

**COASTAL QUARTER SHD 2 PLANNING
APPLICATION
BRAY**

**LANDSCAPE DESIGN
STRATEGY REPORT**

SEPTEMBER 2022



CONTENTS

Introduction	3
Existing Conditions	5
Landscape Strategy.....	8
Analysis.....	10
Entrance Node - Underpass	14
Market Square.....	17
Nun's Walk	20
Coastal Gardens	23
The Orchard	28
Green Spine.....	30
Woodland Settings	33
Home Zone.....	35
Communal Gardens & Roof-terrace	38
Boundary Treatment	43
Play Provision	45
Drainage & SUDs	47
Biodiversity	48
Lighting & Safe by Design	49
Universal Access.....	50
Landscape Specification.....	51



FIG 01. EXISTING SITE - AERIAL VIEW

INTRODUCTION

This report was prepared by Park Hood Landscape Architects as part of the landscape design submission forming part of a planning application by Shankill Properties Investment Ltd for a proposed residential development in Bray.

Phase 1 of the Harbour Point Masterplan consists of the Coastal Quarter and is located on the former Bray Golf Club Lands off Ravenswell Road and the Dublin Road, Bray, County Wicklow and County Dublin.

The site is generally bounded to the north by the existing public open space at Corke Abbey Valley Park and existing housing estate at Corke Abbey, to the east by the Irish Rail Dublin-Rosslare main rail line, to the south and south west by the River Dargle and the Phase 2 development lands, and to the west by the existing Ravenswell schools campus.

The applicant intends to apply to An Bord Pleanála (ABP) for permission for a Strategic Housing Development (SHD) comprising 586 no. residential units in a mix of apartments, duplexes and houses. In addition, a childcare facility, café, retail unit and 1 no. commercial unit (incorporating a gym and a juice bar) are proposed along with all associated and ancillary development and infrastructural works, hard and soft landscaping, open spaces, boundary treatment works, ancillary car and bicycle parking spaces at surface, undercroft and basement levels. The proposed houses and duplexes range in height from 2 – 3 storeys with the proposed 4 no. apartment blocks ranging in height from 3 – 12 storeys. Block A will accommodate 162 no. Build-to-Rent (BTR) units. It is proposed that 274 no. units will be located within the administrative area of Dun Laoghaire-Rathdown County Council and 312 no. units will be located within the administrative area of Wicklow County Council. The childcare facility, retail, café and commercial unit will all be located in the administrative area of Wicklow County Council.

Planning permission was granted on part of the subject site for 234 no. residential units, a childcare facility, café and retail unit subject to compliance with the terms of conditions attached to reference ABP-311181-21. The current proposed development includes the development as previously permitted under ABP-311181-21 including minor revisions chiefly addressing conditions and new proposals for Blocks A and B which were previously refused.



