

Landscape Design Statement



Barrington Tower SHD

March 2022

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Cover Page: CGI Image by ModelWorks illustrating proposed open space adjacent to Barrington Tower

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PLEANÁLA & DÚN LAOGHAIRE RATHDOWN CO. COUNCIL

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1.0 INTRODUCTION AND TERMS OF REFERENCE

Murray & Associates were commissioned by Cairn Homes Properties Ltd. to work with the planning and design team for the proposed residential development in Barrington, with responsibility for the design of the landscape and external spaces, in collaboration with the appointed design team.

The proposed development comprises of the construction of 8 no. residential buildings with 534 apartments, creche, car parking spaces, cycle parking, along with the landscape areas, public and communal open spaces described herein.

The landscape architectural design proposal seeks to harmonise with existing and permitted development in neighbouring areas in an appropriate manner, which is compliant with the Dún Laoghaire Rathdown County Development Plan and will create a high-quality landscape setting for the development.

This report has been prepared with the following aims:

- To explain the landscape design rationale behind the proposals submitted with the planning application
- To address the feedback received from An Bord Pleanála and Dún Laoghaire Rathdown Co. Council in relation to landscape architecture and landscape issues to date in the SHD planning process.

- To provide specifications for landscape works demonstrating the commitment to quality inherent in the landscape design proposals.

This report should be read in conjunction with the following Murray & Associates drawings and report:

1815_PL_P_01_IFP	Landscape Masterplan
1815_PL_P_02_IFP	Central Public Open Space
1815_PL_P_03A_IFP	Communal Open Space - Block AB, Block CD
1815_PL_P_03B_IFP	Communal Open Space - Blocks E-J
1815_PL_P_04_IFP	Entrance & Brennanstown Road Boundary
1815_PL_P_05_IFP	Public & Private Boundary Treatments Plan
1815_PL_P_06_IFP	Soft Landscape Plan
1815_PL_P_07_IFP	Communal & Public Open Space Area
1815_PL_P_08_IFP	Vegetation to be Retained/Removed
1815_PL_P_09_IFP	Landscape Plan with Services Overlay
1815_PL_S_01_IFP	Landscape Sections
1815_PL_D_01_IFP	Site Furniture and Play Details
1815_PL_D_02_IFP	Bat House Detail

2.0 SITE DESCRIPTION AND CONTEXT

The site of the proposed development is a landscape rich in history, situated close to transport links and public open spaces, both existing and planned.

2.1 Site Context

The project site is located in south county Dublin, south of Brennanstown Road, between Cabinteely and Foxrock. The M50 is approximately 350m south-west of the site at its closest point, or 1.2km by road to Carrickmines interchange (Junction 15).

Brennanstown Road is a characterful and visually diverse road, with many old house, walls, entrance gates and gardens fronting the road. as well as more modern residential estates and new developments under construction.

The landscape setting is a sylvan suburban area with Cabinteely Park to the north and Druids Glen, Cherrywood to the south. Adjacent to the site to the south is a wooded area through which runs the Carrickmines Stream.

The Luas Green line runs to the south of the site and Brennanstown Luas Stop (not open to the public) is within 150m of the southern tip of the site.

In the wider area, there are several public parks and open spaces at Cabinteely and Kilbogget and several more are planned to be delivered (or under construction) in the nearby Cherrywood SDZ area. A new greenway route running from Brennanstown Luas Stop (adjacent to site) and encircling the northern and eastern boundaries of the Cherrywood area along Druids Glen and Lehaunstown Valley is currently at public consultation phase.

The map on the following page shows the site and surrounding context.



Site Context Map

2.2 Site Description

The site is currently home to two houses – ‘Barrington Tower’ and ‘Winterbrook’ – and a large field area. There is also an access track to a Luas substation in the south of the site.

The landscape of the site is varied, with the spaces around the houses in the northern part of the site, i.e. the former gardens, being heavily enclosed with hedging and trees. Many of the trees and hedges are evergreen and mature specimens are non-native.

An historic belvedere tower is located in the north-eastern part of the site, just at the point where the site begins to open up, although there are large trees and hedges to the south of it in the garden of the house named for the Tower so it is not generally visible from the south of the site. The tower was incorporated into the current modern house in the twentieth century.

The southern part of the site comprises of fields of grass and other flora, which slope quite steeply to the valley floor to the south. The site is bounded to the east and south by mature trees - Oak, Beech & Pine dominate. The western boundary is defined by trees and hedging.

Overall the site is strongly enclosed by mature trees and hedges, but there are superb views through gaps in the trees - or indeed over the trees - from the higher parts of the site which include the Dublin Mountains - Ballycorus Leadmines, 3-Rock Mountain, Ticknock, etc.

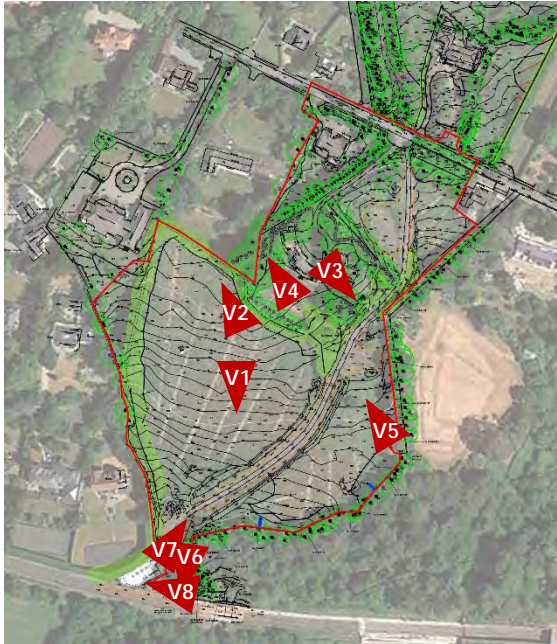
The site has proximity with several planned parks, to the Luas station, the woodland and open space to the south of the site and Brennanstown Dolmen (‘Giants Tomb’).

To the south of the site is the Luas line and at the southern boundary there is a Luas substation which is accessed via a track through the site at present.



Aerial photo of site in local context

2.3 Site Photos



Map of site showing photo locations.



V1 - Photo from the centre of site looking south with view of mature treeline on southern boundaries and views to Dublin Mountains beyond.



V2 - Photo from the centre of site looking northwest with mature treeline on western and northern site boundaries.



V3 Photos of existing garden vegetation around the house and tower.



V4 - 20th Century house adjoining Barrington Tower with the mature Eucalyptus in background.



V6 - Steep bank between access track and woodland along Carrickmines Stream



V7 - Luas Substation in south of site



V5 - Entrance gate to adjacent burial ground, southeast of site.



V8 - Luas Stop Entrance from site

2.4 Key Landscape Features of Site

Barrington's Tower & Landscape History

Barrington's Tower is a nineteenth-century folly in a landscape which was laid out as a pleasure grounds. See section 2.5 for more detail.

Topography

The site slopes from north to south generally, with a difference in level of 12.5m from the highest point at Brennanstown Road to the lowest point near the Luas track. It appears relatively level at the top of the site, where sites appear to have been levelled for the existing houses and gardens (Winterbrook and Barrington's Tower). It is considerably steeper from the boundaries of the existing gardens down to the southern treeline where there is an average gradient of 1:20 (gentle) to 1:15 (moderate) and a difference in level of 8-11.5m.

Trees & Hedgelines

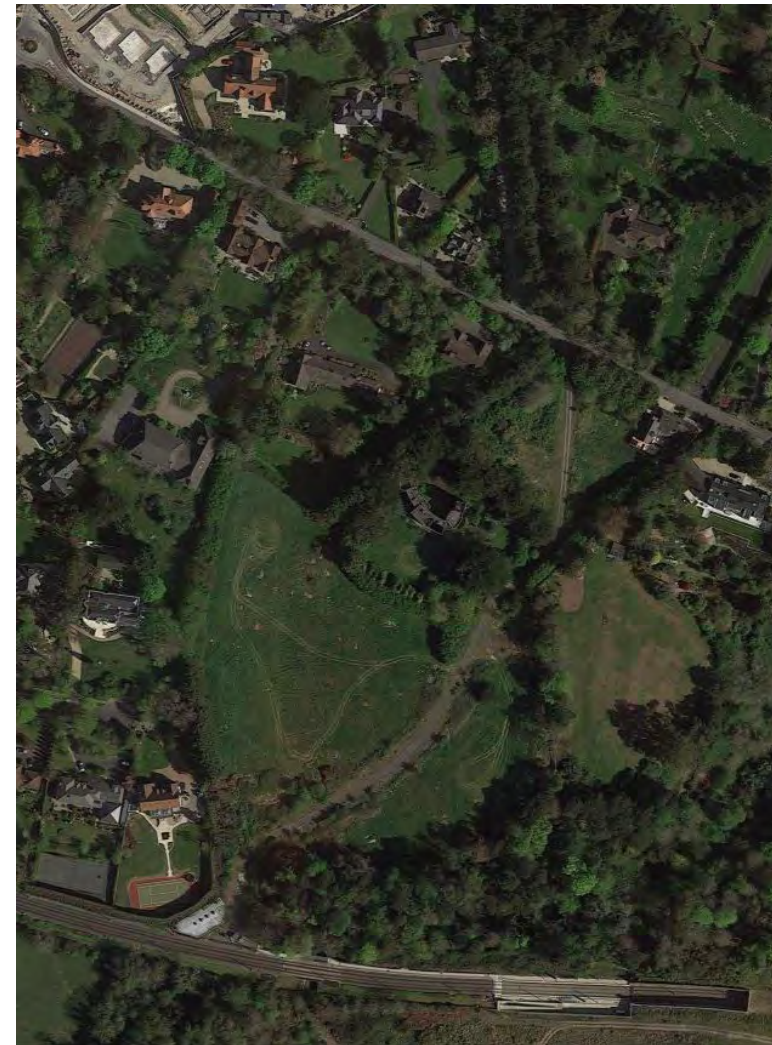
The vegetation associated with the site falls into two categories:

- *Trees and woods related to the nineteenth century designed landscape* – Beech, Oak and Pine dominated plantations along the eastern boundary and south of the site predominantly.
- *Garden and boundary vegetation* planted contemporaneously with the more modern houses on the site. Much of this is now mature, but unmanaged.

Ecology

The project ecologists' site surveys reveal that the most important element of the site's ecology are bats which currently roost in the tower. It is important to protect these and the biodiversity of the site generally.

For further information, please see the Ecology reports and in particular the Bat Report by Dr. Tina Aughney, Bat Eco Services.



2.5 History

In the 19th century, the site was part of the estate of a Mr. John Barrington. It was used as a pleasure ground, for hunting and recreation. The tower was built in 1830 as a folly, a belvedere tower for use as a hunting lodge. The tower is a protected structure.

The following extract is taken from Cherrywood SDZ Planning Scheme about Barrington:

John Barrington, a Dublin-based soap and candle manufacturer and Quaker built a home at Brennanstown in 1808 known as Glendruid House. He leased 70 hectares of land including the Druid's Glen. The Glen was set out as a pleasure ground, and the property had outbuildings to cater for the needs of the family, including extensive stables. The most striking of the features he provided was Barrington's Tower, which was a belvedere tower, built further west along the valley from the house to avail of the striking views.

In the 20th century, the tower was incorporated into a modern house, named for it – Barrington Tower. A fire in the house and tower rendered the dwelling uninhabitable.



Barrington Tower today, modern house 'Barrington Tower' to right. The gardens have 'rewilded' somewhat and scrub vegetation and unmanaged garden plants here impacted the context of the tower.

2.6 Existing Trees & Vegetation – Management Strategy



A tree survey was carried out prior to the commencement of site planning, by Mr. Andrew Worsnop, The Tree File Ltd. This has informed the layout and development of the site.

It was noted in the survey that the garden vegetation and other trees in the interior of the site were of significantly less importance than the historic mature parkland / demesne boundary trees and woodlands, most of which are on adjoining lands, but likely have root ingress into the development site. Most of the garden trees are of Low Value (Category C), as shown on the tree survey plan (opposite).

Early in the site planning process, following review and consideration of the decision was taken to ensure that the mature boundary trees would be protected, but interior vegetation removed due to topography and shallow soils. Almost all of these trees are non-native and some are borderline invasive, such as Monterey Cypress and Eucalyptus.

It was also determined as a key strategy of the site to enhance the boundary treatments and to ensure that significant compensatory planting, suited to the development and integrated into the landscape scheme would be included in site development proposals.

