privacy boundary to provide seating, tree planting

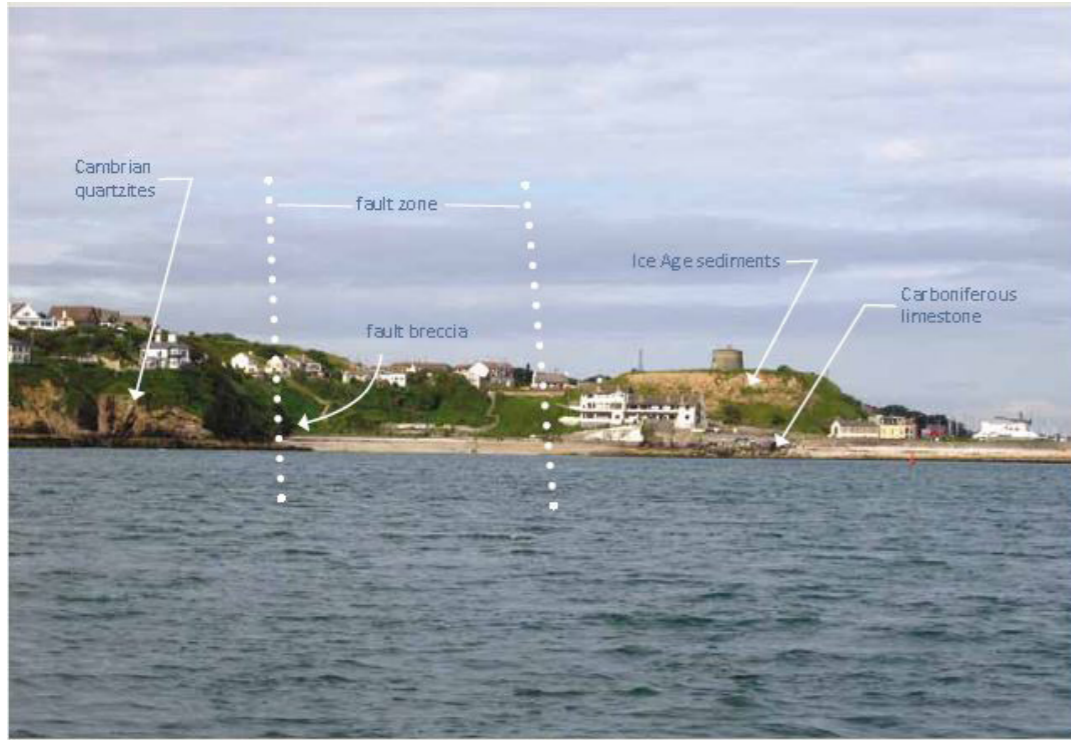
IV. Permeability

A new public street is proposed running east west making a formal connection for pedestrians and cyclists from Abbey Street to Balcadden Road. The tree lined new street is provided with soft underplanting with intermittent public seating and bicycle parking. Vehicular traffic is limited to residents accessing the Block B basement entrance ramp, thereafter is only for emergency, refuse or maintenance. Hierarchy of pedestrian use is provided with key references to the appropriate use of materials and layout of the public realm. A cycle way inclined approach to Balcadden road is also provided on this new street.

Pedestrians can also choose to access Balcadden Road close to Balcadden Beach entrance from the shared entrance path, along the northern boundary of the site, which diverges from the Martello tower pathway. Along this pathway the existing trees are to be retained. Public bicycle parking bays are provided for the public along this route for visitors who may wish to travel by bicycle to Balcadden Beach. Dwarf Scots pines are proposed extending along from the existing pines. This is to ensure that the tree line from the baseline of the embankment does not interrupt the view from other areas toward the Martello Tower. This northern and southern pedestrian routes join the proposed esplanade or elevated viewing point. Salt and pollution tolerant Pinus mugo var pumilo a dwarf variety of mountain pine is proposed at the boundary of the proposed edge of the eastern promenade to ensure that the viewing platform over Balcadden bay is not interrupted.

3. LANDSCAPE DESIGN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin



Explanation of fault breccia at Balscadden bay . Extract from Islands Coasts and Quarries, The Geological Heritage of Fingal published by Fingal County Council by Mathew Parkes. P.37



An example of rocks part of the fault breccia at Balscadden bay with fragmented rocks in the fault zone. . Extract from Islands Coasts and Quarries, The Geological Heritage of Fingal published by Fingal County Council by Mathew Parkes. P.37



Site Landscape Plan - Site located on Howth Peninsula

V. Natural Heritage Interest

The site is located on the Howth peninsula beside the Balscadden Bay. Balscadden Bay lies south of the Hill of Howth which is designated as a SAC and a Howth Head Coast SPA. The bay is recognised for its substantive geological and geomorphological interest. The coastal rock formations comprise of Carboniferous dark muddy limestone from the Ballysteen Formation and Cambrian of the Elsinore Formation. A 'fault bresccia' is observed along the beach where the contact between these two rock formations occur. The site is a County Geological Site due to the structural Geology present.

The Carboniferous limestone is toward Howth Harbour whilst on the southern side are Cambrian rock formations typical of the Howth area. Above the bay where the proposed site is located are exposed sands and gravels of glacial meltwater formation with glacial till over from the last period of glaciation. At Balscadden bay this is geomorphological and geological interest makes the cove an excellent teaching site for second and third level students.

Please refer to accompanying EIAR and NIS for full description of the Natural Heritage Interest of the site.

3. LANDSCAPE DESIGN

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Geomorphology Water Feature

Images: Princess Diana Fountain by Gustafson Porter & Bowman and Marabar art feature at the National Geographic Society Headquarters by Elyn Zimmerman



Marine, geology or meteorology Art Feature



Art in Context (Ref B.):Landscape art feature example: Weather Field no.2, Washington University in St. Louis by Arbolope Studio.



Landscape Plan Excerpt

VI. Heritage and Culture

Two art features are proposed. One, a landscape art feature metaphorical 'fault brescchia' which runs perpendicular to the geomorphology along Balscadden Beach. The other, a formal public art sculpture centred in along the eastern promenade with possible opportunities to reference maritime, meteorological and geomorphological which define the character of Balscadden Bay. The proposed Landscape art feature intends to integrate the use of carboniferous limestone with Cambrian stone. The feature proposes to utilise the fall of the site using falling water over boulders of geological interest which references the geomorphology of the area with naturalised urban tree planting with underplanting flanking the land art feature. Heritage, Arts and Parks departments in Fingal County Council are welcomed to provide input and guidance in the development of the feature given the public realm and educational value associated with Balscadden Bay. Land bridges over the water feature connect the two sides of the street with soft feature underlighting to create interest at night highlighting the metaphorical 'fault line' as the public journey along the proposed street.

The second art feature is intended to have a more interactive public art sculpture set in the centre of the eastern promenade. Themes of the setting of marine, geology or meteorology and communications are themes which could be explored in the public art sculpture. These touch upon the Bay, rock formations, weather patterns, signalisation in the landscape (Martello Tower). It is hoped to develop this in consultation with the relevant local authority department to execute the preferred narrative for public art.

