

B S L A

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LAND DEVELOPMENT AGENCY
HACKETSTOWN, SKERRIES

March 2022

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SITE DESCRIPTION

The Land Development Agency, intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at this site located at Hacketstown in the townlands of Milverton, Townparks and Hacketstown, Skerries, Co. Dublin. The subject lands are accessed via Golf Links Road to the south and Ballygossan Park Phase 1 to the north. The site is bound by the Dublin – Belfast railway line to the west, the Golf Links Road to the east and south, and by individual houses to the east and south. The application site is c. 6.7 hectares.

The proposed development comprises 345 no. residential units comprising of 84 no. 1-bed units, 104 no. 2-bed units (68 no. 2-bed apartments and 36 no. 2-bed duplexes), 157 no. 3-bed units (118 no. 3-bed duplexes and 39 no. 3 - bed houses) ranging in height from 2 no. – 4 no. storeys.

The proposed development is set out in 8 blocks which comprise the following:

- Block A1 comprises 39 No. units at 4 storeys in height (Comprising a mix of 26 No. apartments & 13 No. Duplexes)
- Block A2 comprises 33 No. units at 4 storeys in height (Comprising a mix of 22 No. apartments & 11 No. Duplexes)
- Block B1 comprises 16 No. units at 3 storeys in height (Comprising all 3 bed Duplexes)
- Block B2 comprises 16 No. units at 3 storeys in height (Comprising all 3 bed Duplexes)
- Block C comprises 42 No. units at 2-3 storeys in height (Comprising 15 No. apartments & 27 No. Duplexes)
- Block D comprises 32 No. units at 2-3 storeys in height (Comprising 12 No. apartments and 20 No. houses)
- Block E comprises 62 No. units at 2-3 storeys in height (Comprising 38 No. apartments & 24 No. Duplexes)
- Block F comprises 66 No. units at 2-3 storeys in height (Comprising 39 No. apartments & 27 No. Duplexes)
- Block G comprises 25 No units at 2-3 storeys in height. (Comprising 20 No. Duplexes and 5 No. houses)
- Block H comprises 14 No units at 2-3 storeys in height. (Comprising 14 No. houses)
- Public Open Space of c.16,670 sqm (25% of net developable area) is proposed including the parkland and main public square, in addition to the linear park of c.2,427 sqm;
- c.2,272 sqm communal open space is proposed to serve the apartments;
- 414 car parking spaces in total are proposed including 70 visitor spaces, creche set down and 3 for creche staff parking within undercroft and at surface level.
- 802 No. bicycle parking spaces comprising including 128 No. visitor spaces and 10 No. to serve the creche;
- Childcare and community facility of c.377 sqm. located in Block C;
- Upgrades to the Golf Links Road including new pedestrian and cycle infrastructure with frontage on Golf Links Road;
- Vehicular access off the Golf Links Road is to be provided to the south east of the subject site;
- In addition the proposal will provide a new internal link road. This internal link road will connect to the adjacent lands to the north, for which a separate planning application has been made to Fingal County Council under Reg. Ref. F21A/0287 (ABP Reg. Ref. 312189-21);

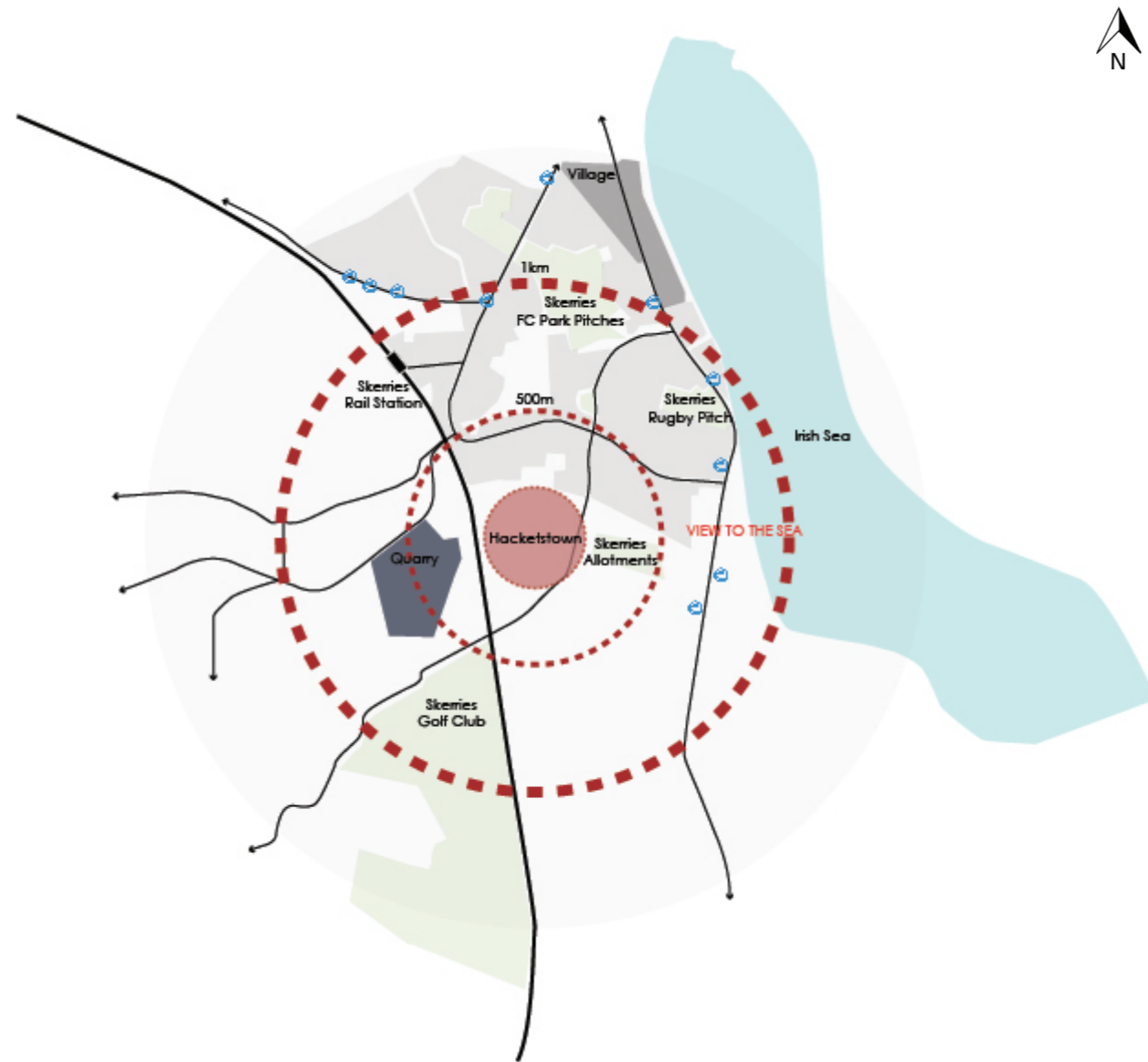
The proposed apartments include the provision of private open space in the form of balconies to elevations of the proposed buildings. The development also includes vehicular, pedestrian, and cycle accesses, bicycle stores, lighting, landscaping, amenity spaces, drop off areas, boundary treatments, refuse facilities, services, utilities, substations, internal roads, foot-paths and shared surfaces and all associated ancillary and site development works.

1. INTRODUCTION

1.1 SITE LOCATION AND DESCRIPTION

The application site is located in the north of Co. Dublin, approximately 40 minutes away from the city centre. The site is served by a variety of amenities within Skerries town. It is served by good public transport connections, with numbers of bus stops surrounding the site within 1km distance. The site is also located within close proximity to Skerries railway station to which there is a proposed pedestrian connection from the site. Variety of green amenity spaces are available including Skerries Golflinks, Skerries allotments and number of sports pitches. The site has a great advantage of being close to the sea which offers sea vistas.

PUBLIC TRANSPORT



GREEN SPACES



- Irish sea
- Green spaces
- Built up areas
- Quarry
- Commercial
- Railways
- Vehicle routes
- Bus stops

- Green spaces
- Railways
- Vehicle routes

2. DESIGN GUIDANCE

2.1 RESPONSE TO OPINION OF FCC AND ABP

FCC Opinion

Item 1 of FCC Report of Parks and Green Infrastructure Division Public Open Space - Quantity & Quality

Please refer to Page 10 of this report for detailed breakdown of open space or **Drawing No. DN1906_BSLA_LDA_SHD_Landscape Detail - Open Space**

Item 2 of FCC Report of Parks and Green Infrastructure Division Landscape Plan

Please refer to **Drawing No. DN1906_BSLA_LDA_SHD_Landscape Detail - Open Space** and **Drawing No. DN1906_BSLA_LDA_SHD_Landscape Detail - Play Provision** for detail and location of open space and amenities.

Please refer to Page 31, Page 32, Page 33 and Page 34 of this report for detail on proposed planting.

Item 3 of FCC Report of Parks and Green Infrastructure Division Tree & Hedgerow Retention & Protection

Please refer to Page 31 and Page 32 of this report and to the Arborist Report and Survey.

Landscape proposal aims to retain the existing hedgerows where possible and integrate them into the design. Hedgerows which form the perimeter boundaries are being retained and complemented with new planting to retain the existing character of the site. Newly proposed trees include native species which enhance the value of wildlife and biodiversity.

Item 4 of FCC Report of Parks and Green Infrastructure Division Play Provision

Please refer to Page 35 and Page 36 of this report and to **Drawing No. DN1906_BSLA_LDA_SHD_Landscape Detail - Play Provision** for details of play provision, distances to units and play equipment.

ABP Opinion

Item 4 of ABP Opinion

A plan of landscape proposals clearly delineating public, communal and private spaces to 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 should be provided. Details of how the edge of the parkland area will be treated where it meets streets should be provided. The design treatment and enclosure of communal residential gardens should also be explained. A response to the comments from the Planning Authority in relation to the landscape proposals is required.

Response to Item 4 of ABP Opinion:

Please refer to Page 10 of this report for a detailed breakdown of open space.

Item 5 of ABP Opinion

Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development and arrangement of open space.

Response to Item 5 of ABP Opinion:

Please refer to Page 12 and Page 13 of this report for landscape masterplan, strategy and sections for the site. Topographical site survey has been used to guide the design of the site. Main level difference has been focused in the north of the site where the slopes have been manipulated in order to provide suitable space for amenities while also integrating wildlife and biodiversity.

2. DESIGN GUIDANCE

2.2 FINGAL COUNTY COUNCIL DEVELOPMENT PLAN

Fingal County Council Development Plan sets out series of objectives for the development lands. These objectives are stated below and addressed by various chapters in this report.

OPEN SPACE

Objective DMS56 - Integrate and provide links through adjoining open spaces to create permeable and accessible areas, subject to Screening for Appropriate Assessment and consultation, including the public, as necessary.

Objective DMS57A - Require a minimum 10% of a proposed development site area be designated for use as public open space. The Council has the discretion for the remaining open space required under Table 12.5 to allow provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities outside the development site area, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table 12.5.

Objective DMS59 - Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park

GREEN INFRASTRUCTURE AND NATURAL HERITAGE

Objective DMS75 - Provide appropriately scaled children's playground facilities within residential development. Playground facilities shall be provided at a rate of 4 sq m per residential unit. All residential schemes in excess of 50 units shall incorporate playground facilities clearly delineated on the planning application drawings and demarcated and built, where feasible and appropriate, in advance of the sale of any units.

Objective DMS76 - Ensure that in the instance of an equipped playground being included as part of a specific facility, it shall occupy an area of no less than 0.02 hectares. A minimum of one piece of play equipment shall be provided for every 50 sq m of playground.

Objective DMS77 - Protect, preserve and ensure the effective management of trees and groups of trees.

Objective DMS78 - Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with 'BS5837 (2012) Trees in relation to the Design, Demolition and Construction – Recommendations' or as may be updated

Objective DMS79 - Require the use of native planting where appropriate in new developments in consultation with the Council.