Existing Trees & Vegetation – Boundary



Southern Boundary – Mature Oak, Pine, Beech Trees on adjoining lands. Root protection areas for these trees have been avoided in designs.



Western Boundary: Mature Evergreen Trees on boundary. Root protection areas for these trees have been avoided in designs.

Eastern Boundary: Griselinia hedge along eastern boundary with mature Beech trees in background.



Existing Trees & Vegetation – Internal (to be removed)



Existing evergreen Monterey Cypress adjacent to Barrington Tower; very close together, overgrown for spacing.



Existing Monterey Cypress and Blue Cedar in garden of Barrington Tower (derelict house).

Scrub vegetation on site – Willow, Buddleia, etc.

2.7 Landscape Planning Considerations

The Dún Laoghaire Rathdown County Development Plan 2022-28 (CDP) sets out a number of policies relevant to the landscape planning of the site. Following here are a selection of the most relevant.

The site is zoned Category A: *To protect and-or improve residential amenity*. The area of woodland around the stream to the south of the site is zoned Category F: *To preserve and provide for open space with ancillary active recreational amenities*. The trees and woodland in this area are designated for protection and preservation on the CDP mapping.

In the following section, the main policies of relevance to the landscape of this site are listed out in *italics*, together with the design response in bullet point format below.

8.3.1 Policy Objective GIB1: Green Infrastructure Strategy

It is a Policy Objective to continue to implement, and update, the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity.

- The proposed site provides access to local open spaces, including the woodland and stream valley to the south.
- The proposed green spaces and routes through this site will add to the Green Infrastructure of the county.
- Sustainable transport: access to Luas station through site
- Provision of open space amenities: public and communal spaces in accordance with best practice

- Sustainable management of water: SuDS measures integrated into the design
- Protection and management of biodiversity: bat conservation, biodiversity proposals
- Protection of cultural and built heritage: preservation of Barrington Tower and provision of access to same for the public, where it is currently in private lands.

8.4.5 Policy Objective GIB6: Views and Prospects

It is a Policy Objective to preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests, and to prevent development, which would block or otherwise interfere with Views and/or Prospects.

- The views of the Dublin Mountains, including the Ballycorus Lead Mines Chimney, Ticknock, 2- and 3-Rock Mountains are framed by the proposed development. See section 3.2 for more on this.

8.7.1.5 Policy Objective GIB22: Non-Designated Areas of Biodiversity Importance

It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance...are adequately protected...

- A bat roost was identified on the site and this has informed the design of the site, with several measures incorporated for bat conservation. See section 4.6 for more details on this.

8.7.1.8 Policy Objective GIB25: Hedgerows

It is a Policy Objective to retain and protect hedgerows in the County from development, which would impact adversely upon them. The Council will promote the County's hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance.

- Whilst the hedges associated with this site are generally not native and the primary subject of this objective, it is intended to retain and protect the boundary hedges across the site, except at the Brennanstown Road boundary where they have to be removed for sightlines and road safety reasons. New hedgerow planting or enhancement of existing hedgerows will include locally native species.

8.7.1.13 Policy Objective GIB30: Promoting Biodiversity by avoiding Widespread Use of Herbicides and Pesticides

It is a Policy Objective to promote biodiversity by avoiding the widespread use of chemical weedkillers, herbicides and pesticides such as glyphosate for routine road and park maintenance.

- See Landscape Management Plan for proposed maintenance procedures, including minimisation of the use of chemicals in the landscape. In general, they will only be used in the establishment phase if no alternative exists, and not in general maintenance.

9.2.1.2 Policy Objective OSR2: Hierarchy of Parks and Open Space

It is a Policy Objective to provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/ or places of work.

- Primary parks, secondary public open spaces, civic spaces and communal spaces provide a hierarchy in terms of quality, useability and access, on the doorstep of the residents.

Greenways Network

These are the collective networks of parks and open spaces, existing and proposed greenways, biodiversity corridors, cycle routes, waterways and coastal areas that are such unique features of the County. They can provide corridors for long distance pedestrian and cycle routes throughout the County and help link the parks and open spaces into a cohesive green infrastructure that helps define the County.

- The proposed development provides a variety of green routes and shared access routes to enable the public to access the new Brennanstown Luas stop through the site on foot or by bicycle. The routes are planted with diverse native and pollinator plants.

Regional Parks

These are the premier parks in the County, which provide for a wide range of uses and attractions, and include opportunities for both high quality active and passive recreation...

- Whilst it is not proposed to provide a regional park within the site, Cabinteely, Kilboggett, and Cherrywood parks are within short distance of the site.

Local Parks

These parks lie within easy reach of most dwellings and businesses in a locality. They provide for the needs of a local neighbourhood. They can provide for kickabout areas, exercise equipment and seating areas.

- Primary and secondary open spaces as proposed would be considered a local park, and includes kickabout areas, playgrounds and seating areas, as well as a community garden and other facilities.

Amenity Open Spaces

These spaces are commonly located within residential areas/housing estates and are also found in commercial areas/business estates. They facilitate mainly passive recreation, casual play areas, pocket parks and visual amenity for residents and workers.

- There are various pockets of open space throughout the scheme which would be considered as Amenity Open Space.

Civic Spaces

These are located in the urban centres close to a civic, institutional and commercial buildings and generally feature hard landscaping

with planting and seating areas. They allow for sitting, meeting and eating, as they are generally located close to cafes and restaurants.

- The space at the entrance to the site from Brennanstown Road, adjacent to the proposed retail unit, and the plaza at the Luas entrance to the site are considered to be civic spaces in terms of the open space network of the site.

9.2.1.4 Policy Objective OSR4: Public Open Space Standards

It is Policy Objective to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009), the accompanying 'Urban Design Manual - A Best Practice Guide', and the 'Sustainable Urban Housing: Design Standards for new Apartments', (2018).

- See sections 4.3 and 4.5 for full details of provision of open space.
- See also qualitative analysis in Section 6.1.

9.3.1.1 Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking

It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilitates people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16).

- The proposed open spaces support this objective with a variety of active elements within the design and space for exercise, games, kickabout, etc.

9.3.1.2 Policy Objective OSR6: Allotments and Community Gardens

It is a Policy Objective to support the provision of additional public allotments and community gardens to improve their provision and distribution across the County.

- A community garden is included in the proposals for the site.

9.3.1.3 Policy Objective OSR7: Trees, Woodland and Forestry

It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an 'urban forest', and include a holistic 'urban forestry' approach.

- It is the intention of the proposed development to retain the trees associated with this site that have the most value and to remove overgrown garden vegetation and non-native trees from the garden areas. Please see sections 2.6, 3.4 and 4.8 for details of this strategy and related proposals. See also Tree Survey by The Tree File submitted under separate cover.

9.3.1.4 Policy Objective OSR8: Greenways and Blueways Network

It is a Policy Objective to develop a comprehensive network of County Greenways linking parks and public open spaces and to liaise with adjoining local authorities and other stakeholders to achieve and improve wider external linkages and corridors, to enable enhanced connectivity to wider strategic networks, and to allow for the long-term strategic expansion of urban areas (consistent with NPO62 of the NPF).

- A variety of accessible green routes through the site to the open space area at the south of the site around the existing stream and to open spaces in Cherrywood will be provided by this development.

9.4.1.5 Policy Objective OSR13: Play Facilities and Nature Based Play

It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities- children, teenagers, adults and older people- are facilitated in the public parks and open spaces of Dún Laoghaire- Rathdown.

- Play facilities are proposed in public and communal spaces in accordance with this policy and the national guidance on children's play.
- Nature-based play is a key element in the play strategy for the site.
- See Section 3.5 and 4.2/4.3 for further details.

Also of relevance to the site in terms of landscape planning is its location to the north of Cherrywood SDZ area. The Cherrywood SDZ has a series of parks and open spaces which will add to the amenity spaces on the doorstep of the proposed development. These include:

- **Priorsland Park** (c.100m from the site, accessed via an underpass under the Luas): small local park with active and passive recreational facilities; but may include e.g. local kickabout, play lot, exercise equipment and seating.
- **Beckett Park** (c.500m from the site; 6-minute walk, under construction): major local park with a range of active and passive recreational facilities; including all-weather pitch and tennis courts, pavilion with facilities and tea rooms, Multi-Use Games Area, boules courts, playground, street furniture, seating and viewing spaces, etc.
- **Tully Park** (c.1050m from the site; 12-minute walk, under construction): Flagship park with a range of visitor attractions and diverse active and passive recreational facilities; including flagship playground, kickabout area, exercise trail, tea-rooms, toilets, public art, street furniture, interpretation signage, heritage zone with National Monuments (Tully Church and High Crosses), seating and viewing spaces, etc.
- **Ticknick Park** (c.2km from site, under construction): Grass playing pitches, forest, walks and seating / viewing spaces, etc.

- **Cherrywood Natural Greenspace Green Route** proposed from Brennanstown Luas Stop / underpass along the northern and eastern boundaries of Cherrywood through Druids Glen and Lehaunstown Valley (c.5km). This is in accordance with the objectives of the Cherrywood Planning Scheme and is currently out to Public Consultation.



Extract from public consultation drawings for Cherrywood Natural Greenspace Green Route; showing potential for link from the application site to the Green Route, subject to future agreement with Dún Laoghaire Rathdown County Council.

3.0 LANDSCAPE CONCEPTS

The Barrington Tower site is rich in landscape, cultural and natural heritage.

The landscape design takes its inspiration from this unique and fascinating place in a number of ways. These inspirations are combined with the practical and policy requirements of modern residential developments with the aim of creating a landscape which will enhance everyday life for residents, provide links to public transport for residents and the wider community, and a place that is unique, distinct and with a real sense of place.

The following pages outline these concepts and how they inform the detailed landscape proposals as submitted.



CGI Image by ModelWorks illustrating play and open space adjacent to Barrington Tower

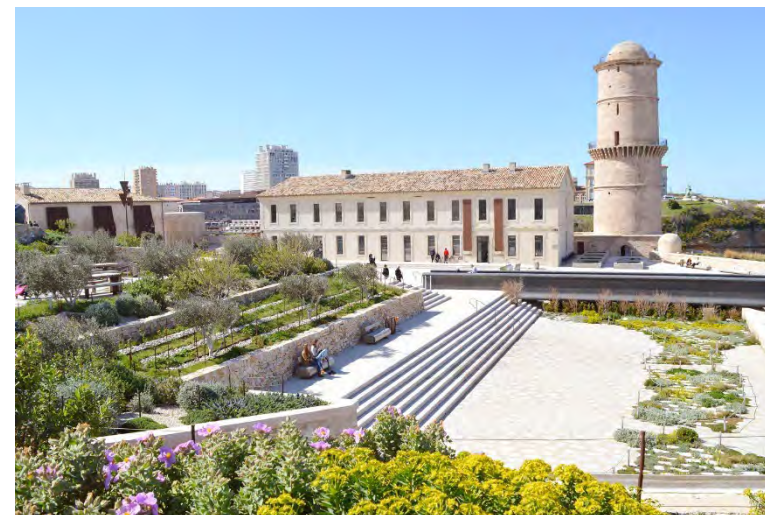
3.1 Design Inspiration: Landscape Heritage

Barrington’s Tower is at the centre of the site, occupying a significant position.

The key masterplanning and landscape design strategy, and of course a key conservation objective is to ensure that the tower is retained at the heart of the new place. It will be retained and used as a focal point in the scheme, as the focus of views and as a landmark in its own right.

The design of the public realm will draw inspiration from the rich history of the site and use it to create a distinct sense of place.

Views of the tower from the public realm of Brennanstown Road are also considered an important objective in order to form a visual link and create a new public visual amenity. A visual corridor to the tower from the public realm, on axis with the scheme and framed by vegetation will be incorporated. At present there are no views of the tower from any area of public realm, as it is surrounded by mature garden vegetation and evergreen trees.



Precedent with heritage focal element: The Garden of Migrations, France.



Protected structure on site to be retained and utilised as a focal point in the landscape.



Paving pattern with subtle colour differences inspired by the stone work of the tower.