Please refer to the Landscape drawing pack for more details.

3. LANDSCAPE DESIGN

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VI. Heritage and Culture



Examples of 'discovery points' interpretation along the Wild Atlantic Way which aims to connect visitors to heritage and place. By Tandem Design

Viewing Point /
Information Panels
Eastern Promenade



A viewing point for the public is provided further north centred upon Balscadden Bay with information panels on aspects of heritage, geology and local interest. An observation deck or platform is provided here next to reclined seating which allows the public to appreciate the views of Balscadden bay and toward Irelands Eye. This is intended to integrate the development into the setting which could be interpreted as extending the 'observatory' nature which the Martello Tower provides. External public seating with tables offers the public an opportunity to enjoy the panorama view of the bay also along the promenade. The promenade fronting onto the Bay references the ladies bathing beach promenade from the nineteenth century with public spaces to enjoy the view and take refreshments at Balscadden Bay.



3. LANDSCAPE DESIGN

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Photograph: Exposed examples of Cambrian red quartzite, typical of Howth, here white quartz veins have been fractured and folded. Extract from Islands Coasts and Quarries, The Geological Heritage of Fingal published by Fingal County Council by Mathew Parkes.p.33



Example of concrete surfacing Dunlaoighre by Saffery Architects with marine aggregates from the same geological formation as the pier sea walls. An analemmatic sundial comprising a series of bronze discs has been integrated into the pier resurfacing. Dunlaoighre Rathdown County Council.



Red ochre hue of folded retaining elements for terraces and circulation routes at Jardí Botànic de Barcelona



Semi- Public Path



VII. Materials:

Whilst the headland of Howth is synonymous with the red quartz Cambrian stone many of the built heritage elements use granite coursing or surrounds. The harbour walls comprise of ashlar granite and rubble stone. The ground plane which forms the new street and proposed promenade is proposed as natural stone in keeping with the character of the area. Granite, as is provided along the harbour seawalls is often a suitable choice for ground paved material due to the igneous nature is robust for public realm and weathering.

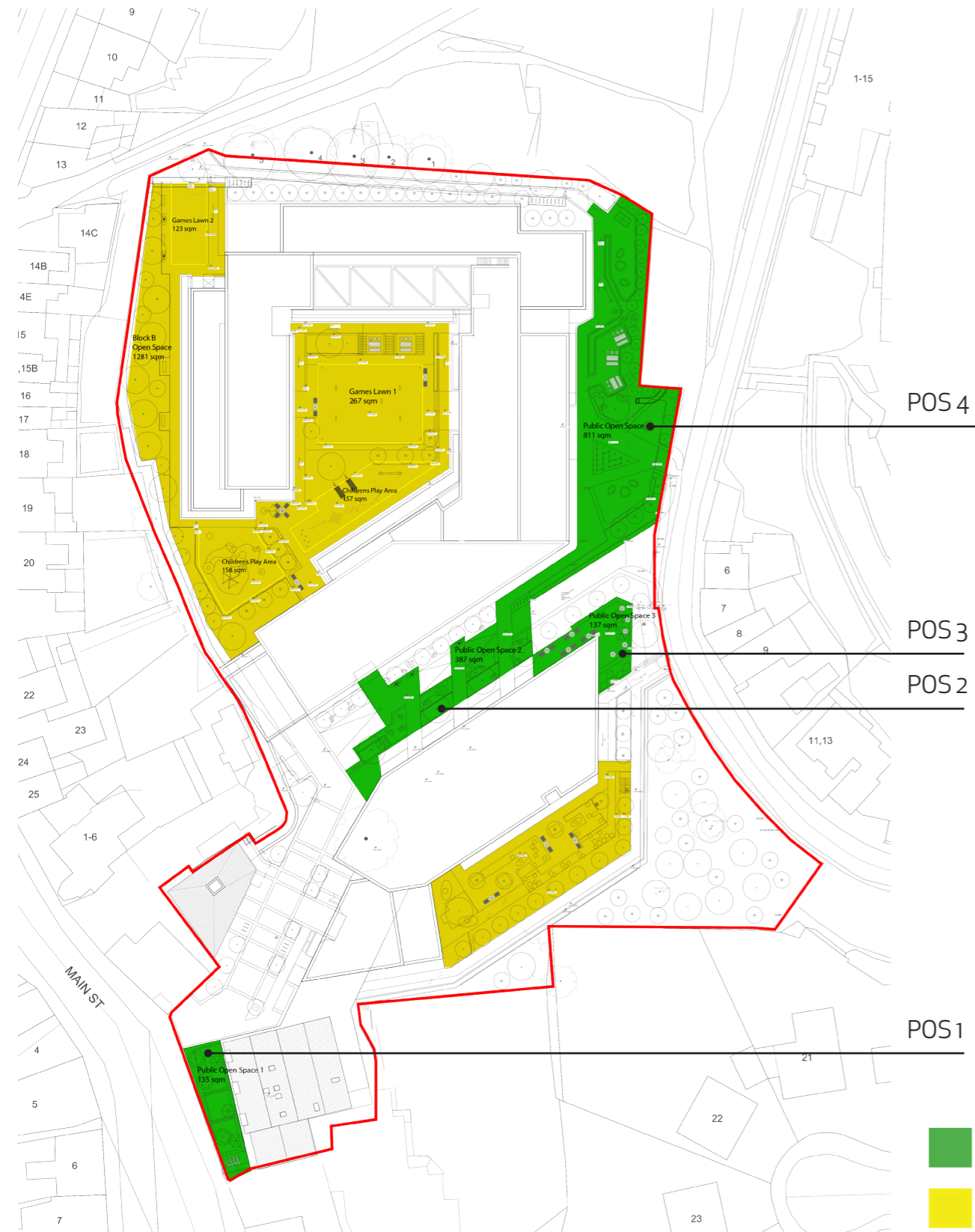
The upgraded public path to the north is proposed as buff coloured concrete with exposed aggregate taking in the local stone aggregate of limestone and red quartzite. This extends into the pathway of the semi public pathway to the west of the proposed development. A precedent of concrete where appropriate local aggregate are demonstrated, is along the restored ground plane of Dun Laoighaire pier. Geologically formed Marine stone & shell aggregates, make up the stone used for the seawalls.

Howth red quartzite with a brownish hue inspires the proposed sculptural entrance along Balscadden road. Here tapered retaining structures weave in and out to create a bicycle and emergency exit as well as a sculptural edging to planting beds. A precedent example which this proposal is themed upon are the Barcelona Botanic Gardens. Here the stepped topography provided an opportunity to allow terracing with circulation routes intermixed with planting by the use of Corten clad walls to manage difficult topographical level differences. This choice of material is proposed to return and fold along the stepped nature of the site to mimic folding geomorphological strata and to provide a navigation route along the proposed new street from Balscadden Road.

