# DESIGN RATIONALE – LANDSCAPE ARCHITECTURE

Project: **PRIORSLAND**

Project no.: **Li.05**

Prepared on behalf of: **1 CARRICKMINES LAND LIMITED**

Prepared by: **DERMOT FOLEY LANDSCAPE ARCHITECTS**

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**Contents:**

## 1 Introduction

The objective of this report is to describe the proposed landscape and external works as part of the development at Priorsland, as part of the Cherrywood SDZ. This report should be read in conjunction with documents issued and included in this submission by Dermot Foley Landscape Architects, MOLA Architecture, PUNCH Consulting Engineers, The Tree File Ltd. and others.

Dermot Foley Landscape Architects have visited the on several occasions in order to observe conditions on-site, such as existing vegetation and structural conditions underfoot, boundaries and other items which would have a bearing on the design process.

The Tree File Ltd. were commissioned as part of the design process to carry out a Tree Survey and Arboricultural Impact Assessment in compliance with BS 5837:2012. These documents are included separately as part of this submission.

The following additional documents have been issued by Dermot Foley Landscape Architects as part of this submission:

| No. | Scale | Size | Title |
|---|---|---|---|
| 2001 | 1:500 | A1+ | Landscape Plan 1 |
| 2002 | 1:500 | A2 | Landscape Plan 2 |
| 2003 | 1:1000 | A1 | Play Map |
| 2004 | 1:1000 | A2 | Boundary Treatments |
| 2100 | 1:200 | A2 | Landscape Detail Plan 1 |
| 2101 | 1:200 | A2 | Landscape Detail Plan 2 |
| 2102 | 1:200 | A2 | Landscape Detail Plan 3 |
| 2103 | 1:200 | A1 | Landscape Detail Plan 4 |
| 2400 | 1:100 | A1+ | Landscape Sections |
| 2500 | 1:20 | A1 | Typical Landscape Details |

# 2 Landscape Appraisal

## 2.1 Existing Site

Priorsland site sits on the western fringe of the Cherrywood SDZ. There is a dense canopy of existing trees along the northern end of the site (along the watercourse that runs in the east-west direction). There is also existing vegetation along the south-eastern edge of the site. The northern boundary of the site along the rail corridor also has an existing bramble thicket. The north eastern corner of the site consists of vegetated zones. Directly adjacent to the site is a *Carrickmines Luas Park and Ride* car park in the north-west corner of the site. There are a number of hedges and herbaceous plantings on the existing site, as well as shade loving plant species under the existing canopy, such as ferns and a variety of other groundcovers.

*Figure 1: Existing site. Photographs at watercourse along the centre of the site (left). Existing treeline along water course (right).*