Objective DMS80 - Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments

Objective DMS81 - Consider in tree selection the available rooting area and proximity to dwellings or business premises particularly regarding shading of buildings and gardens

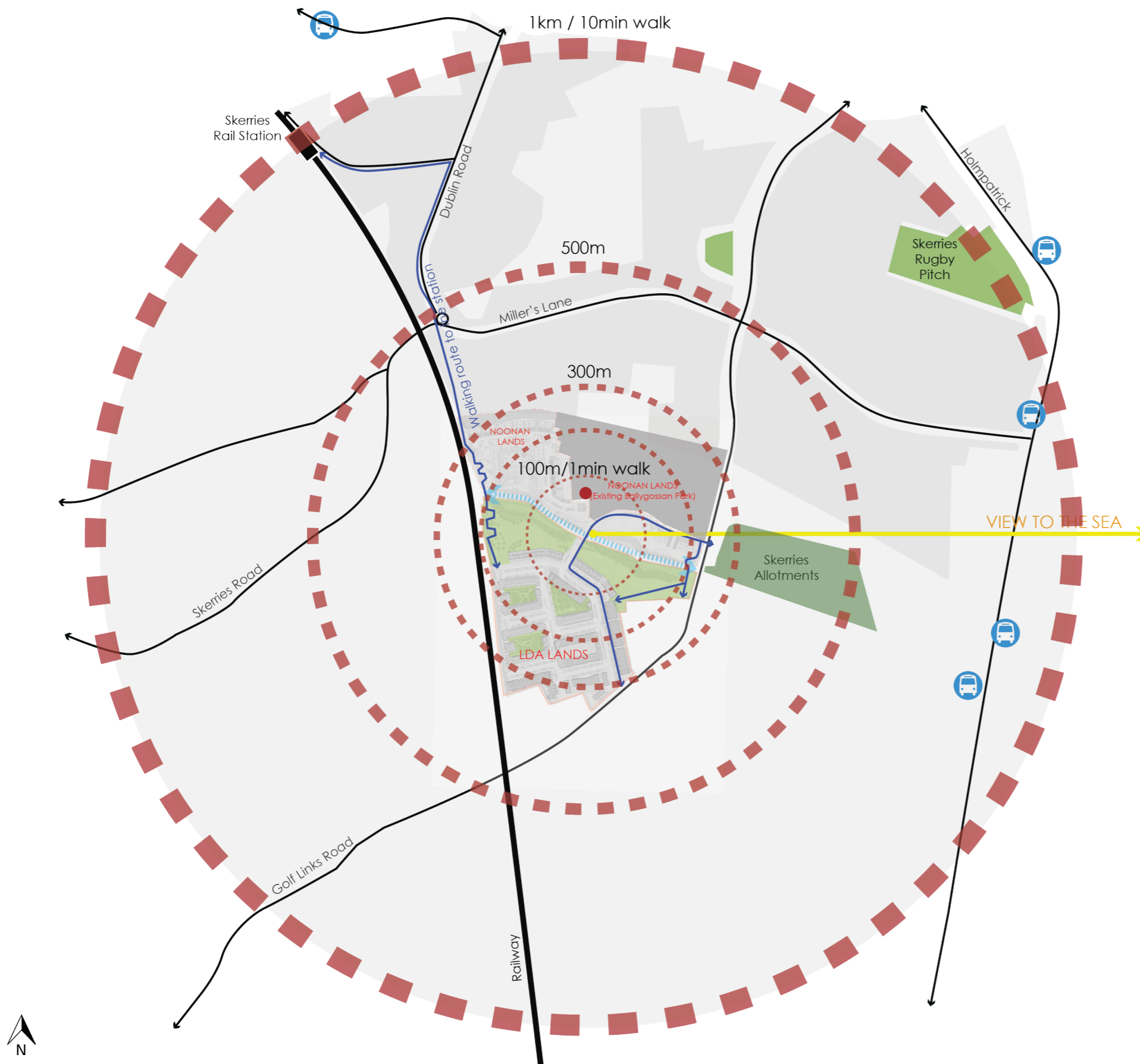
Objective GI108 - Integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting biodiversity and other landscape resources."

Objective GI120 - Require all new development to contribute to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, as appropriate."

SUDS

Objective DMS74 - Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution.

3. SITE ANALYSIS



As shown on the diagram, proposed development is situated within 1km distance from public transport (bus and train), several green spaces and shops. Objective DMS56 of Fingal County Council Development Plan has been considered and the design provides good connectivity throughout the site, connecting to open spaces, public transport and focal points within the area.

Objective DMS56 - Integrate and provide links through adjoining open spaces to create permeable and accessible areas, subject to Screening for Appropriate Assessment and consultation, including the public, as necessary.

- Green spaces
- Allotments
- Built up areas
- Bus stops
- Railways
- Swales
- Vehicle routes
- Pedestrian connections from the site



4. LANDSCAPE PROPOSAL

4.1 LANDSCAPE PLAN



Good landscape design provides a healthy environment where people can exist alongside nature and appreciate the opportunities to walk, play and explore the outdoors. Exercise is vital for a healthy life style and the proposed residential scheme seeks to provide opportunities to connect both beyond the site boundary and within it through loops and circuits.

The railway bounds the site to the west and forms a continuous wildlife corridor with its heavily vegetated banks. We are proposing to widen the corridor further and permit both walking and cycling along stretches of it. Importantly to the north it continues through the Noonan Construction Scheme and beyond through Hillside Gardens to Millers Lane, offering a tranquil route towards Skerries railway station, albeit the last portion on public road.

This scheme is actively enhancing and retaining hedgerows both for their shelter and food source values, for birds and invertebrates. Where possible we intend to thicken out these edges with berrying and native planting along a pedestrian pathway that will run alongside, adding additional nesting sites through the woody mixes, with new bat boxes and taking care of the lighting and the need to minimize its spill beyond where strictly needed. We will use species like holly, dog rose and honeysuckle in these mixes. The continuous corridor along the railway will also connect to an array of connected green spaces throughout the site forming a linked habitat network.

The adjoining developer to the north has agreed a joint approach with the LDA, whereby a joint approach to landscape and attenuation infrastructure is a considerable benefit over tackling each site individually. That means more generous public open space, with scope for gently sloped meadows criss-crossed by mown paths and flanked with mature trees. The attenuation areas are graded beyond where they are strictly required for the engineering calculations of capacity but offer contours that are pleasing and expansive rather than steeply dipping. The positioning of key landscape elements such as pathways, feature areas, playgrounds and Muga's are divided between the two based on topography and a site constraint and so cannot be artificially located in one or the other. Landscape, by its nature does not stop and start at a planning boundary so the consideration of "wholeness" here is stressed. We have already adopted the approach of co-ordinated water management through a series of swales, planted on the sides and all discharging to a re-graded depression that runs like a vein through between this site and the neighbours.

- 1 Swale - As per separate application to Fingal County Council under Reg. Ref. F21A/0287 (ABP Reg. Ref. 312189-21);
- 2 Parkland
- 3 Public space
- 4 Semi - private courtyard
- 5 Semi - private courtyards on podium
- 6 Linear park along the western boundary
- 7 Main avenue through the site



4. LANDSCAPE PROPOSAL

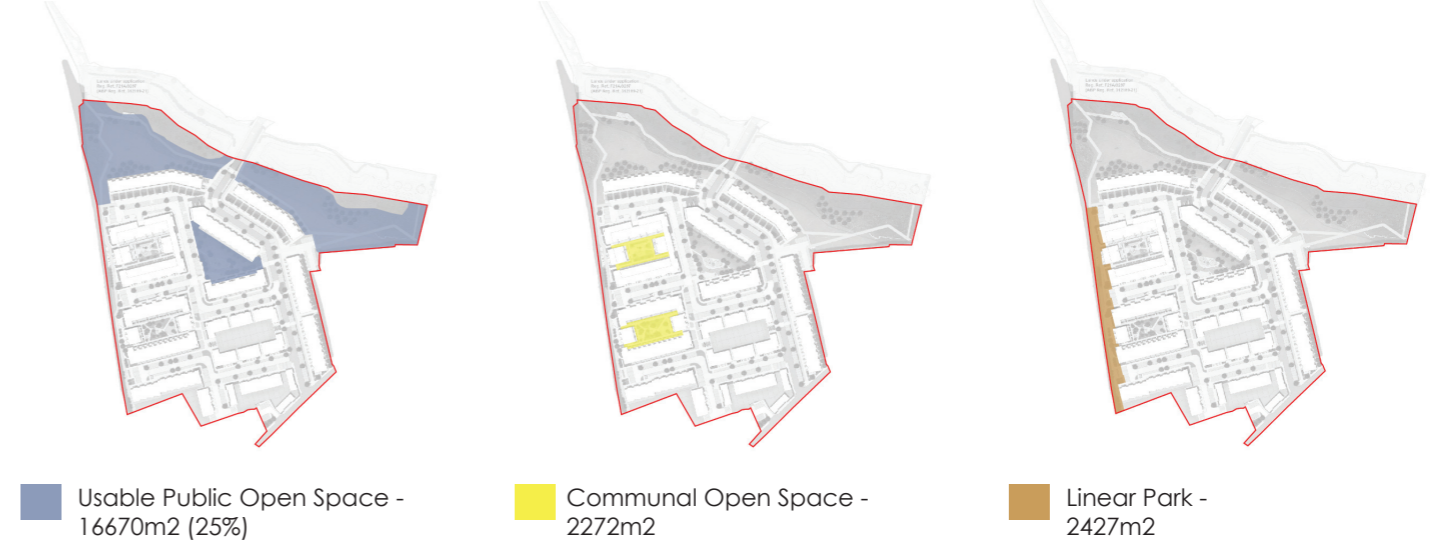
4.1 LANDSCAPE PLAN - OPEN SPACE

Objective DMS57A - Require a minimum 10% of a proposed development site area be designated for use as public open space. The Council has the discretion for the remaining open space required under Table 12.5 to allow provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities outside the development site area, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table 12.5



- Public Open Space - 16670m² (25% of total site area)
- Communal Open Space - 2272m²
- Linear Park (Connection to the station)- 2427m²
- Swale extent
- Riparian Corridor