Pleasure Grounds

As noted previously, the lands at Barrington & in the glen were set out by the Barrington family in the 19th Century as a pleasure ground. The following extracts are taken from a contemporaneous 19th Century text:

'Landscape gardening: or, Parks and pleasure grounds With practical notes on country residences, villas, public parks and gardens'

By: Charles H. J. Smith, Published in 1853

Many of the design principles expounded by Smith hold true and can be applied in the contemporary context. For instance:

- Study pictures, familiarise your taste with scenes which painters would delight to copy, become acquainted with the elements of the picturesque, and seek to realise the resulting ideas in and about your residence
- In open spaces in the grounds, detached flower-beds appear to be objectionable, as they do not mass well with the other groups, as they lessen the breadth and interrupt the continuity of the lawns, and being bare except during a few months in summer, are but seldom in a really ornamental state. At the same time, a flower-garden, in a proper situation and at a reasonable distance from the house, is a most desirable object of interest, inviting frequent visits and affording agreeable walks; and, indeed, extensive pleasure-grounds can scarcely be deemed complete without one.

Right: Examples of Parks or Pleasure Grounds laid out according to Picturesque principles



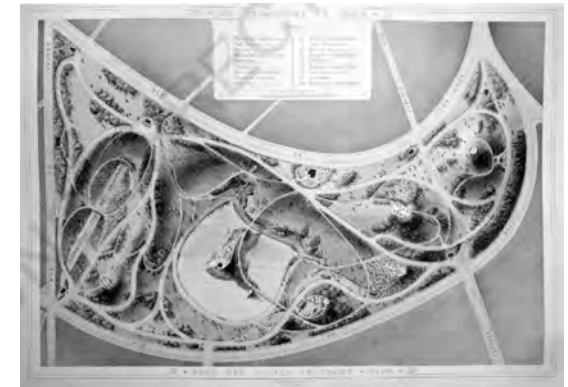
Modern Pleasure Ground by Humphrey Repton (1813)



Blenheim Palace Gardens, England



Gertrude Jekyll planting schemes



Buttes-Chaumont Park, Paris

Design Principles from Smith (1853) and their application in the current site context:

Beautiful views and uninterrupted flow of the landscape were important considerations of landscape design in the 1800's.

Beautiful views are made up of different layers – Foreground, middle ground and background

- **Utilise distant views to Dublin Mountains where possible and form new elements in the fore- and middle-grounds.**

If middle ground and distant views are of a varied and interesting character, not necessary to bring much ornament to foreground and vice versa. Diversity of treatments is necessary.

- **Diversity + Contemporary 'Biodiversity'.**

Flower beds are often a key part of pleasure grounds, however their placement must be carefully considered

- **Contemporary 'Flower Beds' used at building interfaces primarily; such beds include biodiverse / pollinator shrubs, perennials and native plants where possible.**

Bare for most of the year -> not suitable for open spaces or anywhere where they can disrupt the view, as they interrupt the continuity of the surrounding landscape

- **Create intimate, ornamental, and secluded space(s) that invite visitors for walks, possibly with an external shelter structure included**

If possible, cattle, sheep, deer, and other animals would be included in views to add movement and life to the pleasure grounds scenery.

- **In a contemporary context, include wildlife friendly biodiversity measures; bird and bat boxes, insect hotels, pollinator plants etc.**

Terraces common and encouraged to create good architectural foreground when viewed from the house, and to help deal with levels.

- **Formal spaces around buildings and entrances giving way to more naturalistic forms in the more open areas.**

3.2 Design Principle: Framed Views



The views from this site are exceptional; the Dublin mountains on the background and the steep topography, provides an outstanding place for contemplation. It is important to incorporate this characteristic into the design, framing them and valuing them, while taking advantage of the topography at precise locations.

At key points of the design, a framing element will be incorporated to heighten the drama of the views from the site.



View of Dublin Mountains from Site

3.3 Design Principle: Reclamation by Nature

In its current state, the underlying geology of the site comes to the surface occasionally and nature is beginning to reclaim the site from the gardens and human-made spaces. These characteristics and processes create forms and patterns that can inform the design.

In the design of the site, these patterns of re-wilding and reclamation by nature offer aesthetic opportunities to create moments of wildness and experience unstructured nature.

There are also practical opportunities to re-use and re-cycle site-won materials such as rock and soil, using them to form new spaces.



Site Photos: Rewilding & Extrusive Geology

3.4 Design Principle: Green Wrap & Biodiversity Corridor

The site is bounded by mature vegetation which will be protected and enhanced, with new wildlife corridors and measures to enhance biodiversity.



Imagery of various vegetation types and spaces



Mature vegetation wrapping the site to be retained and enhanced – panoramic view of existing site, looking south

3.5 Design Principle: Play Areas, Natural Play & Playful Space

As well as several formal play spaces, which will be equipped with high quality playground pieces, opportunities for playful activities will be provided in a way that is integrated into the landscape, both urban and wild. The intention behind a playful space is to introduce playful elements into everyday surroundings, encouraging children to engage with imagination. Natural play is integrated into open spaces, using elements of nature such as boulders, logs and plants.

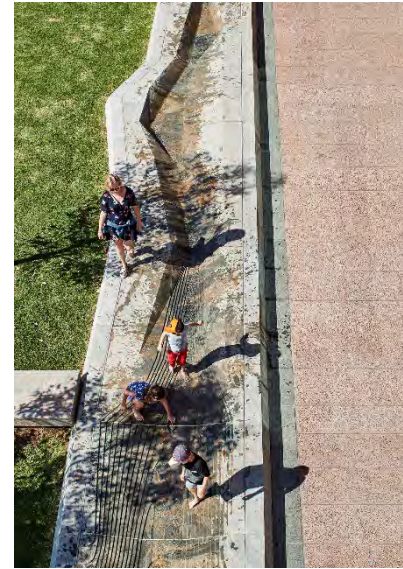
Focal play areas with more formal play areas will also be provided.



Vanke Cloud City, China.



Bay Meadows Landing Green, USA.



Yagan Square, Australia.



Chausson's Garden, France.

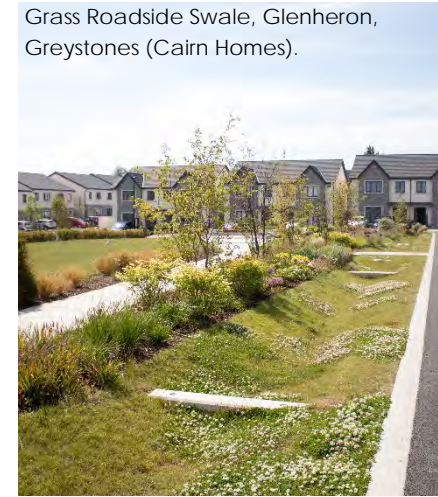
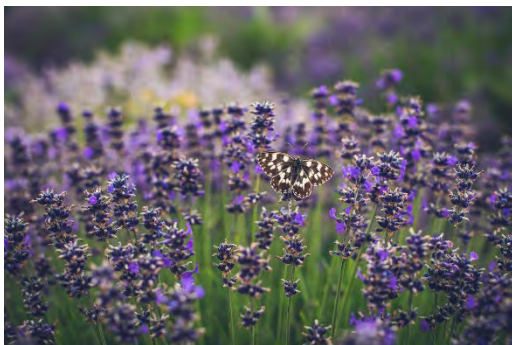


Play Area Churchfields, Ashbourne (Cairn Homes).

3.6 Design Principle: Biodiversity/SuDS

While choosing the planting palette for the development a strong emphasis will be placed on promoting biodiversity through choosing pollinator friendly species and native plants.

Sustainable Drainage System (SuDS) have been integrated into the design.



Grass Roadside Swale, Glenheron, Greystones (Cairn Homes).



3.7 Design Principle: Gardenesque Planting

The overall planting scheme draws inspiration from the history of the site. The existing planting on site shows remnants of the old garden that had been cultivated there, and the aim of the planting scheme is to elevate that in a modern way. This will be achieved through the selection of plant species, as well as the overall landscape design.