FIG 02. EXISTING SITE - AERIAL VIEW



SITE SETTING

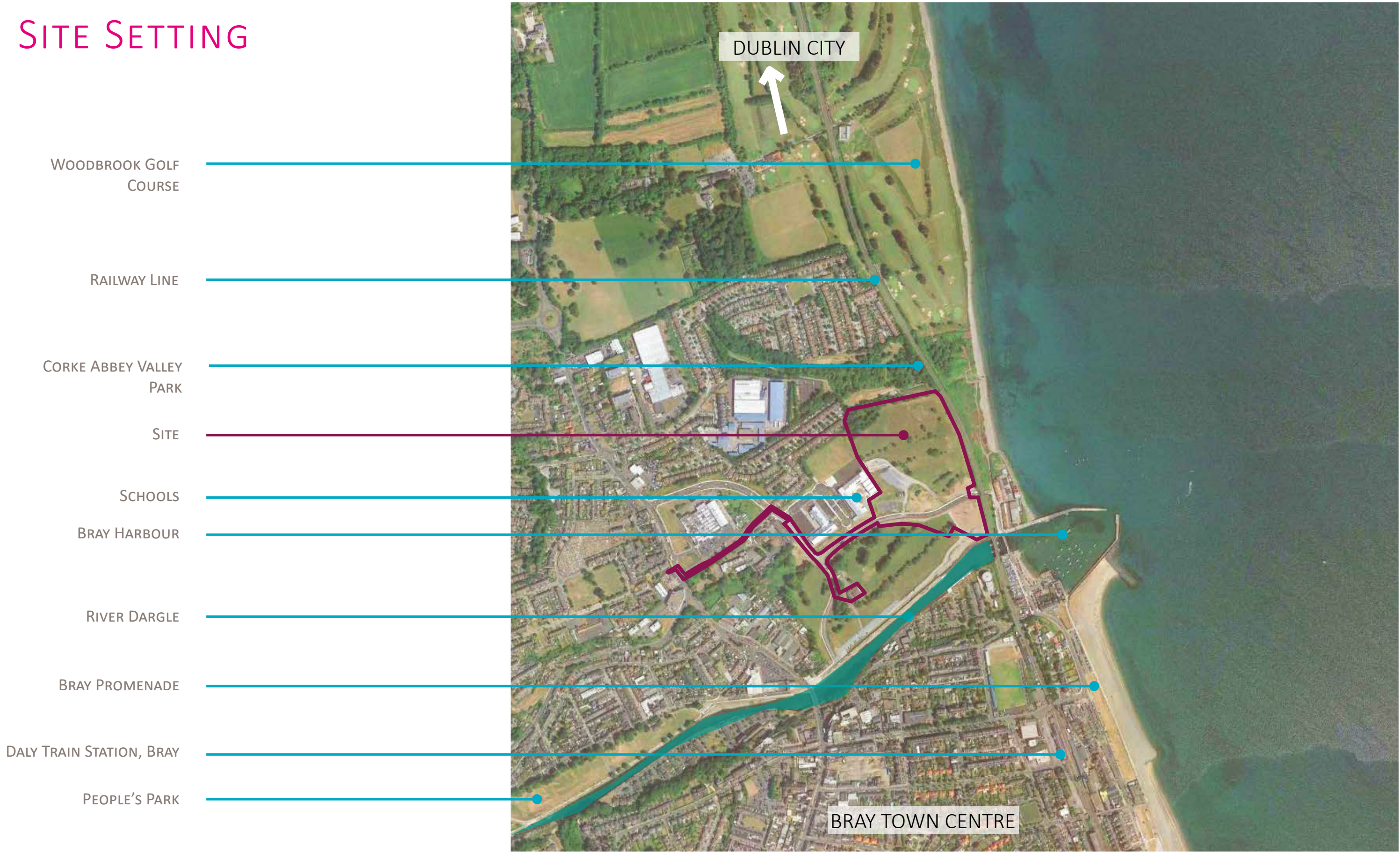


FIG 03. EXISTING SITE SETTING



EXISTING CONDITIONS

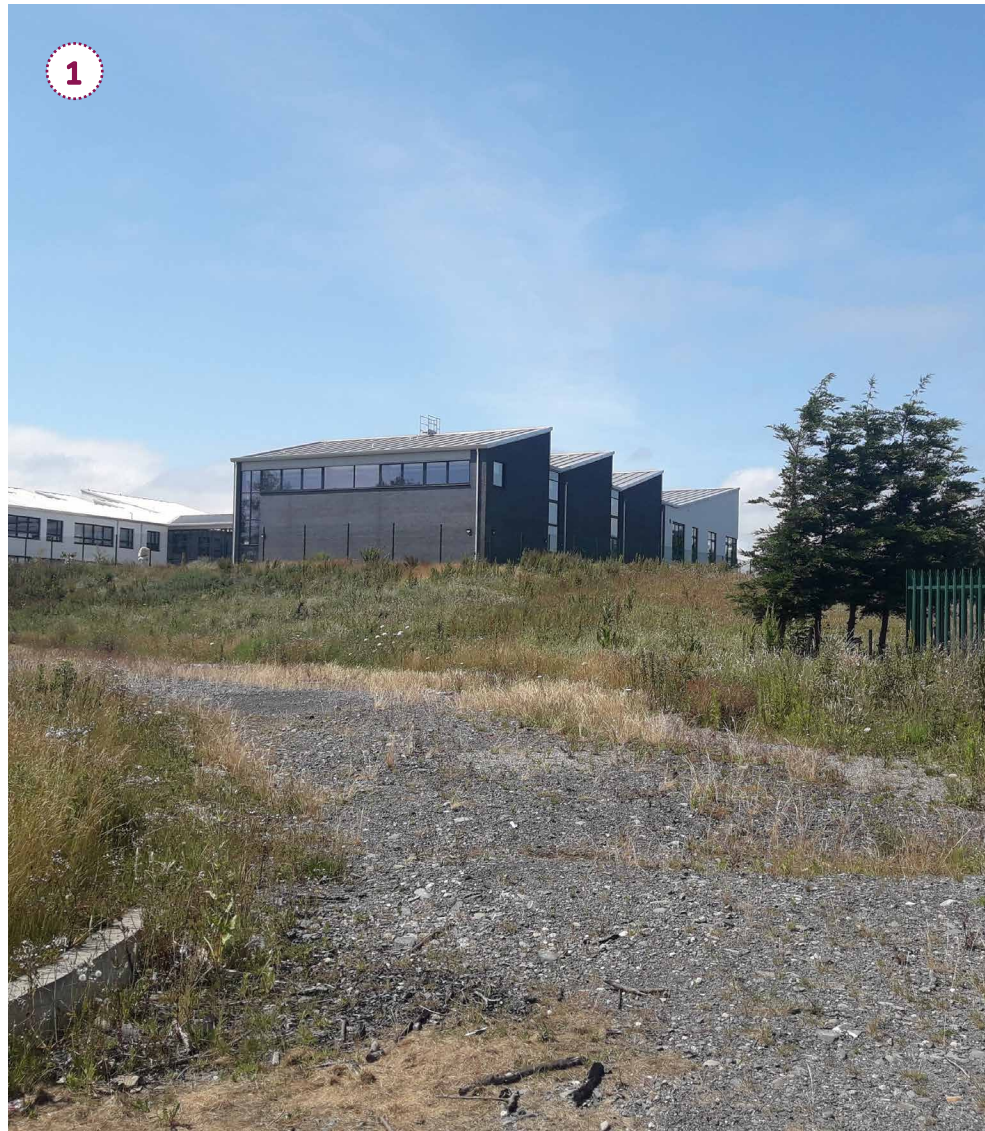


FIG 04. EXISTING SITE CONDITIONS



FIG 07. EXISTING SITE CONDITIONS



FIG 05. EXISTING SITE CONDITIONS



FIG 06. EXISTING SITE CONDITIONS

The site is a former golf course with no formal function with scattered trees and parkland, large areas of amenity grassland and the remnants of the golf course layout including bunkers around greens.

There is a belt of woodland planting along the northern boundary which provides a strong landscape backdrop. The ground level of the site falls from north to south with the more elevated northern section allowing views out to sea and towards Bray Head as a key backdrop to the south.



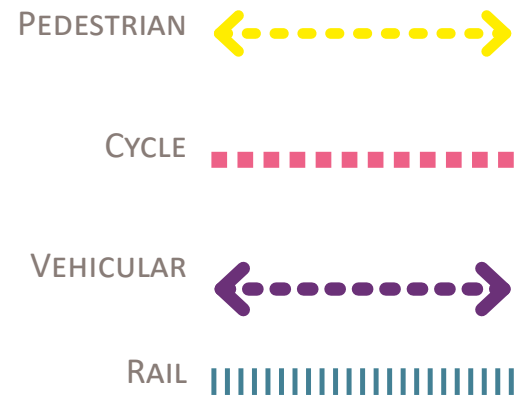
FIG 09. PHOTO LOCATIONS



FIG 08. EXISTING SITE CONDITIONS



EXISTING SITE CONNECTIVITY



The site is accessed from an existing road off the Dublin Road, recently constructed as part of the adjacent new school developments. This new road enables pedestrian and cycle access via an existing underpass to connect with Bray Harbour, Promenade and town centre.

The site currently provides informal pedestrian access from existing residential developments at Woodbrook to the north to facilitate a shorter route to the town centre. Existing footpath and cycle links connect the site to the River Dargle walkway with wider access to People's Park and the town centre.



FIG 10. SITE CONNECTIVITY

EXISTING VEGETATION SURVEY

A tree survey report was prepared for the site in June 2020 and updated March 2021. A further review of tree stock was carried out in August 2022 to establish the current condition. The report identifies the species, height, girth and condition of existing trees and provides recommendations with regards to health and safety and vigour of each tree or tree group. Two additional trees were identified as being in poor condition and requiring removal on safety grounds.

Existing trees will be retained along the northern and eastern boundaries to maintain these existing site features and provide a clearly defined boundary to this portion of the site.

Trees that are felled to facilitate the development will be compensated for by extensive tree planting throughout the proposed development, the creation of biodiversity corridors along the northern, eastern and western boundaries and a new parkland area in the southern portion of the site to offset any potential impact on existing trees and vegetation. All retained trees will be protected during construction operations in accordance with the requirements of BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

Refer to Drawing **6948-L-0001 - Vegetation Development Impact**.

The extent of tree removal for this application remains consistent with that of the approved application ABP-311181-21 and complies with the condition to retain the existing hedgeline along the north eastern boundary of the site. There will be a net gain in tree stock across the site on completion of the works, with extensive new tree and native planting being undertaken within the open space areas. Refer to the Biodiversity section of the report for further details.