The materiality or texture of the proposed materials are intended to provide clues that the entrance is public realm for the public to use and engage with rather than a gated frontage more typical of a detached domestic dwelling which is not appropriate for a street.

3. LANDSCAPE DESIGN

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POS & COS Plan at Ground & First Floor Level

VII. Public and semi-public Amenity

Policy DMS 57 of the Fingal County Development Plan 2017/2023 requires a minimum public open space provision of 2.5 hectares per 1,000 population. DMS57A also states that open space should be 10% minimum of the total site area (1.43 hectares). This requirement is met by providing public open space at a total of 1470 sqm. DMS 57A is satisfied through a number of Public open spaces detailed in the pages following.

Public Open Space	msq
POS1	135
POS2	387
POS3	137
POS4	811
Total	1470

I. Public Open Space Provision

Communal open spaces are provided in large communal Courtyards in the centre of both Block C and Block B, in addition to landscaped roof terraces. There is also the addition of 4 play areas, dedicated young persons and older children. These areas include a croquet lawn, suitable for play-for-all-ages. It also is the formally planted central lawn to the courtyard and is bound by planting & the seating pavilion. A boules court is also proposed to the north west of the site, with chess & checkers seating points, which is again a play-for-all-age provision. These amenity spaces are accessible to residents residing in all blocks.

Apartment type	No. apartments	msq	Area requirement
Studio	4	4	16
1 bed	62	5	310
2 bed	89	7	623
3 bed	25	9	225
Total			1174

II. Communal Open Space Required

The Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (December 2020) requires a quantum of communal open space for Studio/1/2/3beds units at 4/5/7/9msq respectively. Based on the propose quantum of development proposed, this is calculated at 1174 msq, therefore the Communal Open Space proposed at 4108 msq is sufficient. Communal Open space provisions are also detailed further in the pages following.

Communal Open Space	msq
Block B Third Flr Roof Terrace	816
Block B Fourth Flr Roof Terrace	856
Block B Games Lawn	390
Block B Childrens play area	315
Block B Open Space	1281
Block C Courtyard	450
Total	4108

III. Communal Open Space Provision

Please refer to the Landscape drawing pack for more details.

3. LANDSCAPE DESIGN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin



New Public pedestrian Street



Play Zones



Example of natural play with themes of sand water and play :Tumbling Bay Playground, Queen Elizabeth Olympic Park, Stratford, London and sand, boulder and water play.



Landscape Plan Excerpt

VII. Public and semi-public Amenity

As elaborated upon above the proposed development provides for a new public street, art feature encompassing local natural and built heritage themes, viewing area over the bay. Public seating and tables along the panoramic axis of the proposed development is provided with overlooking by residential units. This ensures passive surveillance, providing a safe and pleasant amenity space for both the public and residential community.

Two café/ retail units are proposed one at either end fronting onto Abbey Street and the other at the termination of the proposed new street on Balcadden Road. Both are provided with external seating zones where outdoor dining can be provided. This is public seating and is not commercially private.

Public bicycle parking is provided at the Abbey Street entrance in the public realm, along the northern pathway at the junction of the proposed promenade. Similarly along the new proposed street and at the end of the new street. This will provide space for the public using the facilities such as the public library, health centre or visiting the beach where only a stepped approach makes it difficult to descend with a bicycle. As the northern perimeter pathway joins the proposed elevated promenade over the bay a publicly accessible table tennis table is provided but set back from the road way. The objective of the proposed public amenity is to allow for active leisure as a connection to Balscadden Bay from the village to allow for a secure environment for the public to enjoy the seaside.

As part of the residential semi-private or communal amenity area, two playgrounds are provided. One for older children the second for younger children. The younger children's playground 'pebble beach playground' is proposed with tactile surfaces related to Balscadden, interactive play features of fountains, sand, boulders and play den emulate the rock formations, sea cave coast and beach of the nearby environment. Here exploration of the natural environment is the theme of the proposed playground. The second playground is proposed as a rock boulder hopping, balance beam course. Hammock swings are proposed as spaces where older children can relax. An integrated bench is proposed along the planter wall.

Please refer to the Landscape drawing pack for more details.

3. LANDSCAPE DESIGN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin



Garden Croquet Lawn, Boules Carreau Club, Sunset Park, New York, Outdoor chess and games area



Games Lawn & Recreation



Block C Landscape Plan Excerpt

VII. Public and semi-public Amenity

Block B courtyard and external amenity areas, provides a games lawn surrounded by raised planters on podiums. This provides screening to each variety of play and recreation in the courtyard amenity space. The games lawn suitable for garden croquet allows for familial use or for the residential community to mix together. A partially covered canopy is proposed with seating and tables to allow dining, reading or relaxation in the courtyard. Additional seating is proposed throughout the courtyard garden in pockets to allow individuals their own space for recreation in the semi communal space. The formal games lawn is on axis with the formal entrance on the Balscadden road side of the proposed development.

A secondary external pergola entrance structure is proposed to the development as a gateway to the development near the lower Abbey Street link. Within the communal area a boules lawn is proposed with external seating and tables with integrated chess boards. Here familial and inter residential community use is intended in external lawn board games. This is partially derived from the ever increasing awareness of utilising out door spaces in a post pandemic scenario.

Within Block C a sheltered courtyard is proposed as a reflective water and sculpture garden. Here the topography requires a series of terraced retaining walls to manage the embankment level differences over the site. As with the proposed land art feature the level difference open up an opportunity to provide the sound of falling water integrated with stone outcrop feature stones emulating the natural geological features. The pool below then gives way to a quieter reflective pool where water lilies are proposed. Lit garden sculptures are proposed in the garden providing a juxtaposition of water and sculpture and planting in a contemplative context.

These semi-private areas are accessible by all residents in each block. Please refer to the Landscape drawing pack for more details.



Block B Landscape Plan Excerpt



Levi's Plaza, by Lawrence Halpin and example for falling water and level changes using outcrops to form a landscape feature.