Site Photos



Planting Scheme Reference Photos

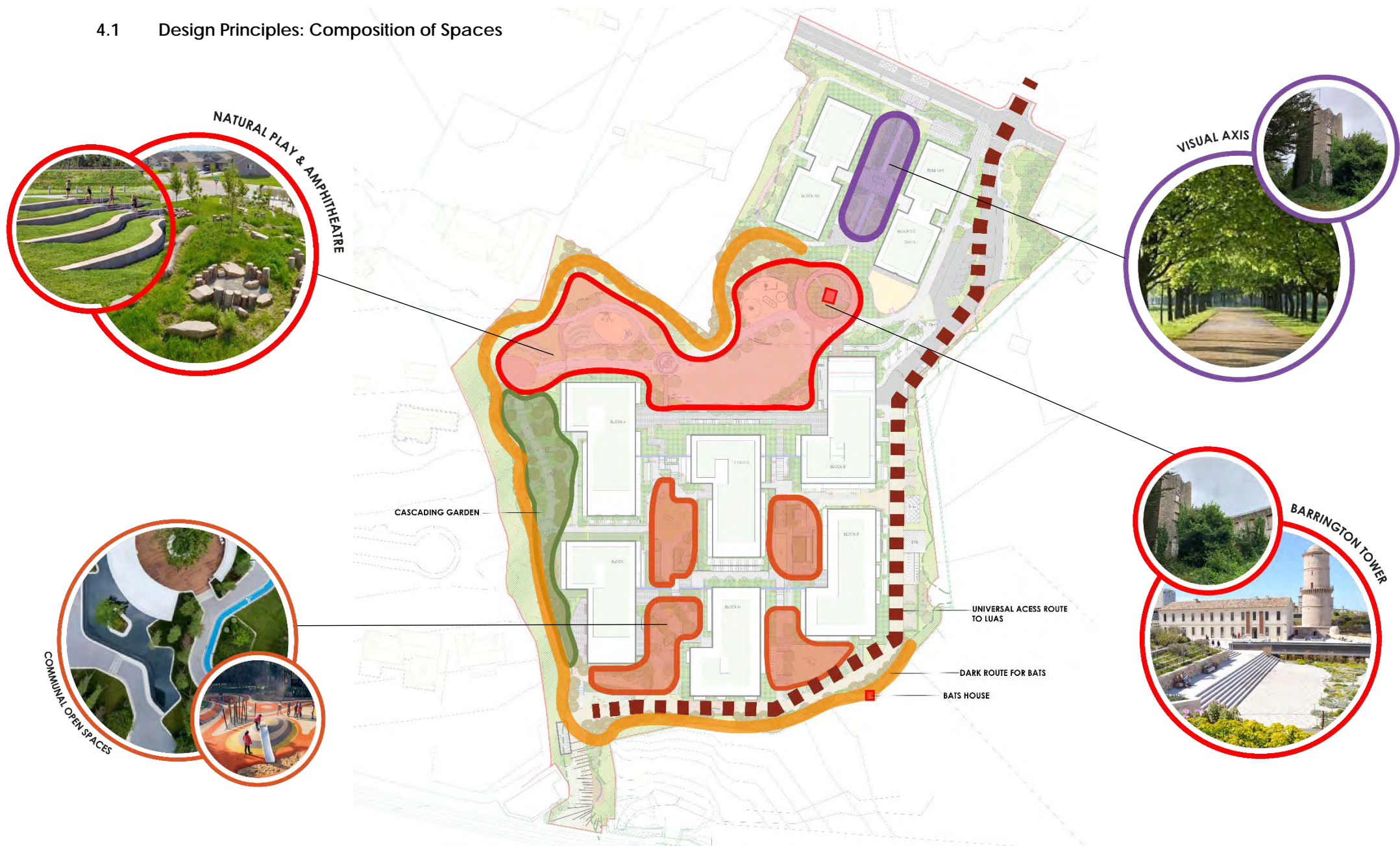


4.0 SCHEME PROPOSAL

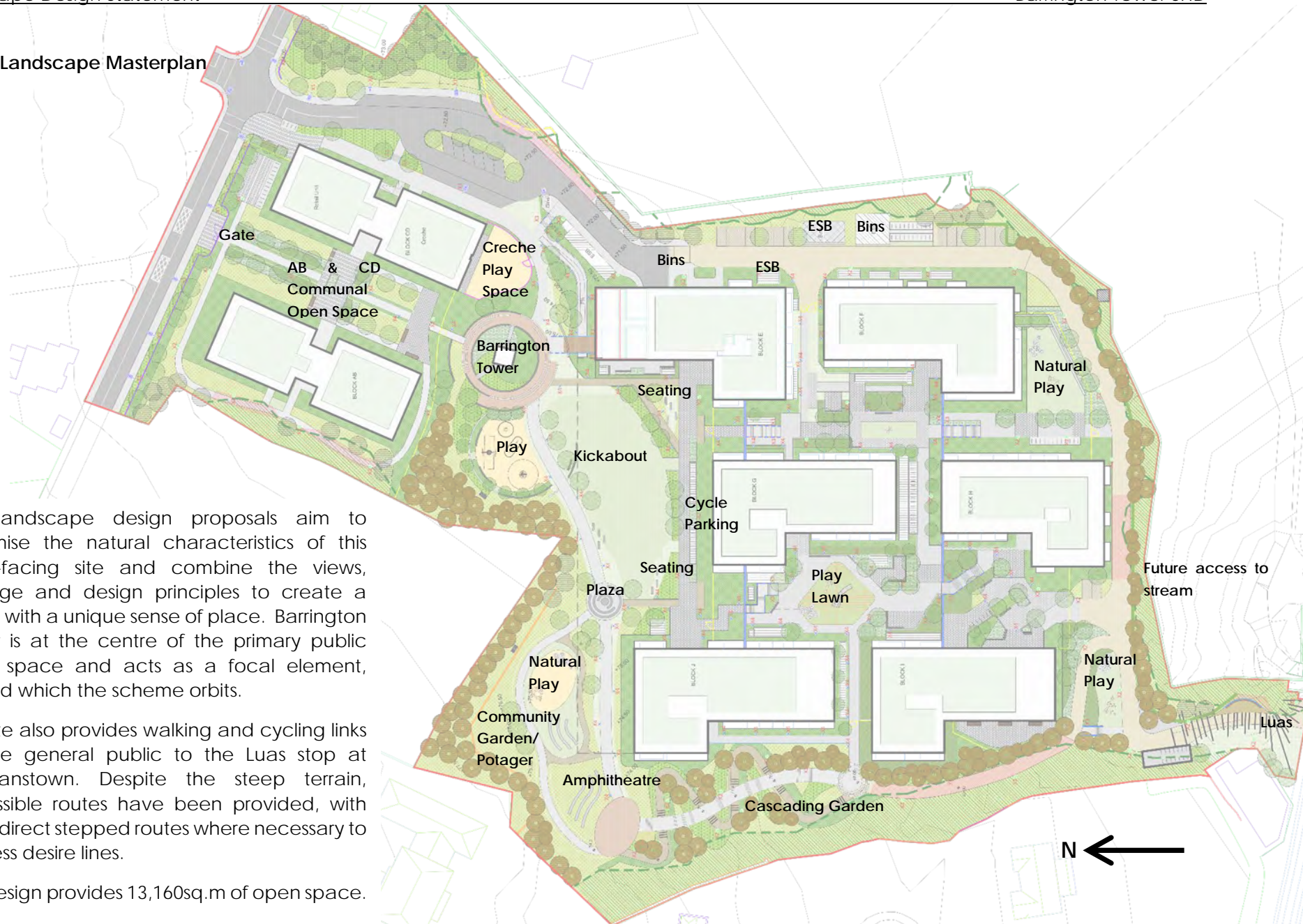
This section should be read in parallel with the Landscape Proposals.
Please refer to landscape drawing nos.:

1815_PL_P_01_IFP	Landscape Masterplan
1815_PL_P_02_IFP	Central Public Open Space
1815_PL_P_03A_IFP	Communal Open Space - Block AB, Block CD
1815_PL_P_03B_IFP	Communal Open Space - Blocks E-J
1815_PL_P_04_IFP	Entrance & Brennanstown Road Boundary
1815_PL_P_05_IFP	Public & Private Boundary Treatments Plan
1815_PL_P_06_IFP	Soft Landscape Plan
1815_PL_P_07_IFP	Communal & Public Open Space Area
1815_PL_P_08_IFP	Vegetation to be Retained/Removed
1815_PL_P_09_IFP	Landscape Plan with Services Overlay
1815_PL_S_01_IFP	Landscape Sections
1815_PL_D_01_IFP	Site Furniture and Play Details
1815_PL_D_02_IFP	Bat House Detail

4.1 Design Principles: Composition of Spaces



4.2 Landscape Masterplan



The landscape design proposals aim to maximise the natural characteristics of this south-facing site and combine the views, heritage and design principles to create a place with a unique sense of place. Barrington Tower is at the centre of the primary public open space and acts as a focal element, around which the scheme orbits.

The site also provides walking and cycling links for the general public to the Luas stop at Brennanstown. Despite the steep terrain, accessible routes have been provided, with more direct stepped routes where necessary to address desire lines.

The design provides 13,160sq.m of open space.

4.3 Landscape Spaces: Public Open Space

The public open spaces encompass a myriad of different opportunities for amenity and recreation.

Barrington Tower is the aesthetic focus and heart of the scheme.

Flat multi-use ‘kickabout’ spaces are provided to allow for informal ball games, but also community events, group exercise, social events and any number of uses.

Natural and informal play areas are proposed across the space with the primary play spaces adjacent to the tower and further north west of blocks J. An amphitheatre is also proposed at the south of this space, where there are exceptional views over the landscape to the mountains on the horizon.

Seating and viewing elements are included throughout, with two large framing elements set into the edge of the spaces, framing the views to the south of the Dublin Mountains and mature boundary treeline.

The journey through the site to and from the Luas is also an important consideration in the public open space. Paths connect to Brennanstown Road and wind through the open spaces, providing a pleasant and stimulating part of the commute. The walk through the site along the main path to the Luas is approximately 450-500m, which could take approximately 5 minutes to walk.



4.3.1 NOTE RE. QUANTUM OF PUBLIC OPEN SPACE

The quantum of public open space provided in the scheme exceeds the minimum requirements. The following sets out the requirements in accordance with Dun Laoghaire Rathdown County Development Plan 2022-28 and Apartment Guidelines.

Total site area:	3.81 ha.
<u>Minimum Requirement with reference to County Development Plan:</u>	
15% of site area:	5,715 sq.m
<u>Public Open Space in Scheme:</u>	<u>9,370 sq.m</u>
25% of site area:	9,370 sq.m
Area of Primary Open Space:	6,346 sq.m
Area of Secondary Open Space:	3,024 sq.m

Note: Quantities exclude vegetated boundary buffer zones from site boundary and other open space / public realm areas. See plan on previous page for layout.

Dun Laoghaire Rathdown current Development Plan also provide a separate calculation for open space (which is communal and public open space combined) based on a per person calculation.



The table below sets out this calculation below provides this calculation. On the basis of this calculation there is a minimum requirement of 1.3ha and max of 1.8ha. The open space provided on this site is in line with this minimum requirement. It is also worth noting that the above calculations do not include every area of open space. It is therefore considered to be in line with both policies of the current development plan.

Unit Type	No.	Population Equivalent	Min. Open Space (15 sqm per person)	Max. Open Space (20 sqm per person)
Studios	30	45	675	900
1-bed	135	202.5	3037.5	4050
2-bed	318	477	7155	9540
3-bed	51	178.5	2677.5	3570
Total	534	903	13545 (1.3 ha)	18060 (1.8ha)

For analysis on the quality of the open space, see Section 6.

Quantum of Open Space



-  **Communal Open Space**
4,200 sq.m
Blocks AB & CD: 1,134 sq.m
Blocks E-J: 3,066 sq.m
-  **Public Open Space**
9,370 sq.m
Primary OS: 6,346 sq.m
Secondary OS: 3,024 sq.m

4.3 Public Open Space: 'Barrington Tower Park'

Barrington Tower is the aesthetic focus and heart of the scheme. Around the tower are paths and viewing areas which allow the visitor to view the tower from all angles. Access to the tower via the existing original entrances is retained.

The base of the tower is planted with shrub groundcover to maintain a buffer space. The circular forms were devised to give the tower a sense of centrality in the landscape. The only full circle centres on the tower, while the sub-spaces are within incomplete and are overlapped by the central circle.

Adjacent to the tower are a junior play space and community garden to the west and creche play to the east.

North of the tower are communal open spaces for Blocks ABCD, through which a visual axis is maintained to open up views of the tower from Brennanstown Road, from where it is currently hidden.





CGI by ModelWorks showing the main kickabout area and public open space, with views of Barrington Tower, with diverse tree planting and treatments.



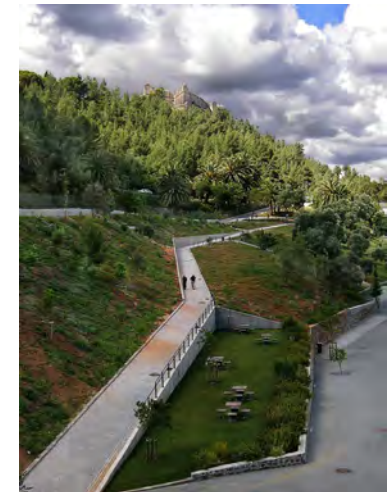
CGI by ModelWorks showing the main playground area within public open space, with views of Barrington Tower, with diverse tree planting and treatments. The tree and wildflower planting to the left will provide a corridor for bats from the tower around the edge of the site to the woodland and stream to the south, in accordance with the Ecologists' recommendations.

4.3 Public Open Space: Cascading Garden



The 'cascading garden' is part of the open space and a crucial part of the site circulation. The level difference between top and bottom is approximately 9m. The route through the garden space provides an accessible link for cycles and wheelchair users as well as more direct stepped routes which address the desire lines. The route is set into a series of cascading gardens which will be planted with lush vegetation, with pollinator and native planting to enhance biodiversity on the site.

This strategy also protects the adjacent tree and hedgeline by avoiding excavation in the rootzones.



Cascading Garden – Detail Plan



Detail plan of the cascading garden showing sloped route (2m wide) and the stepped route (3m). Crossing points between the routes are demarcated with rumble strips and deflectors.

4.4 Public Open Space: Natural Play & Amphitheatre



The sloping site provides a myriad of opportunities for play and natural play. The primary play space is in the eastern part of the main open space and will use site-won boulders and tree trunks (if feasible) to form a natural play activity and discovery zone. The landform also presents opportunity for an amphitheatre with great views of the mountains on the horizon.





CGI by ModelWorks showing the amphitheatre and play space as part of the public open space in the western area of the site, with diverse tree planting and treatments. The connection to the Luas through the cascading garden (secondary open space) is visible to the right of the image, at the edge of the plaza.

4.5 Communal Open Space



Communal open spaces are designed to maximise amenity for residents, to provide privacy where needed and space for community events. Space will also be allocated for community gardening. A balance between hard and soft space will enhance the spaces and give multiple use options.



Quantum of Communal Open Space

In terms of communal open space, there is no specific communal open space policy in the current Development Plan. However, the Apartment Guidelines do set a standard within their appendices. These require 0.5ha for blocks AB – CD, and 0.11ha is provided and 0.29ha for blocks E, F, G, H, I, and J, for which 0.32ha is provided, exceeding the communal open space required for all blocks.

See tables opposite prepared with regard to the standards within the Apartment Guidelines.

Communal area calculations from Apartment Guidelines

BLOCKS AB + CD

Unit Type	No.	Area required	Total sqm	COS Provided
Studios			0	
1-bed			0	
2-bed	72	7	504	
3-bed				
Total	72		504	1134 sqm

Communal area calculations from Apartment Guidelines

BLOCKS E, F, G, H, I, J

Unit Type	No.	Area required	Total sqm	COS Provided
Studios	30	4	120	
1-bed	135	5	675	
2-bed	246	7	1722	
3-bed	51	9	459	
Total	462		2976	3066 sqm



CGI by ModelWorks showing the western communal open space, viewed from the upper level, with Blocks G/H on the left and I/J on the right, with framed views of the Dublin Mountains beyond.

4.6 Integrated Design: Bat Conservation Strategy



Bat house (Indicative)

Several bat species are currently using Barrington Tower as a roosting site, as identified by Dr. Tina Aughney, a leading bat specialist in Ireland. The following measures were recommended by Dr. Aughney and integrated into the site planning and landscape design:

1. Bat House: In order to protect bats that might be disturbed during construction, including conservation works to the tower, a bat house is proposed to be constructed well in advance of any construction. It has been sited on the southern side of the site, close to the woodland and Carrickmines Stream, the primary feeding grounds for bats in the area.

2. Dark corridor: Planting to protect and maintain as dark as possible for commuting bats along existing boundary treelines/hedgelines, with new plants.

3. Tree Planting to control light spill from apartments, maintaining a dark corridor along the boundary for bats, utilising trees such as:

- Upright Oak – *Quercus robur* 'Fastigiata Koster'
- Fastigiata Hornbeam – *Carpinus betulus* 'Frans Fontaine'

4. Planting with bat-friendly plant mix which will encourage insects, upon which bats feed including Willow (*Salix* spp.), Guelder Rose (*Viburnum opulus*), Holly (*Ilex aquifolium*), Silver Birch (*Betula pendula*), Alder (*Alnus glutinosa*), Hawthorn (*Crataegus monogyna*) and Wild Rose (*Rosa canina*). At ground level flowering native species, such as, Primrose, Bluebell, Wild strawberry, etc., will also support insect life.

