

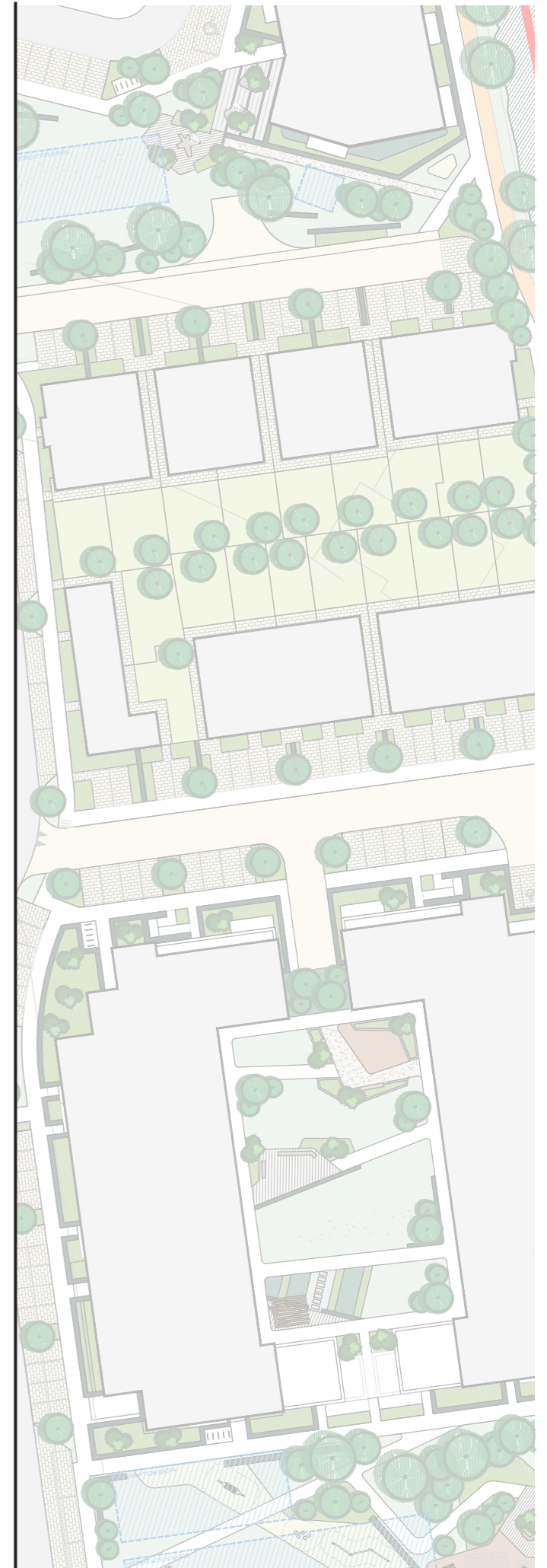
Proposed Residential Development

BROOMFIELD, MALAHIDE, CO. DUBLIN

PLANNING SUBMISSION

Landscape Report

13th April 2022



Landscape Report

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Kevin Fitzpatrick Landscape Architecture Ltd. has been commissioned by the applicant to provide landscape architectural consultancy in relation to a planning application for the proposed residential development at Broomfield, Malahide, Co.Dublin. This report should be read in conjunction with the following documents:

KFLA Drawing, 0389_100_Overall Landscape Plan
KFLA Drawing, 0089_101_Landscape Plan - Detail Area 1
KFLA Drawing, 0389_102_Landscape Plan - Detail Area 2
KFLA Drawing, 0389_103_Landscape Plan - Detail Area 3
KFLA Drawing, 0389_104_Landscape Sections
KFLA Drawing, 0389_105_Boundary Treatment - Northern Section
KFLA Drawing, 0389_106_Boundary Treatment - Southern Section
KFLA Drawing, 0389_107_Play Design & Specification

1.0 Existing Landscape

1.1 Overview

The site is located in the suburb of Malahide on the outskirts of Dublin City. The site is in an irregular form, framed by existing field boundaries of trees and hedgerow, existing mature trees, and residential development. The site is in two sections, the Northern Section, and the Southern section. The Northern section is bound by the railway track to the East, residential development to the West and agricultural land to the South. The boundary with the railway consists of continuous dense vegetation containing some large specimen trees. A significant stand of trees is located to the West of the site. The Southern section of the site is flat and distinctly contains no vegetation.