FIG 11. EXISTING SITE VEGETATION SURVEY

LANDSCAPE STRATEGY

ABP 311181-21 gave approval for 234 units and associated public open space, however refused the initial proposals for Blocks A and B. The purpose of this application is to seek approval of redesigned proposals for Blocks A and B. The redesign of these blocks has resulted in updated building footprints and access points. As a result, the external spaces relating to these blocks have also had to be updated to suit. It is not possible to incorporate the new design for Blocks A and B in to the approved public open space layout and this has required an application to be submitted for the full site. The landscape treatments submitted for this application also address a number of conditions of approval ABP 311181-21.

The landscape design approach for the Coastal Quarter site is to create a high-quality setting for the proposed development which reflects its prominent location on the Bray waterfront and banks of the River Dargle while maintaining the open character of the previous land use.

The landscape design will also enable connectivity through the development to existing surrounding residential developments via Corke Abbey Valley Park, the adjacent Ravenswell Schools, the future second phase Riverside development, the River Dargle walkway and through to Bray Harbour, Promenade and town centre.

This will be achieved through the creation of a series of new meaningful public open spaces with varying uses for residents and visitors alike, each with a particular character to reflect its setting and use.

The open spaces will benefit from quality materials including paving, lighting and street furniture to define the character of the space along with an extensive planting scheme including feature tree planting, shrub and herbaceous planting, lawns and meadow all with a focus on including native species to enhance the biodiversity benefits of the development and integrate the site with the surrounding landscape. Planting species will also be carefully selected to tolerate the coastal conditions.

The open space areas are distributed across the development ensuring ease of access for all residents and are linked by footpath and cycle path networks. All open space areas have been located to ensure maximum supervision from adjacent residences.

In addition, extensive podium gardens will provide apartment residents with communal amenity space.

Key elements of the landscape design strategy for the site are:

- The creation of a series of landscape character types to maximise the place making potential of the proposed development;
- The provision of footpath and cycle links from the proposed development to the existing wider existing footpath/cycleway/public transport networks;
- Creation of usable areas of public open space distributed throughout the development to allow ease of access and facilitate a wide range of uses for formal and informal activity;
- Retention of boundary vegetation and reinstatement/replacement of native planting to maintain wildlife corridors throughout the proposed development;
- Creation of formal pathway links to the adjacent Woodbrook Glen park in agreement with Dún Laoghaire-Rathdown County Council Parks Department to extend a ribbon of open space to connect with Bray Harbour and Promenade.



FIG 12. CHARACTER AREAS

LANDSCAPE MASTERPLAN

- Please Refer to **6948-L-2000 - LANDSCAPE MASTERPLAN**

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FIG 13. LANDSCAPE MASTERPLAN

OPEN SPACE PROVISION

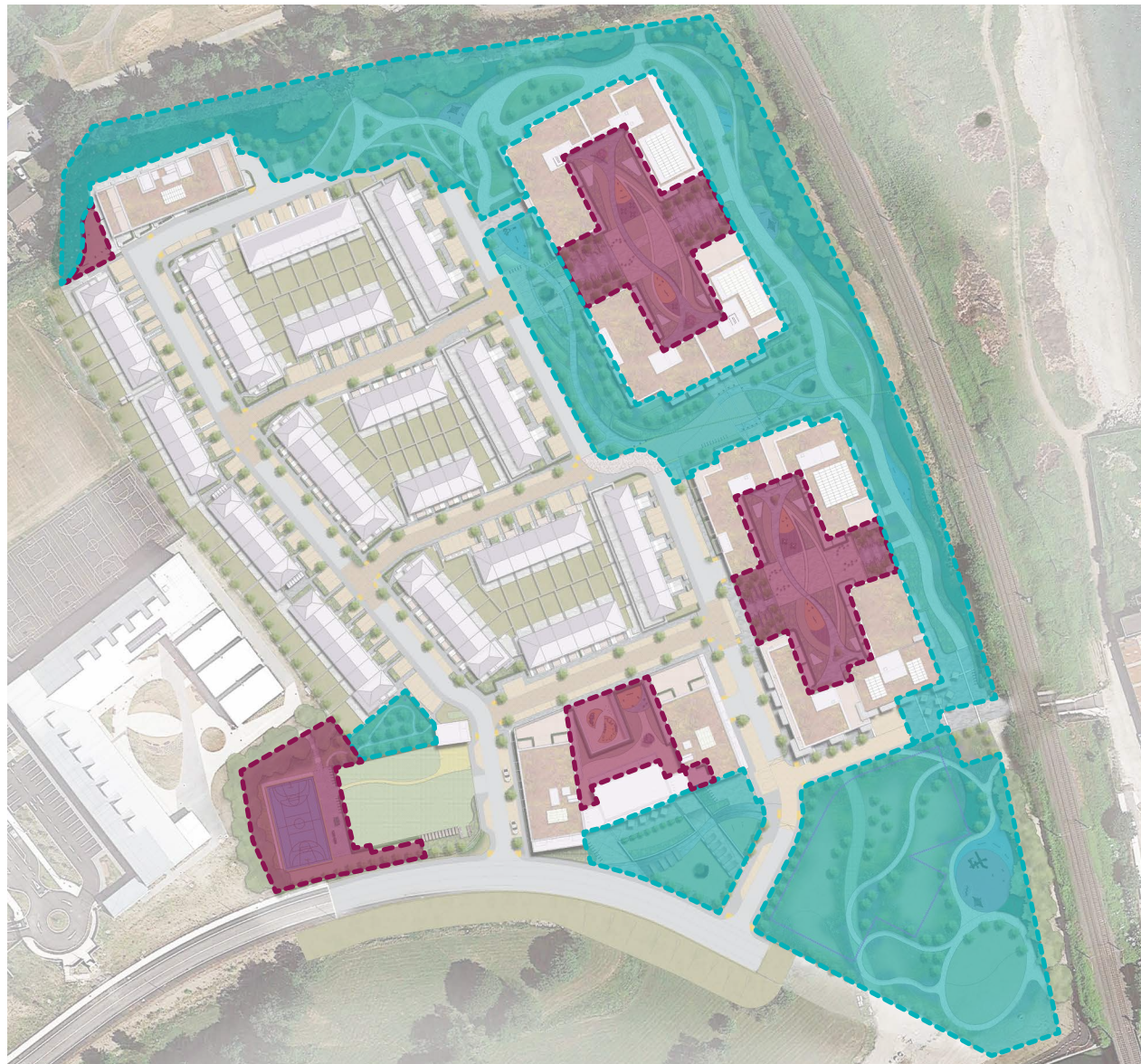



FIG 14. OPEN SPACE PROVISION

-  OPEN AREA
-  COMMUNAL SPACE, RESIDENTS ONLY

These diagrams illustrate the location and type of open space throughout the site and the anticipated use/activity type for each area.