5. Lighting in Open Space

Bollard lighting (1m height) in main open space and all light fittings will have warm, bat-friendly colour temperature – max. 2700K (warm white) and 2200K along the western boundary, where height is also limited to 4m.

4.7 Integrated Design: Ecology & Biodiversity

Other measures included for Biodiversity are as follows, following the recommendations of the project Ecologists, Altamar:

- Bird nesting boxes
- Insect 'hotels' i.e. log piles, brushwood piles from site
- Biodiverse Green Roof - 60% coverage (see following)
- Wildflower meadow in all areas except kickabout spaces and within 1m of paths; seed mix will be selected in collaboration with the Project Ecologists.



Biodiverse Green Roof

The green roof system proposed allows for enhanced biodiversity with native sedum species, wildflowers and shrubs. This results in a more place-specific green roof and enhances the biodiversity value significantly over a standard extensive green roof, which typically has non-native sedum only. The green roofs will be a combination of intensive and extensive roofs, designed to enhance biodiversity. The extensive roofs will have shallow soil substrate with native sedum species and the intensive areas will have deeper soil and larger plants such as native grasses and shrubs (e.g. *Carex*, *Rosa*, *Cornus*). See diagrams below for details. Micro-mounds for mining pollinator insects and insect hotel / log piles, etc. can also be incorporated.

See also the Engineer' submissions with regard to the SuDS value.



Extensive Biodiverse Green Roof

Sedum, Wildflower;
insect mounds

Soil Substrate

Drainage & Reservoir Board

Roof Structure



Intensive Biodiverse Green Roof

Shrub, Wildflower,
Grasses; insect mounds

Soil Substrate

Drainage & Reservoir Board

Roof Structure

4.8 Existing Tree Management Strategy



1. Mature Boundary Parkland Trees and Hedgerows are prioritised over the garden vegetation; and are retained and protected.

2. Trees and hedge removed due to road widening / sightlines concerns.

- Will be replaced with native and/or suitable parkland trees to maintain the sylvan character of Brennanstown Road and enhance the local biodiversity value

3. Barrington Tower Garden Trees, Shrub and Hedge Plantations removed due to development

- Majority of trees proposed for removal are large numbers of closely spaced Class C Monterey Cypress and Class B Lawson Cypress; Mature Class B trees include Eucalyptus, Cedar, Cherry. Generally considered to have limited ecological value and most are thought borderline invasive.

4. Hedge / Scrub removed – no significant trees present

2-4 will be more than compensated for by new planting with higher proportion of native and pollinator species to enhance the amenity and the local biodiversity values of the proposed landscape spaces.

Specific tree protection measures have been proposed to ensure successful retention of trees. Please see the Arborist’s submission and landscape plans for details of tree protection measures.

5.0 TECHNICAL DESIGN ELEMENTS

5.1 Material Palette

5.1.1 Green Strategy & Planting Proposals

Planting proposals form a vital part of the strategy for the site, in accordance with County Development Plan objectives and national policy on biodiversity. Green Infrastructure is a term that is used to describe the interconnected networks of land and water that sustain environmental quality and enhance the quality of our lives. The European Union's Biodiversity Strategy recognises the application of Green Infrastructure policies as a way to maintain biodiversity and ecosystems in the wider landscape. Green Infrastructure networks operate on many scales, from the national to local, and the protection and enhancement of these networks has the ability to positively affect communities into the future, especially in terms of climate change, sustainable development and spatial planning.

In the wider landscape, there are areas of landscape, woodland and habitat to the south of the site in particular. The proposals for the site will create linkages and stepping stones for some species, notably bats, birds and insects, including pollinators and the planting proposals are intended to benefit these species.

The planting proposals are aimed at gaining the maximum possible benefit for biodiversity and pollinators and are in accordance with the All-Ireland Pollinator Plan. This means that wherever possible, native vegetation is proposed and where needed for functional or aesthetic reasons, non-native plants are specified, with due care. Any non-native plants are chosen to be non-invasive (i.e. the planting selection avoids the use of all known invasive species, with reference to the latest lists of invasive species published by the National Biodiversity Data Centre) and have value to insect and other fauna as pollinator.

Ground layers in open spaces will primarily be wild grass and wildflower with amenity grass only in those areas designed for kickabout or active use. A six-week mowing regime will be applied to the maintenance of peripheral amenity grass areas to ensure that they have maximum possible ecological and biodiversity benefit, allowing the grass and ground flora to develop. Kickabout and play areas will need more frequent mowing, but margins will be maintained in accordance with the six-week guideline.

In boundary and edge spaces, native provenance wildflower seed mixes for bird and pollinator benefit are proposed. These will be cut no more than three times per annum, in accordance with best practice for biodiversity.

In the courtyards and planted areas, high-value and diverse pollinator plants are proposed to ensure that the site has value for insects and the ecologies that depend on them, including those of humans, with a community garden proposed which will benefit from a health pollinator insect population.

The Tree Planting Strategy for the site is to use a wide variety of native trees and non-native flowering and fruiting varieties that will encourage bat, bird and insect activity. Where possible, multistem and feathered trees will be utilised for additional visual interest and to create additional cover for wildlife.

The microclimate has had an influence on selection of plant materials throughout, with feathered and multistem forms preferred for shelter and wind amelioration reasons, as well as aesthetic preference.

Plant Palettes are detailed on the Landscape plans accompanying this submission. Some key species are illustrated here.

Sample Planting Palette – Indicative Forms and Species



Arbutus unedo



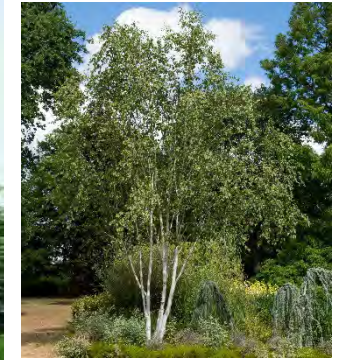
Achillea millefolium



Ilex aquifolium



Quercus robur 'Fastigiata Koster'



Betula utilis var. *jacquemontii*



Prunus spinosa



Bergenia 'Bressingham White'



Crataegus monogyna



Pennisetum alopecuroides 'Hameln'



Echinops ritro

5.1.2 Hard Landscape Materials

Material selection is an important part of placemaking. High quality and varied materials are proposed throughout the scheme.

External spaces are designed to minimise hazards or impediments to access or movement. Hard landscape surfaces are chosen for accessibility, slip resistance and to be free draining.

With regard to pedestrian areas of the public realm, the footpaths will generally be concrete, with concrete paved areas leading up to the building entrances. Permeable surfacing, including resin-bound aggregate or paving blocks, will be used for SuDS reasons and to highlight and aid in wayfinding through the site.

Within the courtyards, the primary materials are permeable paving, in a variety of tones to reflect different spaces and in patterns related to the landscape design concept. Play spaces will be surfaced with a safe surfacing material, compliant with EN1176/1177.

Site furniture will include timber or timber composite seats with steel frames, standard stainless steel cycle stands, cycle shelters and other street furniture as may be required for functional reasons, such as bollards.



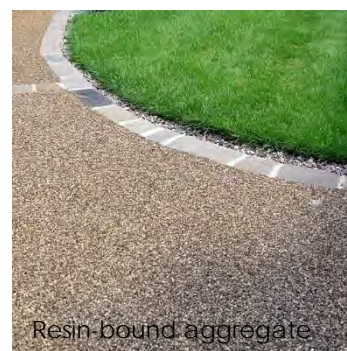
Paving blocks



Furniture precedents



Concrete footpath



Resin-bound aggregate



5.2 Site-Won Materials – Strategy for re-use in landscape areas



Where suitable site materials become available through the process of excavating the site for the development, the materials arising will be reused for appropriate purposes in suitable areas of the site, for reasons of sustainability and to enhance the sense of place, as using indigenous stone reflects the local geology. Also in several areas of the site at present, there are outcrops of granite bedrock, so this reflects the site character. However it is not just large rocks that can be re-used, as indicated below.

Topsoil: Grass parkland, plantations, community gardens, etc.

Subsoil: Fill material and wildflower habitat creation

Gravel/Stone/Crushed Bedrock: Subbases for path, fill for gabions, creation of niche habitats

Boulders: subbases, retaining walls, natural play features, outcrop features, rock armour, seating

5.3 Boundary Treatments Strategy

Boundary treatments are intended for the following purposes:

1. Reinstatement of Brennanstown Road
2. Security for Neighbours
3. Internal Security and Clear Demarcation of Public and Private Spaces
4. Retain and Protect Existing Walls, Trees, Hedges and Boundary Treatments

Reinstatement of Brennanstown Road Boundary

At present, Brennanstown Road has a sylvan character and is characterised by old granite walls. It is necessary to remove trees and the existing wall at the front of the site to improve and construct the required road, path and cycle facilities.

It is proposed to reinstate a new wall, reusing the existing stone from the wall where possible along with a new railing mounted above. New gates will give access into the communal open space for residents. The gate has been designed specifically to allow for views from the public realm to Barrington Tower, on axis with the gate and framed by vegetation. At present there are no views of the tower from any area of public realm. Please see Drawing no. 1815_PL_P_04 for details of the proposed wall, railing and gates with vision panels.

Security for Neighbours

Where necessary, concrete post and panel fencing or weldmesh fencing has been included to ensure that neighbouring properties to the north and west of the site in particular are secure. In some instances, fencing is offset from the boundaries to avoid potential impacts to existing trees and vegetation on the boundaries. Existing

boundaries to the east and south are considered sufficiently secure and will be retained.

Internal Security and Clear Demarcation of Public and Private Spaces

Metal fences with gates are proposed between the public open spaces and the communal spaces. Together with the walls of the proposed apartment buildings, these form a secure barrier between the public and private areas of the site. The fences are integrated into planting areas and softened where possible, so as to mitigate potential visual dominance.

Retain and Protect Existing Walls, Trees, Hedges and Boundaries

Existing walls, trees, hedgerows and fences on the boundaries will be retained and protected wherever they occur, unless proposed for replacement in the foregoing categories.

See drawing nos. 1815_PL_P_04_IFP and 1815_PL_P_05_IFP for Boundary Treatments.



Example of Granite Wall and Railing similar to that proposed at the Brennanstown Road boundary.



CGI by ModelWorks showing the visual axis to Barrington Tower and the views available from the public realm, with indicative granite wall and railing boundary treatment.

5.4 Sustainable Drainage Systems & Landscape

SuDS systems are proposed on the site in accordance with the Dún Laoghaire Rathdown County Development Plan 2022-28, section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems - *It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).*

These measures have been incorporated into the landscape proposals in collaboration with Waterman Moylan Engineers.

The measures include:

- Grass Swale & Land Drain
- Green Roof (intensive and extensive) – 60% coverage
- Permeable Paving
- Filter Strip

Grass swales will be planted with a native wildflower seed mix suitable for areas with periodic inundation, such as a pond/wetland edge mix which includes a very diverse range of native wildflowers and will add to biodiversity whilst also creating an interesting visual display of flowers and foliage.

Please see Section 4.7 for further details of the Green Roofs proposed.

Permeable paving will be either block paving or resin-bound, as detailed on the landscape drawings. (Drawing nos. 1815_PL_P_01/02_IFP)

Filter strips will typically appear in the landscape as gravel strips alongside hard landscape areas and will be integrated safely and seamlessly.