1.2 Landscape Character

The character of the landscape would be considered that of a traditional agricultural landscape with no inherent aesthetic qualities. Other than some significant tree stands. Historically the land in this vicinity have been used as pasture/crop production and consist of field patterns and sizes common in the wider landscape. The character is that of a traditional agricultural landscape with traditional hedgerow field boundaries. The character to the land east of the Southern section is currently a construction site.

1.3 Existing Trees and Vegetation

There is ample existing vegetation on site, predominantly in the form of native hedgerow and trees. Native hedgerows form the northern and north-western boundary. Trees and hedgerow form the North and North west boundary. There is dense vegetation between the site and the railway track to the East. There is a dominant stand of trees in the northern section of the site, south of which the site is bound by a substantial hedgerow. Notably, there are no tree or hedgerows in the Southern Section of the site.

The trees and hedgerows on the subject lands have been surveyed by a qualified arborist (Charles Mc Corkell) which forms part of this submission. Please refer to arborist's report for details on the above existing vegetation.

2.0 Landscape Strategy

2.1 General Aims

The character of the landscape proposed is one of large trees, copses of native trees, formal clipped hedges, ornamental shrub and groundcover planting, woodland planting and native hedgerows. The landscape strategy aims to integrate the proposed residential development with the existing landscape and create a network of attractive and useable open spaces while contributing to local biodiversity.

The public green areas are designed as landscape spaces that offer the opportunity for meeting, walking and formal and informal play. The protection and enhancement of existing landscape features, notably existing trees and native hedgerows is an important aspect of the overall strategy.

2.2 Spatial Uses

The useable landscape space is located throughout the site. In the Northern section there are two large open spaces connected by the proposed circulation routes. Both are quite centrally located within the scheme and are within easy walking distance from all parts of the site, with the circulation throughout the site being carefully considered to allow movement through the open spaces.

In the open spaces the levels have been carefully considered to accommodate a generous flat area for passive recreation, informal play and ball games. Overlooking the lawn spaces, seating spaces are located including benches, ornamental planting, flowering trees and feature paving.

The desire lines through the landscape spaces are reflected in the path layout and will integrate with the general street layout to provide a high level of pedestrian permeability. The pedestrian circulation network is designed to accommodate movement through the space at a gradient of less than 1:20. Pedestrian permeability throughout the site and to adjoining sites has been provided linking with the existing and future proposed footpath network and passive surveillance has been considered throughout all of the open spaces.