Please refer to architect's drawing number **BRA-GHA-SW-ZZ-DR-A-05006 - Public Open Space and Residential Amenity** for a full breakdown of the open space provision throughout the site.

OPEN SPACE ANALYSIS



FIG 15. OPEN SPACE ANALYSIS

-  ACTIVE PLAY & SEATING
-  INFORMAL PLAY, SEATING & WALKING
-  COMMUNITY EVENTS, SEATING, INFORMAL PLAY
-  ACTIVE PLAY, SEATING, WALKING & COMMUNITY EVENTS
-  LANDMARK BUILDING OUTLINE



ACTIVE & PASSIVE SURVEILLANCE



FIG 16. ACTIVE & PASSIVE SURVEILLANCE

 ACTIVE & PASSIVE SURVEILLANCE

ACCESS & CONNECTIONS

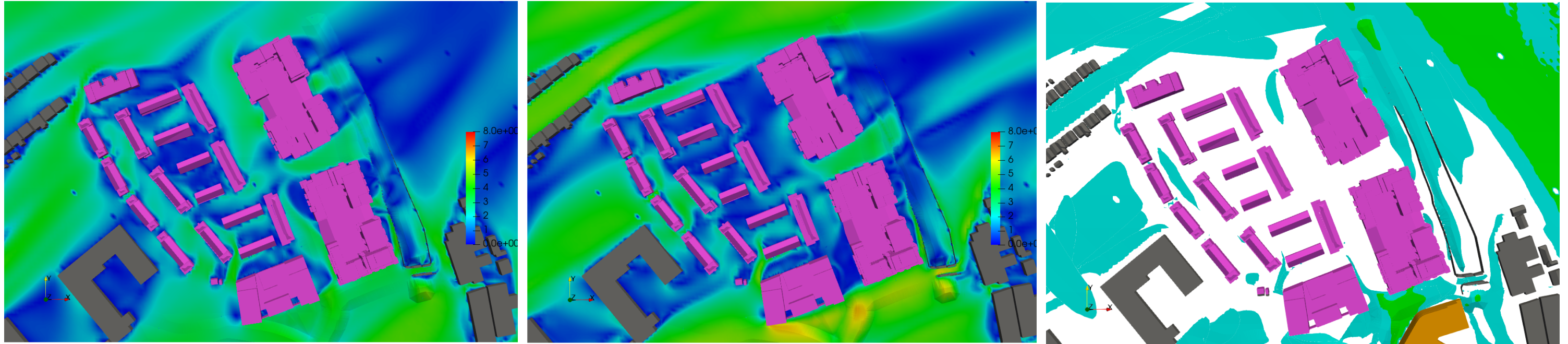


FIG 17. ACCESS & CONNECTIONS

 PEDESTRIAN LINKAGE
 NEW CONNECTION TO EXISTING PATH NETWORK
 SITE ACCESS



WIND ANALYSIS

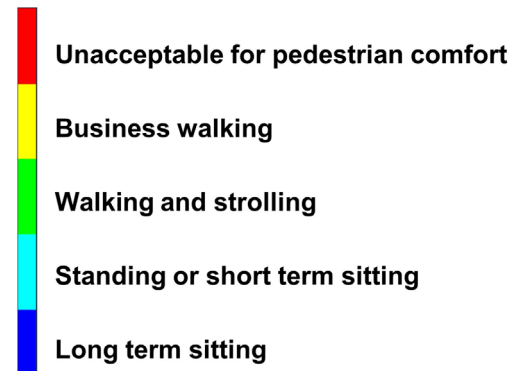


Beaufort Scale	Wind Type	Mean Hourly Wind Speed (m/s)		Acceptance Level Based on Activity-Lawson Criteria			
				Sitting	Standing/ Entrances	Leisure Walking	Business Walking
0-1	Light Air	0 - 1.55	COMFORT	Green	Green	Green	Green
2	Light Breeze	1.55 - 3.35		Green	Green	Green	Green
3	Gentle Breeze	3.35 - 5.45		Green	Green	Green	Green
4	Moderate	5.45 - 7.95		Yellow	Green	Green	Green
5	Fresh Breeze	7.95 - 10.75		Yellow	Yellow	Green	Green
6	Strong Breeze	10.75 - 13.85		Yellow	Yellow	Yellow	Green
7	Near Gale	13.85 - 17.15		Yellow	Yellow	Yellow	Yellow
8	Gale	17.15 - 20.75	DISTRESS	Red	Red	Red	Red
9	Strong Gale	20.75 - 24.45		Red	Red	Red	Red

Legend			
Green	Yellow	Orange	Red
Acceptable	Unacceptable	Not acceptable	Dangerous

Activity	Icon
Sitting	
Standing/ Entrances	
Leisure Walking	
Business Walking	

Plot Colour:



A wind modelling exercise has been carried out for the site to ensure all areas of public open space and communal space are comfortable to use. An initial modelling exercise highlighted areas that would benefit from enhanced planting to provide increased shelter from prevailing winds.

This planting was provided, particularly on the Market Square western boundary of the Market Square, and a further modelling exercise was carried out. The results indicate all areas are suitable for walking, standing or long-term sitting with no unacceptable areas.

Refer to the Wind Microclimate Report prepared by BFluid for further details.



LANDSCAPE CHARACTER AREAS

The public spaces throughout the development have been designed with an individual sense of place resulting in the creation of 9 open space character areas across the site. Each character area will be described in further detail in the following pages.