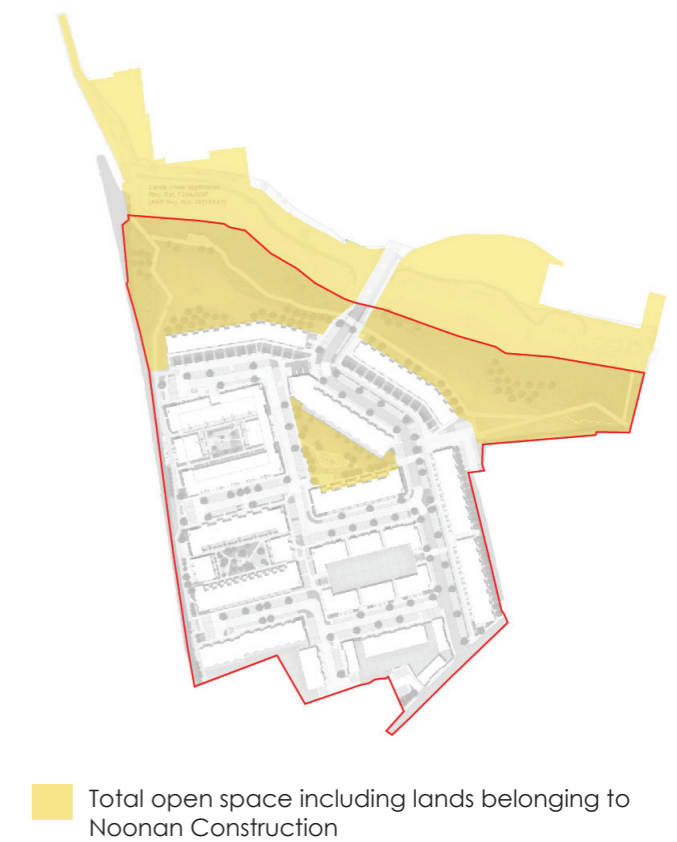
HIERARCHY OF OPEN SPACE



ACTIVE AND PASSIVE AMENITY



OPEN SPACE INCLUDING NOONAN CONSTRUCTION LANDS



4. LANDSCAPE PROPOSAL

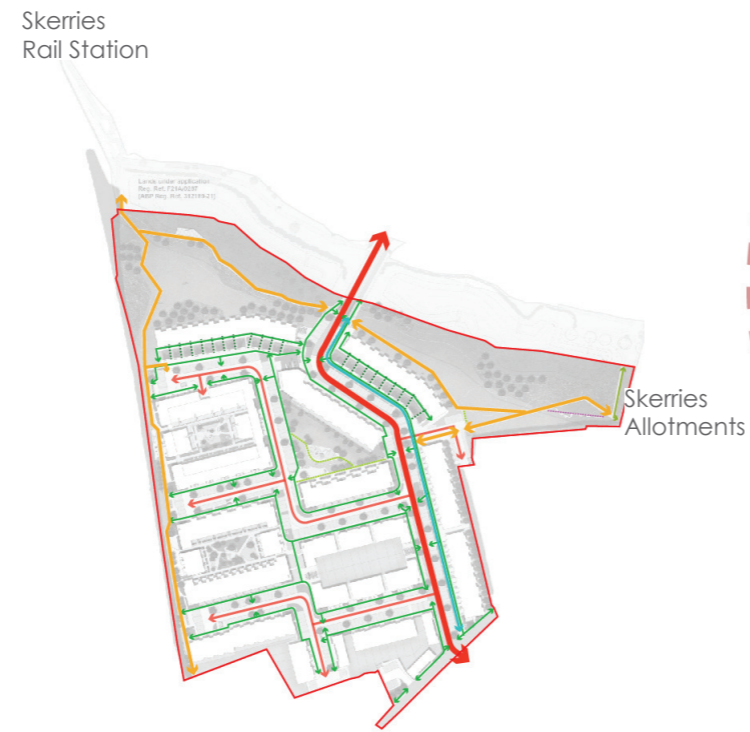
4.1 LANDSCAPE PLAN - CONCEPT

TYPOLOGIES



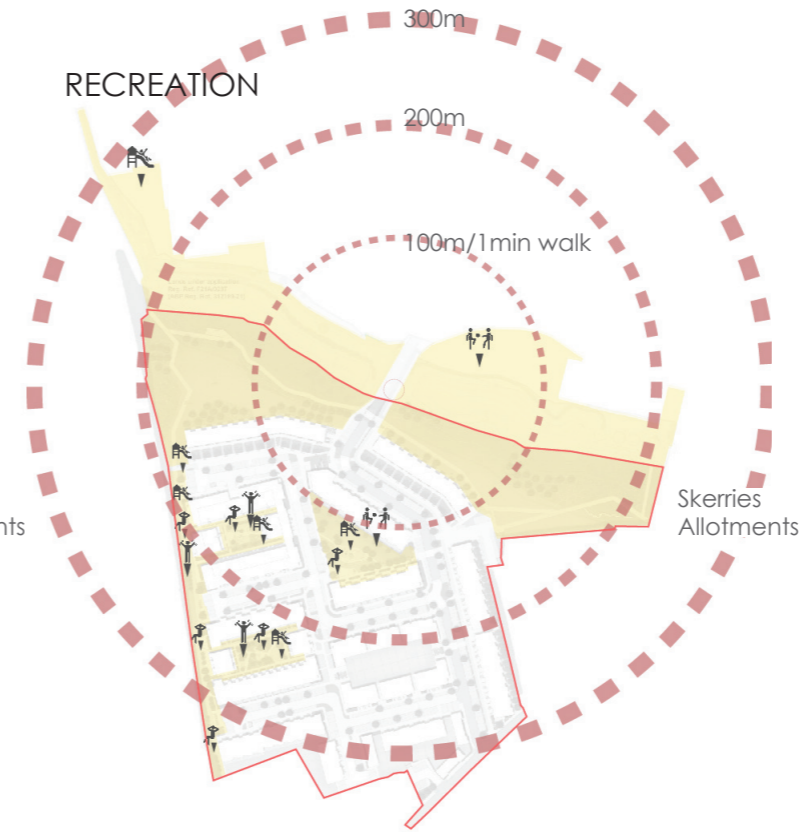
- Parkland / Wetland
- Public Square
- Communal Gardens
- Linear Park

CIRCULATION



- Main routes
- Secondary Routes
- Bicycle Routes
- Shared Routes 3m - Bike/Pedestrian
- Pedestrian Routes
- Pedestrian Routes - Nature
- Access to the houses - Block A

RECREATION



- Play
- Sports
- Outdoor gym equipment
- Relaxation - picnic/seating

NATURE



- Wetland
- Wildflower meadow

All the recreational offerings are connected by a series of pathways forming a coherent whole and enabling loops of varying length along mown paths, hogging paths and footpaths. A further advantage is that this joint green space, more than 50% which is with this application site, is that it also connects the site to the Skerries allotment gardens to the east.

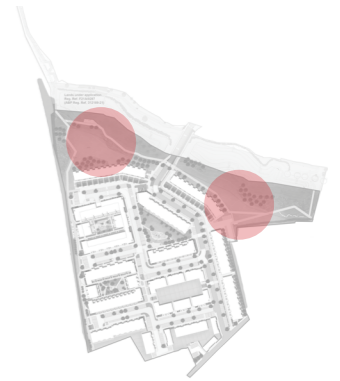
Destinations that can be reached on foot, such as Skerries Railway station or the Allotments beyond the site's boundaries compliment the notion of a life lived more independently of private car use, even more so if the journey can be undertaken off main roads.

This generosity of scale in the parkland to the north means that the triangular central open space will occupy a different place within the open space hierarchy. As the active recreational allocations are elsewhere, the main playground and the Muga pitches across on the neighbouring site this area now becomes a quieter space with good planting, plenty of seating and is treated as a communal outdoor meeting space for residents. The planting is more domestic, and the trees arranged to the edges, freeing the centre for younger children, still of an age to be under parental supervision to play informally with a ball or the family pet.

The design also permits beds to be created at the edges between hard landscape that will have perennials and edible fruiting shrubs such as Blackcurrants, Redcurrants and thorn less Jostaberries so that residents can enjoy the notion of foraging on a small scale, still tidy and neat. Landscape terraces are the linking feature, enabling a degree of mounding and falling and rising to protect social clusters of seating where residents can also improvise for outdoor dining or get together.

4. LANDSCAPE PROPOSAL

4.2 CHARACTER AREAS - PARKLAND



1. Water attenuation in swale
2. Pedestrian link to the adjoining site and to the station - As per AIA application
3. Path through the parkland
4. North South connection through site - Winding to provide universal accessibility
5. Viewing station
6. Wet meadow
7. Meadow
8. New tree planting in line with National Pollinators Guide
9. Kickabout area

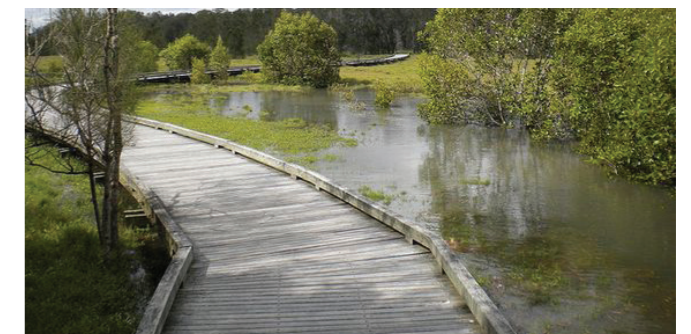
The landscape design aims to utilise the existing contours in order to cater for a natural water run-off that supply the main water attenuation areas and enhance the vibe of the landscape by their presence.

These areas can be attractively planted and presented as areas that will attract insects.

Gradual and attractive slopes designed to provide a usable space can be used for both habitats and as informal amenity. Wetland and meadow typologies surrounding the mown grass zones will enhance biodiversity and allows closer interaction between humans and the natural world.

In formulating a thorough approach to Biodiversity, one has to look at what site attributes may be kept intact, already with their ecological associations and what might be wrested from the development of the housing scheme and the construction disturbance that might actually enhance certain habitats and provide niche area of particular habitat type.

The current coordinated approach with the adjacent Noonan Construction site encourages clear landscape connections and mutual visual links as it ensures that a functioning and offering rich in amenity can be maximised to benefit both sides.



Human interaction with natural environment through provision of routes entering wildlife habitats

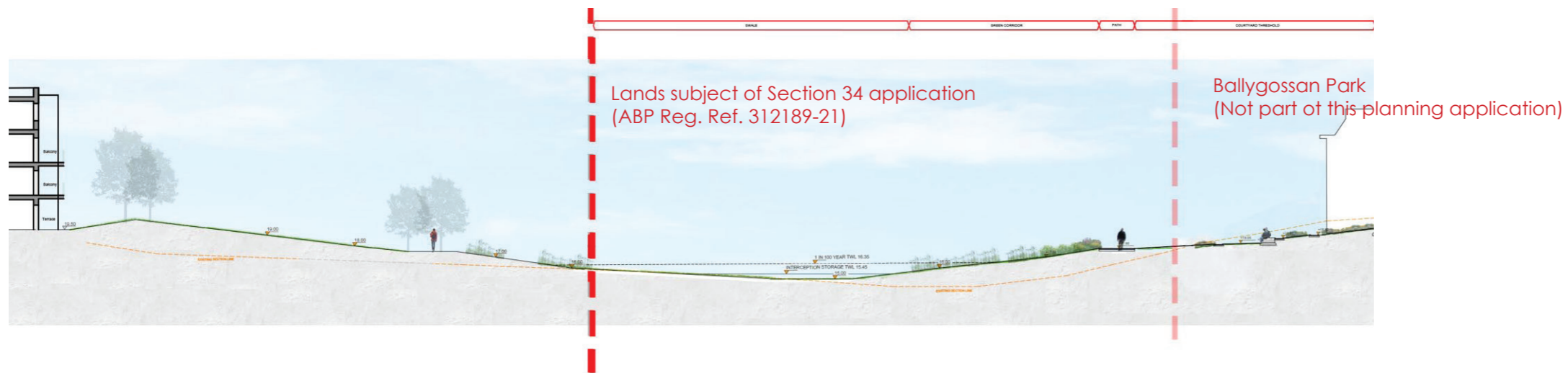


Meadow landscape encourages biodiversity

4. LANDSCAPE PROPOSAL

4.2 CHARACTER AREAS - PARKLAND

SECTION THROUGH THE PARKLAND



4. LANDSCAPE PROPOSAL

4.2 CHARACTER AREAS - PARKLAND

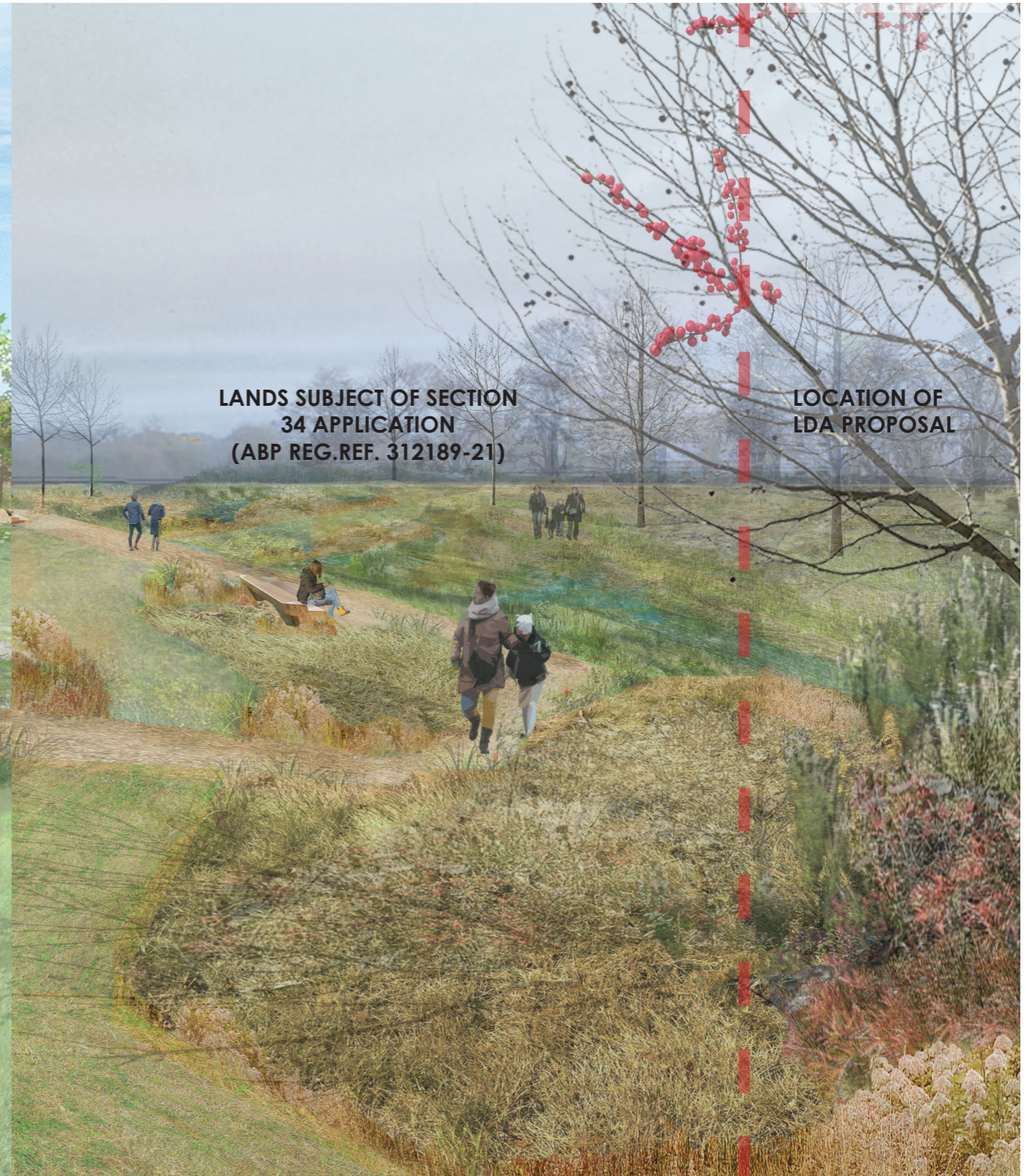


VIEW OF THE PARKLAND - SUMMER

VIEW OF THE PARKLAND - WINTER



**BALLYGOSSAN PARK
(NOT PART OF THIS APPLICATION)**

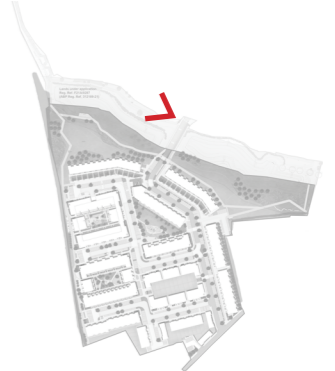


**LANDS SUBJECT OF SECTION
34 APPLICATION
(ABP REG. REF. 312189-21)**

**LOCATION OF
LDA PROPOSAL**

4. LANDSCAPE PROPOSAL

4.2 CHARACTER AREAS - PARKLAND



VIEW TOWARDS THE RAILWAY



LOCATION OF
LDA PROPOSAL

LANDS SUBJECT OF SECTION
34 APPLICATION
(ABP REG.REF. 312189-21)