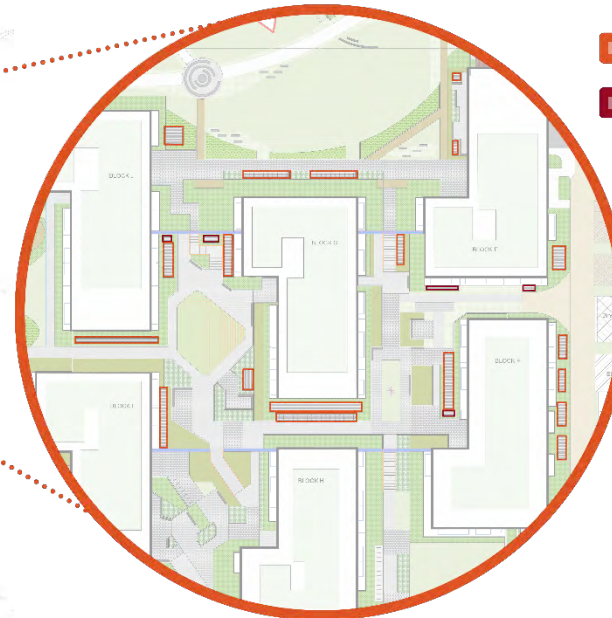
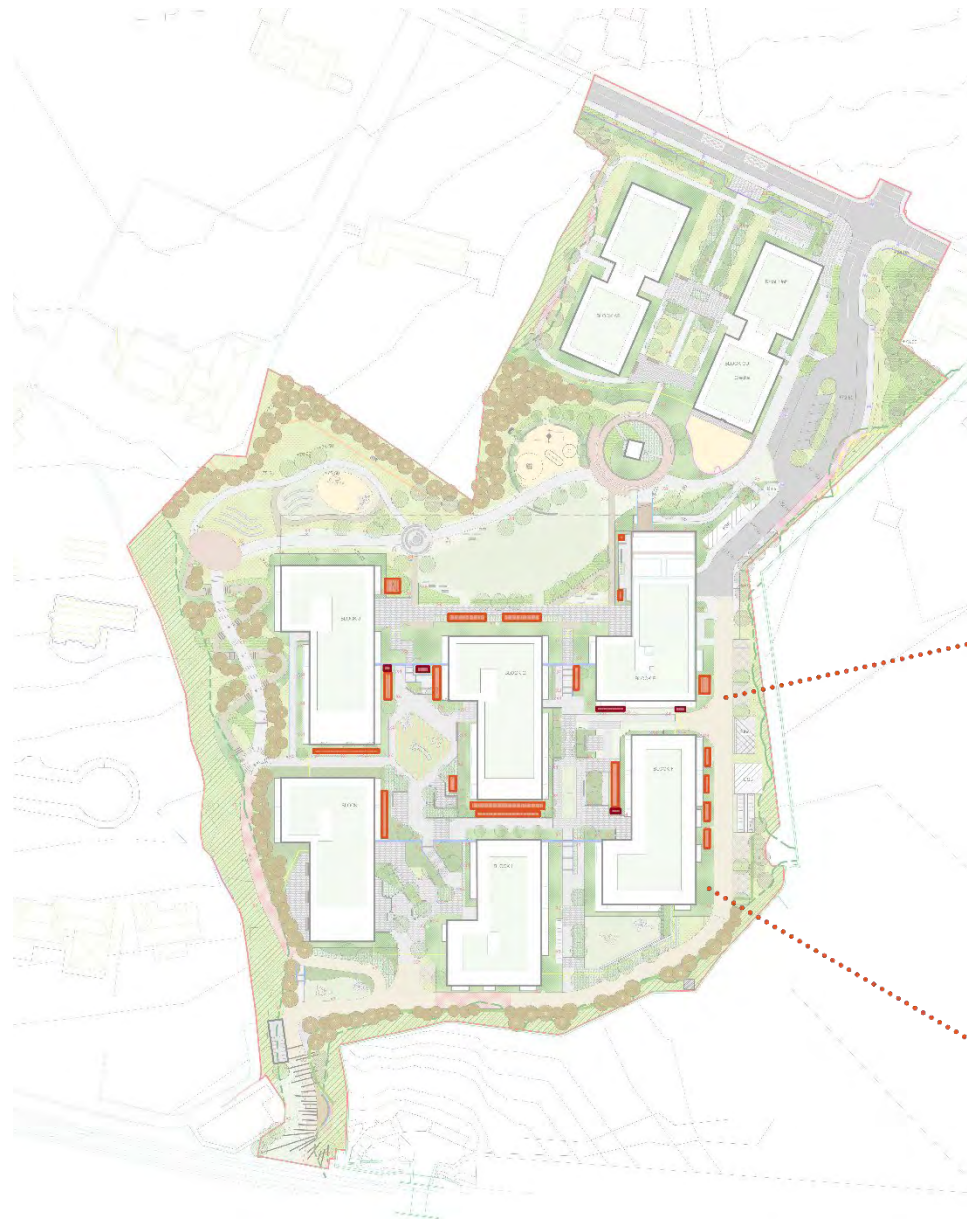
Examples of wildflower bioswales as proposed



5.5 Car Park Vent Strategy

In order to protect the quality of the communal and public spaces vents are accommodated within the landscape, but not within the useable landscape spaces. Areas with vents have been excluded from open space calculations presented elsewhere in this report.

They are surrounded by planting, resulting in no impact on the usable open spaces. They are evenly distributed across the scheme to minimise impacts.

- Ventilation openings from the two basements – 407 square meters required.
- Vents area represents 2.5% of the required free area of the combined area of the two basements.
- Mechanical vents and supply: 12.9 square meters.



-  Ventilation Grilles
-  Mech. + Supply Openings

Note:

Both types will have the same treatment in the landscape, with steel grilles, flush with surrounding levels, surrendered with planting.

5.6 Fire Route & Accessible Routes



Fire route

● Dry Riser



Accessible Routes

Universally accessible, step-free routes, with stepped alternative where paths are 'zig-zagging' due to topography.

6.0 QUALITATIVE ANALYSIS OF OPEN SPACE

The provision of open space on this site has been shown to be above the minimum requirements in terms of the quantity provided for both public and communal open space. Thus, the any future residents will have enough room for exercise and enjoyment in the outdoor areas associated with the development. In this section of the design statement, the question of quality is addressed to demonstrate that the open spaces will be meaningful and support a high quality of life.

In terms of quality, the open space is intended to support a variety of outdoor pursuits, from small scale, personal moments of relaxation and wellness, to group activities such as social events and play.

6.1 Qualitative Standards – Government Publications

The publication *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* (2009) published by the Department of the Environment, Heritage and Local Government proposes recommended qualitative standards for public open space in section 4.18. These are as follows, and are tabulated together with a response for legibility:

Design:	
The layout and facilities – particularly in larger parks – should be designed to meet a range of user needs, including both active and passive recreation...	<p>Active facilities include:</p> <ul style="list-style-type: none"> - Jogging and cycling routes - Kickabout space - Playgrounds for older and younger children - Community garden area - Space for exercise <p>Passive facilities include:</p> <ul style="list-style-type: none"> - Walking routes - Seating areas

	<ul style="list-style-type: none"> - Viewing areas - Space for picnics <p>Social/family facilities include:</p> <ul style="list-style-type: none"> - space for picnics - areas for group activities - space for wellness pursuits
Users should feel safe at all times within parks; adequate supervision, passive surveillance, boundary treatment and public lighting contribute to creating a sense of security.	Adequate supervision through passive surveillance from overlooking dwellings over several floors; boundary treatments are safe and secure; public lighting is provided throughout all open spaces and alternative routes are available within the layout of the site.
Public open spaces should be suitably proportioned; narrow tracts or ‘left over spaces’ which are difficult to manage should not be acceptable.	The main area of public open space (which in itself exceeds the minimum area required) is well-proportioned; the secondary area is proposed as a high quality linear park space, cascading down the hill, with high quality landscape treatment, making the most of views to the Dublin Mountains through the gap in the treelines to the south of the site. This is deliberately planned and not a ‘left over space’. It will not be difficult to manage as it will be a low-maintenance area once established with groundcover shrubs, perennials and wild flower areas.
Materials should be chosen for their durability.	Materials will be durable first and foremost, with aesthetic appeal.
Accessibility	
Local parks should be located to be within not more than 10 minutes’ walk of the majority of homes in the area	The proposed public open spaces are within the development and adjacent to all homes.
Playgrounds should be carefully sited within residential areas so that they are both easily accessible	The siting of the playgrounds has taken these criteria into account and will be overlooked by the apartments, but not

and overlooked by dwellings, while not causing a nuisance to nearby residents	near enough to create nuisance to residents.
Variety	
A range of open space types should be considered having regard to existing facilities in the area and the functions the new spaces are intended to provide. A balance will be required between the provision of active and passive recreational facilities.	As noted above, there is a range of open spaces through the site, from a civic space at the entrance, to Barrington Tower and the main open space in the north of the site, with the linear park on the western boundary and plaza spaces and streetscapes fringed by mature parkland trees. The variety of active and passive recreational facilities is considered to be well-balanced in the scheme.
Shared Use	
<i>Not applicable</i>	
Biodiversity	
Public open spaces, especially larger ones, should provide for a range of natural habitats and can facilitate the preservation of flora and fauna	The design of the public open spaces have taken several measures into account for biodiversity, notably for the conservation of bats, and also for general biodiversity and habitat enhancement (see sections 4.6 and 4.7)
Sustainable Urban Drainage Systems (SuDS)	
Sustainable Urban Drainage Systems... are often used to reduce the impact of urban runoff on the aquatic environment	SuDS measures have been integrated into the landscape design scheme, and include permeable paving, infiltration, bio-attenuation and similar measures. (See also the engineers' submission.)
Provision for allotments and community gardens	
Allotments are small plots of land which are let (usually by a local authority) to individuals for the cultivation of vegetables and plants. They are of particular value in higher density areas.	Allotments are not feasible, but space has been made for Community Gardens for residents to grow their own in cooperation with each other. This has been applied on other similar sites by the applicant, Cairn Homes, and is managed by the residents or in conjunction with the management company.

The complementary publication, *Urban Design Manual A best practice guide* (2009), proposes positive indicators for open space standards in section 08 *Public Realm - How safe, secure and enjoyable are the public areas?*

The positive indicators are as follows, together with a response below in *italics*:

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use
 - *All public space is overlooked by apartments and will be owned by residents and safe to use.*

- The public realm is considered as a usable integrated element in the design of the development
 - *The public realm has been carefully considered throughout the design process and was formed around the conservation of Barrington Tower as the fulcrum of design development, creating public access to a currently inaccessible and invisible element of architectural heritage. The routes proposed are practical and accessible throughout, creating new links to public transport resources.*

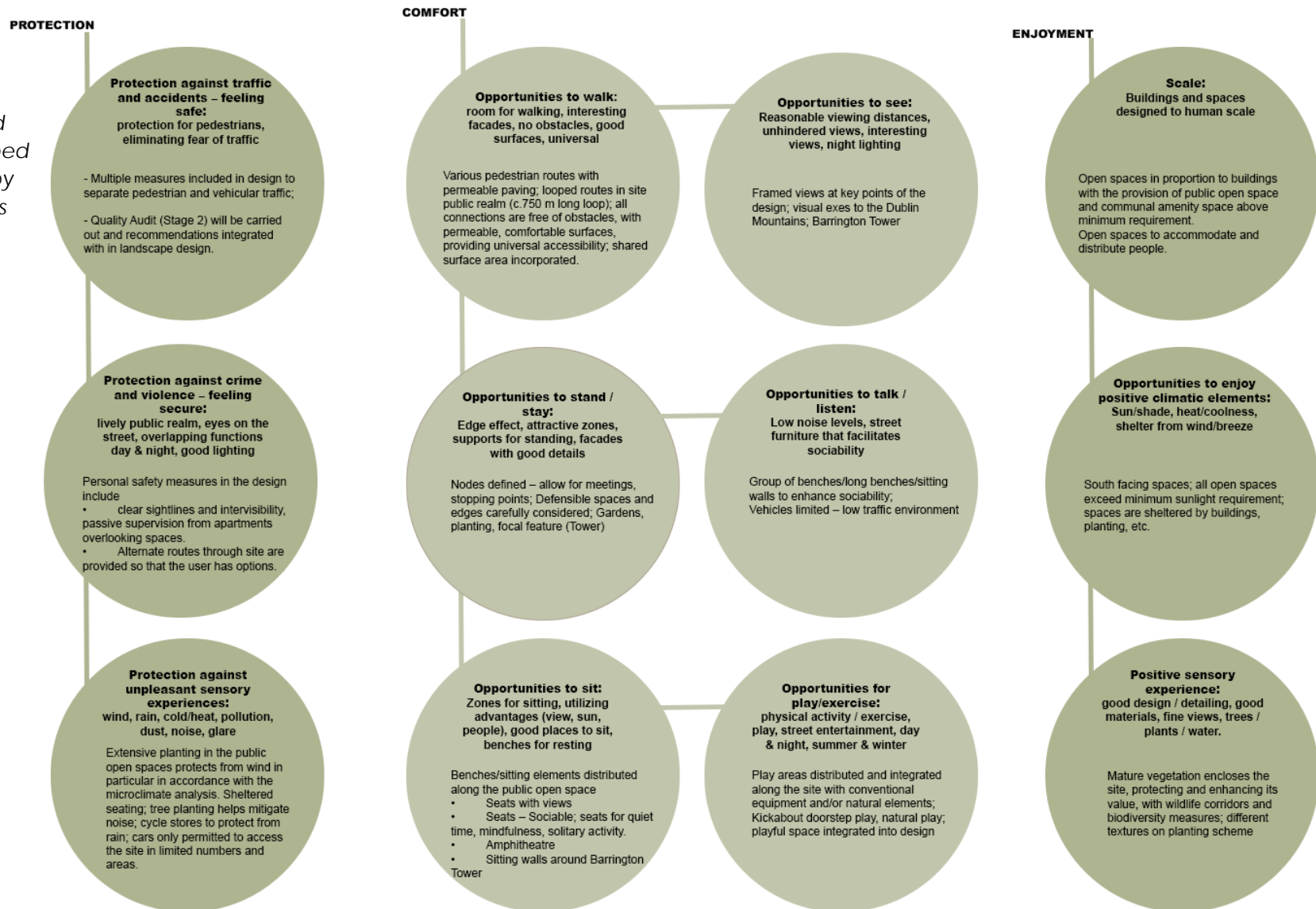
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood
 - *Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood.*