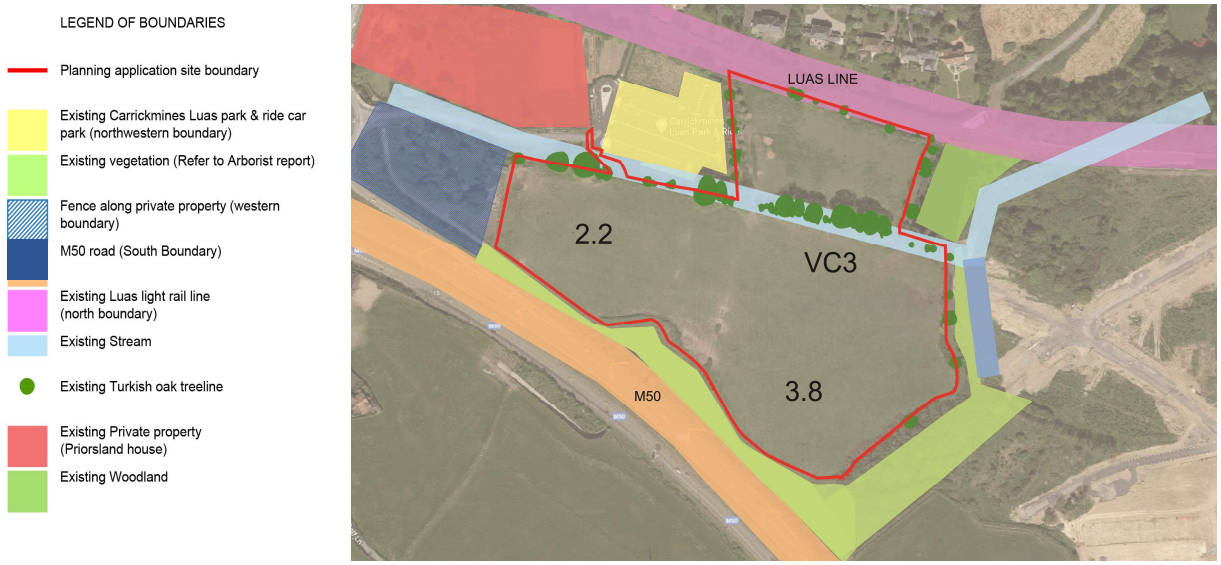



*Figure 2: Diagram showing existing context around site boundary.*

*Figure 3: View from the south side of the river looking North (towards the mature row of Turkish oaks)*

## 2.2 Existing Boundaries

There is an existing approximately 1.2m high stone wall with a timber fence and a 2m high (approximately) chain-link fence behind it on the north boundary between the Luas rail and the Priorsland site. This northern boundary also has a bramble thicket on the inside of the stone wall (refer to Arborist report).

*Figure 4: Northern boundary: existing stone wall and timber and chain-link fence behind (left) Luas running behind northern boundary (right).*

The existing eastern boundary of Priorsland is currently a heavily vegetated area (noted as hedge 2 in the Arborist report) with a timber fence approximately 1.2m height along the boundary.

*Figure 5: Eastern boundary (portion north of stream): existing tree line (left) (green zone in Figure 2), existing timber fence on inside of treeline (right).*

The southern existing boundary is a closed boundary backing onto the M50. In the centre of the southern boundary there is a bridge underpass under the M50. This is a privately accessible underpass and is consisting of a gate approximately 2m high. Another strong characteristic of the existing southern boundary is the noise coming from the M50.


*Figure 6: Southern boundary: gate to underpass (left), view to the M50 from over the existing south barrier (right).*

Along the southern portion of the western boundary there is a steel and chain-link fence between a private property and the Priorsland site. This fence is approximately 1.2m high.

*Figure 7: Western boundary: existing fence around private property (blue zone in Figure 2).*

The northern portion of the western boundary (on the south side of the Luas car park) is shown in figure 8. This boundary is approximately 1.2m high timber fence with a chain-link fence directly behind it. This boundary turns the corner around the Luas Park and ride car park and has a steel swinging gate to the car park (Figure 9). This boundary consists of dense vegetation on the inside of the fence (refer to Arborist report).

*Figure 8: The boundary separating the site from the Carrickmines Luas Park and ride car park (Yellow zone in Figure 2) consists of a timber and chain-link fence.*

*Figure 9: The gate between the Luas Park and ride and the Priorsland site.*

## 2.3 Existing Trees

The northern and southern site boundaries contain a number of deciduous trees, as well as select coniferous shrubs either within the site, or overhanging from outside the site boundary. Older trees are located along the centre of the site – along the Carrickmines stream. Dense vegetation is situated along the eastern boundary.

All trees within the lands subject to this planning application have been surveyed by The Tree File Ltd. in accordance with BS 5837:2012. BS 5837:2012 calls for a realistic assessment of the viability of retaining trees in the context of proposed construction. The British Standard has been used here to rigorously assess the stock of existing trees and to make recommendations which are realistic and represent a fair assessment of the quality and long-term viability of the trees on site.

The most notable of the trees on site are a row of mature Turkish oak trees along the Carrickmines stream. These trees are located on the northern side of the stream and noted in the arborists report in that the roots of these trees are contained on that side.

*Figure 10: Existing site trees and spatial character: trees adjacent to water course through centre of site - Turkish Oaks along the Carrickmines stream (left), trees along Eastern boundary of site (right).*

# 3 Landscape Strategy

## 3.1 General

The proposal for the Landscape at Priorsland strives to retain and enhance the existing character and quality of the site. In relation to the proposed use, the site must be re-examined through the lens of a small and sustainable microcosm landscape – a village centre with retail, schooling, recreation, housing, and amenity space. The existing Priorsland site has a number of particularly special existing features that must be maintained in this change of usage – including the protection of the particularly important row of Turkish Oak trees.