4. LANDSCAPE PROPOSAL

4.2 CHARACTER AREAS - PARKLAND



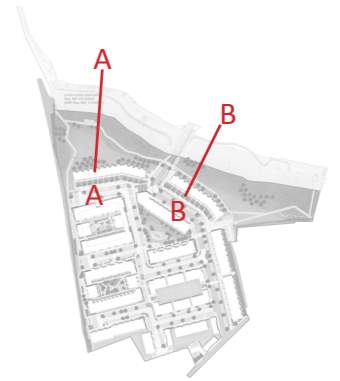
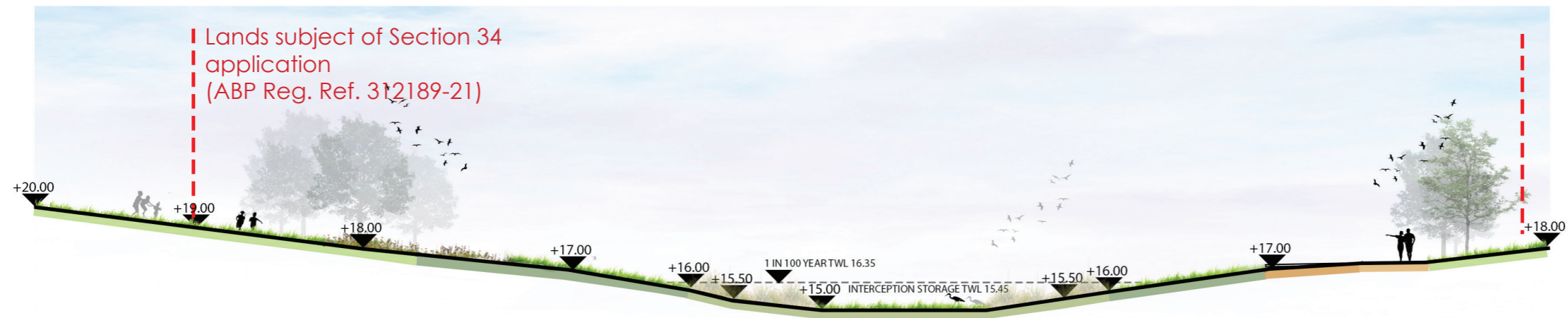
VIEW TOWARDS THE EMBANKMENT



4. LANDSCAPE PROPOSAL

4.2 CHARACTER AREAS - PARKLAND

SECTION A-A



SECTION B-B



4. LANDSCAPE PROPOSAL

4.3 CHARACTER AREAS - PUBLIC SQUARE

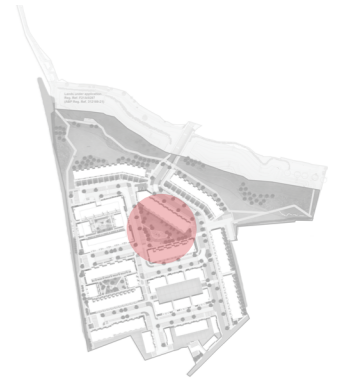
The intention of the public square is to provide a place of common use and integration for all future residents as it acts as the heart of development.

The main route through the area is paved and acts as a place to meet, bounded by terraced landscape which becomes the main visually arresting yet useful element of the design. It wraps around the green area and creates enclosure for seating and playing, imperceptibly doing so.

Play area is located centrally within the square, suitably distanced from the houses while being overlooked by them. Play area provides equipment for all ages and is surrounded by a generous kick-about area.

A central lawn is complimented with trees and meadow to enhance biodiversity and encourage users to interact with nature. Planting proposed within the development will be in line with National Pollinators Guide for wildlife and small gestures such as insect hotels are also proposed to be located in several locations within the meadow area.

Houses fronting directly to the square, as well as ground floor apartments overlooking it, are offered a degree of privacy by providing a generous, light and airy buffer planting along their terraces, filtering the views inwards while not depriving them of light and views outwards.



1. Paving
2. Screen planting
3. Landscape terraces
4. Benches integrated into the terraces
5. Grass lawn / Kickabout area
6. Meadow planting with trees and insect hotels
7. Play area
8. 1:5 slope to Block C, with planting to screen the units



Landscape terraces overlooking the kickabout area and play area.

4. LANDSCAPE PROPOSAL

4.3 CHARACTER AREAS - PUBLIC SQUARE

SECTION THROUGH THE PUBLIC SQUARE



Landscape terraces with integrated seating



Camomile lawn - alternative to grass



Open lawn central space for free kickabout area



Play area suitable for all ages

4. LANDSCAPE PROPOSAL

4.4 CHARACTER AREAS - COMMUNAL COURTYARDS

There are two communal courtyards located between Block E and Block F. Both courtyards are designed to have a similar character with the exception that courtyard in Block E is on podium and requires a sensitive approach.

The offering here is a planted courtyard, with plenty of seating, informal play, adult exercise stations and some communal furniture. The design aims to retain a degree of openness as well as privacy.

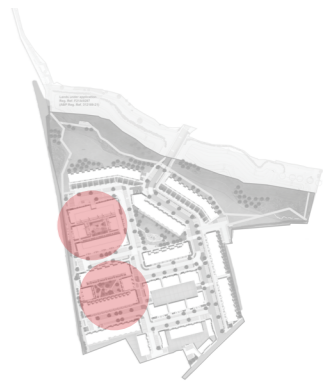
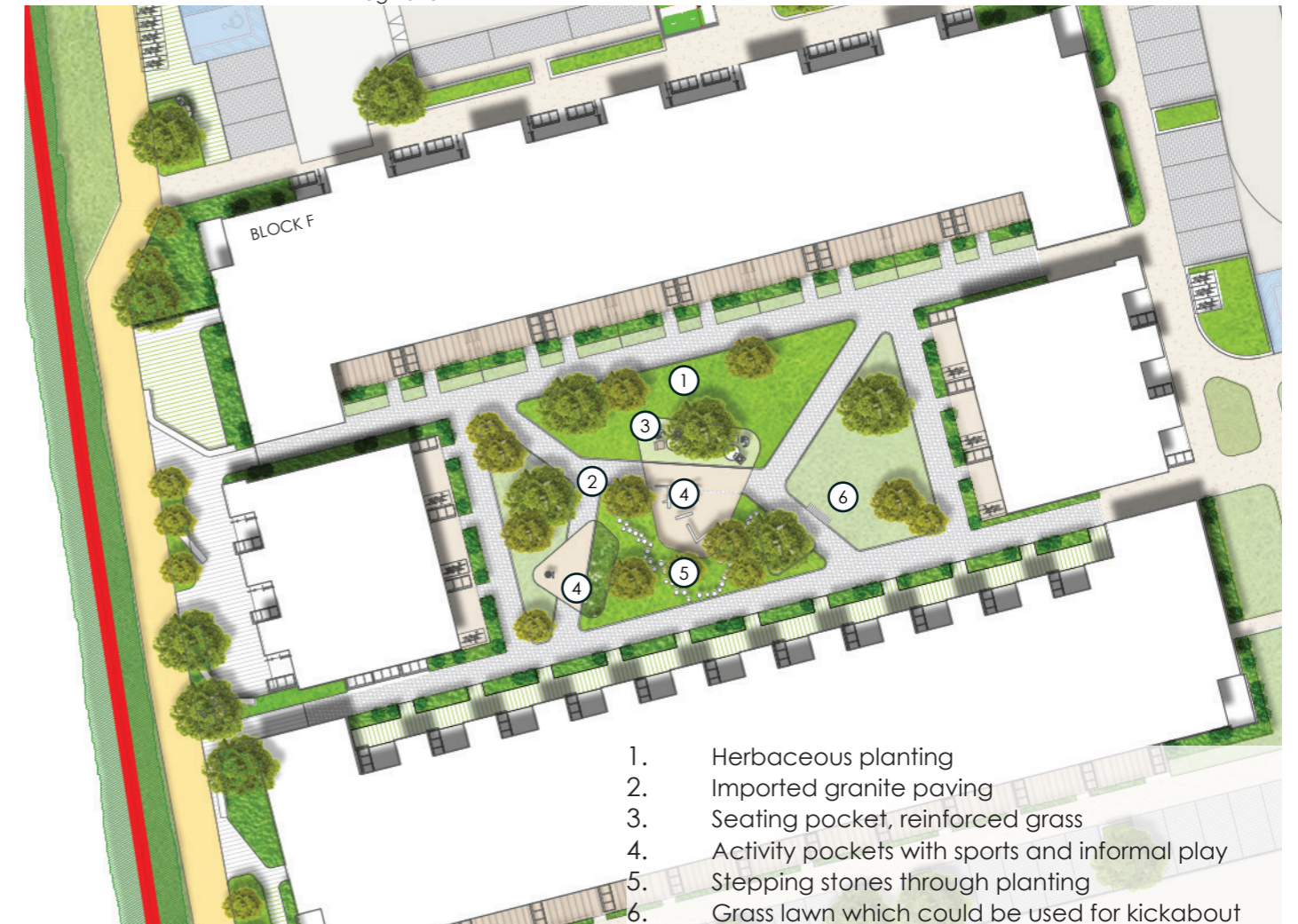
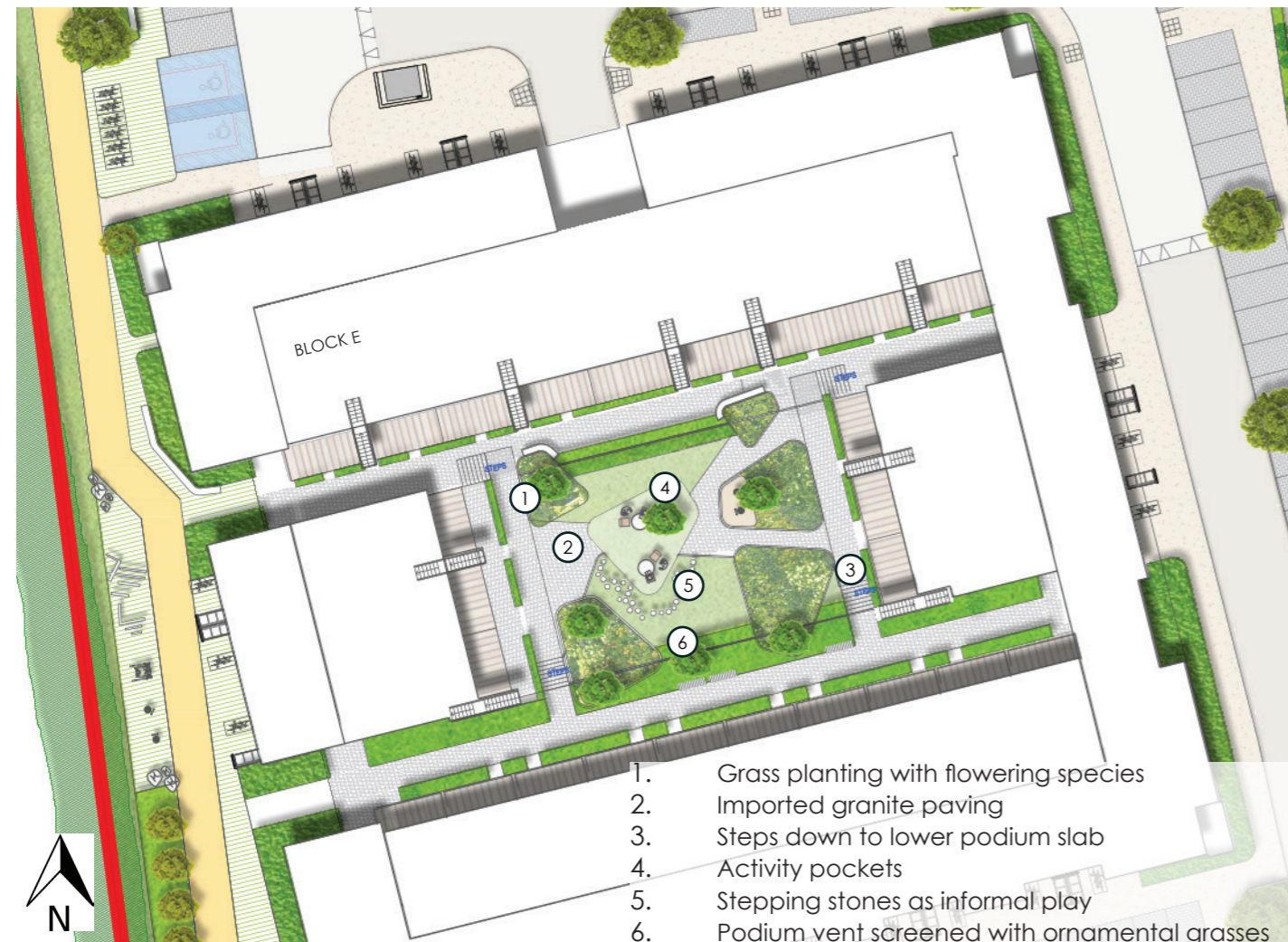
In Block E Planting such as grasses and herbaceous perennials will add texture, depth and form to the space while also being a tool in creating privacy. Seven tree boxes are proposed on top of the columns in podium in order to accommodate tree planting. Proposed trees include light, ornamental species such as Magnolia or Amelanchier. In Block F, there is more opportunity in creating a lush green spaces as we propose more various trees both in their character as well as size.

