

RESIDENTIAL DEVELOPMENT

HARTFIELD PLACE, SWORDS ROAD, DUBLIN

MARCH 2022 / PROJECT NO. 7335

LANDSCAPE DESIGN STRATEGY

Park Hood Chartered Landscape Architects



parkhood.com

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1.0 INTRODUCTION

Eastwise Construction Swords Limited intend to apply to An Bord Pleanála for permission for a Strategic Housing Development on a site at Swords Road, Whitehall, Dublin 9 (to be known as Hartfield Place).

The proposed development will consist of the construction of 7 no. blocks in heights up to 8 storeys (over single level basement) comprising 472 no. apartment units, a creche, café unit, and internal residential amenity space. The proposal also includes car, cycle, and motorcycle parking, public and communal open spaces, landscaping, bin stores, plant areas, substations, switch rooms, and all associated site development works and services provision. Access is provided from the development from Swords Road with associated upgrades to the existing public road and footpaths. A full description of the development is provided in the statutory notices and in Chapter 3 of the EIAR submitted with the application.

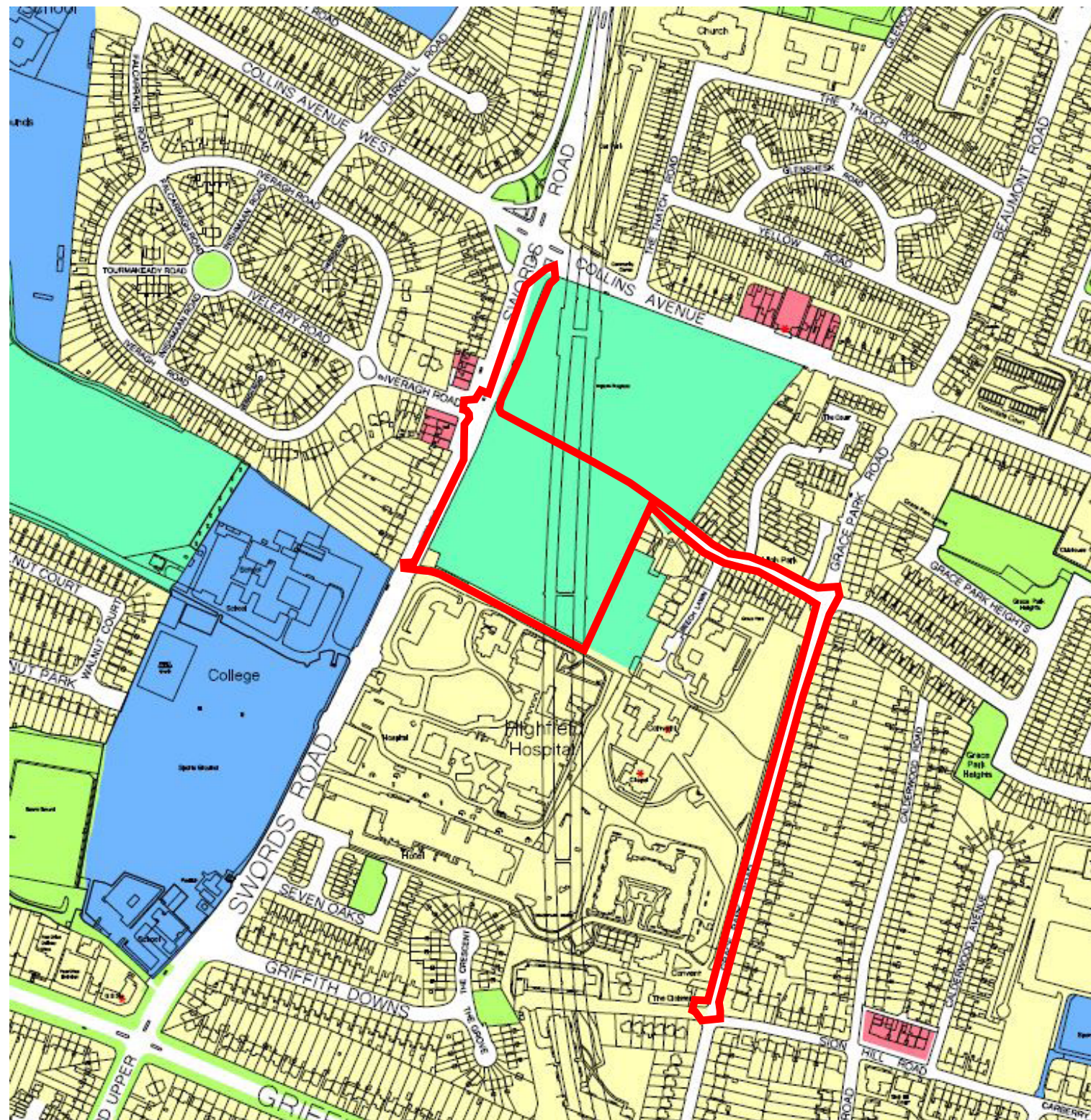


Application Site Area

2.0 PLANNING

The lands are zoned Z12 Institutional Land (Future Development Potential) and are required to provide 20% public open space.

Whitehall GAA Pitch is located to the immediate north of the site adjacent to a large area of open space at the junction of Swords Road and Collins Avenue which is annotated in the Whitehall Framework Plan as being mixed use development with a core of open space over the tunnel area.



USE ZONING OBJECTIVES

Zone Z1	To protect, provide and improve residential amenities	Yellow
Zone Z2	To protect and/or improve the amenities of residential conservation areas	Light Yellow
Zone Z3	To provide for and improve neighbourhood facilities	Pink
Zone Z4	To provide for and improve mixed-services facilities	Magenta
Zone Z5	To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity	Cyan
Zone Z6	To provide for the creation and protection of enterprise and facilitate opportunities for employment creation	Light Purple
Zone Z7	To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation	Purple
Zone Z8	To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective	Orange
Zone Z9	To preserve, provide and improve recreational amenity and open space and green networks	Light Green
Zone Z10	To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas	Dark Green
Zone Z11	To protect and improve canal, coastal and river amenities	Light Blue
Zone Z12	To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands	Green
Zone Z14	To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and "Z6" would be the predominant uses	Blue Outline
Zone Z15	To protect and provide for institutional and community uses	Blue
Application Site Area		Red Outline

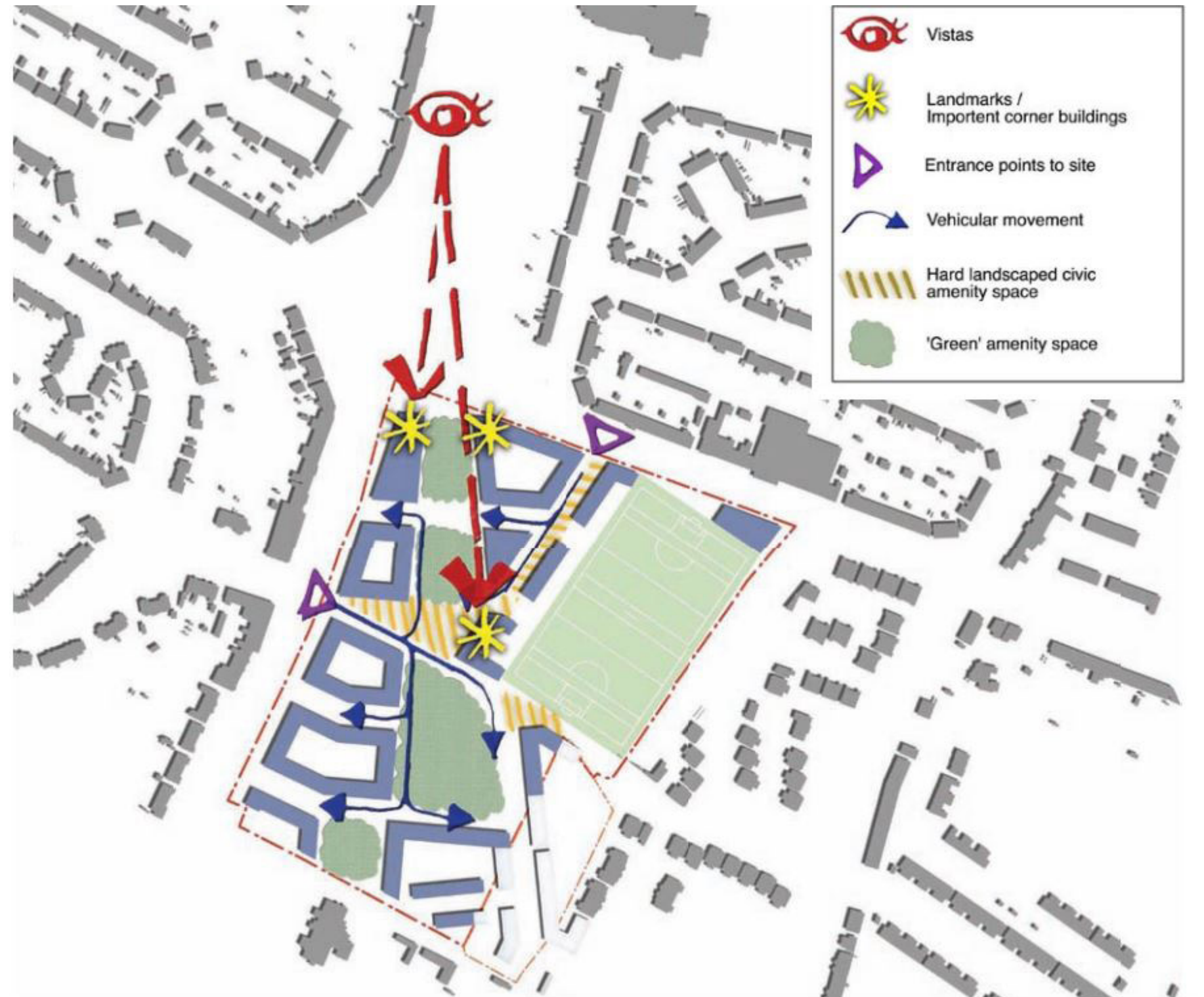
2.1 WHITEHALL FRAMEWORK PLAN

The Public open space will create a potential future connection for pedestrians to surrounding green areas to the north of the site location.

The site is located in an area covered by the Whitehall Framework Plan published by Dublin City Council in November 2008.

The vision for the Whitehall Framework Plan is:

- A 21st. century Gateway to Dublin City, well located between the centre and the airport, well linked to the motorway network (M1, M50) and in close proximity to Dublin City University
- A vibrant mixed-use urban development, structured by strategic views/ vistas and connectivity, highlighted by a series of landmark/ feature corner buildings.
- A new neighbourhood focus within the city, well connected to its surroundings with new pedestrian and cycle links and good accessibility to public transport and facilities for existing and future residents.
- A high level of quality public open space, both hard surfaced urban plazas and well landscaped green spaces including sports and play facilities for the community.
- Strong active frontage onto main streets and public domain, providing security through passive surveillance.



3.0 SITE ASSETS AND CONSTRAINTS



The existing site contains no landscape or building features of note and is partially located over a section of the Dublin Port Tunnel. Existing trees are located beyond the site boundary on Swords Road and will be unaffected by the proposals. Whitehall GAA Pitch is located to the immediate north of the site. The site is enclosed by walls to the northern, western and eastern boundaries and a palisade fence to the southern boundary.

4.0 SITE PLAN

The landscape design aims to create a strong sense of connectivity between the spaces providing residents with easy access to the communal open space. The intention was to create a high quality development with ample space for recreation with amenity areas provided in the form of both communal and public open space.

Tree and hedge planting helps create areas of privacy for the residents, whilst maintaining a open feel. A 1.5m buffer has been provided around the blocks to act as defensible space. This consists of a 1.2m high railing, a hedge and then some shrub planting to provide privacy for residents.

The main public open space incorporates planting, large open space areas of lawn for passive/active recreation, integrated seating and natural play elements. The design also carefully considers water management, employing Sustainable Urban Drainage (SuDS) practices where possible. A play area has been included for older children with a muga and gym equipment provided. A toddler play area has been included to the south of the public open space. The design also incorporates intensive green roof and roof terraces that provides residents easy access to exterior garden spaces on Blocks A,F&G.

Plants selected are predominantly indigenous and species selection based on those in the “All-Ireland Pollinator Code” and reflect guidance in the Dublin City Biodiversity Action Plan 2015-2020 to ensure successful plant establishment that will merge visually and ecologically into this area.

A dark corridor has been included along the southern boundary and the east of the public open space to provide a habitat for birds and bats. The lighting has been designed with baffles/cowls to ensure lux levels along these areas will not jeopardise the dark corridor's functionality.



Refer to Legend on next page

4.1

SITE PLAN - LEGEND

Softworks

PROPOSED PLANTING

Tree Planting

Tree tags	Species	Girth	Spec
Qp	Quercus palustris	14-16cm	3xtr. (R/B)
Te	Tilia europaea	14-16cm	3xtr. (R/B)
Pa	Prunus avium	14-16cm	3xtr. (R/B)
S	Sorbus acuparia	14-16cm	3xtr. (R/B)
B	Betula pendula	14-16cm	3xtr. (R/B)
Ag	Alnus glutinosa	14-16cm	3xtr. (R/B)
Ap	Acer platanoides	14-16cm	3xtr. (R/B)
Qr	Quercus robur	14-16cm	3xtr. (R/B)
Qp2	Quercus petraea	14-16cm	3xtr. (R/B)
Sc	Salix caprea	14-16cm	3xtr. (R/B)

Small and Multistem Trees

Tree tags	Species	Height	Spec
Ag2	Amelanchier x grandiflora 'Robin Hill'	3.5-4m	3xtr. (R/B)
Bu	Betula utilis var. jacquemontii	3.5-4m	3xtr. (R/B)
Pp	Prunus padus 'Bird cherry'	3.5-4m	3xtr. (R/B)

Native Woodland Planting

Species	Height	Stock	Spec	Density
Corylus avellana	80-100cm	BR	1+2 Bushy	0.5/m2
Pinus sylvestris	80-100cm	C, 5L	leader/laterals	0.5/m2
Viburnum opulus	80-100cm	BR	1+2 Bushy	0.5/m2
Eunoymus europaea	80-100cm	BR	1+2 Bushy	0.5/m2
Betula pendula	80-100cm	BR	1+2 Bushy	0.5/m2
Crataegus monogyna	80-100cm	BR	1+2 Bushy	0.5/m2
Prunus avium	80-100cm	BR	1+2 Bushy	0.5/m2
Ilex aquifolium	125-150cm	RB	leader/laterals	0.5/m2
Sambucus nigra	80-100cm	BR	1+2 Bushy	0.5/m2

Hedge planting

Species	Stock	Height	Spec	Density
Ligustrum ovalifolium	RB/C	1m	Double staggered row	4/linm