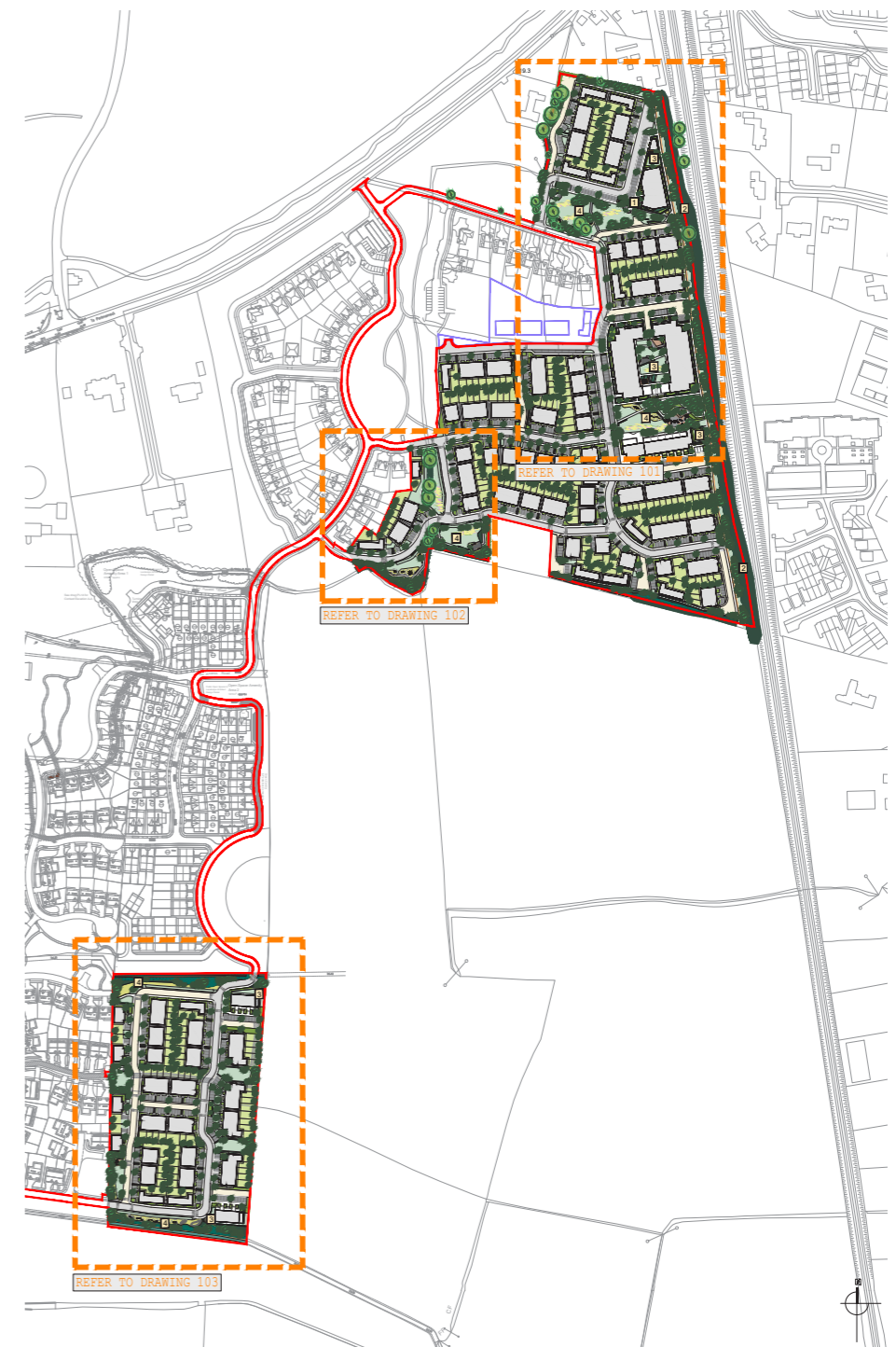


Fig. 1) Overall Landscape Plan

2.3 Open Space 1

This space is designed to compose of a series of connecting sub-spaces providing a range of amenity uses for the residents of the proposed development. The spatial design of this space is focused on a large flat central lawn that will function as a passive recreation space or an active kickabout space. The seating spaces are centrally located and are designed to provide inward and outward orientated seating options and provide users with a clear view over the kickabout space. The seating spaces are defined by bands of ornamental shrub and groundcover planting, multi-stemmed trees and feature paving.

Tree planting is designed in copses to maintain adequate open space within the area as well as to frame the seating area and overall space. Copses of trees line the connection to the cycle route. The circulation has been designed to allow full pedestrian connectivity through the space, allowing easy access from private houses into the space, and connecting to other sub-spaces throughout the site. Formal clipped hedges are used to provide structure to the space, while also preventing the activities within the open space from spilling out on to the adjacent road.

The Natural play area is located along the side of the main lawn area and connects with mounds and wildflower meadow under the existing trees. It is described as a 'Natural Play Route', this is where a preference is given to natural play features, materials, and objects over the standard manufactured play equipment. There is a greater emphasis on building, creation, exploration and pretending as activities to extend the interest in the play area for users that visit regularly, as is common in a residential landscape space. One of the other benefits of this type of play facility is that the appearance of the space is more harmonious with a landscape space as it is primarily made up of grass mounds and natural timber. As no large structures or moving parts are used the safety risks and requirements for appropriate safety surfaces etc. are reduced.