Minimalistic and natural play elements such as stepping stone are meandering through vegetation providing a sense of adventure and giving it an informal character. A portion of grass is retained for kick-about area, picnics, etc.

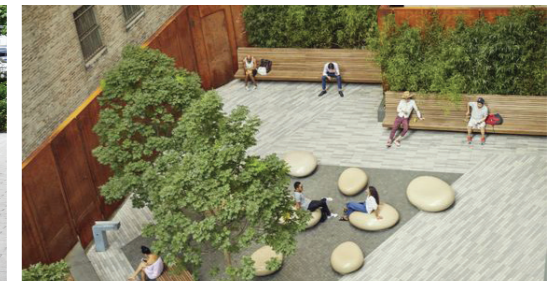
Paving integrated between the green islands is designed to give direction coming from all sides of the surrounding houses and operates as a directional guide.

BLOCK E

BLOCK F



Informal, minimalistic play features to encourage imagination



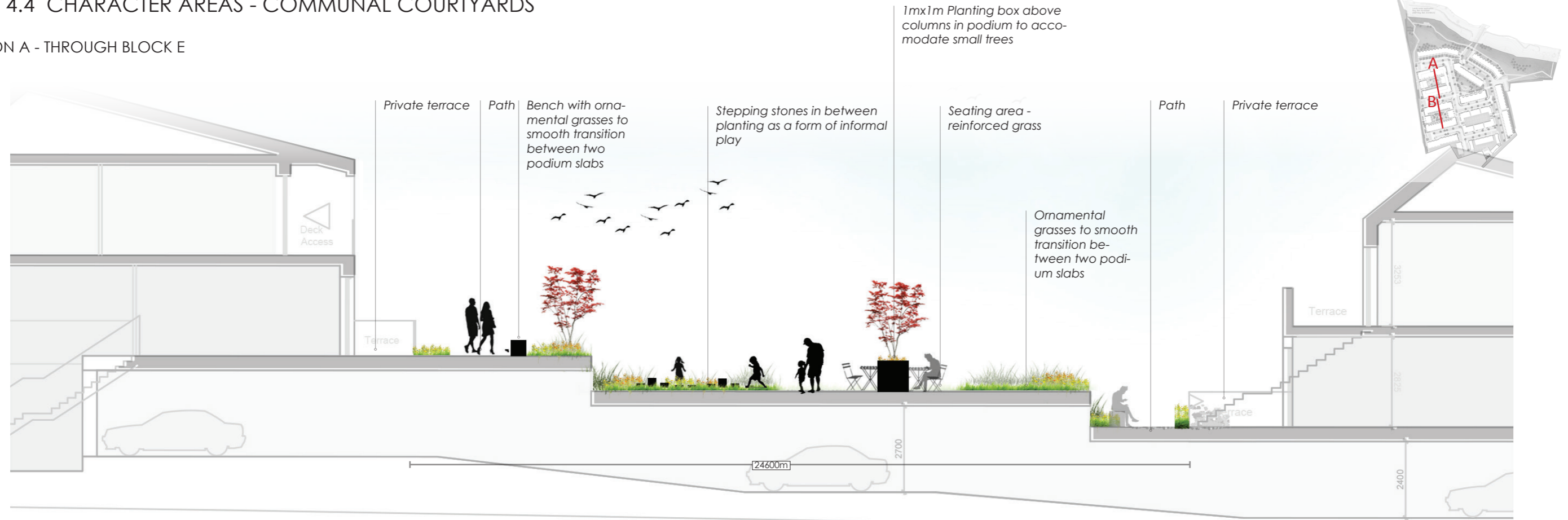
Activity pockets with play/exercise or seating.



4. LANDSCAPE PROPOSAL

4.4 CHARACTER AREAS - COMMUNAL COURTYARDS

SECTION A - THROUGH BLOCK E

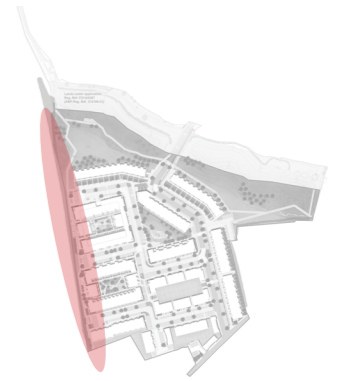
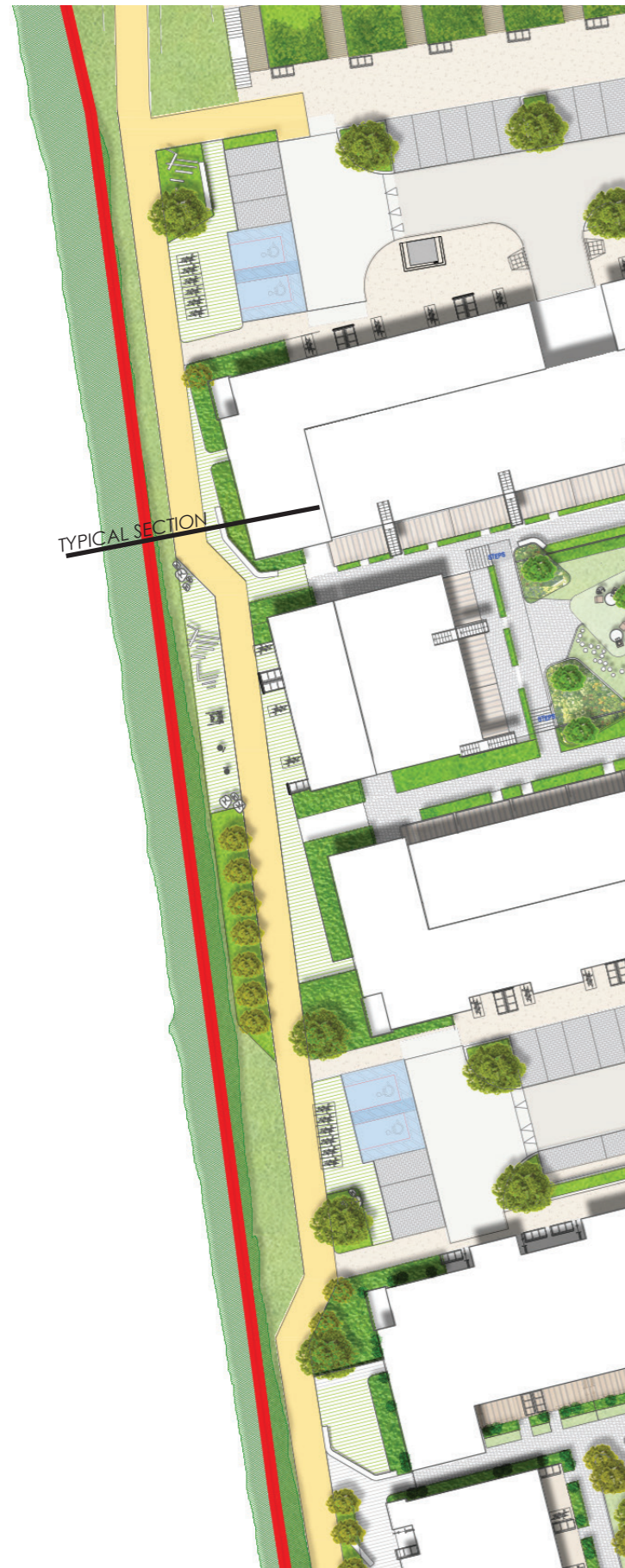


SECTION B - THROUGH BLOCK F



4. LANDSCAPE PROPOSAL

4.5 CHARACTER AREAS - THE LINEAR PARK



The Linear Park located along the western boundary of the site aims to regenerate and enhance biodiversity while encouraging people to integrate with nature and wildlife. It is our landscape approach to retain the existing hedgerow, which is already up to 4m thick in sections and secure its ecological value by proposing new planting alongside.

This area becomes an important corridor within the landscape of this development, both for ecology and residents en-route towards the station.

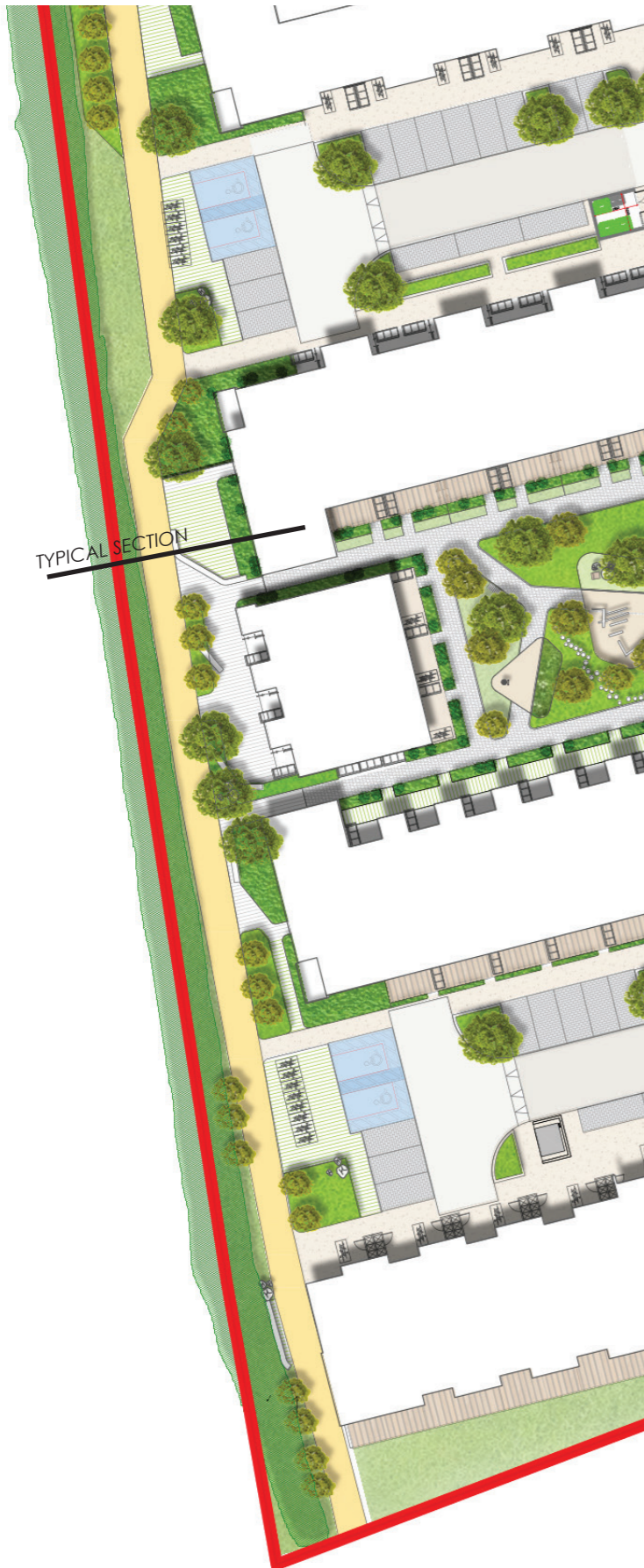
At an ecological level, these additional naturalistic planting are extended into the continuous planted runs within the site and allow the wildlife to create their own mini corridors through the site to green corridors, hedgerows, railway embankments and fields beyond. The actual gardens may have non-native planting but they will also be nectar rich sources nonetheless which have the advantage that their flowering seasons may be much longer than the natives. They satisfy the need to provide more sustainable solutions to engineering complexities that come with the extension of the built environment.