Shrub Planting

High Shrub Planting

Species	Stock	Spec
Pyracantha 'Orange Glow'	C5	Branched
Cornus alba 'Sibirica'	C5	Branched
Elaeagnus x ebbingei	C5	Branched
Visarnum tinus 'Lucidum'	C5	Branched
Sarcococca hookeriana	C5	Branched
Hebe rakiensis	C5	Branched
Skimmia 'Kew Green'	C5	Branched
Verbena bonariensis	C2	Branched
Dianthus barbatus	C2	Branched

Medium/Low Shrub Planting

Species	Stock	Spec
Lavandula angustifolia 'Hidcote'	C2	Bushy
Potentilla fruticosa 'Goldfinger''	C2	Full pot
Skimmia japonica	C2	Full pot
Spiraea japonica'Goldmound'	C2	Full pot
Hebe 'Green Globe'	C2	Full pot
Berberis darwinii 'Darwin's barberry'	C2	Full pot
Salvia x sylvestris 'Mainacht'	C2	Full pot
Stipa tenuissima	C2	Full pot
Rudbeckia fulgida 'Early Bird Gold'	C2	Full pot
Carex divulsa	C2	Full pot
Sedum 'Autumn Joy' (Herbstfreude)	C2	Full pot
Allium hollandicum	C2	Full pot

Lawn

Open space lawn - grass seed with Coburns "Utility Play" or similar in all regards. Mix: 30% (Perennial Ryegrass) + 30% (Perennial Ryegrass) + 40% (Strong creeping red fescue) + Sowing rate: 35g/m2 (12.5Kg 20 bags/Ha @ 25/gm2) Cutting height: Between 20-50mm

Meadow Area

Traditional Irish wildflower mixture

Bulb Planting

Native Irish mixture

Rain Garden Planting Mix

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

Bat & Bird Corridor (Public Open Space)

Species	Stock	Spec
Vinca minor	C2	Full pot
Hedera Helix	C2	Full pot

Bat & Bird Corridor (Southern Boundary)

Species	Height	Stock	Spec	Density
Corylus avellana	80-100cm	BR	1+2 Bushy	0.5/m2
Viburnum opulus	80-100cm	BR	1+2 Bushy	0.5/m2
Eunoymus europaea	80-100cm	BR	1+2 Bushy	0.5/m2
Crataegus monogyna	80-100cm	BR	1+2 Bushy	0.5/m2
Ilex aquifolium	125-150cm	RB	leader/laterals	0.5/m2
Sambucus nigra	80-100cm	BR	1+2 Bushy	0.5/m2
Hedera Helix				
Cornus alba 'Sibirica'	C5	Branched		

Hardworks

Site Application boundary

Proposed dwellings Refer to Architects drawings

Kerbs and Edges

Natural Stone Edging
150mm raised Fushion Kerb supplied by Tobermore or similar & approved.

Braemar Flags 200x100x80mm
Stretcher bond
Supplier: Tobermore or similar & approved

Surfaces

Asphalt roads to Engineer's specifications
Braemar Flags 600x300x80mm
Stretcher bond
Supplier: Tobermore or similar & approved
Carparking - XFLO permeable paving supplied by Acheson + Glover or similar & approved.
Tactile paving
Shared surface

Street Furniture

Proposed hardwood timber benches
118 NO. Sheffield Cycle Stands
Telescopic Bollards
Proposed Cast Iron Litter Bin with lockable door. Locations TBC
Multi Use Games Area

Miscellaneous

Typical Play equipment by Richter Spielgerate/Kompan or equal in all regards.
1000x1000mm Tree Pit
P.A.S Private Amenity Space
Building Entrance

Existing Levels
+60.50
Proposed Levels
+60.50
Proposed Gradient
1.2m High Mild Steel Powder coated Railings
1.2m High NK Safe top Fence to Toddler play area
3m High NK Ballstop Fence to Muga

NOTES
All planting will correlate to guidance in the DCC Draft Biodiversity Action Plan and follow guidance on species provided in the All-Ireland Pollinator Plan 2021-2025. Further ecology measures will be provided as detailed design stage under direction of JBA Consulting Ecology.
For all boundary treatments and retaining walls site wide refer to Architects Drawings



5.0 COMMUNAL OPEN SPACE

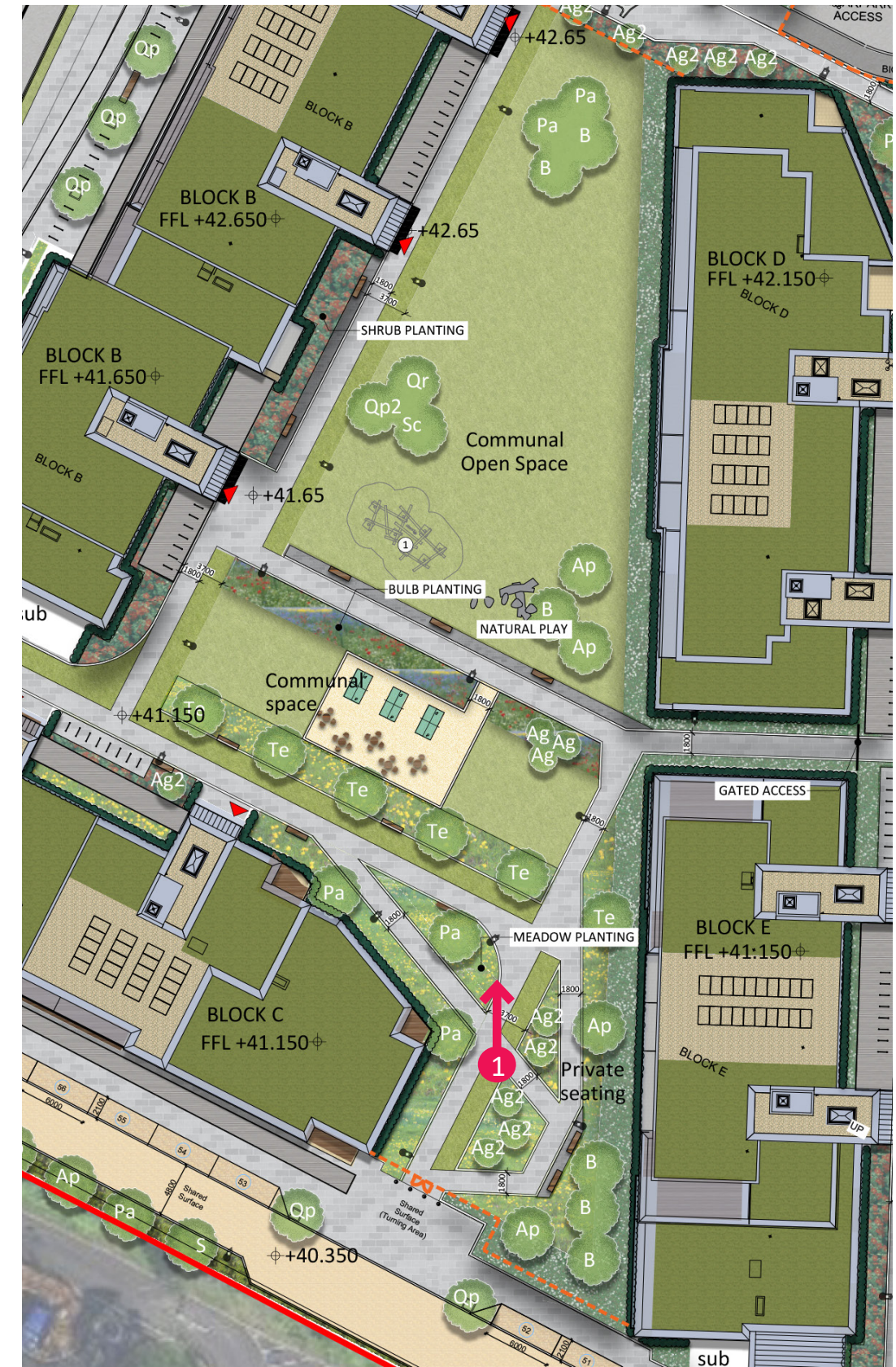


Communal open space is provided at ground level and include areas of hard landscape, tree planting, lawns, ornamental planting including seating / passive amenity areas, and areas for social interaction. The space also includes a designated play area.

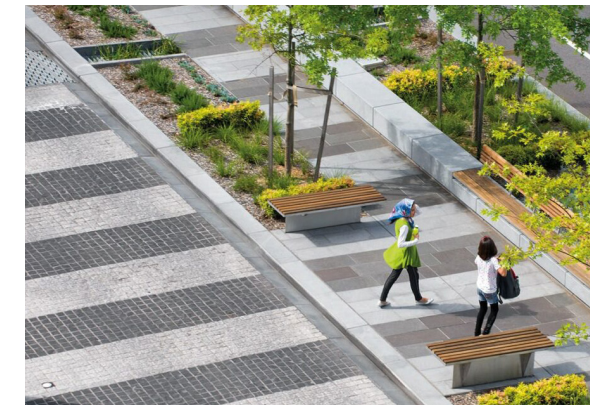
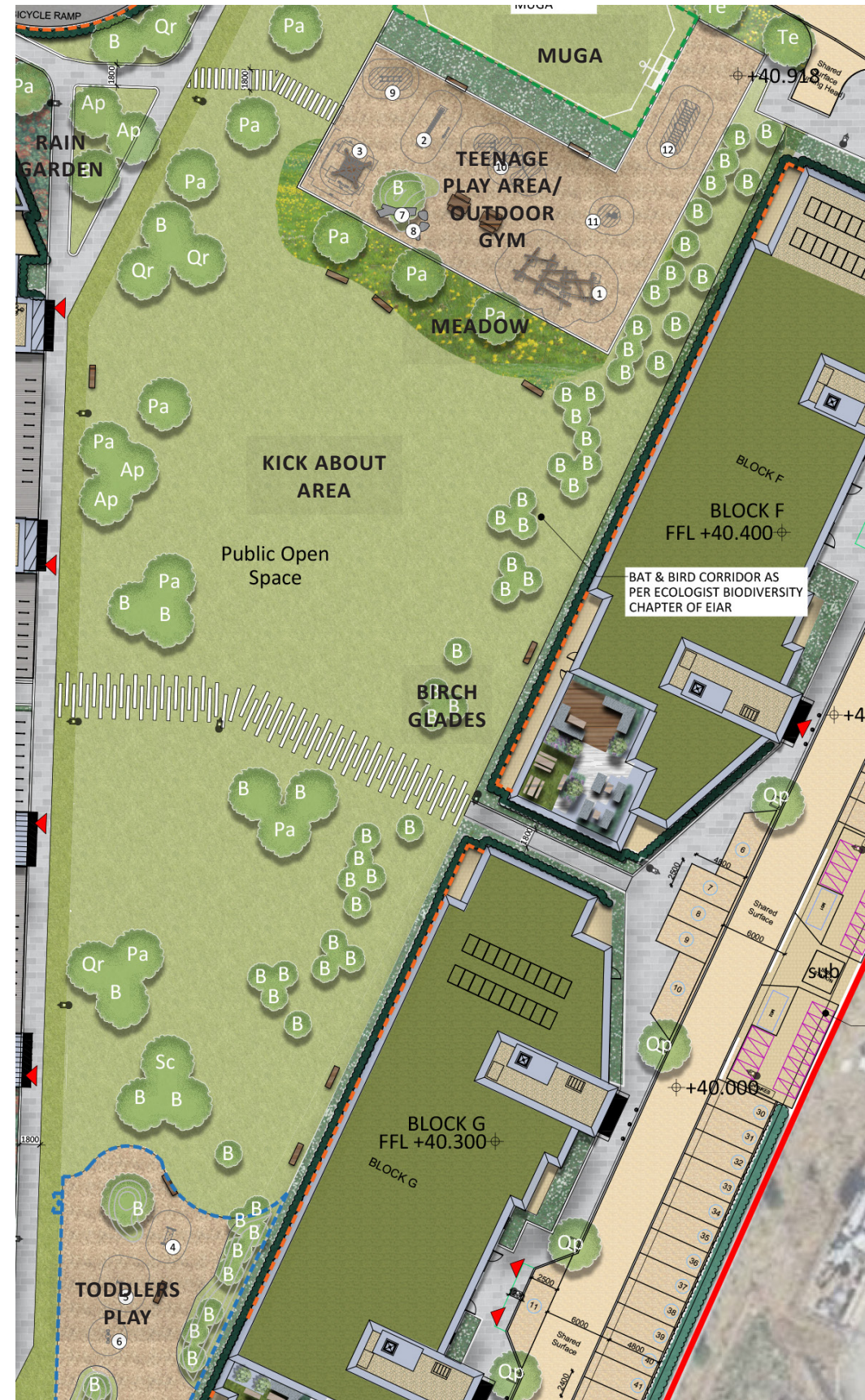
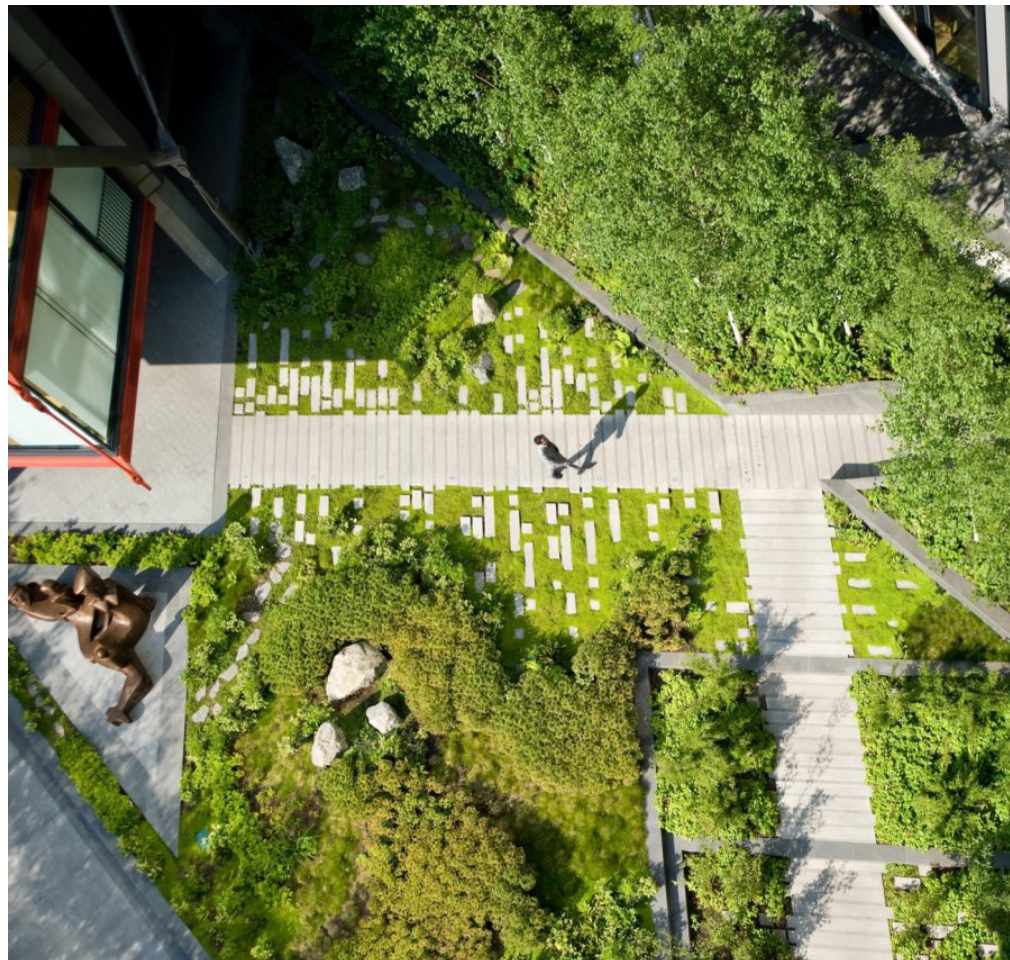
Roof terraces are also provided on Blocks A, F and G for resident use and amenity. These are designed in a manner that allows easy maintenance yet providing a functional and usable outdoor space on a year round-basis.