- There is a clear definition between public, semi-private, and private space
 - *Boundaries between public, semi-private and private space are all clearly defined; see Boundary Treatments Plan (Drawing no. 1815_PL_P_05_IFP) and Section 5.3.*

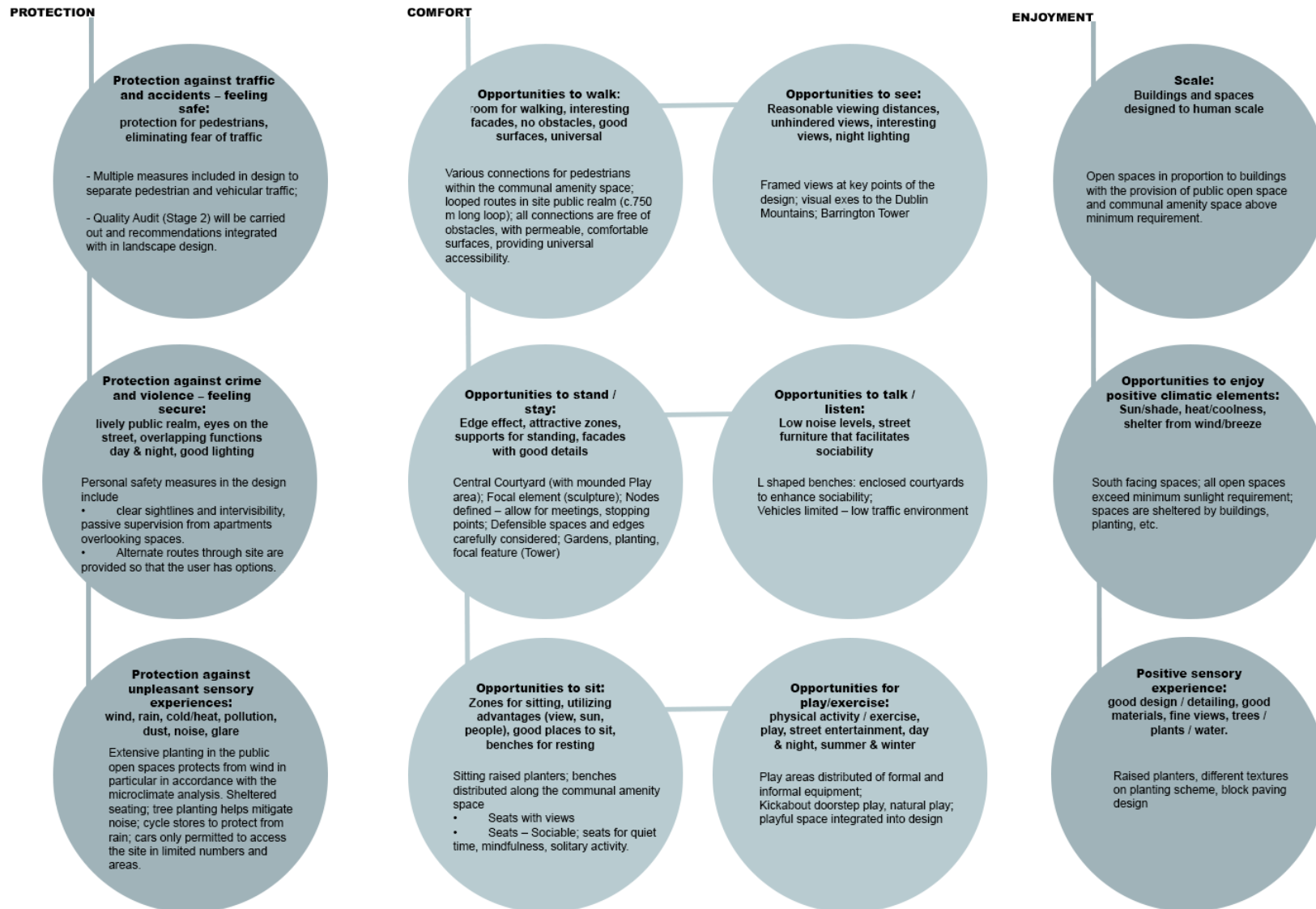
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.
 - *Roads and parking at surface level have been minimised in the design. The primary route runs from the site entrance along the eastern boundary for c.120m providing access to the creche and underground car park. From there, the route has been integrated into a shared surface on delivery, set down and access routes where low traffic volumes are expected. This route also provides universal access to the Luas through the site, as does the route on the western boundary, through the open spaces.*

6.2 Analysis of Quality of Public Open Space

The following analyses are based on criteria developed through research by renowned urbanists Jan Gehl & Lars Gemzoe.



6.3 Analysis of Quality of Communal Amenity Space



6.4 Microclimatic Analysis of Open Spaces

As part of the design process, studies were carried out by independent consultants on the microclimate and daylight conditions of the proposed

Please refer to the following reports for full details:

- Daylight, Sunlight & Overshadowing Report - Barrington Tower; March 2022 by Avison Young
- Barrington Cabinteely Wind Study - Wind Microclimate Study by IES

The most relevant aspects of these studies as they relate to the landscape of the proposed development are replicated here.

Rather than an analysis of a fixed design at the end of the design process, preliminary wind and daylight studies helped to inform the design. This was done to ensure that the proposed spaces will be comfortable for the intended uses and will avoid 'cold corridor' or similar uncomfortable microclimatic conditions arising.

For the external spaces, the results of the wind study show that the vast majority of areas are comfortable for sitting, and over 95% are comfortable for standing and walking, in accordance with the standard criteria applied.



Sitting Comfort Criterion: Ground Amenities from Barrington Cabinteely Wind Study - Wind Microclimate Study by IES
Green colour indicates comfortable zones.



*Standing Comfort Criterion: Ground Amenities from Barrington Cabinteely Wind Study - Wind Microclimate Study by IES
Green colour indicates comfortable zones.*

The Daylight, Sunlight & Overshadowing Report also shows predominantly positive results for the landscape spaces. The BRE Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, at least half (50%) of the area should receive two or more hours of direct sunlight on 21st March.

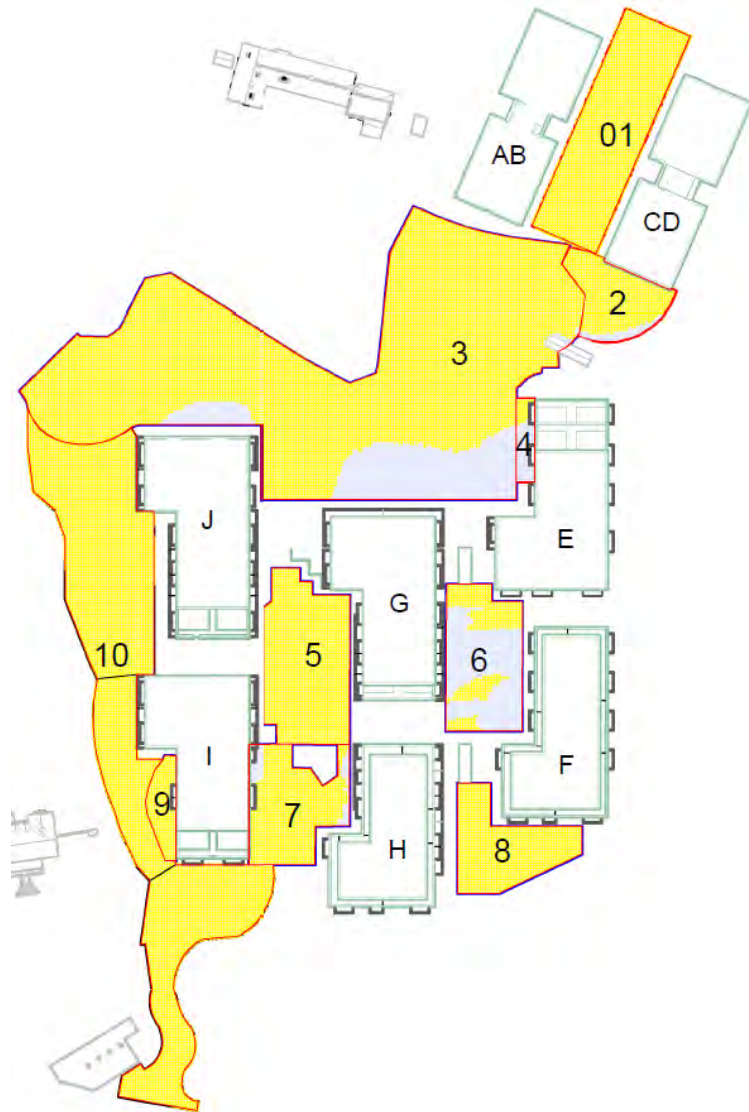
The large majority of spaces pass the requirement, as can be seen on the diagram below. Of the open space areas as numbered below, two areas fail to meet the suggested minimum in the BRE guidance.

- Area 4 is a small communal terrace associated with a communal amenity room internally.
- Area 6 is a communal open space between block E-F-H primarily. This area is intended for quieter and more reflective passive recreation which is not sunshine dependent, compared with the other communal spaces, where play and activity are more concentrated.

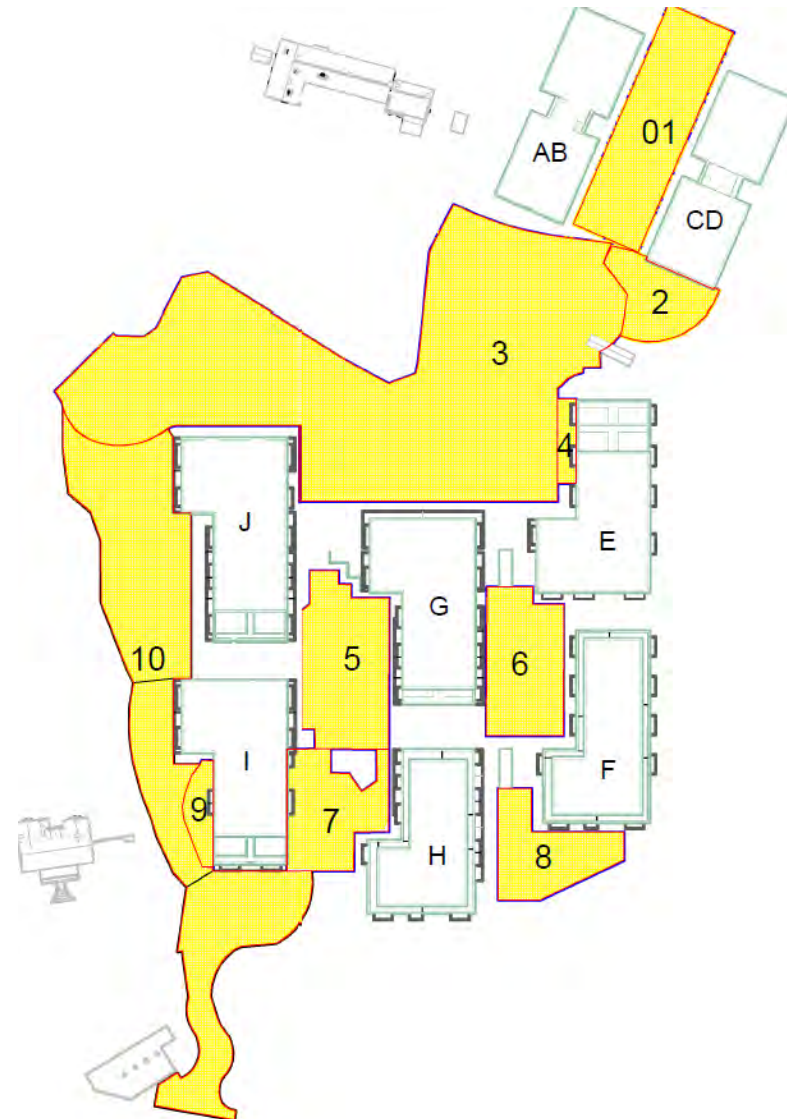
It should be noted that all areas will receive adequate sunlight in the summer months when use by residents is likely to be highest.