SAMPLE SECTION THROUGH LINEAR PARK



4. LANDSCAPE PROPOSAL

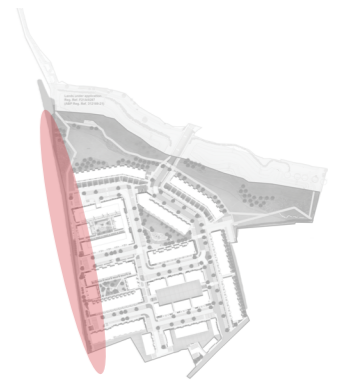
4.5 CHARACTER AREAS - THE LINEAR PARK



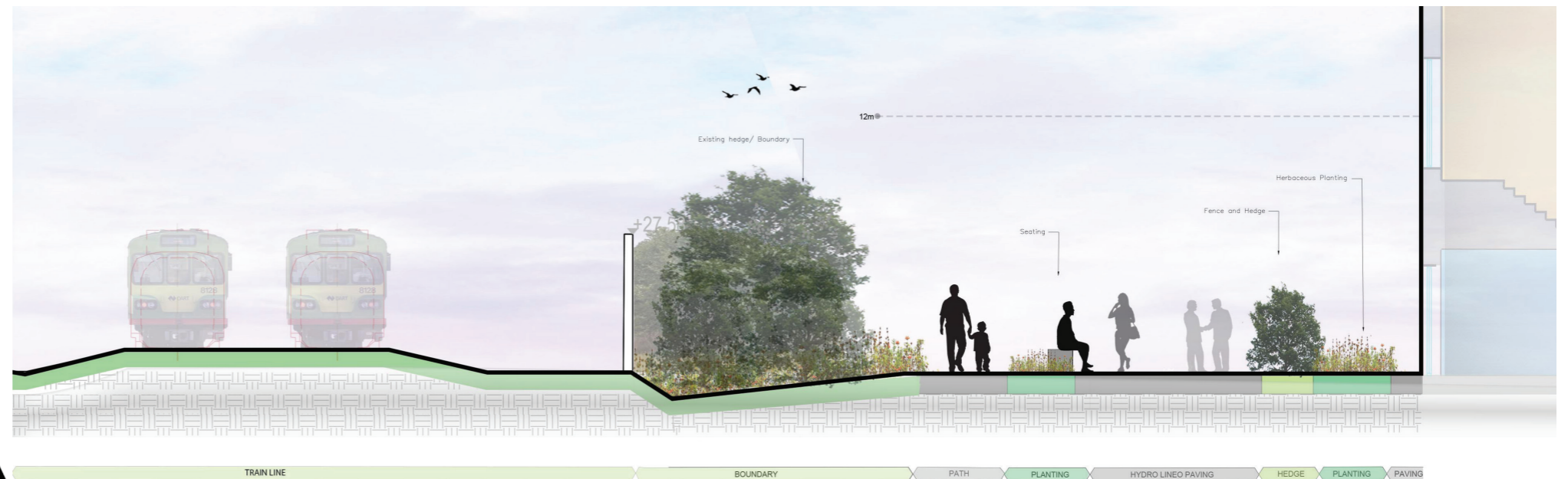
Planting to screen the houses



Lush planting adding to the existing green corridor to encourage biodiversity and create a sense of mystery and adventure for its users. Impression of living in the park



SAMPLE SECTION THROUGH LINEAR PARK SHOWING SEATING POCKET



4. LANDSCAPE PROPOSAL

4.6 CHARACTER AREAS - STREETS

The landscape design for the public realm offers a clear separation between public and private spaces by providing a soft treatment detail to the façades as well as a change of materiality at the threshold of the houses where possible. It offers the resident a feeling of ownership, privacy, and identity. These areas are heavily contested by car parking, road requirements, regulations in relation to tree and public light spacings. Therefore, the detailing and choice of trees and the nature of the front planting assume a greater significance than elsewhere in conveying identity and the notion of "my street" or "home".

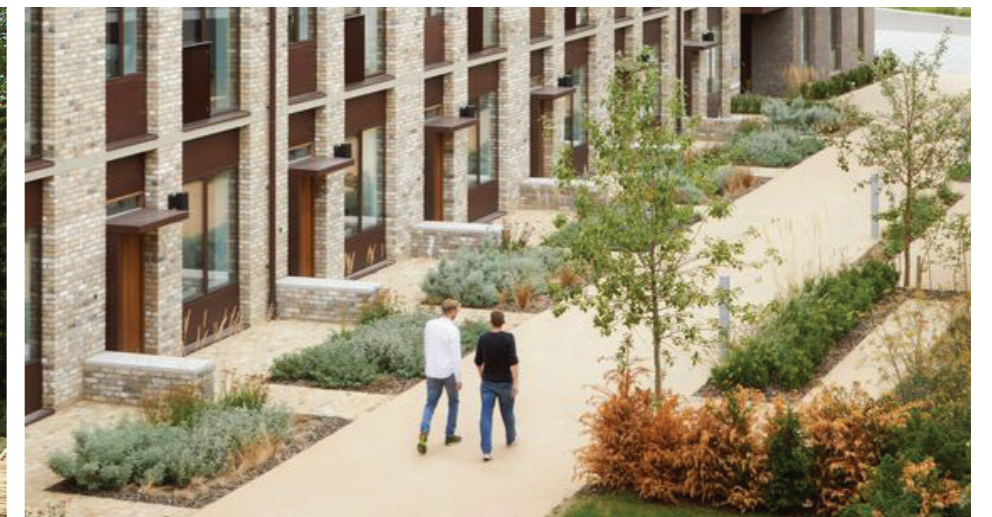
Where possible we will look to provide permeable paved parking spaces and rain-gardens as a solution to water drainage.



Parking courts separated by green islands and raised tables to create a softer and friendlier residential zones.



Soft treatment of the facades provides privacy screening and clear separation between public and private



Materiality change for house thresholds allows for feeling of ownership, privacy and identity

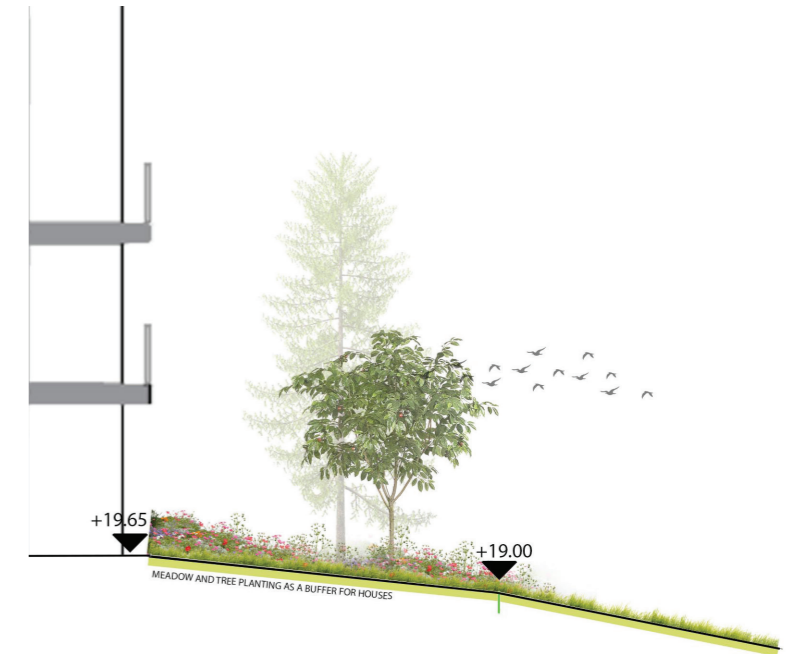


Green streets with water attenuation opportunities offer a smart solution for water drainage while creating green corridors for wildlife

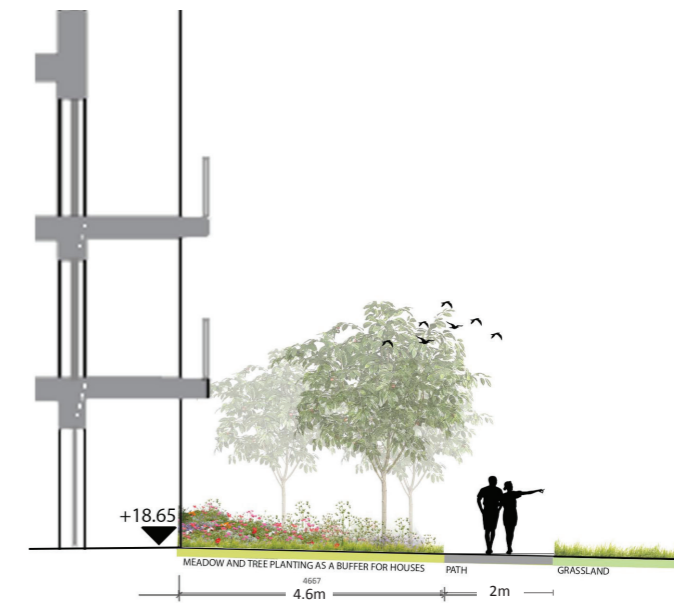
4. LANDSCAPE PROPOSAL

4.7 CHARACTER AREAS - INTERFACES BETWEEN PUBLIC AND PRIVATE SPACES

Interfaces and boundaries between public and private spaces have been carefully considered throughout this development. Where possible landscape proposal includes planted buffers facing on to the public pathways giving the residents sense of privacy and identity. In several places along the linear park, houses facing out to the west get a feeling of 'living in the park' with greenery at their front door.



Detail A - Block A1 interface with the parkland



Detail B - Block A2 interface with the parkland



Detail C - Block C interface with the public path

4. LANDSCAPE PROPOSAL

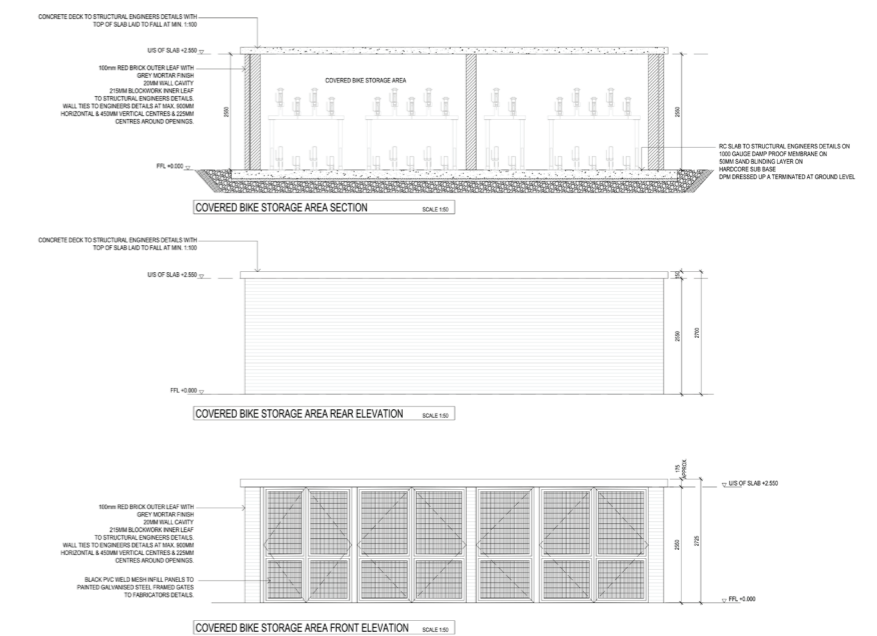
4.8 BICYCLE PARKING

Cycling is an important aspect of this proposed development as design includes one main bicycle route running north-south through the site and a shared pedestrian - cyclist path along the western boundary and east-west through the parkland.

There is a good provision of bicycle parking allocated within 50 meter distances from the houses. In total the site includes 124 visitor bicycle spaces, 10 bicycle spaces allocated for the crèche, and long term bicycle parking allocation in private gardens, front entrances or in long term bike shelters.