Reflective Water & Sculpture Garden

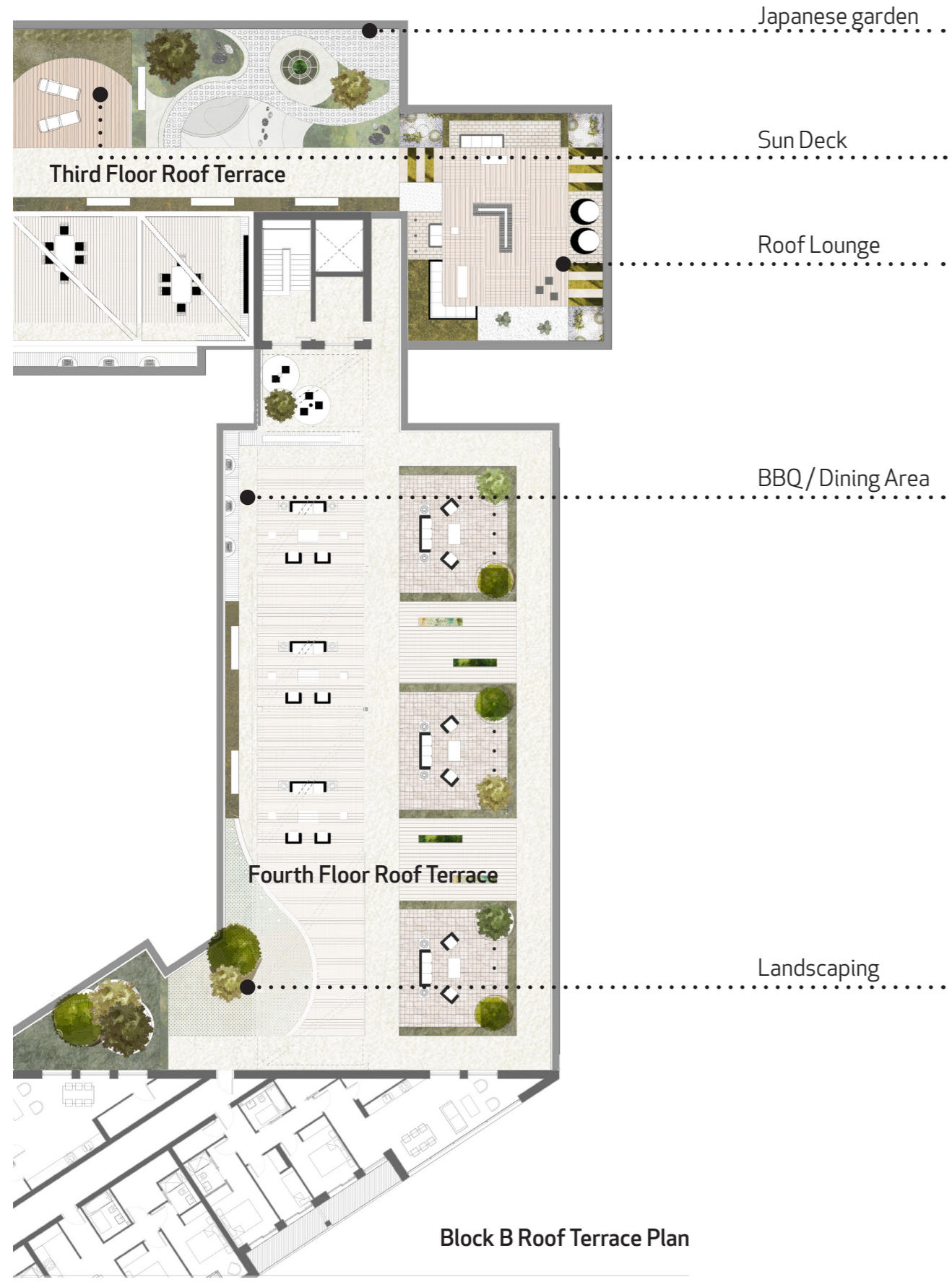


Planted rill along a waterfeature, Ana Duncan Garden Art Feature, Reflections Garden sculpture by Michael Foley.



3. LANDSCAPE DESIGN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin



VII. Public and semi-public Amenity

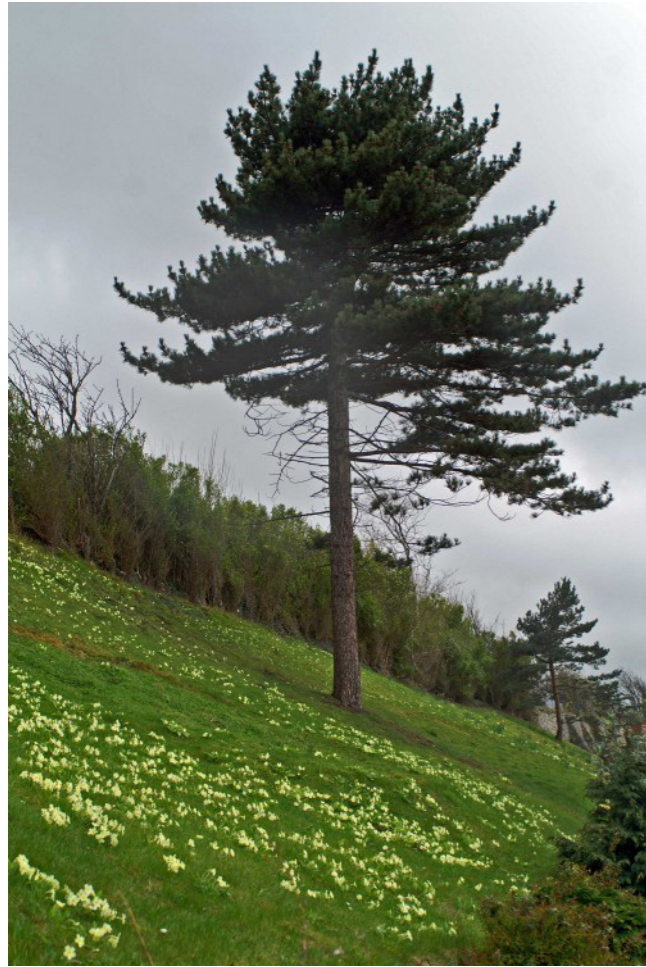
The design proposes two roof terraces, located at the third and fourth levels of Block B. These roof terraces intend to provide semi-private amenity space for the residents while taking advantage of the sea views towards Balscadden Bay. The roof terraces provide social spaces for residents to relax, both of which include dining areas, BBQ allotments, lounge areas and garden paths.

The Roof will be landscaped, creating the impression that the roof slots into the surrounding embankment. The third floor roof terrace will also be semi-covered by timber pergolas - enabling shelter for residents while creating a lightweight aesthetic. These pergolas are intended to be covered with a white canvas material at times, echoing sailing ships found in the bay.



3. LANDSCAPE DESIGN

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Pine trees used a feature planting in Golwyn Bay, Wales on a steep sea orientated railway embankment, Hjorthagen, Street planting, Stockholm by A.J. Landscp.



Crataegus monogyna (Hawthorn)



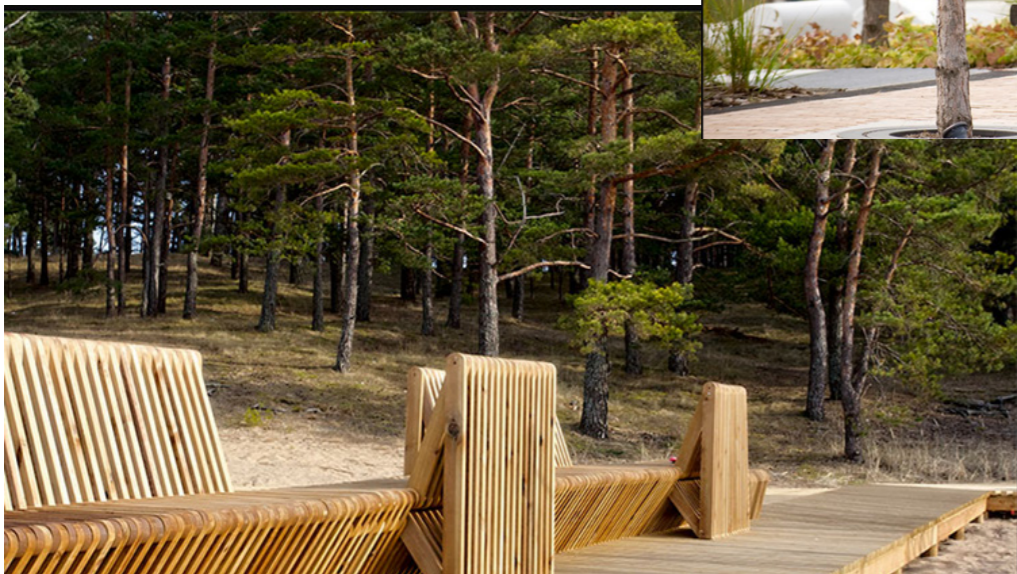
Arbutus unedo (Strawberry Tree)