Green buffers have been provided between the internal roads and open space through the use of shrub and groundcover planting and copses of large trees. This spatially defines the large central kickabout space while providing screening and security. However, gaps have been provided within planted areas in order to maintain a visual connection and passive surveillance between open spaces and residences.



Fig. 2) Open Space 1

2.4 Open Space 2

This space is located between the apartments and duplex units, with the railway to the East. A centrally located path provides a link from the site to the cycle/pedestrian route along the railway boundary. The central paved seating space contains a central raised planter and seating platform which acts as a focal point, while providing clear circulation routes through the space, connecting to the proposed play area and the kickabout space.

The play space will contain play equipment and soft play surface and will be easily visible from all seating areas. Copses of woodland trees and bands of native understorey planting provide enclosure and screening to the open space and formal hedges define open areas of lawn within the space which are provided for passive recreation and informal play. Informal play equipment is located in wildflower meadow to increase and enhance the biodiversity.

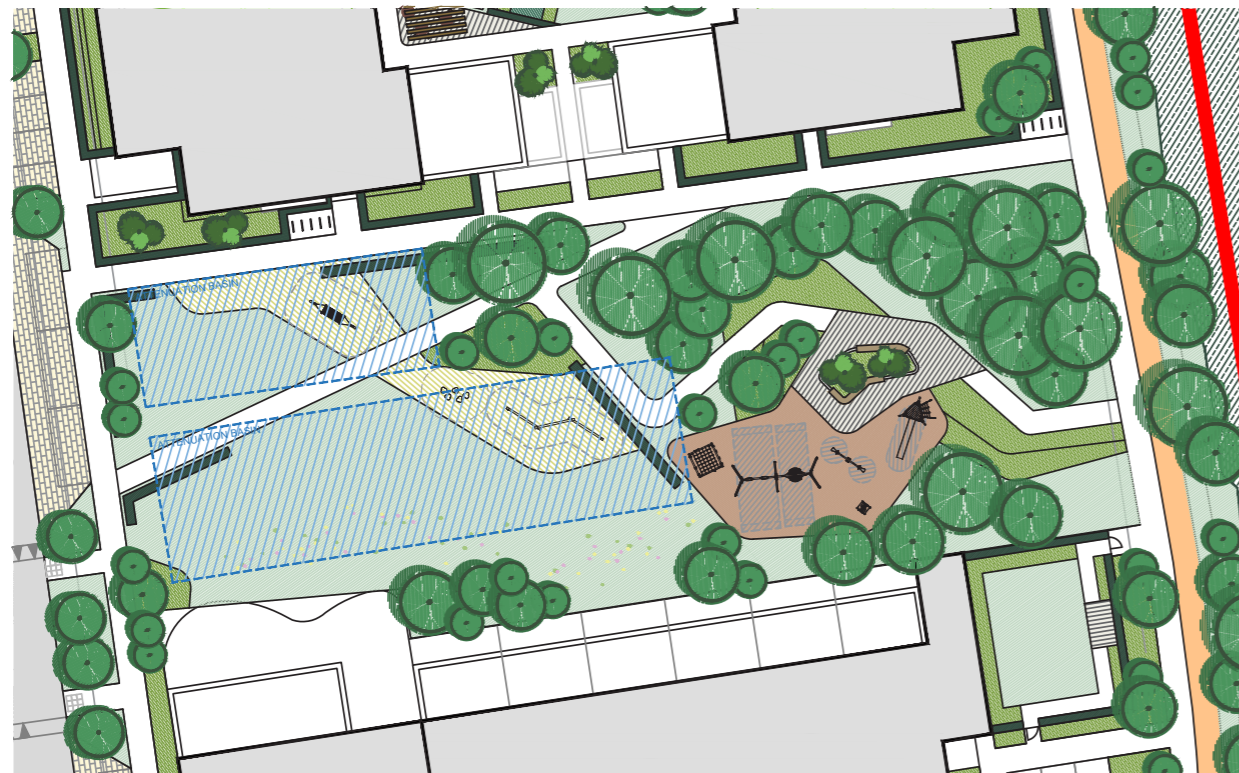


Fig. 3) Open Space 2

2.5 Open Space 3

This space is primarily a large lawn area, for both active and passive recreation. It is overlooked by seating areas and surrounded by native woodland planting.