Short Stay Bicycle Parking - Sheffield Stands



Long Stay Bicycle Parking - Sample solution to long stay bicycle storage

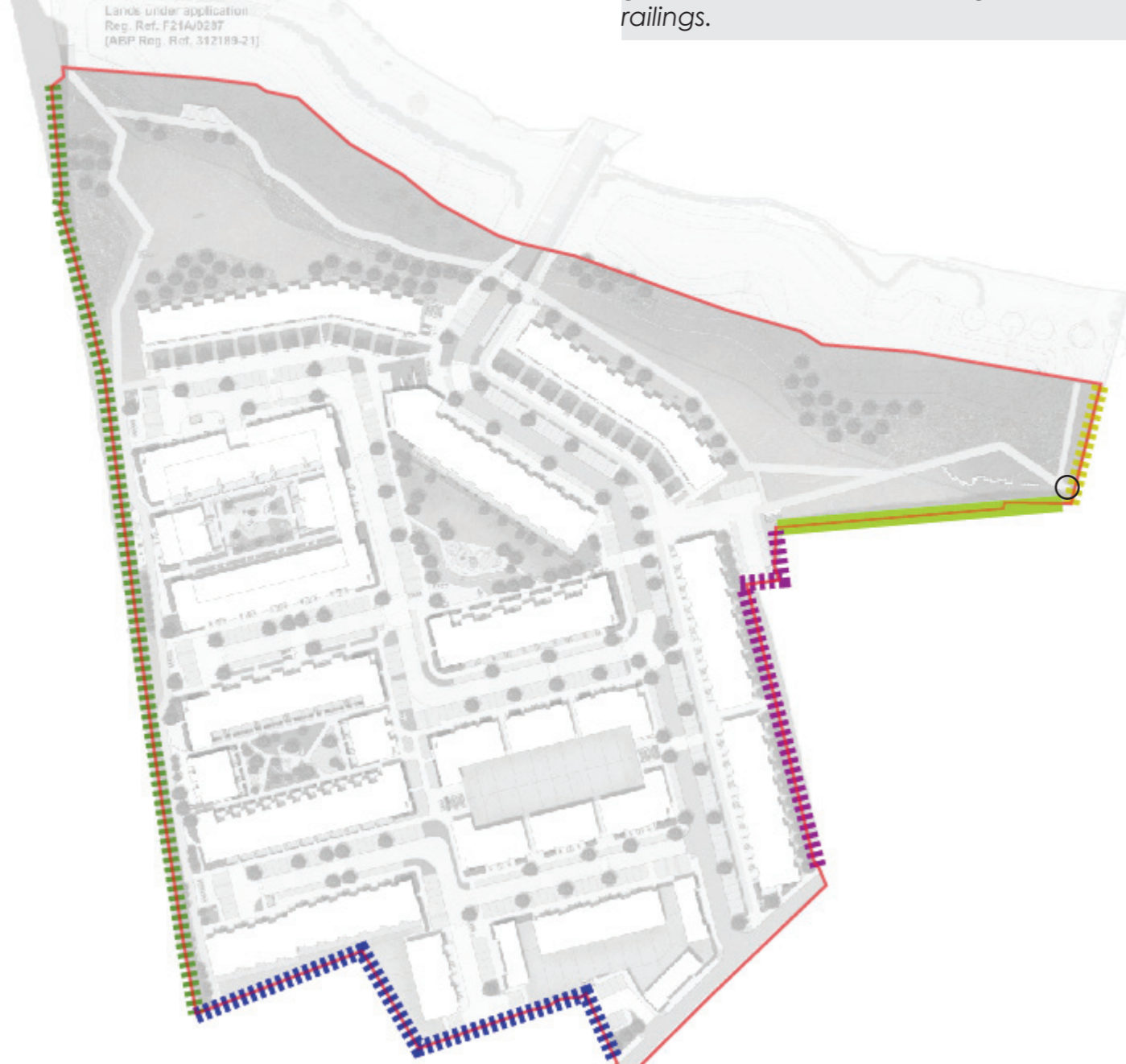
- Short Stay Bicycle Parking - 124 spaces (62 Sheffield stands)
- Creche Bicycle Parking - 10 spaces (5 Sheffield stands)
- Long Stay Bicycle Parking - Please refer to architect's drawings for detail
- 50m distance from Bicycle Parking




5. BOUNDARY TREATMENTS




Proposed development carefully considers existing character of the area. Design incorporates important elements such as hedgerows around the sites perimeter. A new wall is proposed along Golf Links Road which will reinstate the existing stone wall to retain the character of the area.

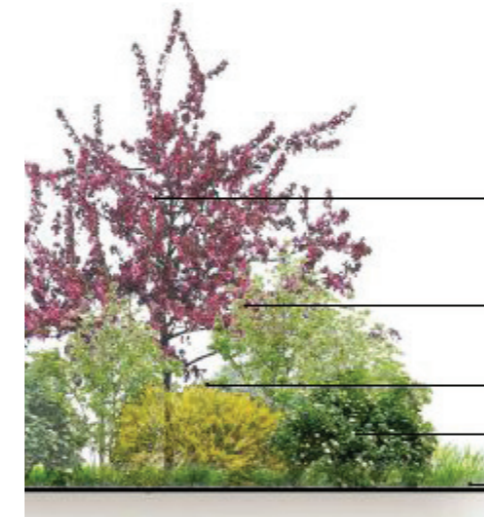
Objective DMS39 - New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.

SECTION OF THE COMPLEMENTARY HEDGEROW PLANTING IN LINE WITH NATIONAL POLLINATORS GUIDE



-  Boundary Type A - 1.4m high Chain Link Fence with additional new planting to encourage biodiversity
-  Boundary Type B - 2.0m high Precast Concrete Post and Panel Fence
-  Boundary Type C - 2.0m high Precast Concrete Post and Panel Fence with additional tree planting for screening

-  Boundary Type D - New 1.2m high stone wall to retain the character of the Golf Links road
-  Existing hedgerow to be retained
-  New staggered galvanised gate



A. Native shrubs | Crab apple

B. Native shrubs | Hazel

C. Native shrubs | Blackthorn

D. Native shrubs | Elderberry

E. Meadow Grass | Dandelions, Clovers

PROPOSED PLANTS



A. Crab apple



B. Hazel



C. Blackthorn



D. Elderberry

6. MATERIALS

6.1 MATERIAL MOODBOARD



1 Parkland



Seating pockets within the green



Pathway meandering through the meadows to enhance the experience of nature

2 Public Square



Large open grass lawns with meadows for kickabout



Natural play elements for all ages



Concrete elements inserted into landscape terraces

3 Courtyards



Lush planting in the courtyards



Seating pockets enclosed by planting



Stepping stones within lush planting for play will encourage imagination while creating sense of mystery

3 Linear Parks



Lush vegetation will create a privacy screen while creating a sense of living in the park.



Hedging to provide a clear division between public and private

6. MATERIALS

6.2 MATERIALS

HARD LANDSCAPING



Walkway through the meadow landscape



Granite pavement



Board marked concrete at the viewing station to give a natural effect



Grass paving

SOFT LANDSCAPING



Herbaceous planting



Wet meadow
Meadow



Raingardens



Mix of herbaceous planting with multistem trees

6. MATERIALS

6.3 MATERIALS - HARD LANDSCAPE



-  Main avenue - Tarmac
-  Neighbourhood Streets - Tarmac
-  Raised table
-  Public paths - Concrete path
-  Shared pedestrian/bike route - Coloured tarmac
-  Hydrolineo paving
-  Hydrolineo - Green paving
-  Paving
-  Seating pockets - Resin bound
-  Bike path - coloured tarmac
-  Activity pockets (Play/Exercise) - Rubber mulch
-  Concrete kerbs



6. MATERIALS

6.4 SOFT LANDSCAPING - ARBORIST SURVEY ANALYSIS

The site currently has number of hedgerows and planting with many of it having a great ecological value. As part of development number of existing hedgerows will need to be removed, however the most valuable planting along the site perimeter is proposed to be retained and complemented with biodiversity friendly species as per National Pollinator Guide.

For detail please refer to the Arborist report and survey.



Photograph of the western boundary hedgerow looking towards the north.



Photograph of the western boundary hedgerow looking to the south of the site.

Objective DMS71 - Provide green corridors in all new developments where the opportunity exists.

Objective DMS77 - Protect, preserve and ensure the effective management of trees and groups of trees.

Objective DMS80 - Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments

Objective DMS81 - Consider in tree selection the available rooting area and proximity to dwellings or business premises particularly regarding shading of buildings and gardens

Objective GI108 - Integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting biodiversity and other landscape resources."

6. MATERIALS

6.5 SOFT LANDSCAPING - PLANTING SCHEDULE



TREES

Symbol	Species	Qty.	Specification
Ps	Pinus sylvestris	3 18	Rootball, 30-40cm girth, 9m high min Rootball, 18-20cm girth, 4m high min
Bp	Betula pendula	27	Rootball, 18-20cm girth, 4m high min
Ah	Aesculus hippocastanum	27	Rootball, 20-25cm girth, 5m high min 1.8m clear stem
Ns	Nyssa sylvatica	22	Rootball, 18-20cm girth, 4m high min 1.8m clear stem
MGh	Malus 'Golden Hornet'	13	Rootball, 18-20cm girth, 4m high min 1.8m clear stem
Mg	Metasequoia glyptostroboides	9	Rootball, 20-25cm girth, 5m high min
Tc	Tilia cordata	19	Rootball, 18-20cm girth, 4m high min
Pa	Prunus avium	28	Rootball, 18-20cm girth, 4m high min
Cb	Catalpa bignonioides	6	Rootball, 20-25cm girth, 5m high min
Ms	Magnolia soulangeana	12	Rootball, 18-20cm girth, 4m high min
Ca	Coryllus avellana	11	Rootball, 18-20cm girth, 4m high min
Al	Amelanchier lamarckii	10	
Hm	Hamamelis malis	4	

MEADOW PLANTING

TOTAL AREA - 3668m²

4 grams of seeds per m² and 10 plug plants per m² to include the following species:

Succisa pratensis	Eupatorium cannabinum
Digitalis purpurea	Centaurea scabiosa
Leucanthemum vulgare	Achillea millefolium

Planting proposals for different planting groups will be developed in the detailed stages of the project and will be carefully considered to fulfil its function and easy maintenance.

Objective DMS79 - Require the use of native planting where appropriate in new developments in consultation with the Council.

Objective G1120 - Require all new development to contribute to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, as appropriate."

6. MATERIALS

6.5 SOFT LANDSCAPING - PLANTING PROPOSAL - STREETS, PRIVATE COURTYARDS AND PUBLIC SQUARE

STREETS



Aesculus hippocastanum along the main avenue through the site
PRIVATE COURTYARDS AND PUBLIC SQUARE



Tree underplanting along streets to create a softer transition



Nyssa sylvatica will give colour to the residential streets



Malus 'Golden Hornet'



Raingardens along the main avenue will be planted with grasses and flowering species such as iris for attractive route through the development while also giving habitats opportunities to thrive.



Mixed flowering plants to provide visual interest in the courtyards and attract biodiversity.

6. MATERIALS

6.5 SOFT LANDSCAPING - PLANTING PROPOSAL - PARKLAND



Tilia cordata for the mid summer nectar



Metasequoia glyptostroboides and *Robinia pseudoacacia* have a great autumn foliage and are suitable for wet areas



Catalpa speciosa good flowering specimen



Prunus yeodensis for spring foliage



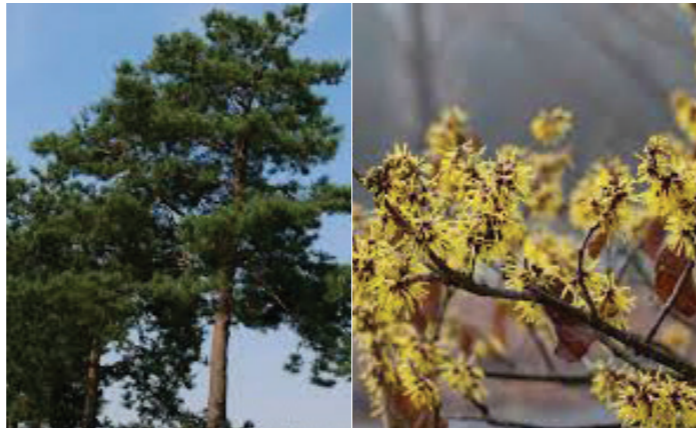
Heptacodium micodioides provides late summer nectar