The main objectives of the landscape strategy are:

1. Proposed realistic retention of existing trees and replacement planting
2. Integration of the scheme within the wider context.
3. Maintain the distinct spatial character of the existing site, while enhancing the identity.
4. Provide a safe and accessible environment.
5. Provide new opportunities for the protection and establishment of habitat.
6. Creation of Priorsland Park.

## 3.2 Amenity Space

> **"***The design and management of successful amenity spaces needs to take into account the landscape characteristics of the place; the diversity of the users; a range of programmed and spontaneous uses and an understanding of the ambitions and resources of the people responsible for the management of those spaces*". (Cherrywood Amenity Space Guidance Document 2017, p9).

The scheme for the Priorsland development uses these core principles for the design of all public and private open space. When considering what is unique on the site, the most significant features are the stream, the vegetation, the proximity to Druid's Glen, and the line of mature Turkish Oak trees. It is these unique features that the proposal scheme must employ in the design of amenity space. Figure 11 shows how the existing characteristics of the site are not only carried through within the proposal, but are central components to the park space and landscape design.

The local facilities of Priorsland include: connection with green infrastructure, access to park space, linear park stream, green corridor. These connections were all made prominent components in the landscape design. To the north east of the site is the proposed Priorsland Park. This park sits within a network of green parkland in the Cherrywood SDZ. In the park there is informal kick-about, proposed work-out zones, additional tree planting and native planting areas. The existing bramble thickets along the northern edge of the park are proposed to be retained and will provide a buffer from the Luas line to the north. Additional tree planting is proposed to strengthen this space and further emphasise its use as an amenity. Priorsland Park sits directly beside the site for the future primary school (directly west). This proximity to the future school is instrumental to the park's usability. It will provide additional recreational space for students in addition to the local children of Priorsland.

The vegetation will also be exploited to further its use as amenity space within the scheme. The dense vegetation is currently acting as a buffer between the M50 and the Priorsland development. Not only will it continue to be used as a buffer, but the proposal also incorporates swales and SUDs into this vegetative zone. There are a number of swales proposed along the southern boundary of the site. The swales are proposed to be planted with appropriate plant species.

The treeline of Turkish Oaks along the existing Carrickmines stream is probably one of the most striking and significant features existing on the site. This feature is central to the configuration and layout of the site proposal – with sight from each road leading towards the treeline or running

beside the treeline. The linear park is also designed in a way that interacts with the treeline – while maintaining a safe distance as not to disturb the trees.

Through the consideration of amenity space in the Priorsland development, we see that the amenity space is not only multifunctional, but it supports ecological life, play, and multiple recreational uses – while protecting and enhancing the features already existing within the landscape.


*Figure 11: Unique environment diagram as per Cherrywood SDZ*

Another key component of the Landscape design for Priorsland development is the desire to have amenity space local and within comfortable walking distance. Figure 12 shows how, at the end of each road axis there is amenity space in view. This principle creates a feeling that one is always surrounded by greenery, and that amenity is always within a short distance. This principle applies to all areas of the development: from the terrace houses, to apartment blocks, to part 5 housing, all green space access is inclusive.


*Figure 12: Local, inclusive diagram as per Cherrywood SDZ*

The environment that the Priorsland development proposal intends to create is one with rich biodiversity. Coordination with a team of ecologists has been carried out to develop a strong plan for the continued growth and flourishing ecology within Priorsland (refer to Ecologist's report for steps taken to improve biodiversity and native vegetation). This biodiversity is linked to a greater network of green space within the Cherrywood SDZ – Tully park, Lehaunstown public open space, etc.


*Figure 13: Conceptual diagram showing landscape scheme (above) and breakdown of spaces as per Cherrywood SDZ (below)*

*Figure 14: Precedent images for home zones, Scholarstown Wood by DFLA.*

### 3.3 Diverse Range of Space

This landscape consists of a sequence of different spaces – from densely planted space with simple paths, to more open lawn space, to patio space, to semi-private amenity space, to private terrace space, to delicate more decorative hedge planting zones.