5.0 COMMUNAL OPEN SPACE

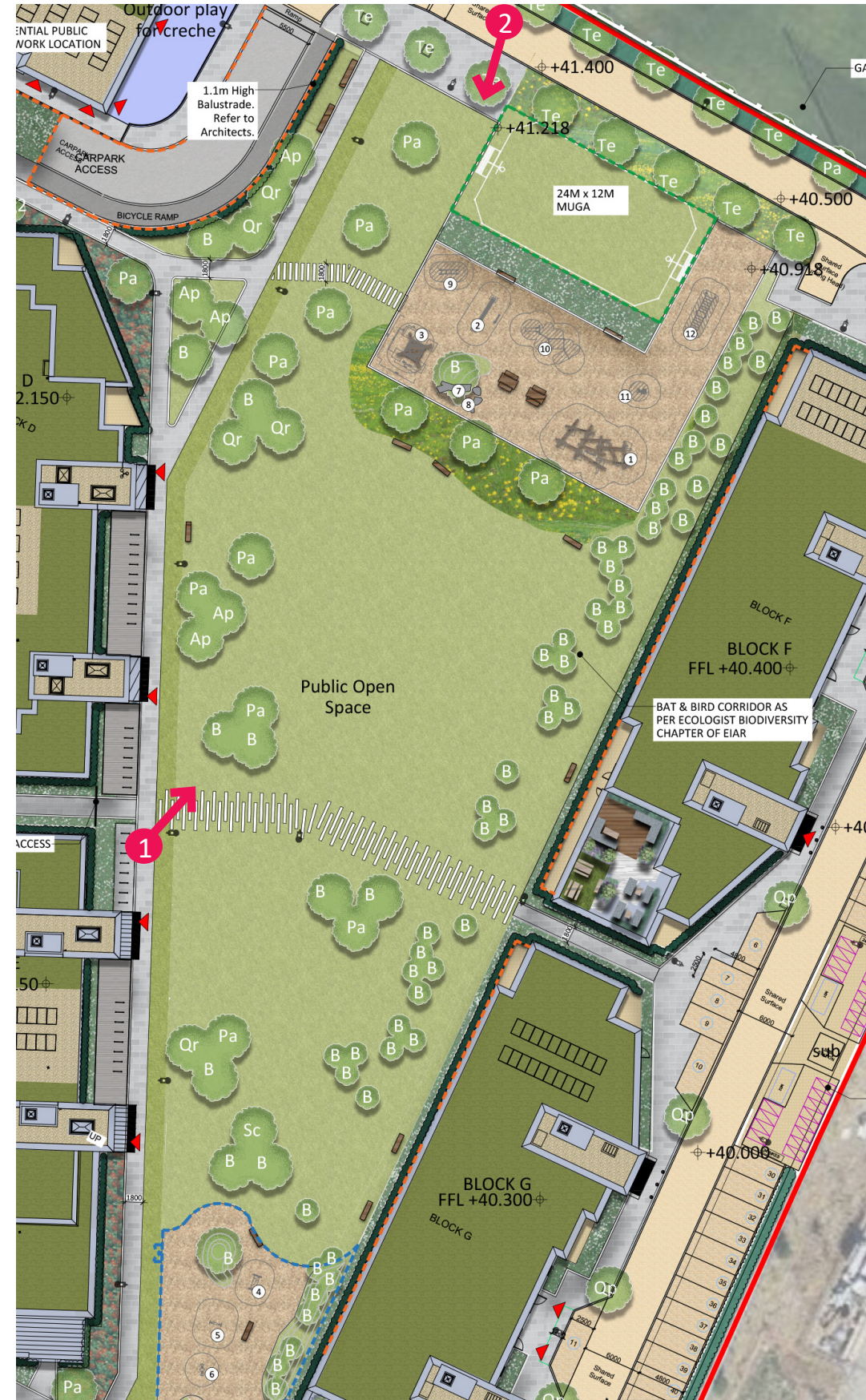


6.0 PUBLIC OPEN SPACE



The public open space has been designed to maximise the amenity value of the site with large kick about areas, a muga, gym equipment and play areas for both older children and toddlers. Buffer planting has been included to screen and provide privacy to the adjacent apartments. Meadow areas, birch glades and native planting has been selected to enhance biodiversity. Careful selection of materials will provide a shared surface with pedestrian priority creating links to the lands north of the application site. Rain gardens have been included for drainage and seasonal interest with more diverse species selection.

6.0 PUBLIC OPEN SPACE



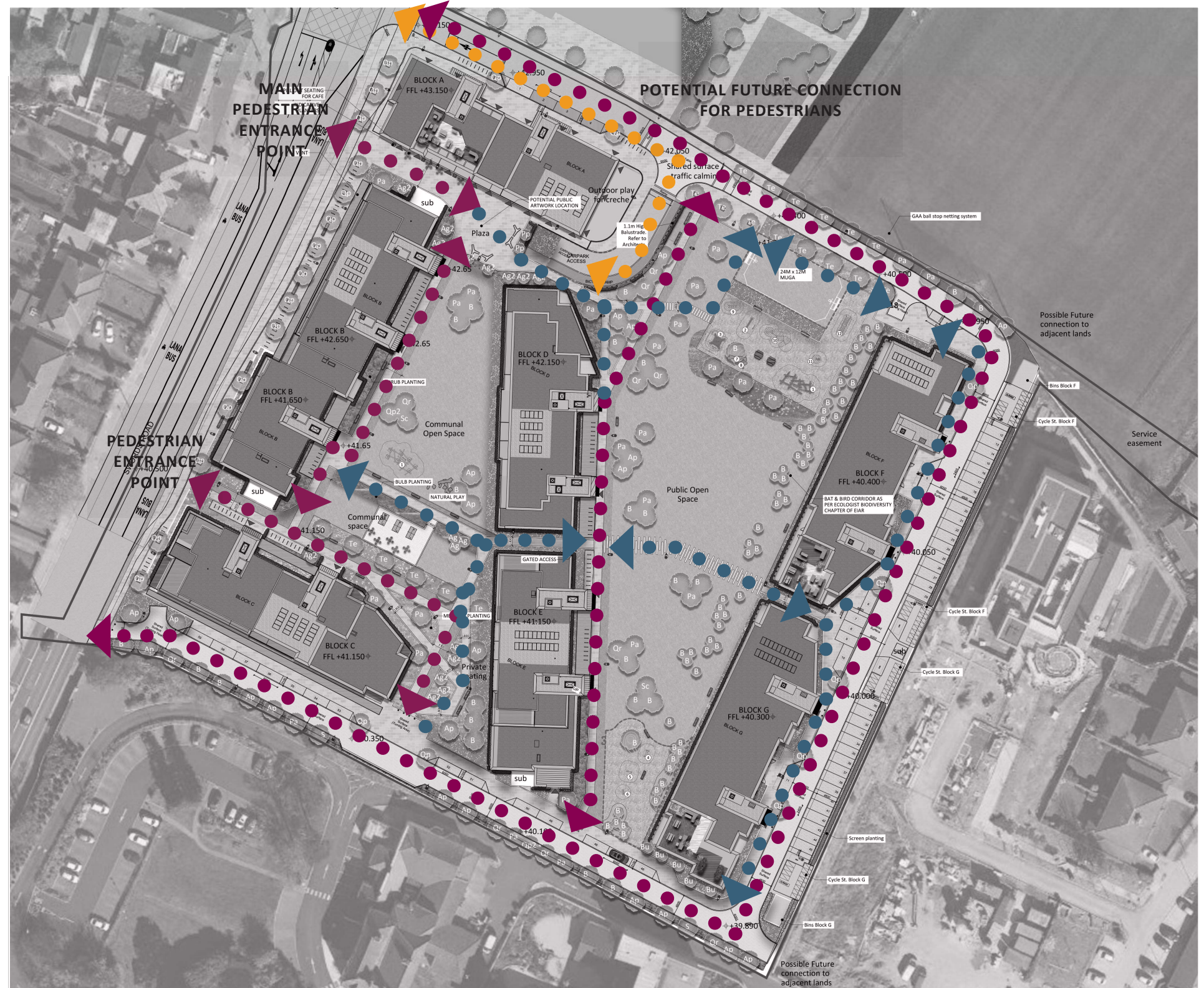
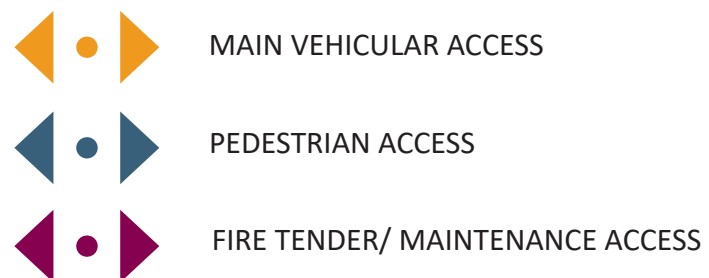
7.0 PEDESTIAN MOVEMENT

The proposed development will be predominately used by pedestrians and cyclists with the shared surfaces used to encourage pedestrian priority.

Superb permeability is envisaged through the site for cyclists and pedestrians – one vehicular access point is provided in the north west corner with immediate access to the basement car park where the majority of car parking spaces are provided.

Pedestrian access from the widened footpath and public realm on the Swords Road is facilitated at locations including to a new publicly accessible plaza as well as a further entrance to the communal area.

A key consideration is the future linkages to the potential parklands and open space to the north (over the Dublin Port Tunnel corridor) that is envisaged for this area as per the Whitehall Framework Plan. The area is adjacent to the existing Whitehall GAA Pitches and the collective offers the opportunity to provide expansive areas of open space in this part of the city. The linkage between the open space within the Application Site and that to the north is to be paved and landscaped in a manner to allow visual, aesthetic and practical pedestrian connectivity between these areas so that, on completion, they are connected and integrated.



8.0 OPEN SPACE HIERARCHY



The site is separated into character areas as shown with a large public open space with buildings provided on all edges providing a sense of security. The Public open space is one large attractive space with multiple facilities – not fragmented which will allow for great flexibility over time. Providing great amenity space for the locality with potential direct linkages to the heart of Whitehall once the site to the north is developed out (under DCC ownership). The play facilities include a MUGA, teenage play, toddler play and fitness equipment.

Higher levels of cycle parking are provided within the site, along with cargo bike spaces which is far in excess of the 33% required for central accessible sites such as this.


The communal open space also has eyes onto it with buildings on all sides. Sedum roofs have been provided on all of the blocks with roof terraces located on blocks A, F & G. Public realm improvements will be made along the Swords Road boundary attracting people towards the Plaza which will see the main pedestrian footfall.


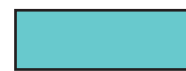

9.0 OPEN SPACE CALCULATIONS

Application Site Area - 38,897m²


Net Area - 27,340m²

20% Public Open Space requirement - 5,486m²

 Net Public Open Space
Excluding residential defensible space, including
Plaza - 6,165m²
Total Public Open Space provided (22.55%)

 Plaza - 486m²
 Residential defensible space - 1,592m²
 Incidental Open Space & connections - 560m²

Communal Amenity Space Required - 2,830 m²

 Streamlined Net Communal amenity space above
basement - 2939m²

Communal Amenity Space Roof A - 77m²

Communal Amenity Space Roof F- 103m²

Communal Amenity Space Roof G - 161m²

**Total Communal Amenity space provided
3,280m²**



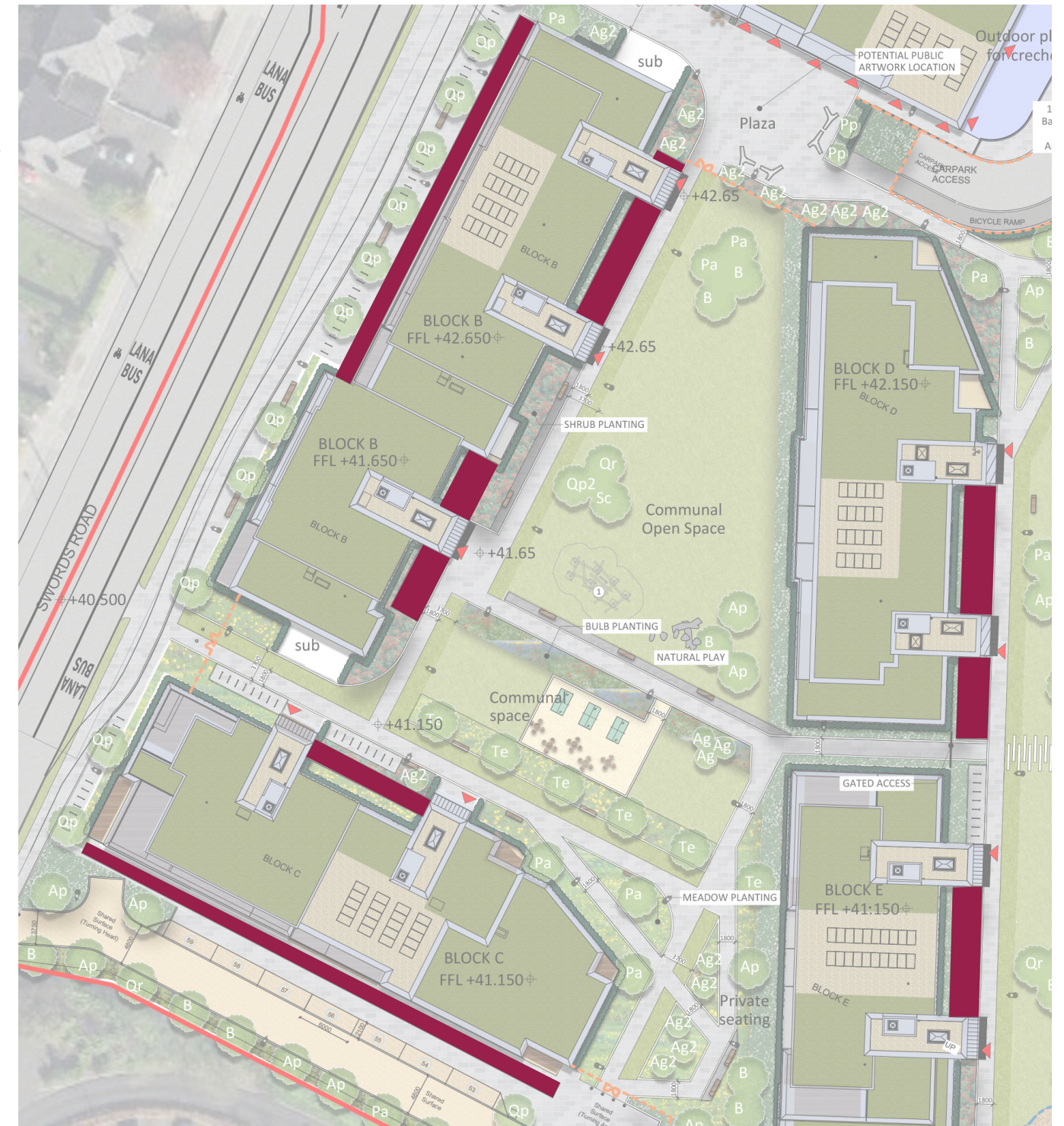
10.0 AIR VENTILATION - BASEMENT

Air vents for the underground car parking area have been designed in such a manner to ensure they have minimal impact on the usability and amenity of the communal landscape areas.