FIG 19. CHARACTER AREAS



COASTAL QUARTER, BRAY



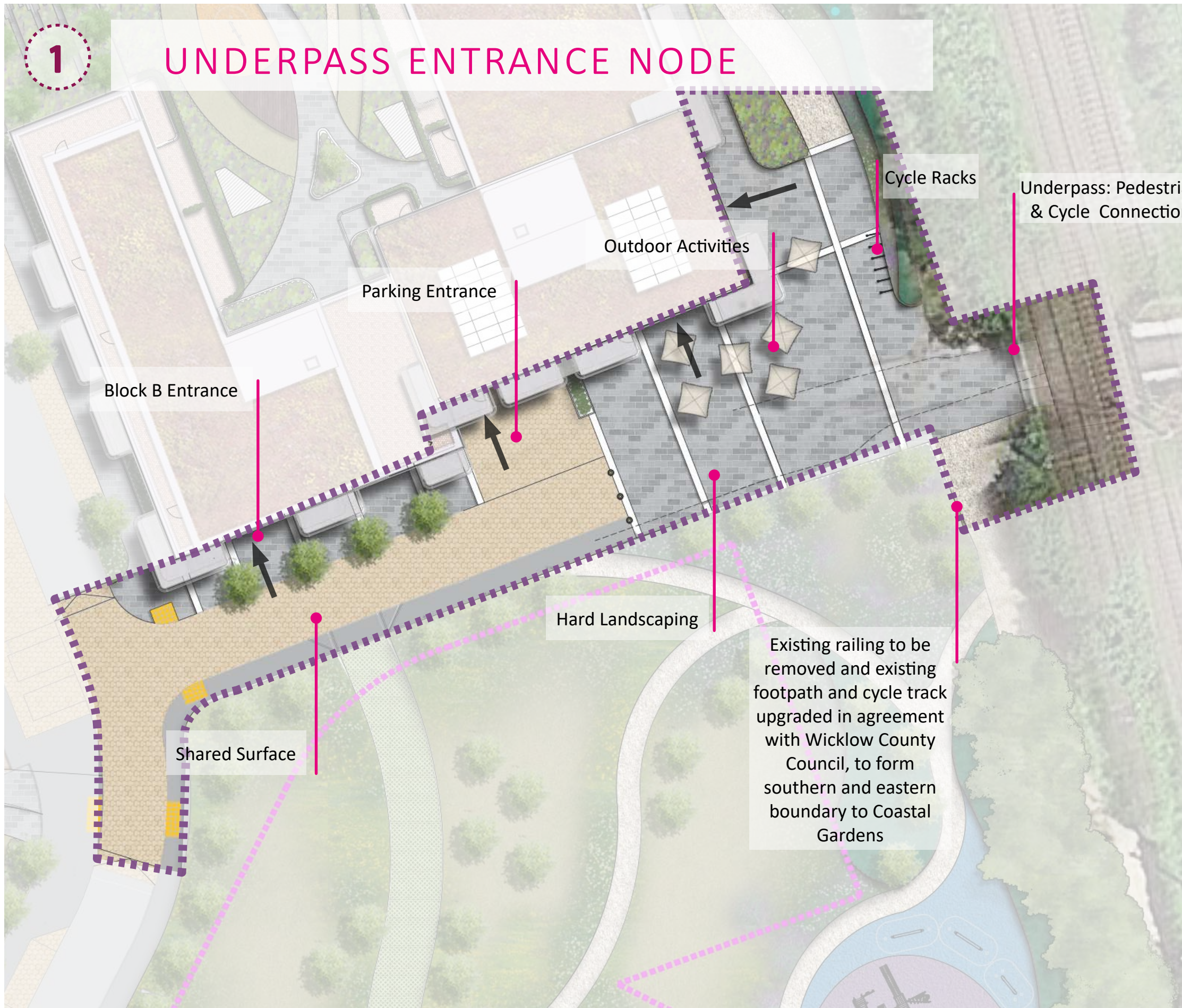


FIG 20. CHARACTER AREA 1

The Entrance Node marks an important arrival point in to the development for non-car users and provides an opportunity to develop a key piece of well used public realm that ties together the Market Square, the Coastal Gardens and pedestrian/cycle routes to Bray town centre.

This character area has been created by the removal of the existing access road to the underpass and replacing it with a plaza area that marks the entrance to the development for pedestrians and cyclists travelling to and from the harbour and beyond to Bray Town Centre. The plaza also provides connection with the existing cycle path from the harbour, creates a setting for the commercial unit on the southern elevation of Block B and provides a connection point between the northern and southern portions of the Coastal Gardens walkway. The introduction of activity along the south of Block B provides improved security and surveillance to the underpass and highlights it as a key landscape feature within the development. Occasional service and emergency vehicle access will be accommodated through the plaza.

Detailed design for the connections to the existing footpath at the underpass are to be agreed with Wicklow County Council and Irish Rail.