Pinus sylvestris (Scot's Pine)



Pinus sylvestris (Scot's Pine)



Ulmus laevis (European White Elm) –Dutch Elm disease resistant species.

Pinus Nigra (Austrian Pine) 20-25m tall



Populus alba



Tilia tomentosa 'Doornik' 25m tall (aphid resistant)

VIII. Boundary Conditions

A native tree lined, costal- tolerant boundary condition is proposed to the western boundary along the proposed retaining wall. A mixed understory native hedge is proposed along all of the boundary wall.

To the north, dwarf Scots pine are proposed such that the setting and view of the Martello Tower is not interrupted. To the south the steep embankment of upper strata glacial till on sand and limestone gravel is proposed to be consolidated with mainly native coastal tolerant species.

Larger species are placed to the front with a mixed native understory hedge, such that the scale of the trees do not interrupt the view from other upland locations in time. Higher up, smaller multi-stem trees are planted due to wind tolerance. The retaining walls are secured with a fence with a mixed native hedge to soften the sharp edged nature of retaining walls.

A sedum capping is proposed upon the top of the retaining walls. The concept proposed is to provide a naturalised tree embankment rather than plantation which would be out of character with the horizon line when viewed elsewhere along the peninsula.

Please refer to the Landscape drawing pack for more details.

3. LANDSCAPE DESIGN

Site on the Balscadden Road & Main Street | Howth | Co. Dublin

IX . Planting Mix

The proposed planting mix is to adhere to the design principles of Special Amenity Area Order for Howth (SAAO) . Urban trees proposed are to be urban and coastal tolerant and not be within the invasive species for biodiverse and biosecurity reasons. The proposed planting mix is to contribute to the character of the local environment with consideration given to the development plan requirements as set out by Fingal County Council for landscape character and green infrastructure. Wherever possible green corridors of native species are to contribute to the biodiverse value where birds and bats are provided with additional habitat opportunities along the chain of green links such as at Howth Castle Demesne. Trees and underplanting are to provide seasonal interest both in the public realm and the semi public realm. Green roofs are to be provided to all flat non intensive green roofs. Refer to planting schedule for planting mixes. Where required urban tree systems may contribute to sustainable urban drainage criteria (Dec 2020) such as detention of surface water from the hard surface areas.



X. Lighting

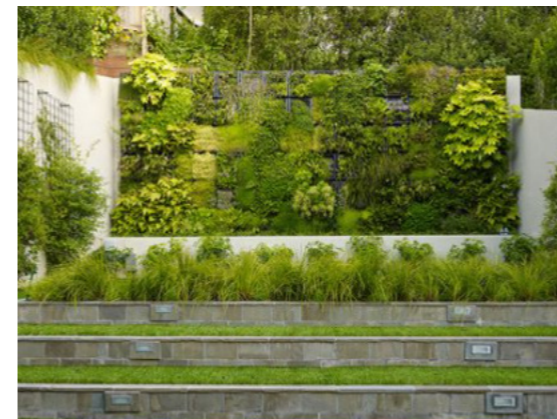
Public lighting is to be provided along the proposed new street (Abbey St to Balscadden Bay) and the pedestrian pathway to the north and along the proposed 'promenade'. Feature lighting is proposed for benches, art features and within the garden spaces of the residential courtyards and pathways. Lighting is proposed insofar as possible to be within the objectives of 'dark skies' but to provide sufficient lighting levels such that a safe urban environment.

XI. Conclusion

The proposed development seeks to provide public amenity which references the natural and built heritage of Howth whilst providing new pedestrian cycleway permeability. High quality public realm is proposed with public art and recreational amenity. Given the special interest of Balscadden bay for geological interest the public art and amenity is to provide some educational value. This hopes to contribute to the character of Howth & to provide amenities to the public, along with safe and high quality landscaping. The Planting proposed will contribute to the biodiversity and landscape character of Howth, with careful consideration to the siting of planted boundaries and urban tree planting. The proposed landscape treatment of the proposed new street offers an opportunity to increase connectivity between the retail and services area of Howth to the amenity area of Balscadden bay which can be utilized by all members of the public as well as the residential community of the proposed development.



Landscape Plan Excerpt



French, Robert. St. Mary's Abbey, Howth, Co. Dublin. Edited by William Lawrence. 1865, National Library of Ireland, <https://www.nli.ie/>, last accessed 010821.

4. Planting Plan

Site on the Balscadden Road & Main Street | Howth | Co. Dublin

Landscape Planting Plan

GROWING MEDIUM TYPE 1:
Refer to growing medium specification.
Growing medium for cellular tree trenches BS 3882:2015 imported Multipurpose topsoil min two cells deep 600mm+400mm mm deep RootSpace by Greenleaf or E/A to growing medium specification with ReRoot Rootbarrier by Greenleaf or E/A to all planters.
*NOTE All soil to be provided, graded and installed by soft landscape contractor. Supply soil analysis to be approved by Landscape Architect prior to arrival on site. Where well compacted sub-base for planting does not occur and subsoil medium is required refer to growing medium specification. To be supplied by soft landscape contractor and approved by Landscape Architect prior to arrival on site.

Green/blue rootspace cellular urban tree system zones. Refer to tree pit details.

GROWING MEDIUM TYPE 2:
Refer to growing medium specification.
Growing medium for raised planters and or privacy strips only no trees. BS 3882:2015 imported Multipurpose topsoil min 850mm deep to growing medium specification with ReRoot Rootbarrier by Greenleaf or E/A to all planters.
*NOTE All soil to be provided, graded and installed by soft landscape contractor. Supply soil analysis to be approved by Landscape Architect prior to arrival on site. Where well compacted sub-base for planting does not occur and subsoil medium is required refer to growing medium specification. To be supplied by soft landscape contractor and approved by Landscape Architect prior to arrival on site.