Their locations on the periphery are integrated into the landscape design with the use of high quality grilles. They have been proposed in locations where cycle parking has been located increasing the effectiveness of the use of space.



Image Reference - Kent Stainless Steel



Proposed Location of Vents



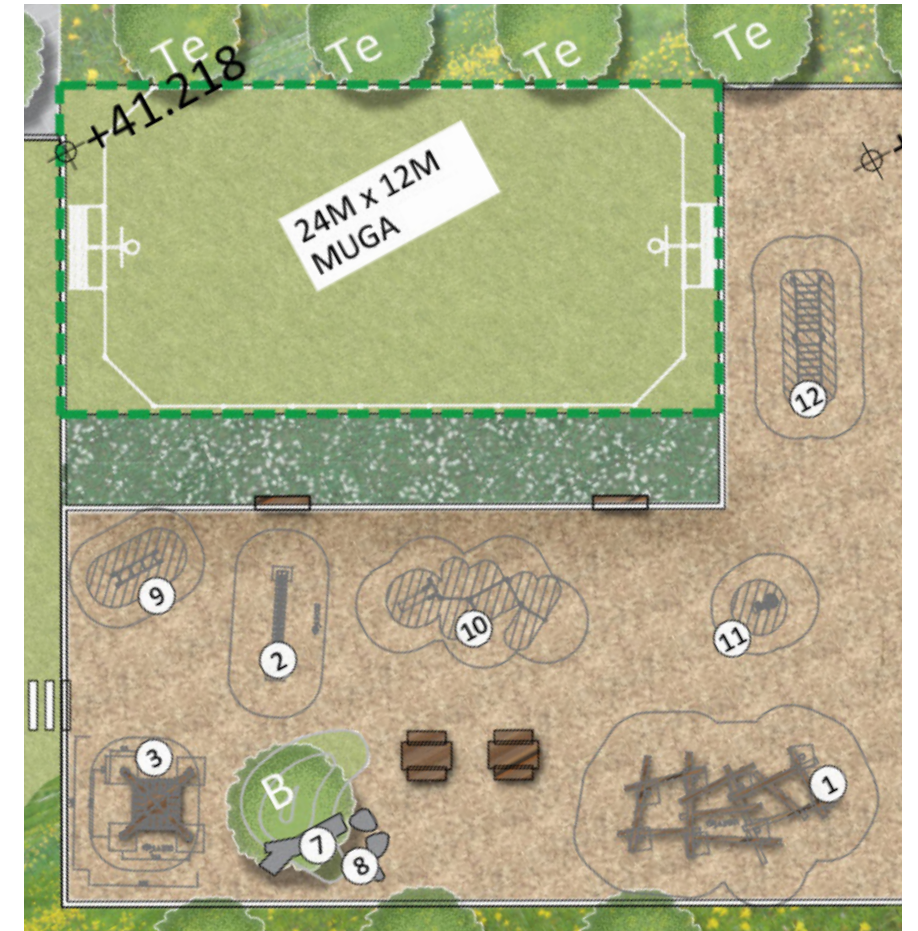
1. Climbing structure 21



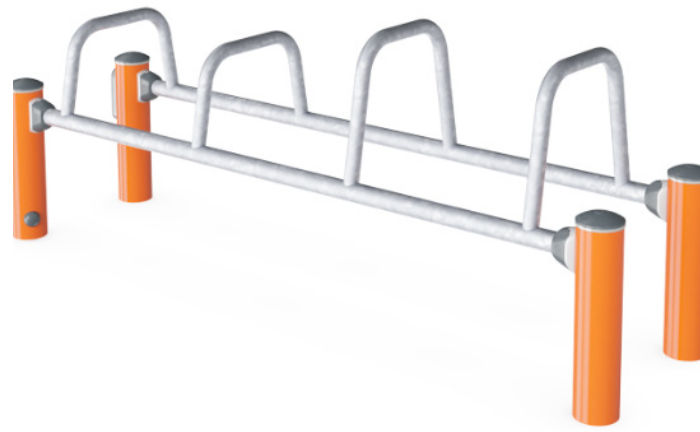
2. Balance Blocks



3. Small Pyramid Tower



24x12m Muga



9. Dip Bench



12. Double overhead ladder



11. City Bike



10. Combi 2



The Provision of a toddler play area has been included as per the apartment guidelines. Bark mulch has been selected aswell as boulders and tree trunks as natural play elements. Other pieces of equipment have been selected to encourage dramatic play and social interation for the young user group.



4



5



6



7



8

12.0 PLANTING

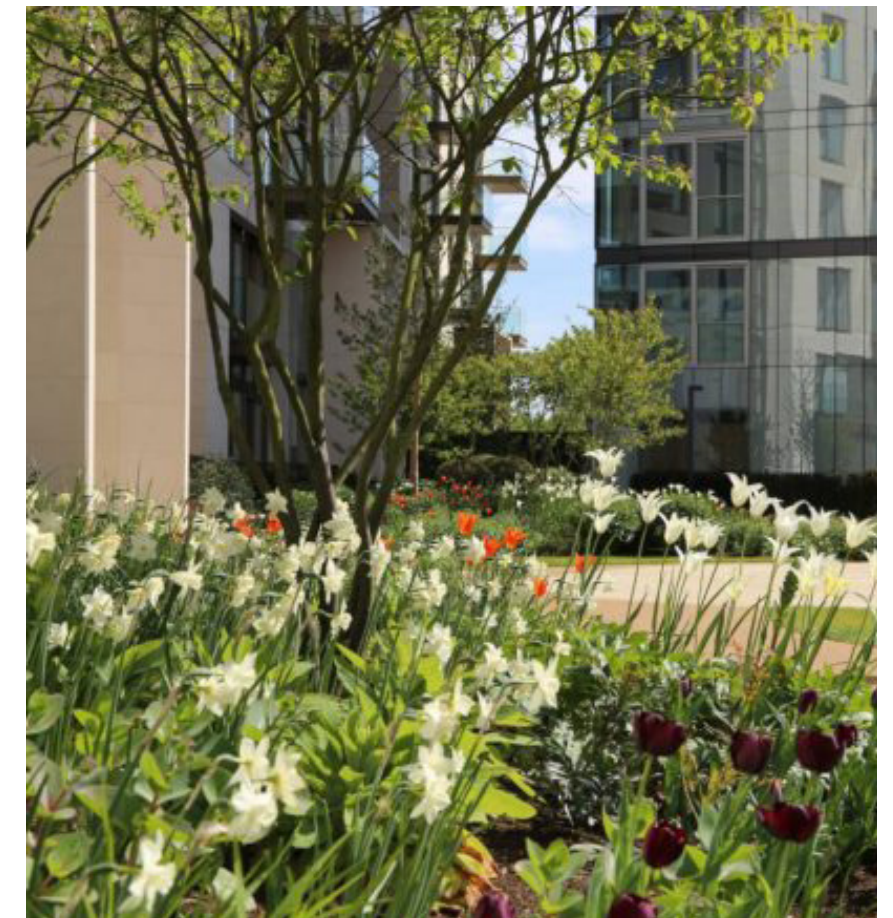
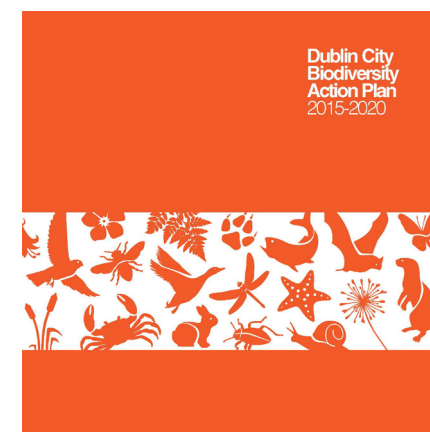


Planting and augmentation of existing vegetation will consist of evergreen and deciduous trees with under-story scrub mix. A range of plant species and heights will be selected to provide quick establishment and assist in visual integration.

Amenity planting will consist of trees, native woodlands, hedgerows, shrub / groundcover planting, meadow / wildflower and grass seeding works.

Plants selected will be predominantly indigenous and species selection based on those in the “All-Ireland Pollinator Plan 2021-2025” to ensure successful plant establishment that will merge visually and ecologically into this area. Landscape works will be undertaken by an ALCI approved landscape contractor and in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). Any trees or shrubs dying, damaged or removed will be replaced in the following planting session with plant of similar size and species. Trees supply and planting shall correspond to BS 8545 Trees: from nursery to independence in the landscape - Recommendations.

Species have been selected to provide seasonal interest, enticing users into the communal and public open space. A wildlife corridor has been proposed on the southern boundary of the site which will assist in the visual integration of the site particularly with the extensive number of mature trees on the Highfield site.



13.0 WILDLIFE

Wildlife Corridor



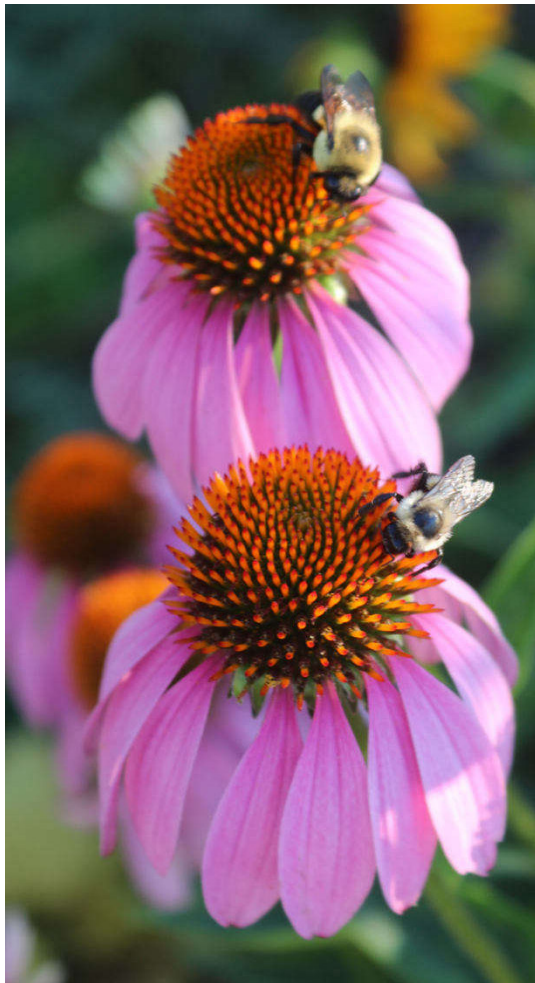
Birch glades underplanted with vinca minor