FIG 21. CHARACTER AREA 1



CGI IMAGE- ENTRANCE NODE

ENTRANCE
NODE



COASTAL QUARTER, BRAY

FIG 22. CGI IMAGE - UNDERPASS ENTRANCE NODE

ENTRANCE
NODE

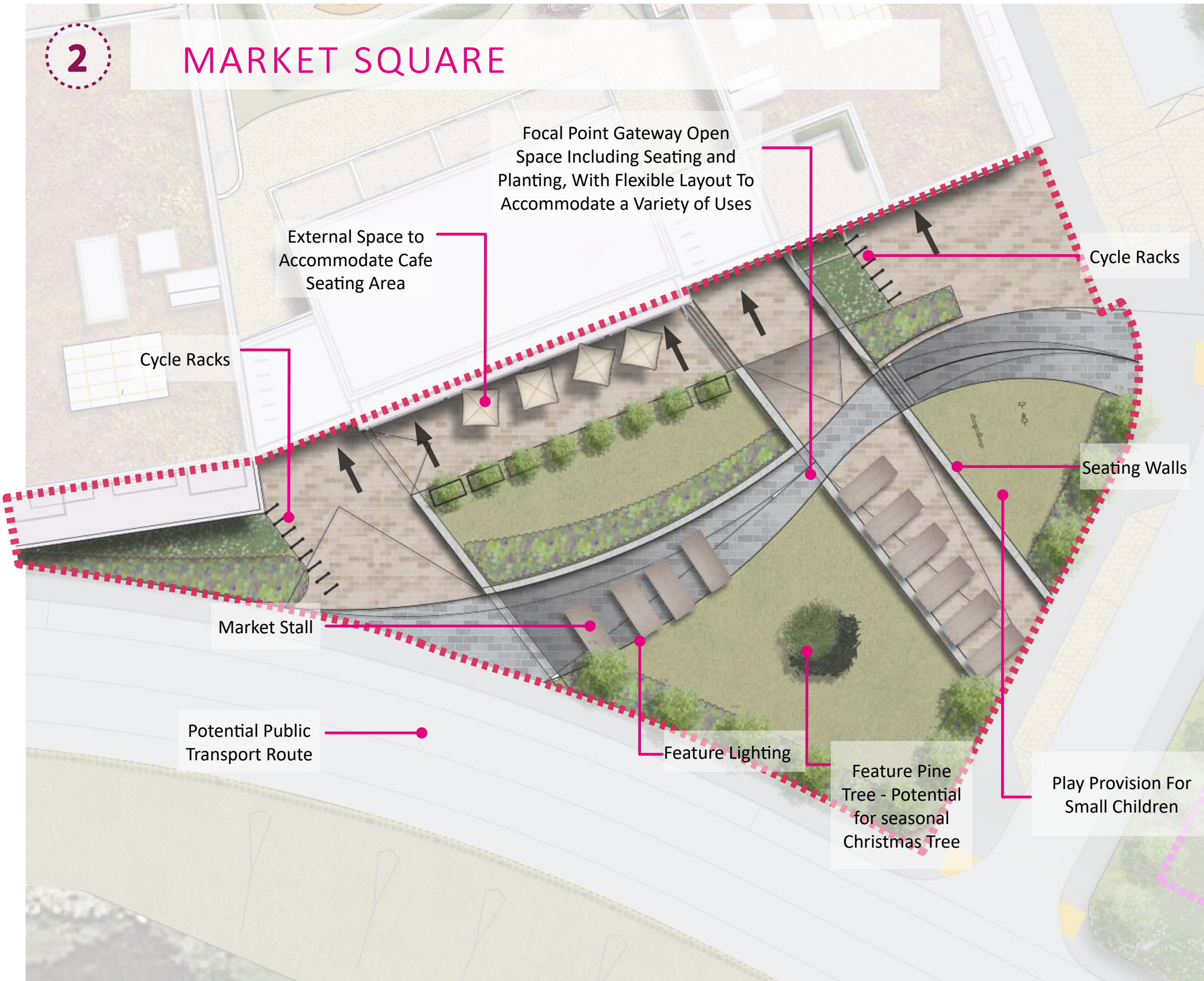


COASTAL QUARTER, BRAY

FIG 23. CGI IMAGE - UNDERPASS ENTRANCE NODE

2

MARKET SQUARE



The Market Square defines another key entrance and gateway to the development. The design of the area has developed as a mix of hard and soft landscape treatments to create a series of useable spaces.

The hard surfaced plaza areas will have a number of aims including providing universal access to all adjacent buildings while accommodating level changes across the space, creating a useful external community space for artisan markets, seasonal community events and enabling external space to be created for commercial premises within the adjacent building, something that is proving vital in the current times. The meandering path route helps deal with level changes and has been intentionally designed to reduce traffic speeds for cyclists to ensure a safe space for all users.

In order to deal with topography in this location, the square will be set out as a series of terraces linked by a fully accessible feature walkway. The terraces provide integrated seating and allow flexible zones to be created that can accommodate a variety of uses including informal play, seating and recreation. A fully accessible pedestrian route is provided around the perimeter of the Market Square space.

The square will benefit from high quality surface materials to define it as a key space within the development. Feature lighting installations are proposed to highlight the scale and importance of the space and provide year-round interest.

The square will also include a mature feature pine tree that will provide an instant focal point to the space and enable seasonal decoration such as Christmas lights to be installed to highlight the community focus of the site and provide seasonal interest. The potential for public artwork installations within the space will also contribute to the focal character of the space.

FIG 24. CHARACTER AREA 2



CGI IMAGE- MARKET SQUARE

MARKET SQUARE



COASTAL QUARTER, BRAY

FIG 25. CGI IMAGE - MARKET SQUARE



FIG 26. MARKET SQUARE PRECEDENT



FIG 29. MARKET SQUARE PRECEDENT



FIG 27. MARKET SQUARE PRECEDENT



FIG 28. MARKET SQUARE PRECEDENT

MARKET SQUARE
an open area that provides flexible hard surfaced space for weekend and temporary marketplaces, community festivals and exhibitions, interconnected with planted spaces and trees to create seating and resting areas, making it the perfect place where you can live, work and play