GROWING MEDIUM TYPE 3:
Refer to growing medium specification.
BS 3882:2015 imported Multipurpose topsoil 1.1m deep to growing medium specification with ReRoot Rootbarrier by Greenleaf or E/A to all edges and sides of soil pathway edges and or boundary / building edges.
*NOTE All soil to be provided, graded and installed by soft landscape contractor. Supply soil analysis to be approved by Landscape Architect prior to arrival on site. Where well compacted sub-base for tree does not occur and subsoil medium is required refer to growing medium specification. To be supplied by soft landscape contractor and approved by Landscape Architect prior to arrival on site.

GROWING MEDIUM TYPE 4:
Refer to growing medium specification.
BS 3882:2015 imported Multipurpose topsoil 650mm deep to growing medium specification
*NOTE All soil to be provided, graded and installed by soft landscape contractor. Supply soil analysis to be approved by Landscape Architect prior to arrival on site. Where well compacted sub-base planting does not occur and subsoil medium is required refer to growing medium specification. To be supplied by soft landscape contractor and approved by Landscape Architect prior to arrival on site.

Public lighting Escofet Ball RAL 8007. Wall mounted / double or alternate luminaire mounted head where applicable. LED warm white

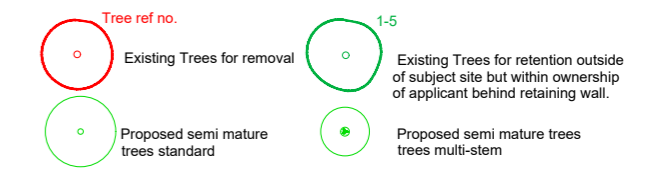
All lighting in accordance with BCT Lighting Guidelines (BCT, 2018):
• All luminaires used should lack UV/IR elements to reduce impact.
• LED luminaires should be used due to the fact that they are highly directional, lower intensity, good colour rendition and dimming capability.
• A warm white spectrum (<2700 Kelvins should be used to reduce the blue light component of the LED spectrum).
• Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
• Column heights should be carefully considered to minimise light spill. The shortest column height allowed should be used where possible.
• Only luminaires with an upward light ratio of 0% and with good optical control should be used.
• Luminaires should be mounted on the horizontal, i.e. no upward tilt.
• Any external security lighting should be set on motion-sensors and short (1min) timers.

For soil specification refer to soil and growing medium specification in landscape specification For tree specification refer to planting schedule.



Planting Plan Key

- Planting Mix (P.Mix) refer to planting schedule for specification and densities.
- P.Mix 1/ Underplanting to courtyard raised planters
 - P.Mix 2/ Watergarden underplanting shade tolerant mix
 - P.Mix 3. Boundary underplanting
 - P.Mix 4. Public walkway underplanting mix
 - P.Mix 5. Seaward side underplanting to feature entrance promenade.
 - P.Mix 6/ Sedum capping to retaining element
 - P.Mix 7. Public realm street underplanting.
 - P.Mix 8. Privacy planting street to residential units.
 - Hedge 1: Formal courtyard hedging refer to schedule
 - Hedge 2: Native Mixed Hedgerow 1.8m tall where located at top of embankment hedgerow to screen fence with perforated mesh fencing to allow for wind to percolate through. Boundary hedging as indicated. Refer to schedule.
 - Hedge 3: Hedge to retaining wall public realm refer to planting schedule
 - Reinforced grass system by Escofet or E/A ref 'Checkerblock' & 'Redes'. Refer to landscape materials specification drawing.
 - Basement line all soft landscape within this area on podium. Irrigation system required for podium soft landscape areas.
 - Proposed site for biodiversity. Refer to ecologist report and landscape maintenance specification. Location of bird and bat box's as per ecologist report.



Please refer to the Landscape drawing pack for more details.

5. DEVELOPMENT SCHEDULES

Site on the Balscadden Road & Main Street | Howth | Co. Dublin

Job Name: Balscadden Bay , Howth.		Planting Schedule		PLUS ARCHITECTURE	
Document No.: 486_15_01page 1					
Job No.: 486					
note : xtr= no. of times trees transplanted.		PLANNING			
Tree Species	Specification	Comment	No.	No. native	
<i>Acer saccharum</i> (sugar maple)	Clear stem 1.8m min, 50-60cm girth. Rootballed 5xtr. Min 4.5m tall	Located in sheltered courtyard/ shade tolerant		1	
<i>Arbutus unedo</i> (Strawberry Tree)	Multistem min 3 breaks from base, min 2m tall, Rootballed 4xtr	Native coastal tolerant, Seward side and also in locations to manage ventilation ope screening.		34	34
<i>Acer Palmatum</i> (Japanese Maple)	Multistem min 3 breaks from base, min 2m tall,Rootballed 4xtr	Located in sheltered courtyard/ shade tolerant		4	
<i>Cornus kousa</i>	Multistem min 3 breaks from base, min 2m tall,Rootballed 4xtr	Located in sheltered courtyard/ shade tolerant		5	
<i>Corylus avellana</i> (Hazel)	Clear stem 1.8m min, 30-35cm girth. Rootballed 5xtr. Min 3m tall	Native moderate coastal tolerance. Located primarily in sheltered boundary locations		2	2
<i>Crataegus monogyna</i> (Hawthorn)	Multistem min 3 breaks from base, min 2.5m tall, Rootballed 4xtr	Native, hardy, Costal tolerant		7	7
<i>Elaeagnus x ebbingei</i> (Mouseberry)	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 2.5m tall	Coastal tolerant		1	
<i>Hippophae salicifolia</i> 'Streetwise' (sea buckthron)	Clear stem 1.8m min, 30-35cm girth. Rootballed 5xtr. Min 4.5m tall	Coastal tolerant		11	
<i>Juniperus communis</i> (Common Juniper)	Clear stem 1.8m min, 30-35cm girth. Rootballed 5xtr. Min 2m tall	Native Coastal tolerant located to seaward embankment		4	4
<i>Malus sylvestris</i> 'Evereste' (Crab apple 'Evereste')	Clear stem 1.8m min, 30-35cm girth. Rootballed 5xtr. Min 4m tall	Native moderate coastal tolerance. Located in sheltered boundary locations		11	11
<i>Pinus mugo</i> 'Pumilio' (Dwarf Mountain Pine)	Multistem min 3 breaks from base, min 1.2m tall, Rootballed 3xtr	Shrub, coastal tolerant this cultivar is low to permit view to and from the proposed public amenity space.		29	
<i>Pinus mugo</i> (Mountain Pine)	Multistem min 3 breaks from base, min 1.2m tall, Rootballed 3xtr	Small tree, coastal tolerant this small tree		9	
<i>Pinus nigra</i> (Austrian Pine)	Clear stem 1.8m min, 30-35cm girth. Rootballed 5xtr. Min 4.5m tall	coastal tolerant, seaward facing		19	
<i>Populus tremula</i> (aspen)	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 4.5m tall	Native coastal tolerant		3	3
<i>Prunus avium</i> (Wild cherry)	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 4.5m tall	Native moderate coastal tolerant,Located in sheltered areas.		2	2
<i>Pyrus calleryana</i> 'Chanticleer' (Callery pear 'Chanticleer')	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 4.5m tall	Urban tolerant narrow habit street tree set back from coastal portion of proposed development		13	
<i>Quercus petraea</i> (sessile oak)	Clear stem 1.8m, 20-25cm girth, Irish grown specimen 30-35cm girth. Rootballed Min 4.5m tall	Native oak, must be Irish grown on phytosanitary grounds, moderately coastal tolerant placed in sheltered locations.		1	1
<i>Quercus robur</i> (English oak)	Clear stem 1.8m, 20-25cm girth, Irish grown specimen 30-35cm girth. Rootballed Min 4.5m tall	Native oak, must be Irish grown on phytosanitary grounds, moderately coastal tolerant placed in sheltered locations.		3	3
<i>Sorbus aria</i> 'Majestica' (Whitebeam Majestica)	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 4m tall	Coastal ,Tolerant Native tree located set somewhat back from front coastal line		9	9
<i>Sorbus aucuparia</i> (Rowen)	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 3.5m tall	Native hardy tree, modestly costal tolerant species , located in sheltered area of proped development.		3	3
<i>Tilia tomentosa</i> (Silver Linder, European White Lime)	Clear stem 1.8m min, 30-35cm girth. Rootballed 4xtr. Min 4.5m tall	Urban tolerant and coastal tolerant street tree set back from coastal portion of proposed development		5	
Total trees				176	79
HEDGING:					
Hedge type 1:					
<i>Buxus sempervirens</i> (common box)	Rootballed, bushy specimen min 600mm high	Hedge type 1Sheltered courtyard setting to lawn games areas and private terraces privacy strips to inner courtyard.			
<i>Elaeagnus x ebbingei</i>	Rootballed, bushy specimen min 1.8mm high	Exposed areas to salt and coast in public realm near retaining wall.			
Hedge type 2:					
<i>Corylus avellana</i> (hazel)	Rootballed bushy specimen min 1.8m tall * all from same lot	hardy dense habit, native and source of food for wildlife.			
<i>Crataegus monogyna</i> (hawthorn)	Rootballed bushy specimen min 1.8m tall * all from same lot	hardy,dense habit, thorny, native and source of food for wildlife			
<i>Hedra helix</i> (Ivy)	P9 or larger pot	hardy native climbing evergreen, self clinging plant, source of food for wildlife.			
<i>Ilex aquifolium</i> (holly)	Rootballed bushy specimen min 1.8m tall * all from same lot	hardy,dense evergreen habit, spikey, native and source of food for wildlife			
<i>Lonicera periclymenum</i> (honey suckle)	5L pot	hardy scrambling native hedgrows plant , attractive scented twining shrub and source of food for wildlife			
<i>Rosa canina</i> 'alba' (dog rose 'alba')	Rootballed bushy specimen min 0.6m tall * all from same lot	hardy native hedgrows shrub , attractive flowers and thorny and source of food for wildlife			
<i>Sambucus nigra</i> (elder)	Rootballed bushy specimen min 1.8m tall * all from same lot	hardy native hedgrows plant , native and source of food for wildlife			
<i>Viburnum opulus</i> (guelder rose)	Rootballed bushy specimen min 1.8m tall * all from same lot	hardy native hedgrows plant , attractive flowers and source of food for wildlife			