Wood piles



Pollinator friendly planting



Wildlife habitats with PV Panels



Bird Box



Biodiverse roof



Bat box

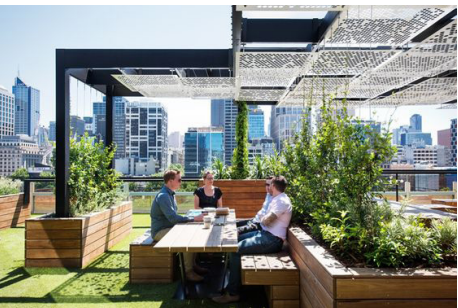
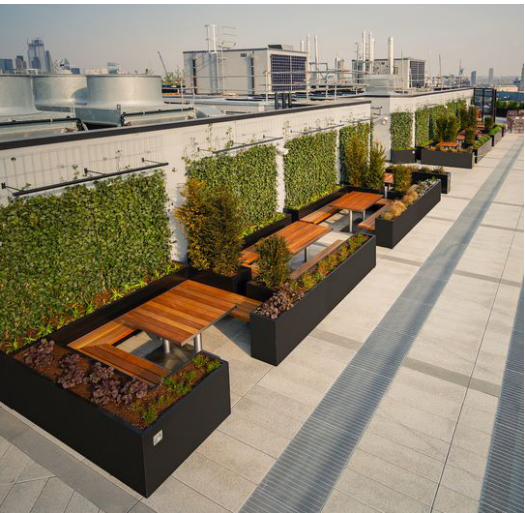
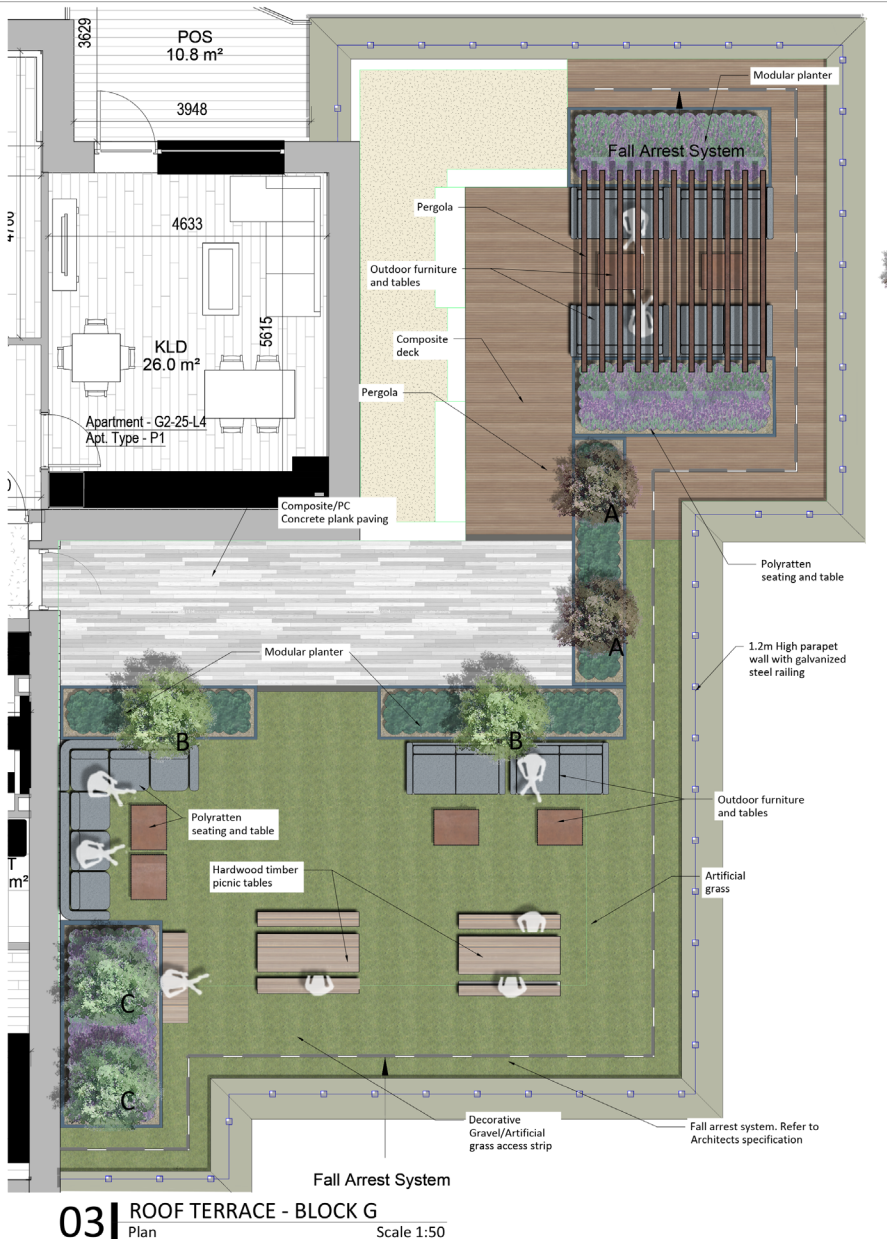
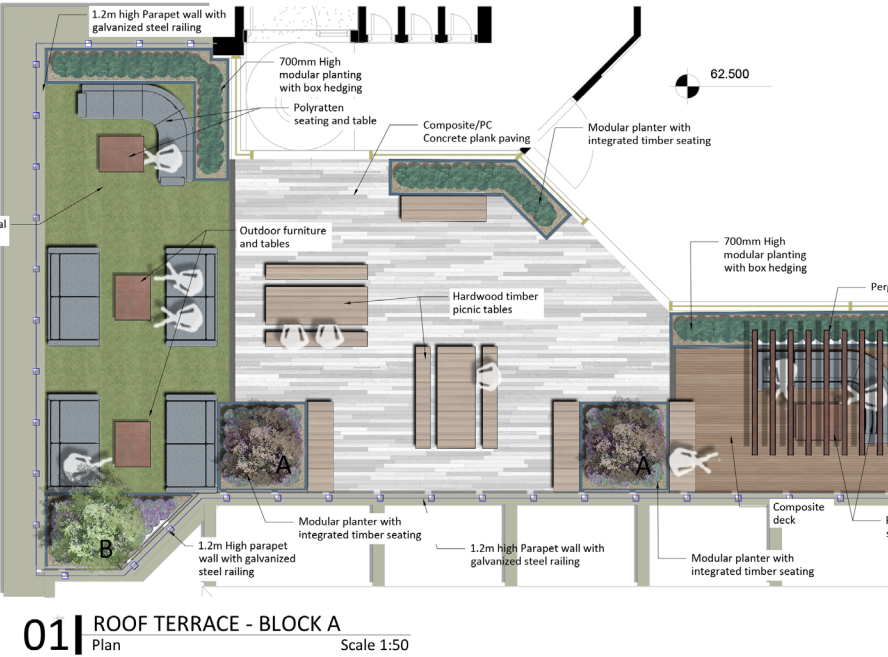
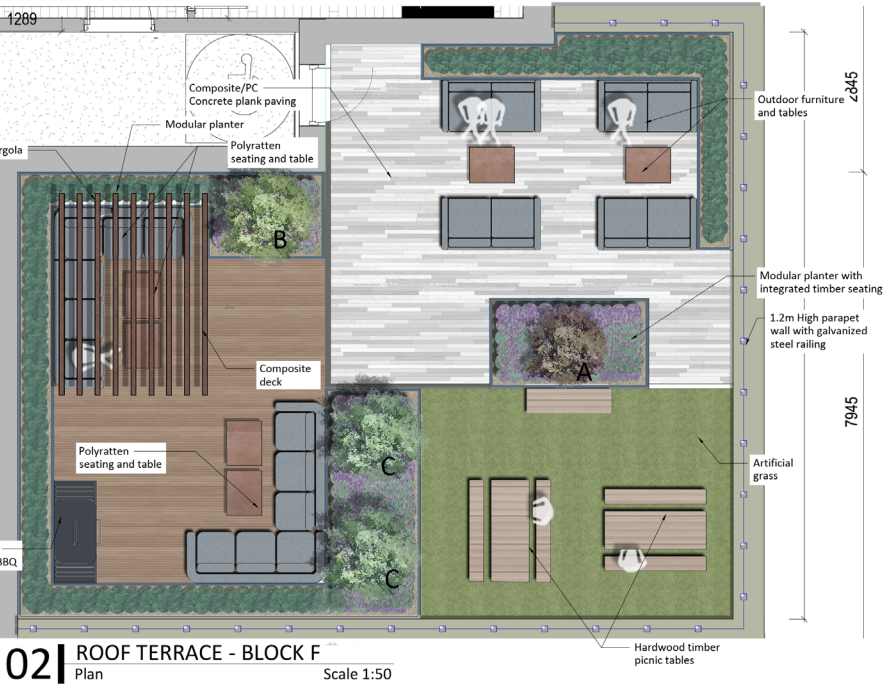


14.0 GREEN ROOFS

The flat roof areas of all proposed buildings include sedum green roofs designed, in part to assist in drainage patterns by intercepting rainfall, building insulation and but also to enhance biodiversity. These areas are not accessible to residents but will contribute to the general character and environmental integrity of the development.



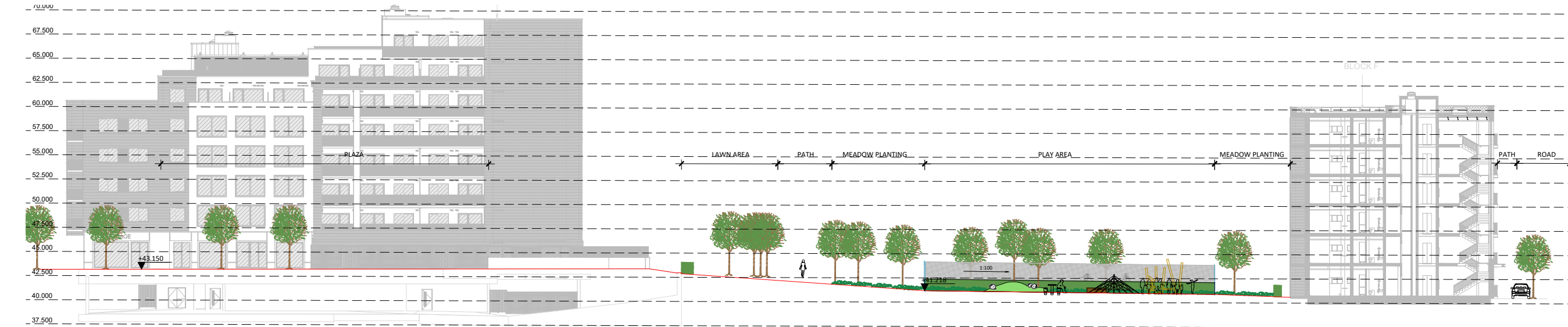
14.0 GREEN ROOFS



15.0 LANDSCAPE SECTIONS



01 | Landscape Section 02
Sectional Elevation Scale 1:200



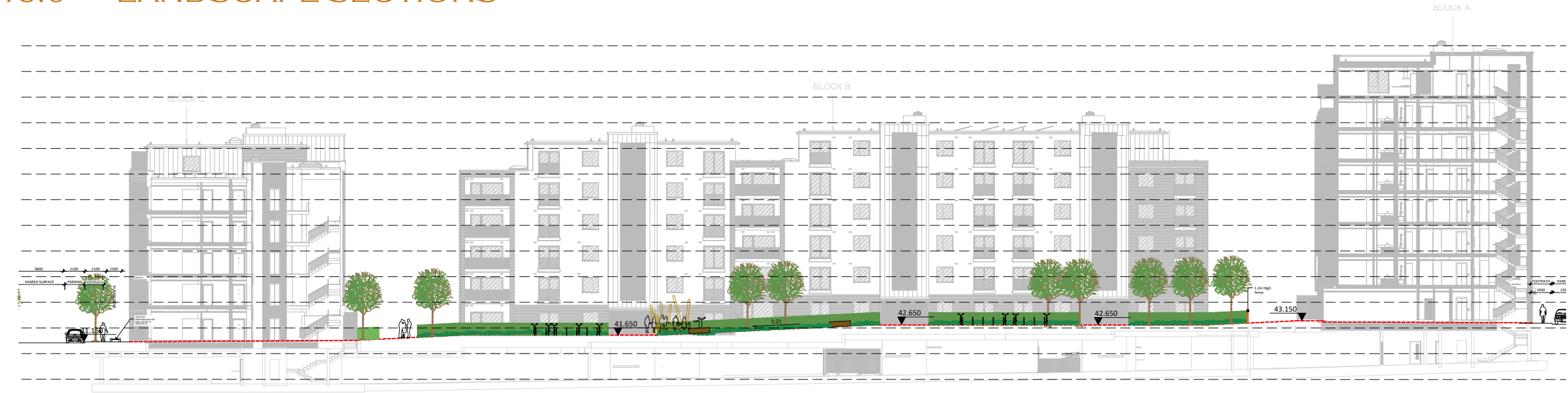
02 | Landscape Section 03
Sectional Elevation Scale 1:200



03 | Landscape Section 01
Sectional Elevation Scale 1:200



15.0 LANDSCAPE SECTIONS



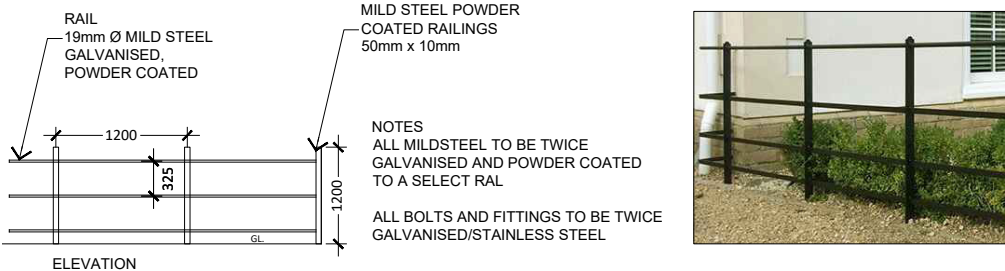
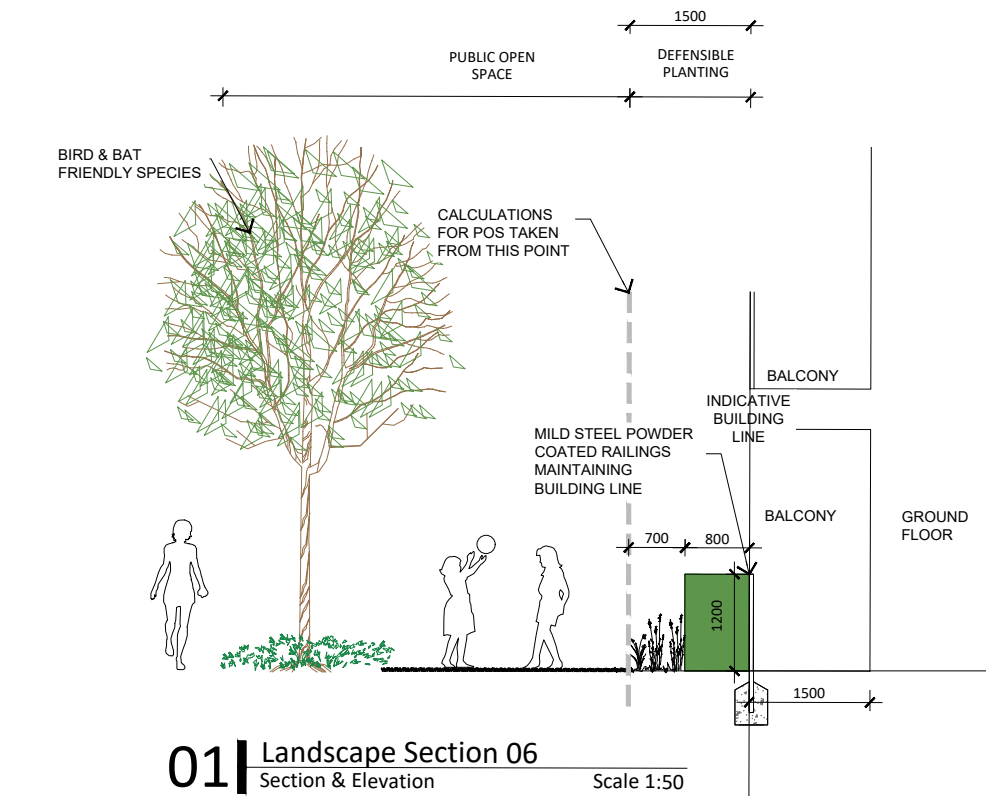
01 | Landscape Section 04
Sectional Elevation Scale 1:200