This space provides an area for relaxation with an informal layout. It is characterised by informal mown paths, natural play routes and native meadow planting with a series of seating spaces placed throughout. These seating areas will allow residents to engage with the ecology along the existing hedgerow and to experience the natural calming atmosphere it has to offer.

The mown paths themselves can function as a form of natural play as well as providing informal walking routes for residents. It can be used both as a place for active and passive recreation while also enhancing the visual and ecological aspects of the green corridor.



Fig. 4) Open Space 3

2.6 Southern Open Spaces

These open spaces are defined primarily by copses of native trees, swathes of wildflower meadow and large lawn areas suitable for both active and passive recreation.

Section of riparian planting to stretch out into the space along the stream to the south and dry ditch to the north. The existing riparian edge is to be retained and enhanced by additional native riverside vegetation. This area is to be planted with riparian shrubs, perennials, wetland meadow and copses of riparian woodland and various other native riparian species to create a landscape feature within the space.

Creation of a natural play route through the wildflower meadow with mounds define the space to the south with copses of native trees providing shade and spatial structure to the open space.

A formal play space suitable for younger ages with overlooking seating is located along the western boundary. In total, 6 lawn spaces provide opportunities for active play and passive recreation. A small seating area overlooking one of the lawn spaces along the western boundary is defined by ornamental planting, multistems and feature paving.



Fig. 5) Southern Open Spaces

2.7 Semi-private Spaces

Semi-private spaces provide residents with usable and attractive open spaces. Where possible both a south-facing seating space and small lawn area will be provided along with bands of ornamental shrub and groundcover planting to provide privacy and shelter. Each space is bounded by a railing along with a formal hedge which clearly distinguishes between public and semi-private space while providing a visually attractive screen.

Circulation routes through the open space extend into the apartment area ensuring permeability and movement between the open space and semi-private space. There will be planted buffers for the outdoor terraces, the facades and windows of all apartment blocks, ensuring that residents have a certain amount of privacy within their own apartments and views are blocked from the public areas into the private spaces.