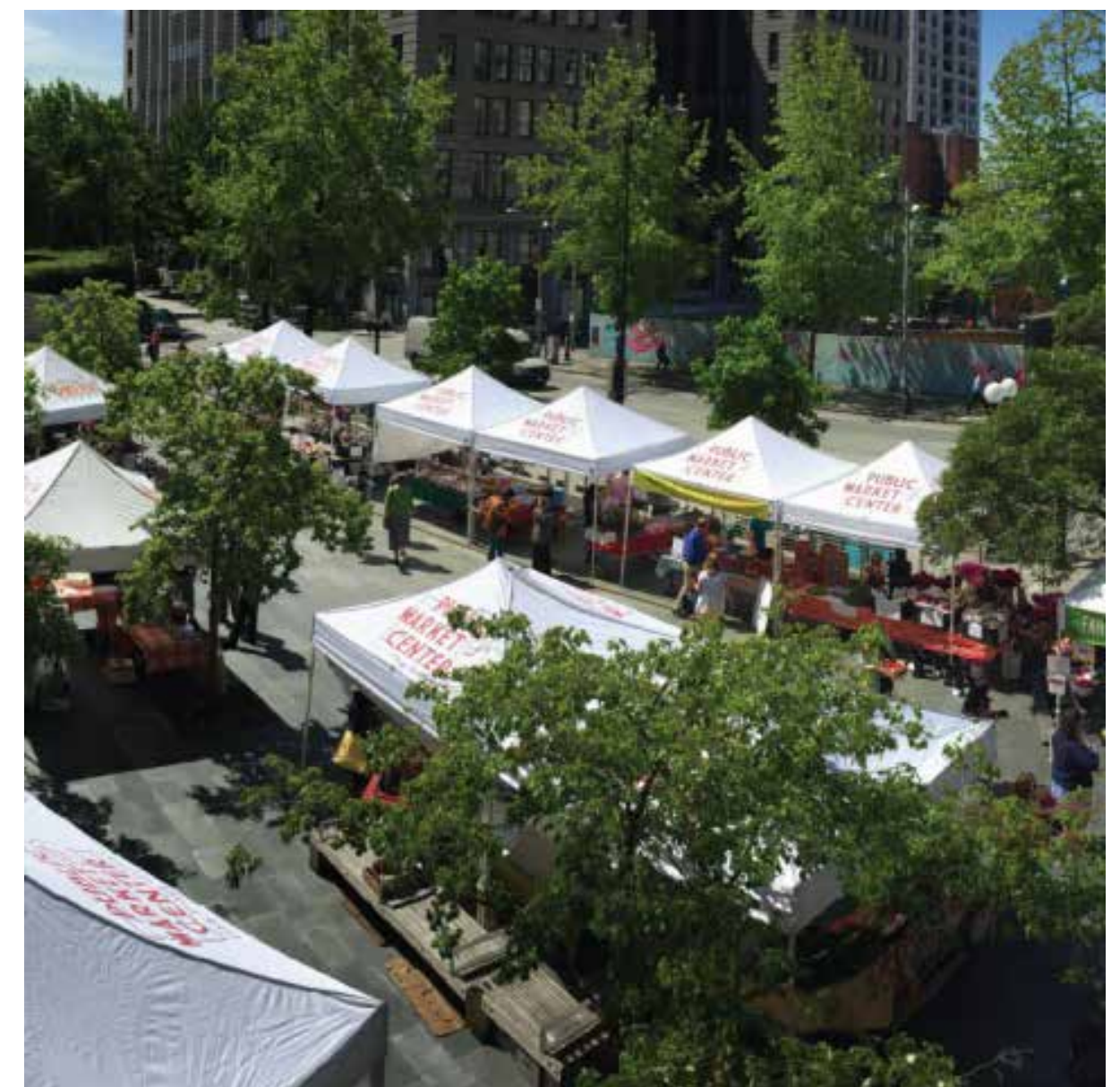
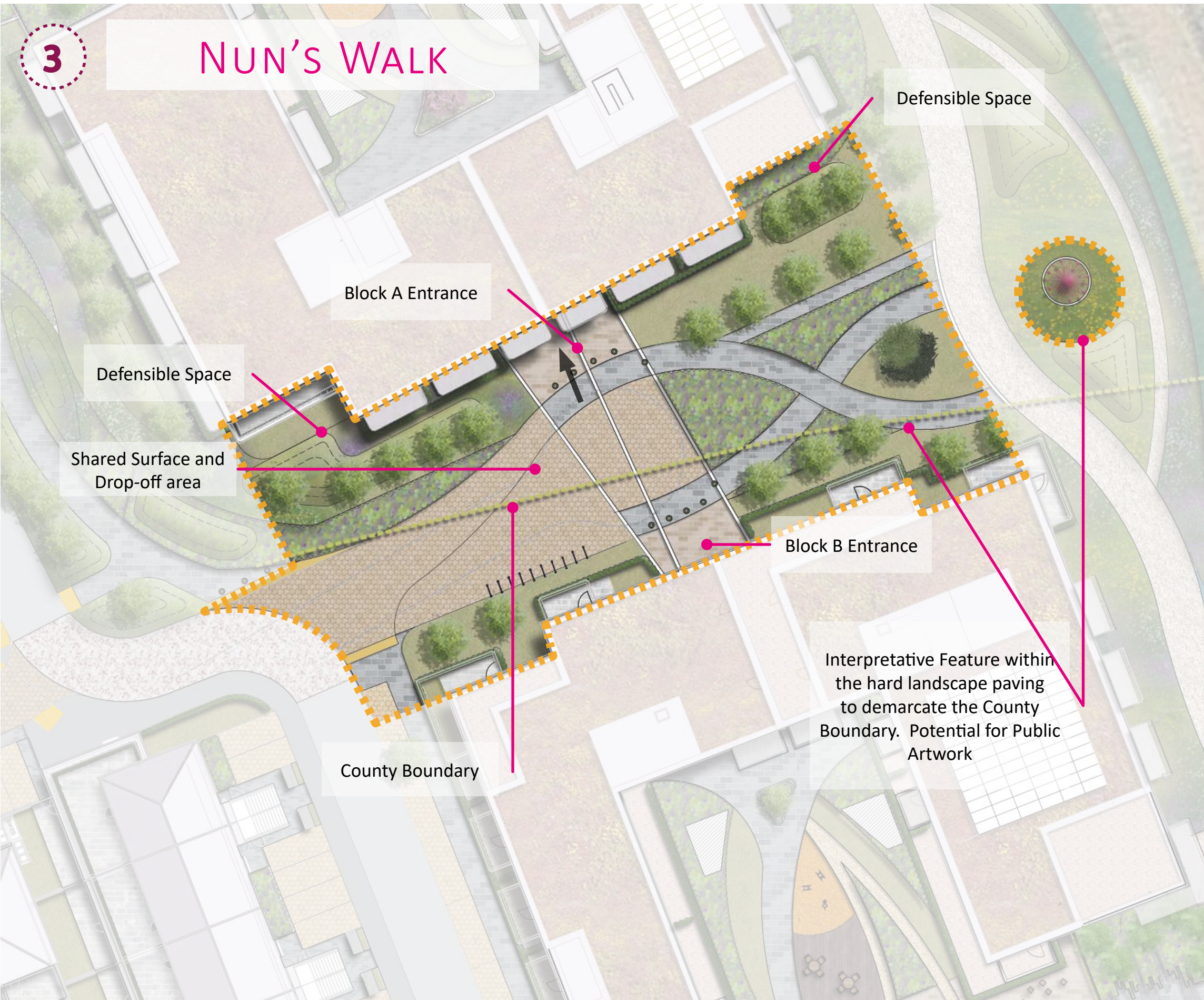


FIG 30. MARKET SQUARE PRECEDENT



3

NUN'S WALK

The County Boundary between Dublin and Wicklow runs across the site and it's alignment has been recognised by the positioning of units to maintain clear space either side of the boundary line and by specific landscape features to highlight the locally known 'Nun's Walk'. Blocks A and B have been located to allow the boundary line to run through the open space between the blocks (Character Area 3). Two blocks of the terraced housing along the western boundary have been aligned to keep the boundary line within an adjacent area of open space.

The 'Nun's Walk' will be defined by engraved paving slabs laid through the public open space area located between apartment blocks A and B to echo the alignment of this linear earthwork along with the alignment of the boundary between Dublin and Wicklow. This feature will run through the paved area that also provides drop off access to the entrance of Block A.

The space also allows for the potential installation of public artwork to further define the character of the space. This open space will also provide connectivity with the Green Spine and the Coastal Gardens character areas to maintain pedestrian permeability throughout the development.

Ground floor uses on Blocks A & B facing the Nun's Wal will benefit from an extensive planted buffer to maintain privacy and concentrate pedestrian movement through the centre of the space.