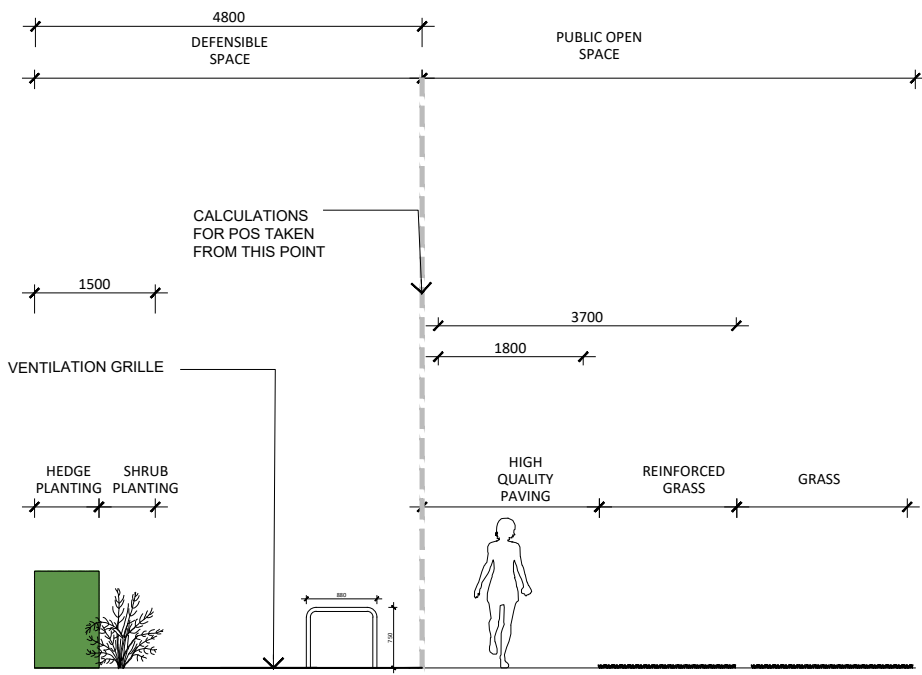
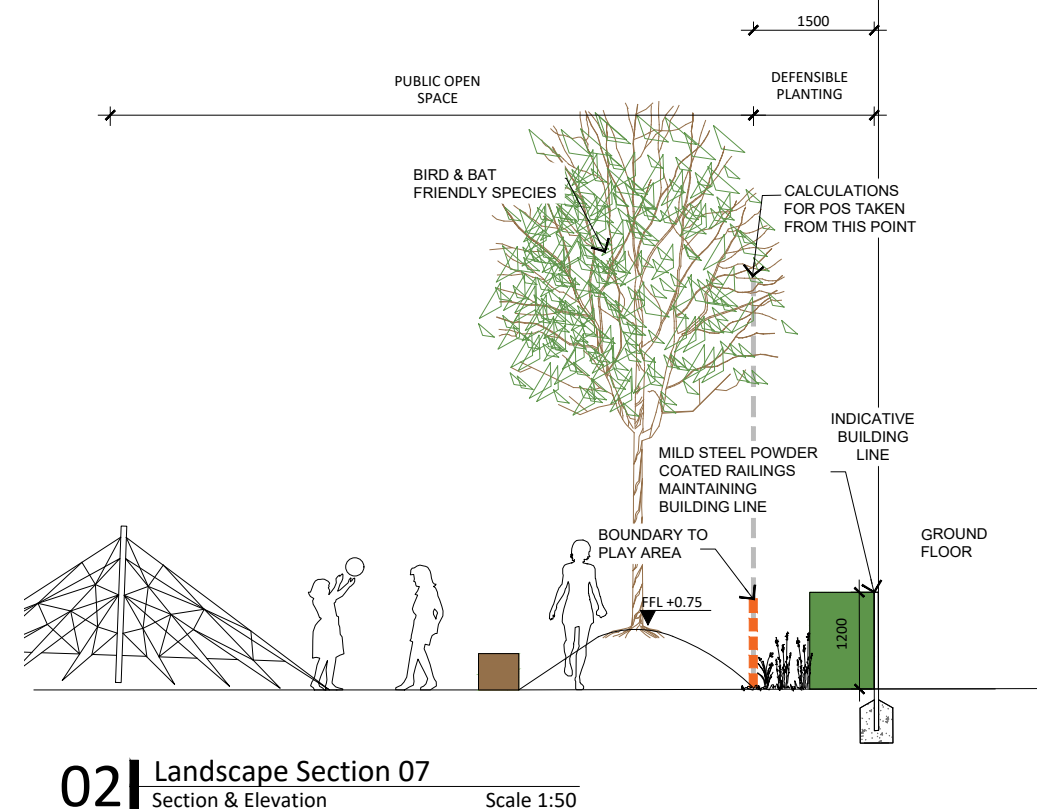
02 | Landscape Section 05
Sectional Elevation Scale 1:100



15.0 LANDSCAPE SECTIONS



NOTES
ALL MILDSTEEL TO BE TWICE GALVANISED AND POWDER COATED TO A SELECT RAL
ALL BOLTS AND FITTINGS TO BE TWICE GALVANISED/STAINLESS STEEL

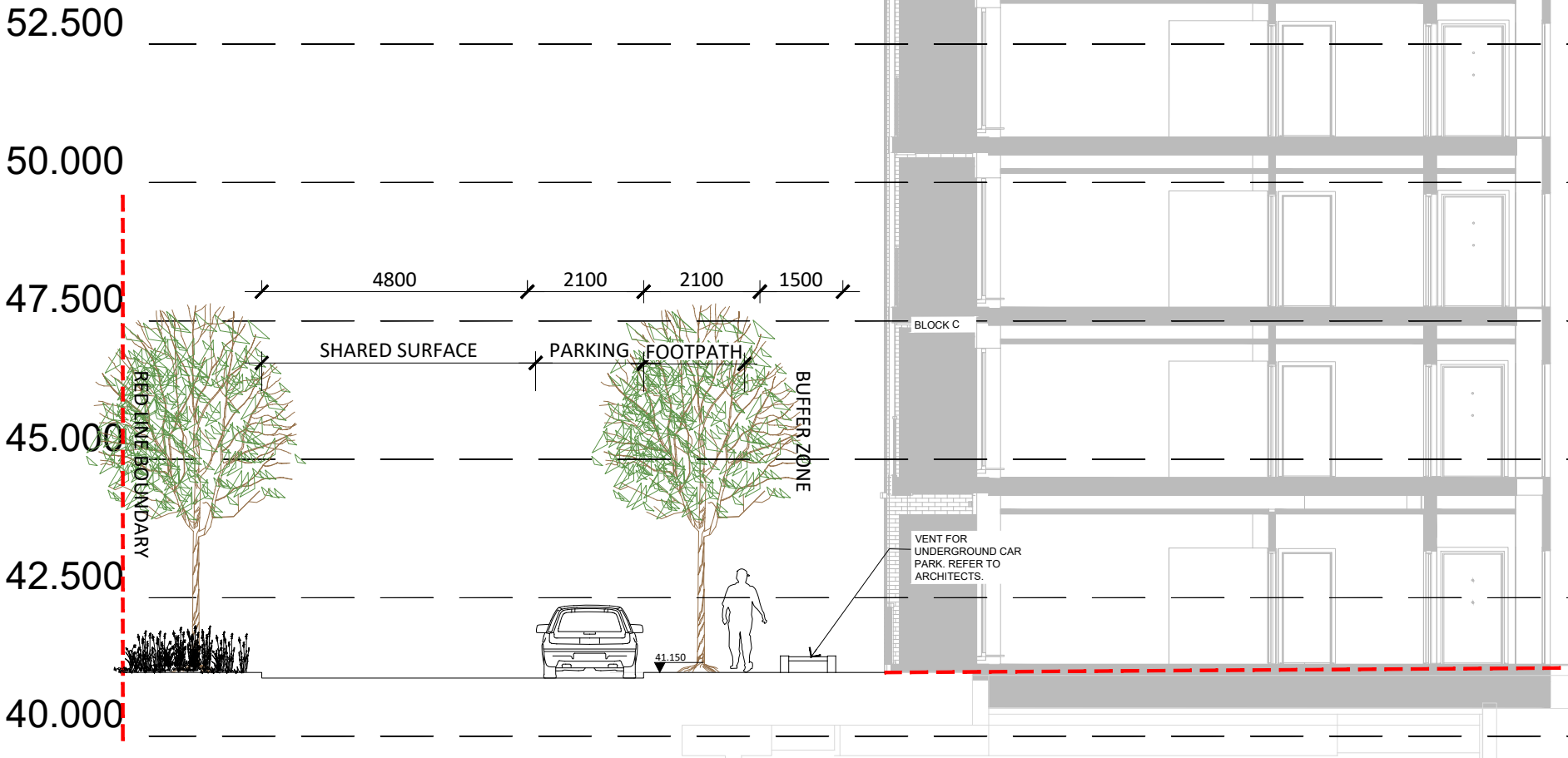


02 | Landscape Section 07
Section & Elevation
Scale 1:50

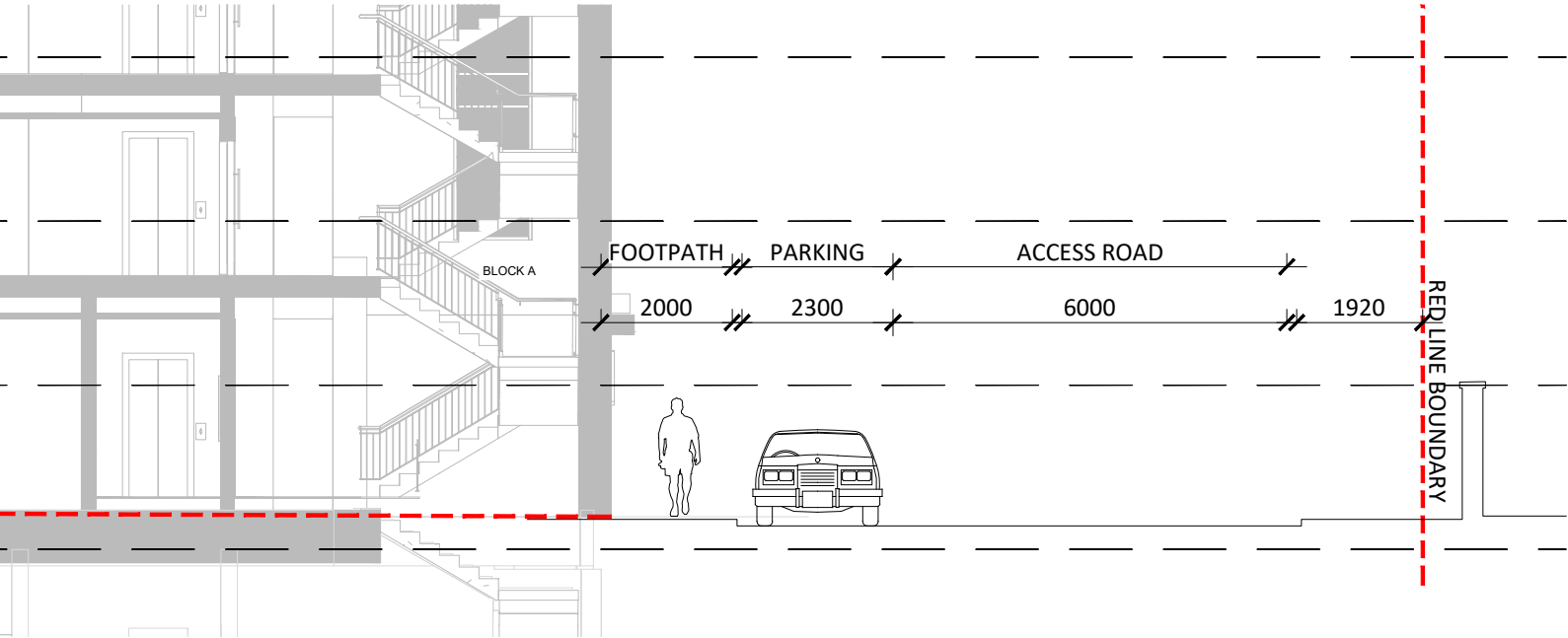
03 | Landscape Section 08
Section & Elevation
Scale 1:50



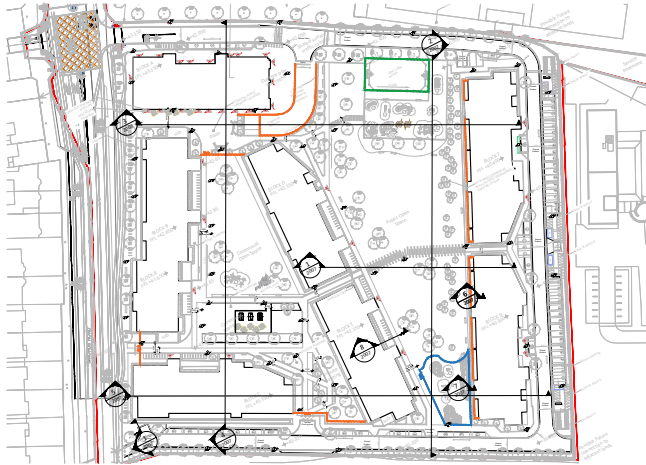
15.0 LANDSCAPE SECTIONS



01 Landscape Section 04 Southern Boundary
Section
Scale 1:50



02 Landscape Section 04 Northern Boundary
Section
Scale 1:50



16.0 PROPOSED SURFACE MATERIALS

RESPONSE TO ABP OPINION

11. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. Particular regard should be had to the ABP-311749-21 Pre-Application Consultation Opinion Page 4 of 5 requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.

The selection of hard landscape materials is based on sustainability, permeability and suitability for an urbanised environment and usage. Raised edging has been selected for the planting beds and different materials have been used to break up shared surfaces while encouraging pedestrian priority.