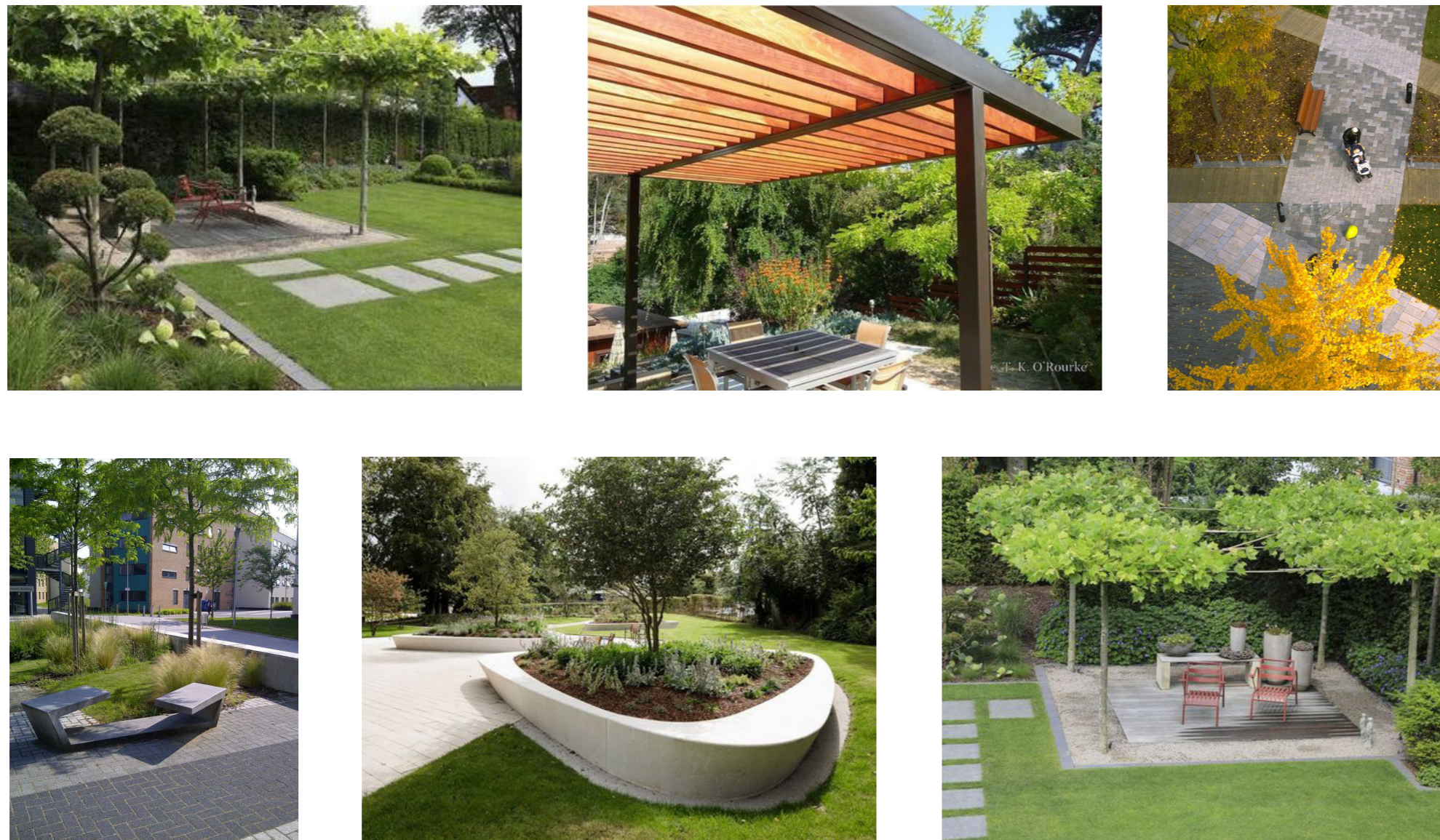


Fig. 6) Semi-private Space Images

2.8 Ecology and Biodiversity

All of the various landscape spaces and typologies in this development have been designed to consider local biodiversity and ecology. Maintaining and creating natural habitats for native flora and fauna and creating ecological networks is an essential element of the landscape strategy. This has further been achieved by collaboration with Faith Wilson, Ecological Consultant.

Retaining and strengthening existing native vegetation, as well as proposing new native woodland, creates biodiversity rich, native habitats and ecological green corridors which run through the site and link with external landscape features. The majority of vegetation on site is that of a parkland landscape and can be found along the site boundaries and has been retained wherever possible. Where vegetation that is contributing to wildlife corridors and green infrastructure has been removed or fragmented, replacement planting as specified above has been proposed to compensate for any loss.

Hedgerow and woodland planting along site boundaries creates dense belts of native spaces which act as native habitat and similarly to the native hedgerows, form ecological corridors which connect with other landscape elements throughout the site. The retained boundary hedgerows are important in maintaining the ecological integrity of the site.

The introduction of wildflower meadow through certain open spaces within the site provides new habitats for local flora and fauna and helps to increase biodiversity in the local area. The strategies referenced above protect and enhance the character of the natural environment in the area and contribute to the scenic quality of the surrounding landscape. They also ensure that habitats and areas of high value biodiversity are protected.