5. DEVELOPMENT SCHEDULES

Site on the Balscadden Road & Main Street | Howth | Co. Dublin

Grass area to front of embankment	Grass flower meadow mixture to wide margins: 'Biodiverse wildflower meadow mixture Ref WFO2 @ 1.5g/m2 or as otherwise directed by supplier with integrated grass mix 50% 1.5g/m2 as pre mixed by 'Design by Nature'. Required min seed mixture 1.1KG of Native Sourced Irish Wildflower Seed Mixture, without added 'Grass Seeds'. Plus 1.1kg of grass seed mixed into mixture (rate of sowing for grass is also 1.5 grams per square metre). Special mixture of bents and fescues by Design by Nature. Please note, use perennial rye grass with wildflowers is not permitted.	front of margin wildflower grass mix. Low maintenance where grass margin pertains.		
Hedge type 3:				
<i>Olearia traversii</i>	rootballed 1.8m tall, bushy specimen	retaining wall edges.		
Planting mix 3: Amenity lawn				
Amenity lawn :40% Perennial ryegrass 40% - Strong Creeping Red Fescue 20% Chewings fescue	Sowing rate 30 - 40g per m2 25 - 35g per m2	Amenity lawn to games areas.		
Planting mix 1: Underplanting to raised courtyard planters.				
<i>Clematis macropetala</i>	2L pot	climber near pergola/ ramp		
<i>Cornus canadensis</i> (creeping dogwood)	2L pot	underplanting perennial		
<i>Fatsia japonica</i>	10L pot, bushy specimen			
<i>Gallium odoratum</i> (sweet woodruff)	2L pot	underplanting perennial		
<i>Hydrangea anomala</i> subsp. <i>Petiolaris</i> (climbing hydrangea)	2L pot	climber near retaining wall.		
<i>Liriope muscari</i> (big blue lilyturf)	2L pot	underplanting perennial		
<i>Lonicera japonica</i> 'Halliana' (honeysuckle)	2L pot	climber near pergola/ ramp		
<i>Luzula nivea</i> (snow rush)	5L pot	underplanting perennial		
<i>Polystichum setiferum</i> 'Pulcherrimum Bevis' (soft shield fern)	5L pot	underplanting perennial		
<i>Solanum crispum</i> 'Glasnevin'	2L pot	climber near pergola/ ramp		
<i>Vinca Major</i> 'Alba' (greater periwinkle)	2L pot	underplanting perennial		
<i>Rosa</i> 'Claire Austin'	6L pot, min 3 breaks lwr third.			
<i>Rosa</i> 'rushing stream'	6L pot ,min 3 breaks lwr third.			
<i>Rudbeckia fulgida</i> var. <i>deamii</i> (late summer)	18	2L pot		
<i>Allium</i> 'Globemaster'	large good quality flowering bulb	seasonal bulb		
<i>Narcissus</i> 'Thalia'	large good quality flowering bulb	seasonal bulb		
<i>Narcissus papyraceus</i>	large good quality flowering bulb	seasonal bulb		
<i>Tulipa</i> 'Blue Heron' *late	large good quality flowering bulb	seasonal bulb		
<i>Tulipa</i> Purissima (White Emperor) *Fosteriana mid	large good quality flowering bulb	seasonal bulb		
<i>Tulipa</i> 'White Triumphator' *late	large good quality flowering bulb	seasonal bulb		
Planting mix 2 Watergarden/ Sculpture garden courtyard				
<i>Acanthus mollis</i> (bears breaches)	2L pot	shade tolerant		
<i>Asplenium scol. Angustifolia</i>	2L pot	shaded but sheltered garden.		
<i>Campanula persicifolia</i> (fairy bellflower)	2L pot	shade tolerant		
<i>Dryopteris championii</i>	2L pot	shaded but sheltered garden.		
<i>Filipendula purpurea</i> (purple meadowsweet)	2L pot	shade tolerant		
<i>Geranium phaeum</i> 'Lily Lovell'	2L pot	shade tolerant		
<i>Helleborus niger</i> (Christmas rose)	2L pot	shaded but sheltered garden.		
<i>Iris</i> 'Flight of Butterflies' (early summer)	2L pot	shaded but sheltered garden.		
<i>Matteuccia struthiopteris</i> (osterich fern)	2L pot	shaded but sheltered garden.		
<i>Nymphaea alba</i> (white water lilly)	Large mature specimen ready to flower (June-Oct) within initial planting season	shaded but sheltered garden.		
<i>Phyllostachys bissetii</i>	2L pot	coastal tolerant bamboo . Located in sheltered courtyard garden area.		
<i>Polystichum setiferum</i> 'Pulcherrimum Bevis' (soft shield fern)	5L pot	shaded but sheltered garden.		
<i>Pulmonaria</i> 'Blue Ensign' (lungwort)	2L pot	shade tolerant		
<i>Sarcococca hookeriana</i> var. <i>humilis</i> (dwarf sweet box)	5L pot	shade tolerant		
<i>Vinca Major</i> 'Alba' (greater periwinkle)	2L pot	shaded but sheltered garden.		
Planting mix 3 : Boundary underplanting / edge of border				
<i>Calliandra bodinieri</i> var. <i>giraldii</i> 'Profusion' (purpleberry 'Profusion')	10L pot, bushy specimen			
<i>Daphne oleoides</i> (olive leaved daphne)	10L pot, bushy specimen			
<i>Exochorda</i> x <i>macrantha</i> 'The Bride'	10L pot, bushy specimen			
<i>Fatsia japonica</i> (Japanese aralia)	20L pot min 800mm high			
<i>Fothergilla gardenii</i> 'Blue Mist'	5L pot			
<i>Hydrangea paniculata</i> (paniculate hydrangea)	5L pot			
<i>Hydrangea arborescens</i> 'Annabelle'	5L pot			
<i>Mahonia aquifolium</i> 'Apollo' (Oregon grape 'Apollo')	10L pot, bushy specimen min 500mm high.			
<i>Hebe</i> 'Sapphire'	5L pot			
Front of Border planting:				
<i>Aquilegia vulgaris</i> 'White Star'	2L pot			
<i>Astilbe chinensis</i> var. <i>pumila</i> (dwarf Chinese astilbe)	2L pot			
<i>Astilbe</i> 'Feuer' (x <i>arendsii</i>)	2L pot			
<i>Asplenium scolopendrium</i>	2L pot			