Hardworks

- 1 High Quality Block Paving
- 2 Resin Bonded Paving
- 3 Wetpour / Bark Mulch
- 4 Green Porous Polymeric Surfacing
- 5 High Quality Setts
- 6 Feature Concrete Stepping Stones
- 7 Shared Surface - Permeable Block Paving
- 8 Car Parking - Permeable Block Paving
- 9 Reinforced Grass
- 10 Cycle ramp
- 11 Asphalt road

Boundary Treatments

- 1 1.2m high Mild Steel Powder Coated Railings
- 2 1.2m high NK Safe top Railings to toddler play area
- 3 3m high NK Ballstop Fence to MUGA
- 4 Existing Wall along northern boundary
- 5 Existing Wall along eastern boundary
- 6 Existing Palisade fence along southern boundary



16.1 PROPOSED SURFACE MATERIALS

Hardworks



1 High Quality Block Paving



2 Resin Bonded Paving



3 Wetpour / Bark Mulch



4 Green Porous Polymeric Surfacing



5 High Quality Setts



6 Feature Concrete Stepping Stones



7 Shared Surface - Permeable Block Paving



8 Car Parking - Permeable Block Paving



9 Reinforced Grass



10 Cycle ramp



11 Asphalt road



16.2 - BOUNDARY TREATMENTS



1 1.2m high Mild Steel Powder Coated Railings



2 1.2m high NK Safe top Railings to toddler play area



3 3m high NK Ballstop Fence to MUGA



4 Existing wall along northern boundary

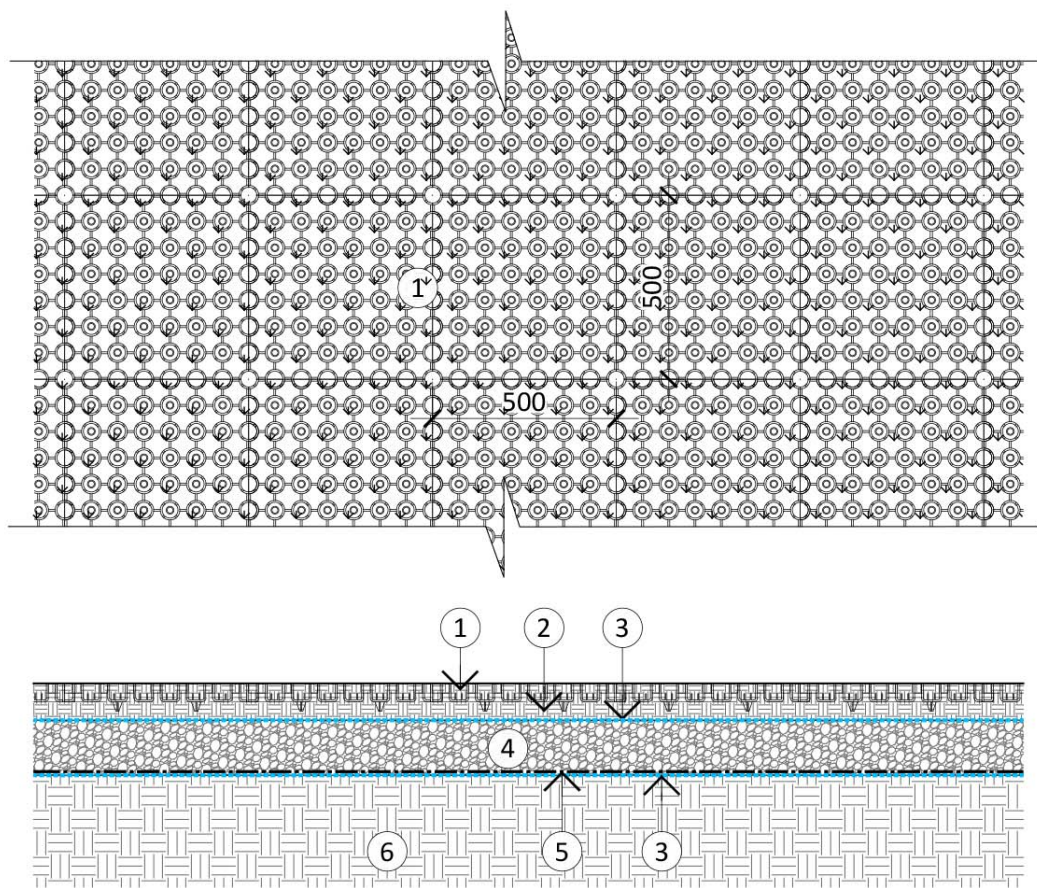


5 Existing wall along eastern boundary



6 Existing Palisade fence to southern boundary

17.0 REINFORCED GRASS

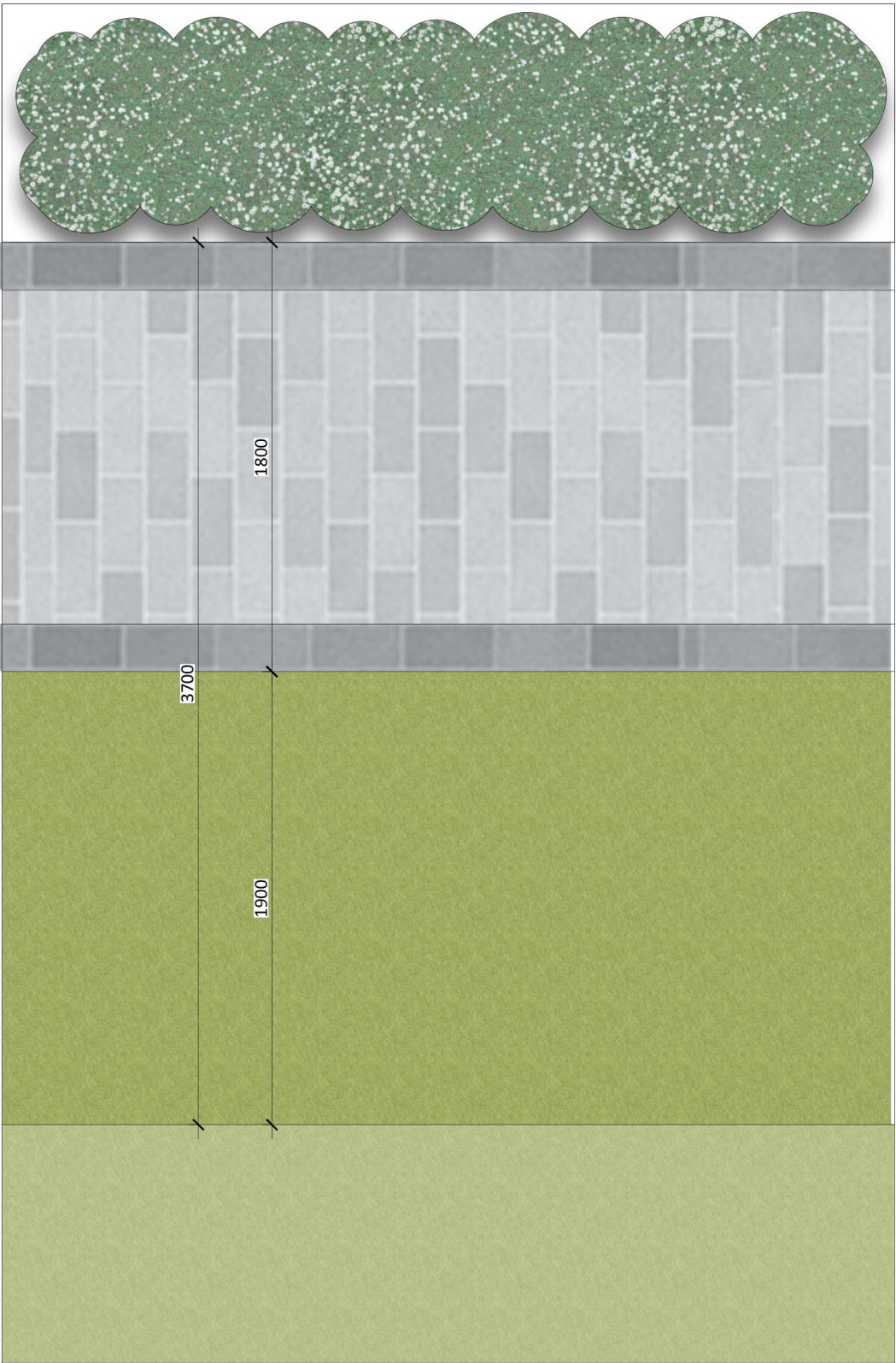


SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

- 1. 500x500mm Bodpave 85 pavers filled to within 5-7mm of the surface with free-draining, structurally sound propriety blend of 60:40 sand:soil rootzone.
- 2. 50mm thick consoldated free-draining, structurally sound propriety blend of 60:40 sand:soil rootzone.
- 3. TERRAM T1000 Geotextile.
- 4. Nominal 150mm sub base layer. Thickness to be determined by sub grade to Manufacturer's specification.
- 5. TERRAM TX160 Geogrid
- 6. Well compacted sub-grade

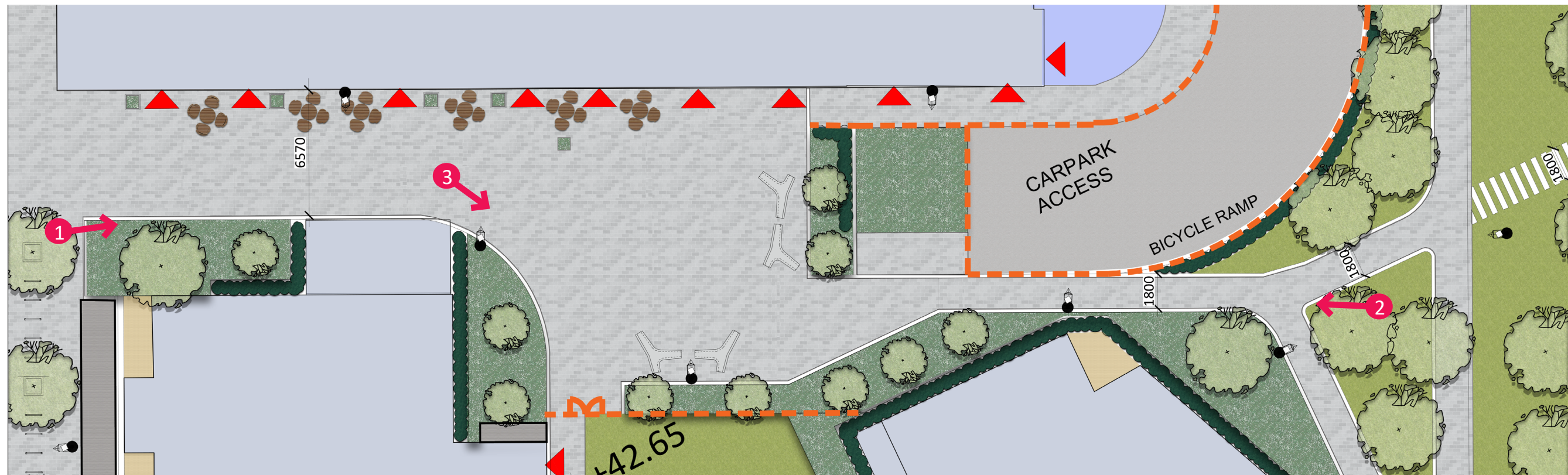


Reinforced grass
Supplier ABG or similar and approved.

Advanced Turf System (Netlon ATS) is a high-performance mesh-element grass reinforcement plastic mesh rootzone system. Capable of sustaining fire engines and emergency service vehicle loadings.



18.0 PLAZA



The plaza area is designed in a manner to be able to be a flexible open space that can accommodate various uses though the initial objective is that this area correlates with those mixed-use developments on the plaza edge including cafes and shops. This could include outdoor seating and amenity provision with the aim of this being an active social hub within the Hartfield development.



18.0 PLAZA



Courtesy of modelworks



19.0 FURNITURE STRATEGY



Seating



Dining Tables



Teenage and Adult Play



Outdoor GYM



Bike stands



Product: Twig Seating
Supplier: Escofet or equal in all regards



Rough&Ready Bench
Supplier: Streetlife or Similar & approved

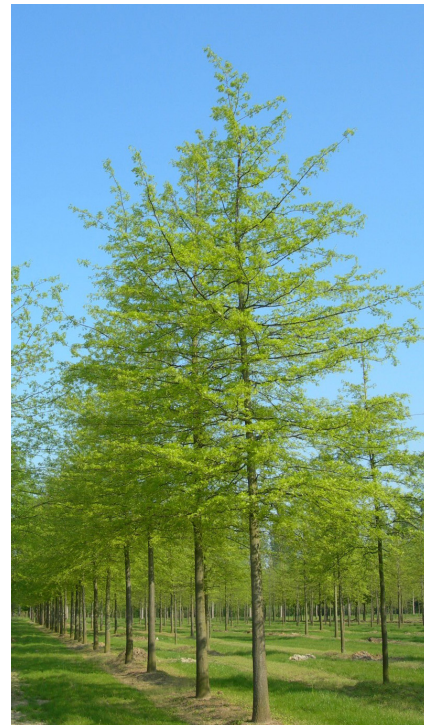
20.0 TREE PLANTING

The landscape works include for planting of trees within public open space, communal open space and along new connection routes through the proposed development that will entail approximately 222 no. 'semi-mature' or 'extra-heavy standard' size trees to provide an instant impression.

The collective trees will, as they mature, assist in merging the proposed development into the surrounding Whitehall townscape and local views as well as set about creation of the areas new landscape character. Other landscape works will include structure planting, hedgerows and wooded belts. Such planting will more than compensate for the loss of the low-quality vegetation that currently exists and will enhance the overall "green" cover and nature of the site.



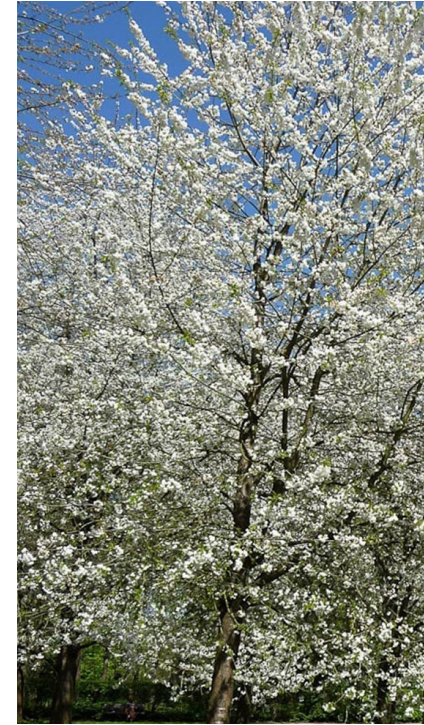
Amelanchier Lamarckii Robin Hill



Quercus palustris



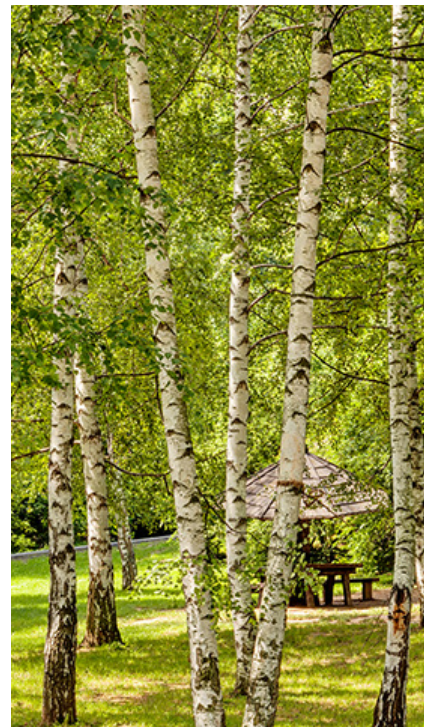
Tilia x europaea



Prunus Avium



Sorbus acuparia



Betula pendula



Alnus glutinosa



Acer platanoides



Quercus robur

20.1 BATS AND DARK CORRIDOR

Extensive soft landscape works are proposed to assist with visual integration, open space definition and screening both internally and externally. The collective tree planting will, as they mature give this site a far more wooded character than it has at this time. Bio-diversity measures including bat and bird boxes, relocation of potentially effected ground flora into the open space are also part of the proposed development and will be undertaken under direction from site ecologists.