Castle street at the village centre will serve as the face of the proposed development. A number of both raised and ground level planting beds are proposed to create sheltered and comfortable seating areas for this plaza type space.

The linear park to the south of Carrackmines stream contrasts with the more predominantly paved village centre zone, by being much softer and heavily planted. These two zones will have an of high-quality hard and soft landscape, initiating a character that will be carried through the entire development (see *Drawing 2001 and 2002*).

*Figure 15: Conceptual sketch of Linear Park zone as it meets the village centre (VC3) to the south.*

The linear park has an environment largely influenced by the line of Turkish Oaks on the north side of the river.

*Figure 16: Image of existing vegetation to eastern edge of linear park.*

*Figure 17: Precedent images for Linear park (images and designs in images by others)*

*Figure 18: Conceptual sketch of Priorsland park on north side of the Carrickmines river*

The Priorsland park play zone to the north-east of the site consists of an informal kick-about, a playlot, seating, a nature walk, as well as there are a number of exercise equipment zones surrounding the field. The park is under two ownerships (see red boundary line in figure 18), and the design will be coordinated with the adjacent landowner to carry through the green connection between Priorsland and the rest of Cherrywood SDZ. The boundary in the north corner is proposed to be permeable to pedestrians to achieve connectivity through to the rest of the Cherrywood SDZ. The design proposes to remove part of the vegetation along the most northern portion of the eastern boundary to facilitate of a number of services and utilities. This need for utilities was seen as an opportunity to create the connection between Priorsland and Druid's Glen and the surrounding Cherrywood development and greenway. This connection is shown as indicative and the detail of this will be co-ordinated with the adjacent landowner.

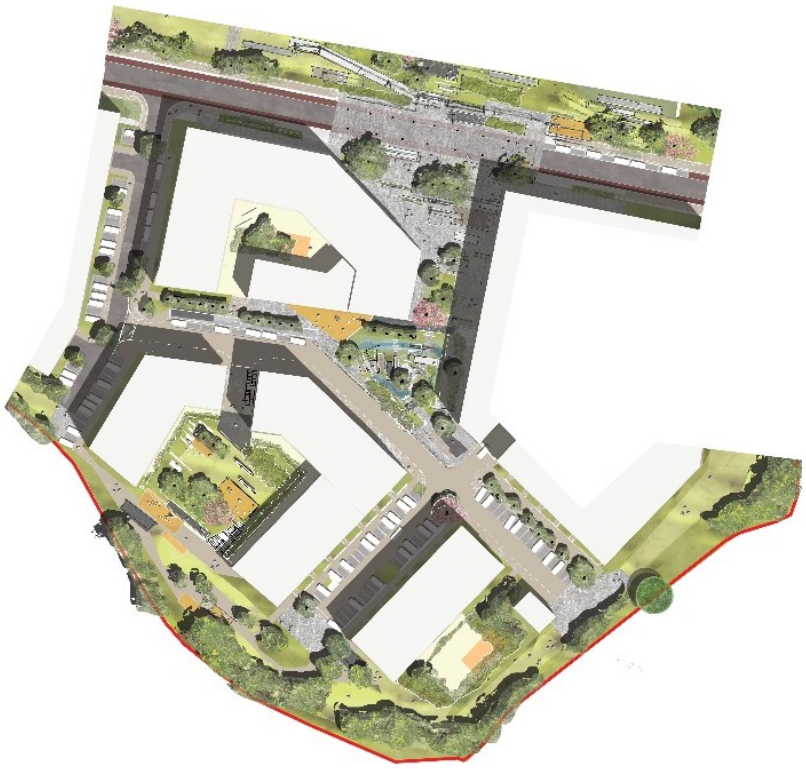


*Figure 19: Conceptual sketch of village centre + southern buildings (VC3 and zone 3.8)*

The zone south of the stream is zone 3.8 and VC3 (as per Cherrywood SDZ). This portion of the development contains the village centre, retail, and higher density housing. The space is designed to be flexible in nature – with the ability to house open markets, events, seating, street performers, and other everyday life of Priorsland. In this zone (figure 19), the proposal features more hardscape and vegetation in the form of planting areas and tree pits. The landscape is on a podium – with underground parking below. Although the village centre zone has a distinct character, it is very connected to the linear park to the North, and it transitions seamlessly into the adjoining soft park space. Each perspective looking down a street leads to amenity space.