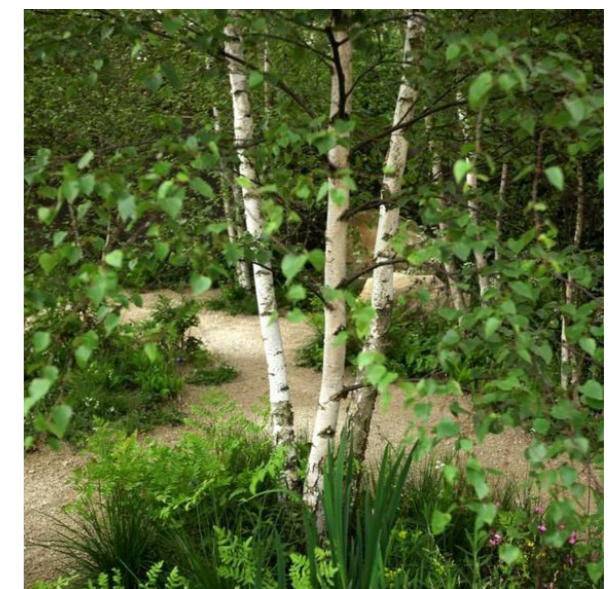
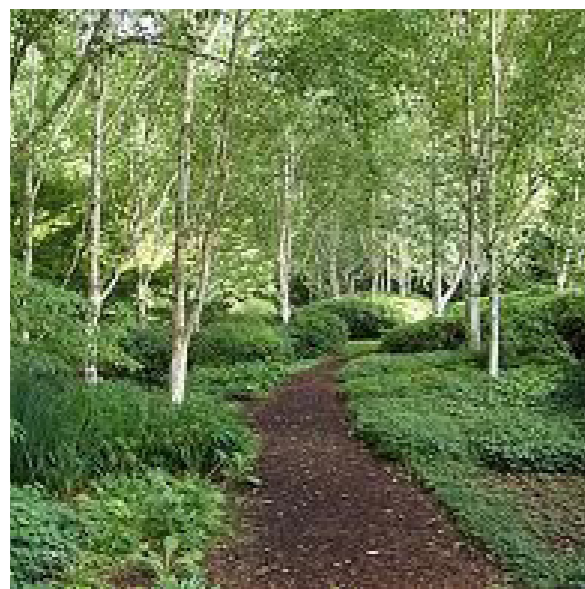


Fig. 7) Green Infrastructure Images

2.9 Planting Strategy

The plant species are chosen to respect the local environment while providing suitable vegetation that is harmonious with a residential area and will be successful through all stages of its maturity. Therefore, the planting palette has a limited number of species chosen for their appropriateness and with a preference for native planting where possible. Various types of planting are used to create different atmospheres for certain spaces, and to serve various functions throughout the site.

Native Oaks, Common Alder and Birch are the dominant tree species proposed throughout the main open space areas. These trees will mature into large parkland specimens. When the trees mature, they will have a very strong visual impact and will define the character of the development.

Throughout the public open spaces, a mix of broadleaf deciduous trees will be planted that will increase the woodland cover while facilitating safe use of the spaces. Some more ornamental trees will be utilized for their visual quality and to provide interest around the seating areas. There will be areas of dense woodland and understory planting to create visual screening and improve biodiversity. Formal clipped hedges are used throughout the development to define spaces and create boundaries. These hedges will complement the estate landscape character of the site. Evergreen shrub mixes are also used as robust structural planting to define the streetscape and spatial uses. Ornamental and groundcover planting will be used to frame seating areas and cover the existing embankments in the open spaces, which will increase the aesthetic qualities of the space.

The perimeter planting around the site will be native and naturalized broad-leaf hedgerow and tree-planting, along with woodland scrub. Native plants Blackthorn, Hawthorn, Hazel and Holly are all used in the hedgerow mix and tree-planting in the hedgerows consists of Common Birch, Native Oak, Horse Chestnuts and Common Alder.

Particular attention was given to introducing certain pollinator species to various plant mixes in woodland and hedgerow areas as outlined and in referral to the ***'Councils: actions to help pollinators; All Ireland Pollinator Plan 2021-2025'***

Boundary treatments include native hedgerows, formal hedges and woodland belts. Native hedgerow mixes are composed of native and naturalized species chosen to provide habitat and increase other ecological qualities. Formal hedges form boundaries to more open public parts of the site.

3.0 Materials Palette

SURFACES



Exposed aggregate concrete footpaths



Stone Paving, Silver Granite Slabs, Flamed finish

FURNITURE



Hardwood Timber Pergola



Hardwood/Stainless Steel Seating