Bat & Bird Corridor (Public Open Space)				
Species	Stock	Spec		
Vinca minor	C2	Full pot		
Hedera Helix	C2	Full pot		

Bat & Bird Corridor (Southern Boundary)				
Species	Height	Stock	Spec	Density
Corylus avellana	80-100cm	BR	1+2 Bushy	0.5/m2
Viburnum opulus	80-100cm	BR	1+2 Bushy	0.5/m2
Eunoymus europaea	80-100cm	BR	1+2 Bushy	0.5/m2
Crataegus monogyna	80-100cm	BR	1+2 Bushy	0.5/m2
Ilex aquifolium	125-150cm	RB	leader/laterals	0.5/m2
Sambucus nigra	80-100cm	BR	1+2 Bushy	0.5/m2
Hedera Helix				
Cornus alba 'Sibirica'		C5	Branched	



21.0 SOFT LANDSCAPE DESIGN

High Ornamental Mix.

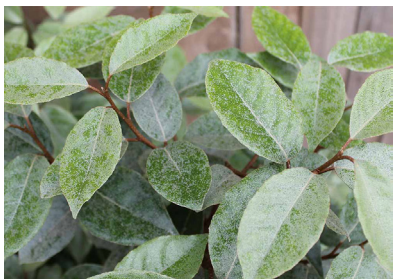
Combination of deciduous and evergreen flowering shrubs



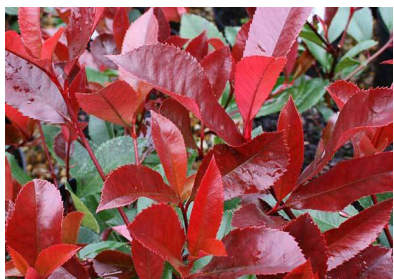
Pyracantha 'Orange Glow'
Dense, spiny, fast growing evergreen hedge with clusters of white flowers in June and masses of bunches of spherical, very colourful berries in autumn.



Cornus alba 'Sibirica'
Medium-sized suckering deciduous shrub forming a thicket of slender red stems, becoming bright crimson in winter. Leaves ovate, turning red-dish in autumn.



Eleagnus ebbingei
Fast growing evergreen with very attractive, large, leathery leaves metallic grey-green above and silver underneath.



Photinia x fraseri 'Red Robin'
Brilliant red glossy young leaves, which give a spectacular display in spring and summer before maturing to dark green.



Sarcococca hookeriana
Evergreen shrub or groundcover, It is low-growing, usually between 30-60 cm high. It produces aromatic white flowers throughout winter followed by black berries.



Verbena bonariensis
A tall perennial with erect, branching stems to 2m in height, bearing sparse, oblong leaves and numerous branched clusters of small, purple flowers from Summer to Autumn.



Dianthus barbatus 'Sweet'
'Sweet' is an extremely fragrant sweet William cultivar. Clusters of sweetly scented flowers in shades of red, white and purple are borne on sturdy stems from June to September.

Medium - Low Mix.

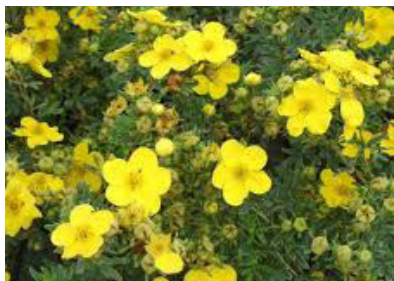
Low maintenance mix of evergreen shrubs, perennials and grasses providing year round interest



Skimmia japonica
Small bushy evergreen shrub with dark green leaves, red buds in late winter with white flowers in spring.



Euonymus fortunei 'Emerald 'n' Gold'
Dwarf evergreen shrub with spreading habit, produces some small greenish flowers.



Potentilla fruticosa 'Goldfinger'
Bushy deciduous shrub, up to 1m high with small leaves and yellow flowers in the summer and autumn.



Spiraea japonica 'Goldmound'
Dwarf deciduous shrub with bright green foliage and pink flowers between July and August.



Hebe 'Green Globe'
Compact evergreen shrub with tight mossy green foliage.



Skimmia 'Kew Green'
A hardy evergreen shrub with clusters of greenish-white flowers that burst open in spring.



Lavandula angustifolia 'Hidcote'
Bushy dwarf evergreen shrub with narrow silvery leaves and deep violet-purple aromatic flowers. Grows up to 0.5m high.



Carex testacea 'Orange sedge'
Striking slightly pendulous clumps of attractive orange-bronze to green foliage changing subtly throughout the seasons.



Stipa tenuissima 'Pony tails'
Wonderful, wispy, pale yellow-green leaves topped with fluffy plumes of silver-green flowers, maturing to blonde-buff.



Sesleria autumnalis 'Autumn moor- grass'
Sesleria are clump-forming evergreen grasses with linear leaves and dense short flowering spikes in late spring or summer.



Pennisetum alopecuroides
Grass forming a dense clump of narrow leaves to 60cm long, turning pale brown in winter, with tall stems bearing softly hairy, oblong, green to purple inflorescences in late summer and early autumn.

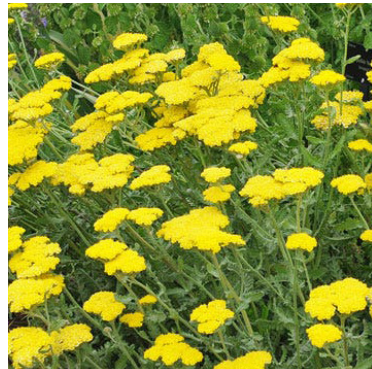
22.0 PLANTING PALETTE - BIOSWALES / RAIN GARDENS



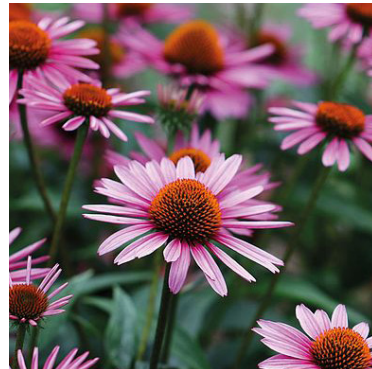
Cornus alba 'Sibirica'



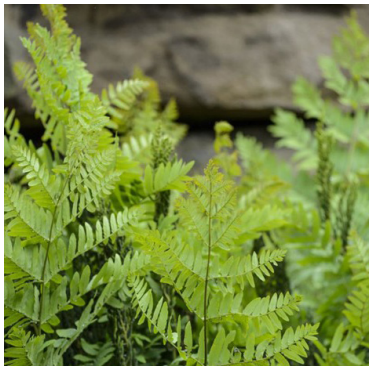
Iris pseudoacorus



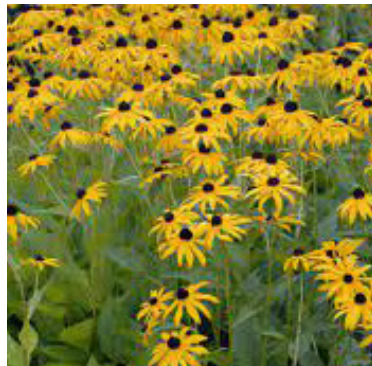
Achillea filipendulina
'Moonshine'



Echinacea purpurea



Osmunda regalis



Rudbeckia 'Goldstrum'



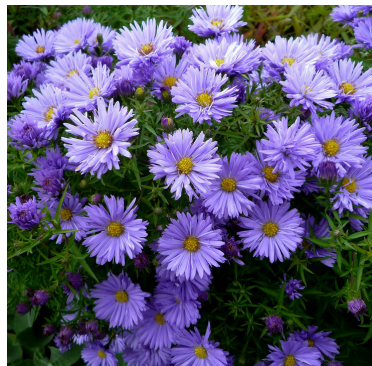
Helleborus foetidus



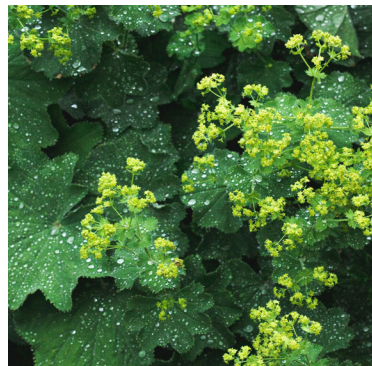
Sanguisorba officinalis



Geranium Rozanne 'Gerwat'



Aster novi-belgii



Alchemilla mollis



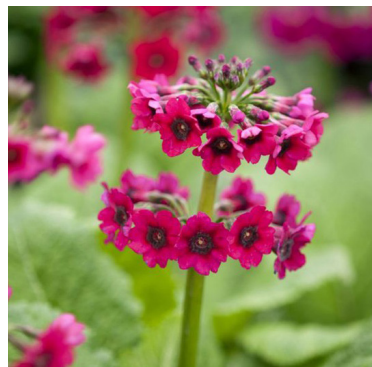
Eremurus cleopatra



Miscanthus s. 'Kleine Fontäne'



Deschampsia cespitosa



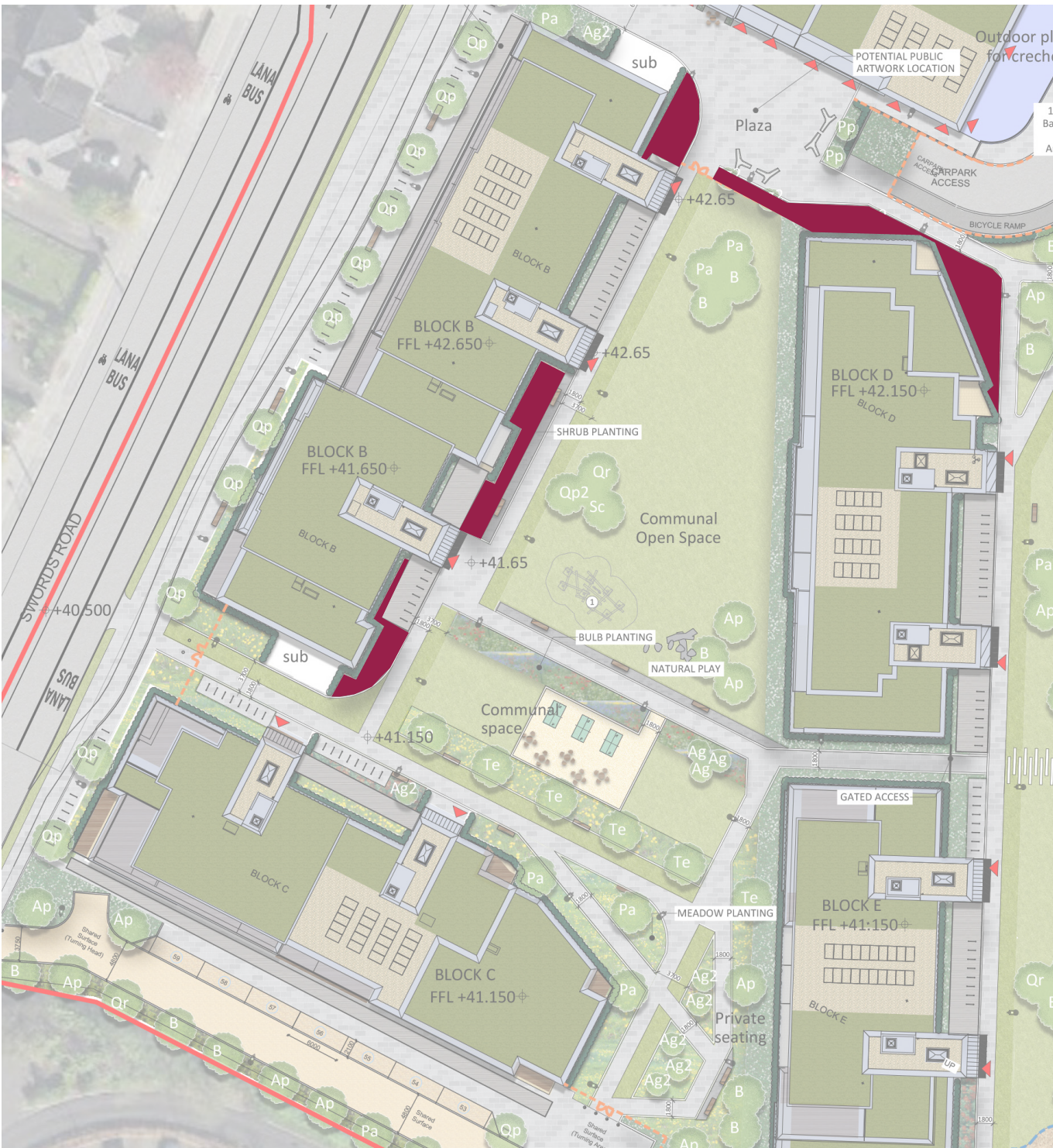
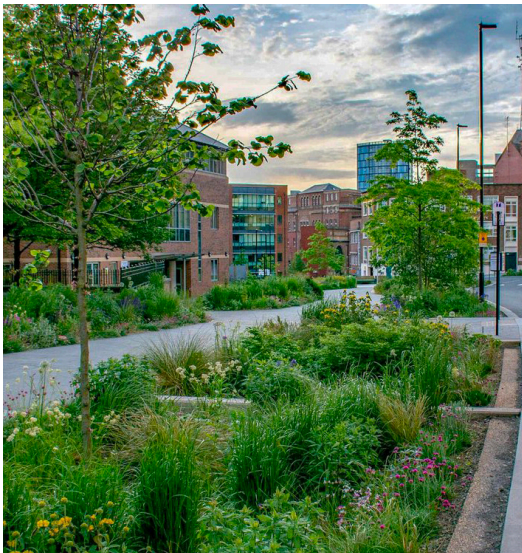
Primula japonica 'Millers'
Crimson



Geum 'Mai Tai'



22.0 RAIN GARDENS



23.0 PREVIOUS APPLICATION COMPARISON

Permission was granted previously (3269/10) for 358 apartments, creche and retail facilities up to 7 storeys over basement in 7 blocks. Permission was then granted (3405/19) for amendments for an increase in quantum of apartments to 374 with Block F increasing from 60 no. to 76 no. units.

The site is located on lands zoned Z12 Institutional Land (Future Development Potential) where the objective is 'to ensure that existing environmental amenities are protected in the predominantly residential future use of these lands.'

The previous refusal (ABP 309608-21) was due to the quantum of public open space not achieving 20% of the site area as required for Z12 zoned lands.

Changes from the previous application include:

- ESB substation moved out of open space.
- Block F and G layout revised and moved eastward
- Public and communal spaces revised with a more simplified layout that will provide ample open space with passive surveillance.



24.0 LANDSCAPE SUMMARY

The proposed landscape design aims to provide a high quality landscape environment to transform a Brownfield site into a vibrant and sustainable mixed-use development in-keeping with the surrounding landscape character. Design decisions have been made in order to alleviate any immediate and long term negative impacts.

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

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





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