Please see following pages for diagrams of open space areas from the Avison Young report, indicating the sunlight analysis.

Overall, the vast majority of external areas will be adequately sunlit and comfortable for sitting, standing and walking. This is considered to be a positive in terms of the quality of open space.



Sunlight analysis on 31st March by Avison Young; yellow indicates area passing minimum requirement; grey indicates failed area.



Sunlight analysis on 21st June by Avison Young; yellow indicates area passing minimum requirement; grey indicates failed area.

7.0 SPECIFIC RESPONSES TO PRE-APPLICATION CONSULTATION WITH AN BORD PLEANÁLA & DÚN LAOGHAIRE RATHDOWN CO. COUNCIL

An Bord Pleanála: Notice of Pre-Application Consultation Opinion ABP- 311304-21 made reference to several items of relevance to landscape architecture, and the foregoing report and accompanying landscape drawings have addressed these items. For clarity, these are listed here, together with the main section of the report or the primary drawings to reference for legibility.

Response to individual issues raised in the Opinion referenced above:

5. Arboricultural justification

Justification of tree loss, layout, location and hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards.

- For Tree Management Strategy, see section 2.6 and 4.8
- For Layout, Location & Hierarchy; see section 4 and submitted landscape plans
- For analysis with respect to Development Plan Standards, please see sections 2.7, 4.3.1 and 4.5

7. Landscape drawings

Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public

open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

- See Drawings 1815_PL_P_01_IFP; 1815_PL_P_02_IFP; 1815_PL_P_03A_IFP; 1815_PL_P_03B_IFP; 1815_PL_P_05_IFP; 1815_PL_P_06_IFP; 1815_PL_D_01_IFP.
- See section 6.1/6.2 for analysis of open space quality.
- Detailed landscape drawings that illustrate hard and soft landscaping - See 1815_PL_P_02/06.
- Details of play equipment, street furniture - See Drawing 1815_PL_D_01_IFP.
- Details of boundary treatments 1815_PL_P_05_IFP.

12. A response to matters raised within the PA Opinion submitted to ABP on the 01st of October 2021. Including a response to issues raised in the Parks and Landscape report...

The Planning Authority's Opinion raised two points of particular relevance to Landscape Architecture in Section 8 Assessment, as follows:

- *(From Page 42) The quality of open space provided would contravene the provisions of Section 8.2.8.3 – Public / Communal Open Space – Quality as the space being provided consists of narrow linear strips and steep topography that are generally not useable in any meaningful way and therefore are considered incidental open space...*
 - The public open space is considered to have very high meaningful amenity value. The configuration of the primary open space is not linear and is concentrated

around Barrington Tower, retained boundary vegetation and is strongly overlooked by the proposed apartments. On its own, this primary space meets the requirements of the County Development Plan for open space. A secondary open space is linear in nature, but this is effectively additional space, a green route and cascading garden space where the design seeks to make the most of this space for convenience and delight of residents.

- Please see further information on this point in Sections 4 and 6 of the report.
- *(From Page 42) With respect to boundary treatment, in any future planning application plans submitted shall accurately reflect existing site and shared boundary treatments between the subject site and existing adjacent properties...*
 - See Section 5.3 for details
 - See plan and section drawings:
 - 1815_PL_P_01_IFP Landscape Masterplan
 - 1815_PL_P_04_IFP Entrance & Brennanstown Road Boundary
 - 1815_PL_P_05_IFP Public & Private Boundary Treatments Plan
 - 1815_PL_S_01_IFP Landscape Sections

The report from the Parks and Landscape Dept appended to the above opinion covers several aspects of the landscape design and treatments. The following is an overview of these comments and how they were addressed during design development for the planning application.

In general, for comments relating to existing trees, please see the Arborist's submission including tree survey, assessment and plans. See also Sections 2.6 and 4.7 of this report, and general commentary with regard to the importance of – and the management of – existing trees in the landscape scheme. The tree survey was carried out in advance of the site design proposals and informed the priorities of site planning, which primarily relate to the protection of boundary trees where possible.

The following sections set out the text from the Parks Dept. report (numbered as per that report) in *italic typeface* with responses following in bullet point format, normal type.

Ref >Dir CDP 2016-2022 Section 8.2.8.1 (Landscape Plans):

Prior to the commencement of permitted development, the applicant shall submit a Landscape Design Rationale together with comprehensive, detailed Landscape Design and Maintenance Proposals, all prepared by a qualified landscape Architect, for the written approval of Dir Parks and landscape Services. The proposals shall include: -

1. *A Preliminary Landscape Masterplan - with cross- sections (where applicable) - showing all external spaces, including play spaces, and proposed lighting, boundaries, along with any small structures and other hard and soft landscape elements. landscape drawings shall also include showing all locations and construction-detailing of existing and proposed Engineering services and Utilities (above + below ground).*

- This document and the accompanying drawings have been prepared by Murray & Associates, supervised by Mark Boyle, Landscape Architect and Full Member of the Irish Landscape Institute.
 - The proposals show all details as requested herein.
2. *Proposed Hard landscape plans surrounding the Barrington tower should be revisited by choosing softer landscaped usable surfaces and more distant play locations rather than placed in a zoned area. Reduce the hardscape asphalt pathways surrounding the tower with reinforced grass.*
 - The landscape design has been revised to take account of this – see section 4 of this report and landscape plans.
 3. *An Outline Landscape Specification for all materials (hard and soft), for workmanship and Landscape Maintenance (18 months minimum period). Use of chemical herbicides is not recommended or advised for installation works or maintenance operations. Proximity to the nearby streams, waterways, groundwater sources and drainage connection points within the area may be vulnerable. It is essential Irish National Action Plan for the Sustainable Use of Pesticides (Plant Protection Products) Feb 2019 is followed. Organic and cultural alternatives should be prioritized to promote and encourage soil biodiversity.*
 - Please see standalone specification for Landscape Maintenance and Soft Landscape Works and outline materials specifications on the plans as submitted.
 - Use of pesticides will be minimised, see Landscape Management Plan.
 4. *The use of qualified organic fertilisers are preferred as opposed to resin coated high salt indexed artificial fertilisers. The potential impacts of any proposed works of High Nitrogen applications may run the risk of nitrate leaching into nearby drainage and waterways? The candidate is better placed to seek the advice of a qualified horticulturalist advising the use of organic fertilisers.*
 - Such specifications will be included at detailed design stage.
 5. *Soft SuDS (Sustainable Urban Drainage): design solutions that optimize synergies between conventional 'grey' infrastructure. These include such bioengineering as in Rain Gardens, bio-swales, filter strips, retention and detention basins, integrated constructed wetlands, green roofs, roof gardens etc. (see also DLR Drainage Section's requirements in this regard). Note: underground stormwater attenuation tanks will not be acceptable if their location would significantly constrain new planting or the quality of open space.*
 - SuDS measures have been included, as shown on the landscape plans and as described in Section 5.4. See also Engineer's Submission.
 6. *Details of the sites entrance/ gateways and demonstrate how the proposal will aesthetically connect with the receiving environment in terms of materials,*

appearance, form and character.

- Please see landscape plans, notably Drawing no. 1815_PL_P_04_IFP Entrance & Brennanstown Road Boundary and section 5.3 of this report.
7. *Submit a detailed levels plan overhead and cross section onto the Landscape drawings, clearly illustrating the proposed level changes relative to the existing landform. The applicant should be in a position to demonstrate that adequate consideration has been given to universal access throughout the site i.e. 'Building for Everyone' & 'Part M Technical Guidance Documents.*
 - Please see landscape plans, sections and details included for levels across the landscape. We confirm that the site proposals conform to the requirements of Part M.
 8. *Landscape works on site to include a Quality Audit during construction agreed with Dun Laoghaire Rathdown Co. Council to provide evidence to verify during installation works that the landscape specification is adhering to the Landscape standards required*
 - Stage 1 Quality Audit has been carried out and the landscape proposals are in accordance with the recommendations of same. Please see Engineer's report for further details.

9. *A Timescale for Implementation of all proposals, including the specified landscape maintenance operations. The landscape contract shall include a post- Practical Completion Certificate (signed by the landscape consultant) and a Defects Liability Clause of 18 months minimum.*
 - Same can be agreed post-planning, but it would be intended to undertake landscape works in the planting season following completion of construction works.
10. *If development in part or full is to be Taken in Charge by DLR Co. Co., maps of proposed TIC areas should be submitted as part of the application, including proposed maintenance schedules / requirements.*
 - No areas of the site are proposed for taking in charge.

Play Provision and Equipment:

1. *The applicant shall provide play and recreation opportunities for children and teenagers, as appropriate to the scale and character of proposed development. These opportunities shall be informed by the National Children's Play Policy 'Ready Steady Play' (2004) and 'Teenspace', National Recreation Policy for Young People (2007), and in accordance with departmental and local standards (Dir CDP 2016-22 Section 8.2.8.5), as appropriate.*
2. *Play Proposals shall be submitted in the form of a Proposed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using Nature-based Solutions, informed by the 'genus loci' of the site (e.g. existing and planned landform,*

character etc.), to provide informal, impromptu and spontaneous play opportunities, along with structure, equipped play, as appropriate; for agreement with Dir Parks+Landscape Services.

3. The Layout Plan shall comprise the following: -

- a. showing types of play and play area(s), target age groups, landform {included levels and contours} and boundaries, gates and planting,
- b. design and construction details of play opportunities and facilities in respect of landform, planting, boundaries, equipment and safety surface.
- c. All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

- Play areas, equipment and surfacing proposed are in accordance with the relevant safety standards and have been informed by the current county development plan, with opportunities for natural play, doorstep play and informal playful space across the scheme, as well as equipped play areas for all age groups, in both the public and communal spaces.

- Please see sections 3.5 and 4 and the following drawings:

1815_PL_P_01_IFP	Landscape Masterplan
1815_PL_P_02_IFP	Central Public Open Space
1815_PL_P_03A_IFP	Communal Open Space - Block AB, Block CD
1815_PL_P_03B_IFP	Communal Open Space - Blocks E-J

1815_PL_D_01_IFP Site Furniture and Play Details

Public/Communal Open Space – Quality

1. The applicant has provided a layout of communal and public open space on drawing 1815_PL_P_06_IFP much of which are unusable and incidental second class open space for residents. They function mainly only as pathways and connections due to the topographical differences on this site. The proposed area of open space provision is inaccurate.
 - The public open space is considered to have very high meaningful amenity value. The configuration of the primary open space is not linear and is concentrated around Barrington Tower, retained boundary vegetation and is strongly overlooked by the proposed apartments. On its own, this primary space meets the requirements of the County Development Plan for open space. A secondary open space is linear in nature, but this is effectively additional space, a green route and cascading garden space where the design seeks to make the most of this space for convenience and delight of residents.
2. Communal areas are at risk of being 'cold corridors' between the proposed footprint of the proposed development. The zoned play areas are at best the only usable areas of the communal open space.
 - The microclimate assessment for the site and any recommendations were incorporated into the landscape plans to mitigate any potential cold or exposed areas. The Daylight/Sunlight Analysis shows that the vast majority of

external spaces meet or exceed the minimum requirement for sunlight.

- See Section 6.4 for extracts from the microclimatic studies
- Refer also to the following reports:
 - Daylight, Sunlight & Overshadowing Report - Barrington Tower; March 2022 by Avison Young
 - Barrington Cabinteely Wind Study - Wind Microclimate Study by IES

3. *The applicant should explore for connection opportunities under the luas bridgeway to connect into Cherrywood with landowners consent.*

- The potential for connection would be welcome and can be further developed with the Local Authority as landowner post-planning. Please see Section 2.7 with regard to the potential for connection to the Cherrywood Natural Greenspace Green Route proposed from Brennanstown Luas Stop / underpass along the northern and eastern boundaries of Cherrywood through Druids Glen and Lehaunstown Valley (c.5km). Such a connection would facilitate walking and cycling links through the subject site between Cherrywood and Cabinteely Park, as well as from this site into Cherrywood and the myriad of open spaces, green routes and facilities therein.