Magnolia grandiflora



Native *Larix decidua*



Native *Pinus sylvestris*

Hamamelis mollis for winter flowers



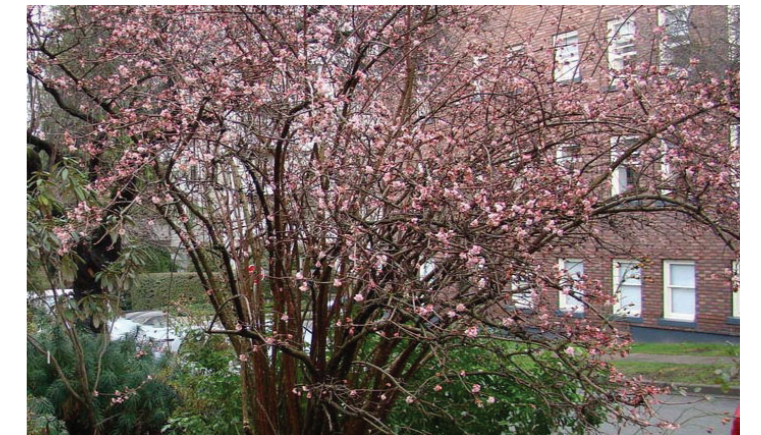
Acer japonicum - ornamental autumn tree



Amelanchier lamarckii provides good nectar and berries for birds

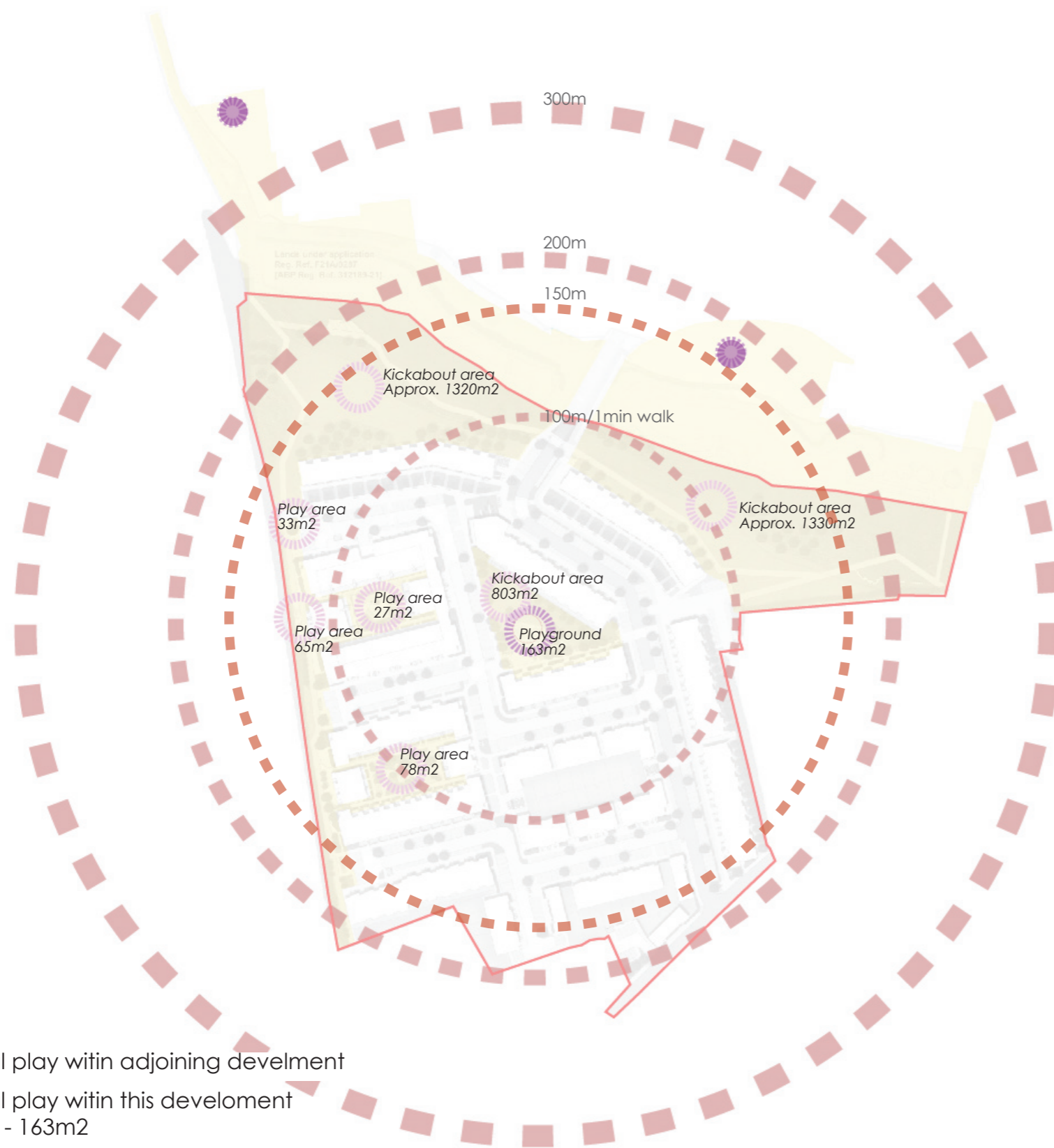


Syringa vulgaris is good for nectar



Viburnum bodnantense dawn winter flowering

7. PLAY PROVISION



- Formal play within adjoining development
 - Formal play within this development
TOTAL - 163m²
 - Informal play within this development
TOTAL - 3656m²
- TOTAL PLAY PROVIDED - 3819m²



Wooden stepping stones as an informal play



Kickabout areas



Informal play for all age groups.

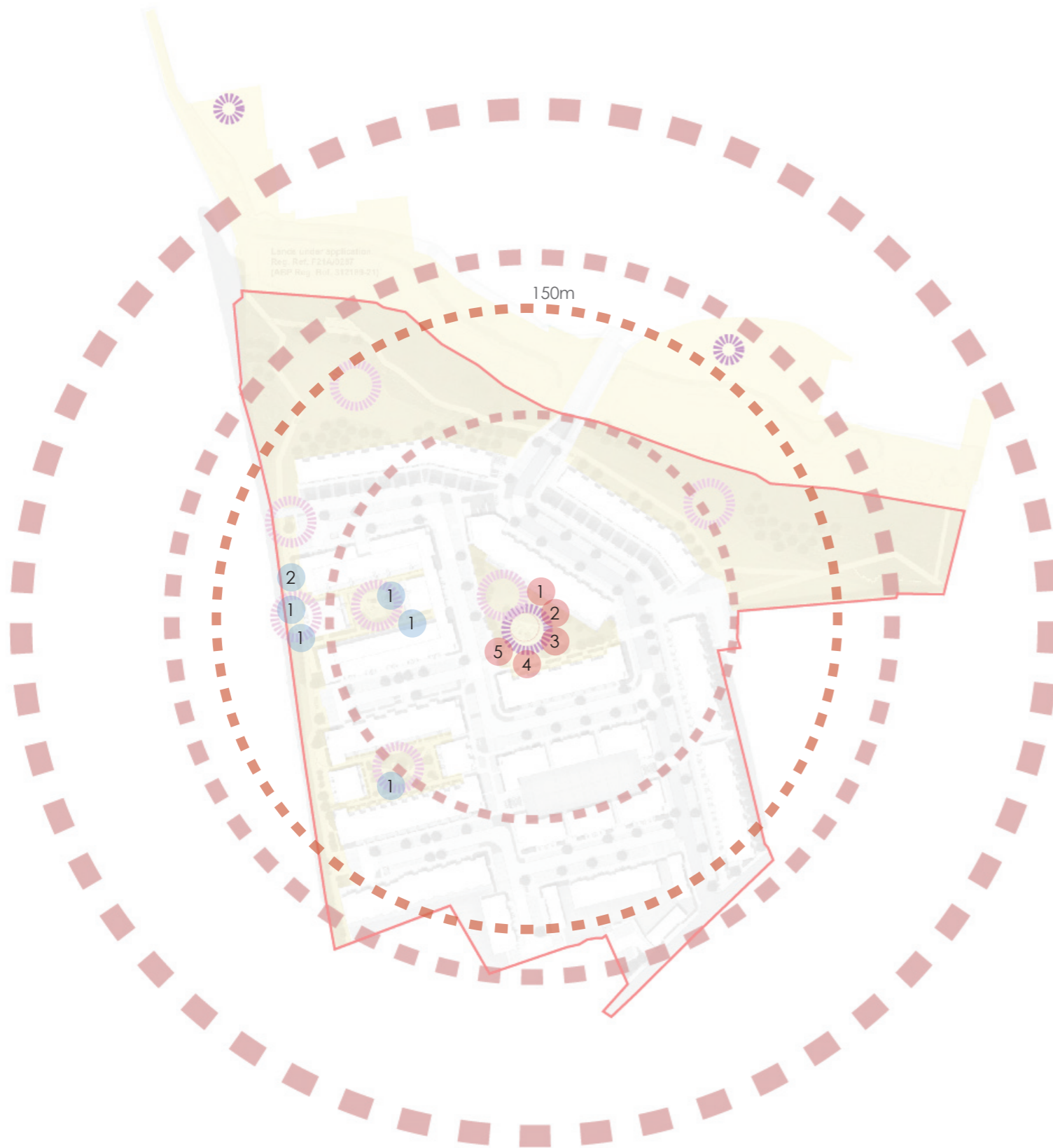
Objective DMS59 - Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park

Objective DMS75 - Provide appropriately scaled children's playground facilities within residential development. Playground facilities shall be provided at a rate of 4 sq m per residential unit. All residential schemes in excess of 50 units shall incorporate playground facilities clearly delineated on the planning application drawings and demarcated and built, where feasible and appropriate, in advance of the sale of any units.

Required play provision for the development:
345 units x 4m² = 1380m²

7. PLAY PROVISION

7.1 PLAY EQUIPMENT



Objective DMS76 - Ensure that in the instance of an equipped playground being included as part of a specific facility, it shall occupy an area of no less than 0.02 hectares. A minimum of one piece of play equipment shall be provided for every 50 sq m of playground.

Playground provided = 163m²

According to Objective DMS76, based on play area of 163m², 4 play elements are required within this space. Proposal included 5 pieces of equipment and additionally wooden stepping stones as an informal play.

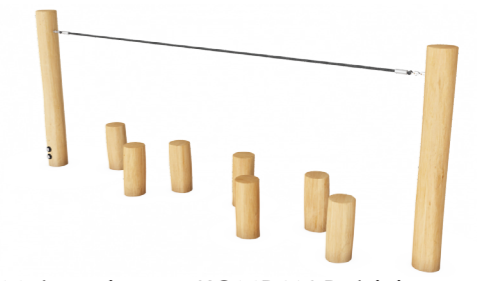
1 Double springer - KOMPAN Robinia

Item no.	NRO103-0401
Dimensions LxWxH	20x96x65cm
Age Group	3+
Play Capacity	2 children



2 Balance Posts with Rope - KOMPAN Robinia

Item no.	NRO821
Dimensions LxWxH	316x59x120cm
Age Group	4+
Play Capacity	3 children



3 Double somersault - KOMPAN Robinia

Item no.	NRO808-1001
Dimensions LxWxH	224x72x150cm
Age Group	4+
Play Capacity	2 children



4 Mule springer - KOMPAN Robinia

Item no.	NRO101-0001
Dimensions LxWxH	44x75x65cm
Age Group	3+
Play Capacity	1 child



5 Playhouse - KOMPAN Robinia

Item no.	NRO402-0601
Dimensions LxWxH	271x162x260cm
Age Group	6month+
Play Capacity	5 children



1 Flex wheel



2 Free runner



8. SUDs



Landscape proposal for this development includes swales, permeable paving and road swales/rain-gardens.

The main SUDs feature is the swale which is part of a separate planning application Reg. Ref. F21A/0287 (ABP Reg. Ref. 312189-21).

We propose permeable paving for all parking spaces to accommodate for on surface water run-off.

Along the main avenue there is a provision for swales (rain-gardens) which are a functional feature and add a green and natural effect to the streets. For details please refer to the engineering drawings and reports.

Objective DMS73 - Ensure as far as practical that the design of SuDS enhances the quality of open spaces. SuDS do not form part of the public open space provision, except where it contributes in a significant and positive way to the design and quality of open space. In instances where the Council determines that SuDS make a significant and positive contribution to open space, a maximum 10% of open space provision shall be taken up by SuDS. The Council will give consideration to the provision of SuDS on existing open space, where appropriate.

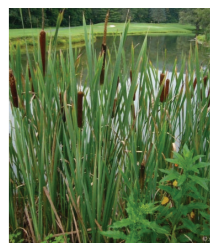
SWALE PLANTING PROPOSAL



Iris versicolour



Butomus umbelatus



Typha latifolia



Filipendula ulmaria



Rudbeckia fulgida



Calamagrostis 'karl Foerster'



9. MAINTENANCE

Careful maintenance is a very important aspect of a successful landscape design.

Majority of the development is proposed to be managed by a Maintenance company. Roads, and public footways are designed and proposed as to be taken in charge by the county council.

Maintenance documents which are part of the contract are provided for two years. Additionally a maintenance manual and calendar will be included to explain each task which has to be carried out in every month of the year for each of the planting areas. Apart from this, workshops with the management company which will be looking after the property are helpful to make sure that the planting is looked after as per instructions.



Planting in Lansdowne Place, 2020



Contemplative garden in Nano Nangle Place, August 2017.