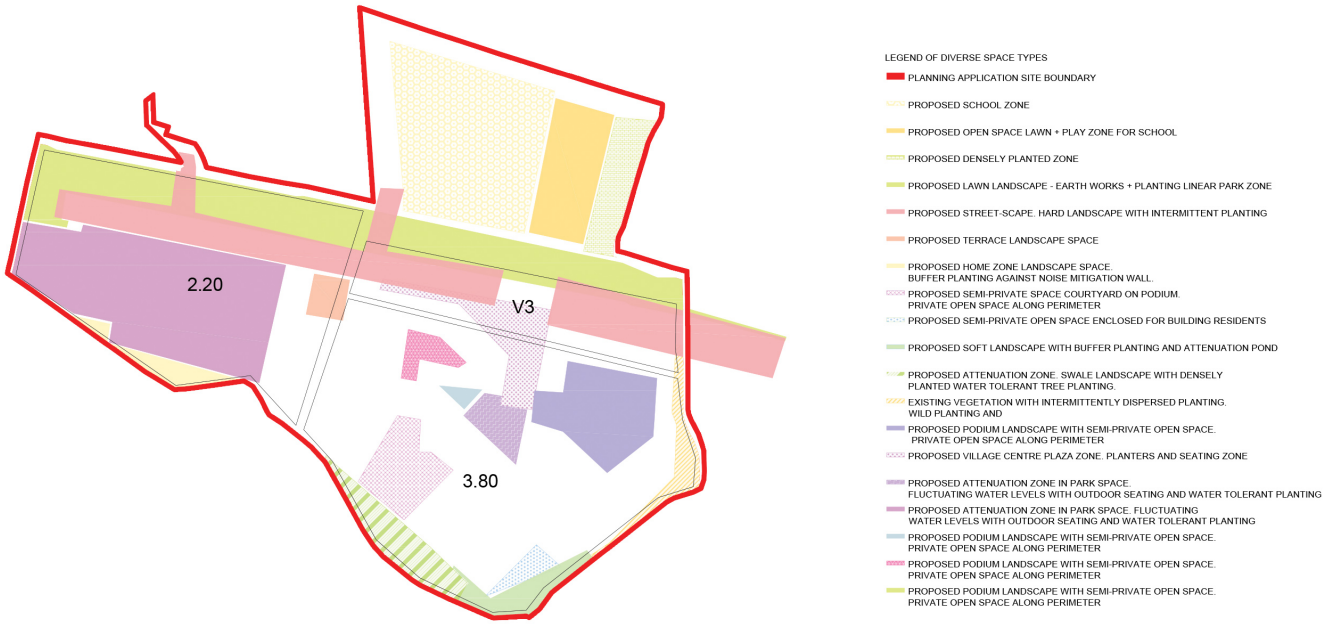



*Figure 20: Diverse range of spaces diagram*

Figure 20 shows the variation in amenity space, and how each portion of open space has its own unique character and atmosphere. Priorsland is comprised of unique spaces all of which culminate to a cohesive sequence of spaces.

### 3.4 Hierarchy of Amenity Space

"*The DLR Development Plan 2016-2022 defines the hierarchy of amenity spaces in the County: Greenway Network, Regional Parks, District Parks, Local Parks, Amenity Spaces, Civic Spaces*" (Cherrywood amenity space guidance document 2017, 7). When considering Priorsland development, the hierarchy of open space is seen as: main spaces – parks, and green corridors, public spaces, home zones, and lastly semi-private spaces. Please refer to Dr-2004 for a more detailed breakdown and quantum of public and communal open space provided within the development.