5. DEVELOPMENT SCHEDULES

Site on the Balscadden Road & Main Street | Howth | Co. Dublin

<i>Cornus canadensis</i>	2L pot		
<i>Dryopteris dilatata</i> *e	2L pot		
<i>Epimedium</i> 'Flowers of Sulphur'	1L pot		
<i>Erythronium californicum</i> 'White Beauty'	1L pot		
<i>Gallium odoratum</i>	1L pot		
<i>Geranium dalmaticum</i> *e	2L pot		
<i>Helleborus niger</i> (Christmas rose)	2L pot		
<i>Liriope muscari</i> 'Big Blue' (big blue lilyturf) *e	1L pot		
<i>Luzula sylvatica</i> (woodrush) *e	2L pot		
<i>Myrrhis odorata</i>	2L pot		
<i>Tradescantia</i> (Andersoniana Group) 'Isis' (spider lily)	2L pot		
<i>Vinca minor</i> f. alba 'Gertrude Jekyll'	1L pot		
Planting mix type4 & 5 seaward side & 7 (street)			
<i>Liriope muscari</i> (lilyturf)	2L pot		
<i>Agapanthus</i> (African lily)	2L pot		
<i>Armeria maritima</i> (sea thrift)	2L pot bushy specimen		
<i>Astilbe</i> 'Fanal' (x arendsii) (summer)	2L pot		
<i>Calamagrostis Karl Foerster</i>	5L pot bushy specimen		
<i>Crambe maritima</i> (sea kale)	5L pot bushy specimen		
<i>Crocosmia lucifer</i>	5L pot bushy specimen		
<i>Dierama pulcherrimum</i>	5L pot bushy specimen		
<i>Echinops ritro</i> 'Veitch's Blue' (Globe thistle)	2L pot bushy specimen		
<i>Eryngium amethystinum</i> (amethyst sea holly)	5L pot bushy specimen		
<i>Helianthemum</i> 'Wisley White' (rock rose 'Wisley White)	5L pot bushy specimen		
<i>Hydrangea macrophylla</i>	5L pot bushy specimen		
<i>Hylotelephium spectabile</i>	2L pot bushy specimen		
<i>Lavandula angustifolia Hidcote</i>	5L pot bushy specimen		
<i>Nepeta x faassenii</i>	5L pot bushy specimen		
<i>Rudbeckia fulgida</i> var. <i>deamii</i>	5L pot bushy specimen		
<i>Rosmarinus officinalis Prostratus</i>	5L pot bushy specimen		
<i>Sarcococca hookeriana</i> var. <i>humilis</i> (dwarf sweet box)	5L pot		
<i>Silene uniflora</i> (Sea campion)	2L pot bushy specimen		
<i>Stipa tenuissima</i>	5L pot bushy specimen		
<i>Verbascum bombyciferum</i>	5L pot bushy specimen		
<i>Yucca filamentosa</i>	5L pot bushy specimen		
Planting mix 6 sedum capping to retaining wall.			
Baudea biodiverse wildflower and sedum mix extensive green roof system or equal approved.		to top of retaining wall element.	
Planting mix type 8 : Privacy planting to residential units.			
<i>Euonymus europaeus</i>	10L-pot bushy specimen	Shrub areas privacy areas where it does not obscure glazing.	
<i>Escallonia</i> 'Red Dream'	10L-pot bushy specimen	Compact coastal tolerant variety.	
<i>Olearia traversii</i>	10L-pot bushy specimen	Hedging element clipped to 600mm high	
<i>Osmanthus delavayi</i>			
<i>Juniperus communis</i> 'Green Carpet'	5L pot		
<i>Pittosporum tobira</i>	10L-pot bushy specimen	Shrub areas privacy areas where it does not obscure glazing.	
<i>Allium</i> 'Globemaster'	large good quality flowering blub	seasonal bulb	
<i>Narcissus</i> 'Thalia'	large good quality flowering blub	seasonal bulb	
<i>Narcissus papyraceus</i>	large good quality flowering blub	seasonal bulb	
<i>Tulipa</i> Purissima (White Emperor) *Fosteriana mid	large good quality flowering blub	seasonal bulb	
<i>Tulipa</i> 'White Triumphator' *late	large good quality flowering blub	seasonal bulb	
<i>Tulipa</i> 'Blue Heron' *late	large good quality flowering blub	seasonal bulb	
		END	



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LANDSCAPE DESIGN STATEMENT | MARCH 2022

PLUS ARCHITECTURE LIMITED | Chancery Lane, Dublin 8, D08 C98X

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