## 4 Proposed Planting

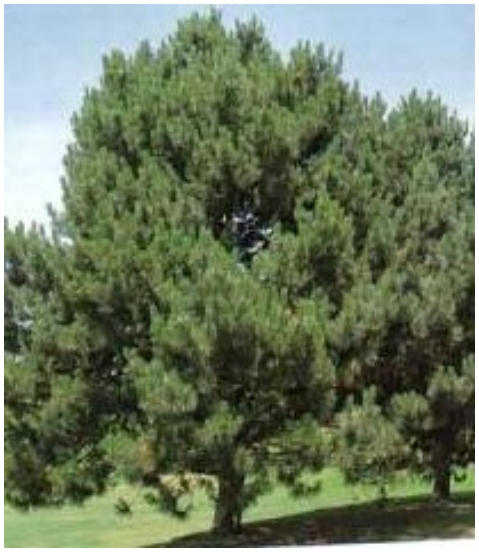
*Drawing 2001 Landscape Plan 1 and 2002 Landscape Plan 2*, prepared by Dermot Foley Landscape Architects, includes a detailed schedule of proposed planting and illustrates the location and extent of mown lawn, managed long grass, bulb, low groundcover, hedge and tree planting.

### 4.1 Tree planting

Substantial tree planting is included in drawing 2001 and 2002 to replace existing trees removed and to improve the proportion of native species on site. A full schedule of proposed planting is included as part of this submission. Tree species are selected for longevity, suitability to local soil conditions and microclimate, biodiversity (native species) and, where required, suitability for close proximity to residential buildings. Typical species are illustrated below.

*Alnus glutinosa* (Common alder)

*Arbutus unedo* (Strawberry)



*Pinus sylvestris* (Scots pine)

*Salix viminalis* (Basket willow)

*Prunus subhirtella 'Autumnalis'* (winter-flowering cherry)

*Figure 21: Range of proposed tree species.*

## 4.2 Hedge, Groundcover and Bulb Planting

Low planting is utilised to create and reinforce sub-spaces within the larger landscape; for visual screening, defensible space, visual interest, ecological purposes and to guide or direct pedestrian's movement. The low planting is conceived as subtle layering of greens within the open spaces. The planting is layered as follows; lowest - bulb planting, groundcover planting, highest - clipped hedge planting. The planting palette for Priorsland was coordinated with the ecologist to achieve a planting mix that is both diverse, appropriate to the environment, and resilient. Specific species have been chosen for their ability to thrive in swale conditions where they are proposed in swales. Similarly, species have been chosen to suit the microclimate to which they are proposed – whether woodland, exposed locations, or shaded.

*Figure 22: Species for shade groundcover – native & exotic including* Luzula, *and* Dryopteris

*Figure 23: Typical groundcover under tree canopy (right)*

*Helleborus spp.*

*Hemerocalis sp*

*Luzula sylvatica*

*Dianella nigra.*

*Dryopteris filix- mas*

*Asplenium scolopendrium*

*Figure 24: Typical individual groundcover species.*

*Figure 25: Typical planting bed timber edging at Scholarstown Wood by DFLA.*

## 5.0 Hard Landscape Materials & Furniture

The selection of hard landscape materials is determined by function but also to provide a cohesive palette of materials throughout the site. Materials are chosen for durability, but where practical, are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces.

Primary vehicular and pedestrian circulation are proposed as a durable, limited range of neutral materials with robust construction. The main vehicular routes are designed to 'play-down' the impact of the vehicular area in the landscape setting.

The village centre is a primarily hardscape landscape plaza with intermittent planting beds and raised planters to create enjoyable seating spaces. Additionally, there are a number of elevated landscapes two podium courtyards and one terrace landscape. The materials and furniture in these locations are chosen to create a more intimate environment as they are located in private and semi-private open space.

*Figure 26: Range of hard landscape finish details (clockwise from bottom left): paving blocks in buff coloured footpath (Dermot Foley Landscape Architects project at the Catholic Institute for Deaf People), precedent of paving and seating in landscape (project/image by other), gravel footpath through vegetation (project/image by other), and circular seating elements on buff coloured paving (Dermot Foley Landscape Architects project at the Catholic Institute for Deaf People).*

END.