FIG 31. CHARACTER AREA 3





OS SILE QUARTER BRAY

FIG 32. CGI IMAGE - NUN'S WALK



FIG 33. NUN'S WALK PRECEDENT

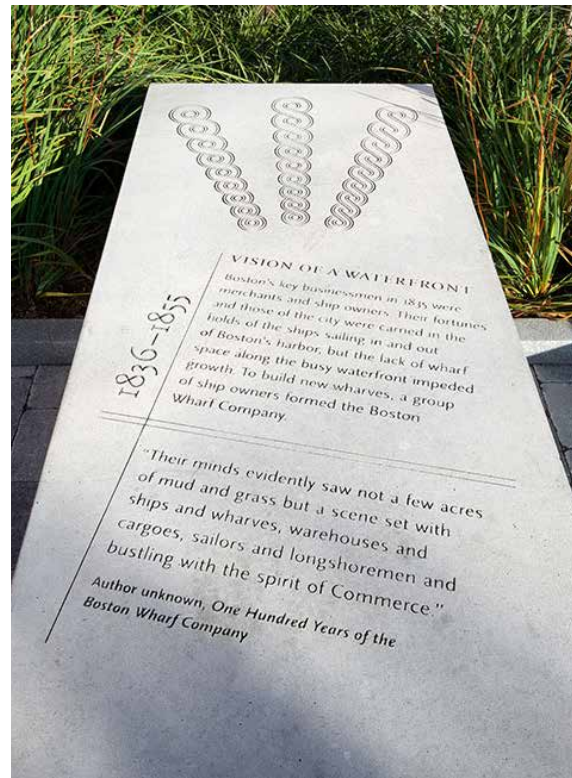


FIG 34. NUN'S WALK PRECEDENT



FIG 35. NUN'S WALK PRECEDENT



FIG 36. NUN'S WALK PRECEDENT

NUN'S WALK & COUNTY BOUNDARY

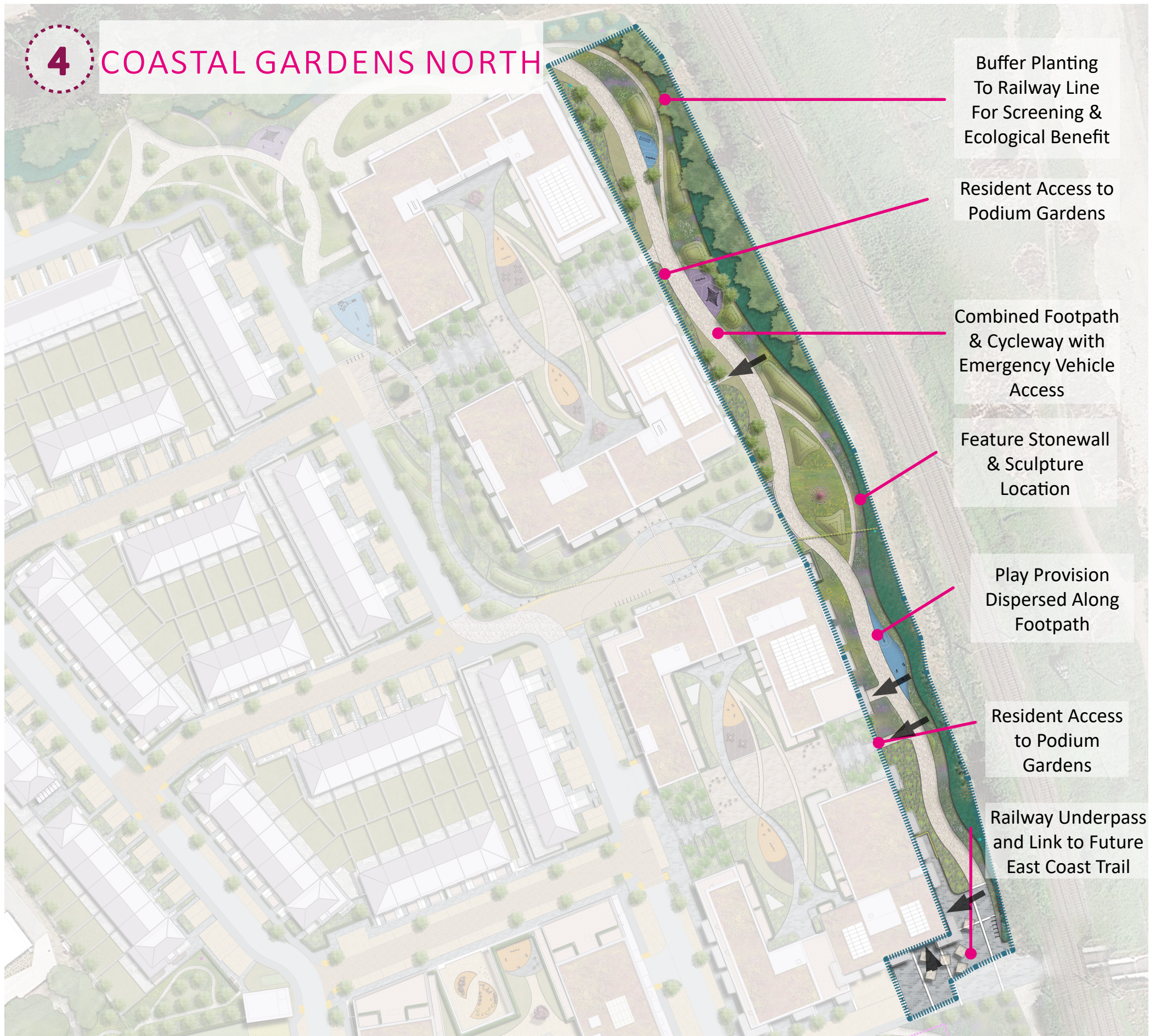
subtle markers bring out the history of the site as landscape feature elements, informal play on plaza that combines nature with urban play forms, a unique space that draws attention and creates a sense of community



FIG 37. NUN'S WALK PRECEDENT.



4 COASTAL GARDENS NORTH



Buffer Planting To Railway Line For Screening & Ecological Benefit

Resident Access to Podium Gardens

Combined Footpath & Cycleway with Emergency Vehicle Access

Feature Stonewall & Sculpture Location

Play Provision Dispersed Along Footpath

Resident Access to Podium Gardens

Railway Underpass and Link to Future East Coast Trail

The Coastal Gardens will create a meandering footpath/cycle link along the eastern boundary that also enables emergency vehicle access to the eastern elevations of Blocks A and B. This pathway has been increased to 3m overall width as required by condition 4F of the current planning approval.

The area will have large swathes of meadow, ornamental grasses and herbaceous planting all coastal tolerant to provide seasonal interest and maintain the biodiversity benefits of the site. In particular the Coastal Gardens will have mixed native planting along the existing railway boundary fence and retain the existing mature vegetation along the north eastern boundary to maintain existing bat flight routes which have been identified within the ecological surveys carried out for the site.

Pockets of seating and informal natural play areas will be located along the length of the pathway.

The footprint of Block B has been redesigned to create a wider access route from the existing underpass as part of the Entrance Node on to the Coastal Gardens route. The increased width of the Coastal Gardens in this location to 3m creates a stronger sense of space when combined with the removal of the blockwork boundary wall to the railway embankment proposed in the previous application and the creation of the plaza to the southern elevation which provides improved connection to the southern section of the Coastal Gardens.

It should be noted that the N5 East Coast Trail is currently envisaged to run to the east of the DART parallel to the Coastal Gardens and does not lie within the development boundary. The pedestrian/cycle footpath within the Coastal Gardens is a pedestrian priority area and is designed for the low cycle speeds to serve local access only.



FIG 38. CHARACTER AREA 4 - NORTH.



The Coastal Gardens culminate in a large park area in the south east corner of the site, adjacent to the railway line and the River Dargle.

This park will include a fully equipped community play area for the wider area as a central focus to the space together with a looped footpath network to provide a running route to activate the space. The park is fully overlooked from apartments in Block B to ensure safety through passive surveillance.

The park also provides access to the recently created Dargle Riverside Walkway and cycle-path which runs adjacent. The existing railing/fencing will be removed to provide an open boundary and the existing footpath and cycle track upgraded in agreement with Wicklow County Council, to form the southern and eastern boundary to this section of the Coastal Gardens. The lighting and security of this path will also be agreed with WCC at detailed design stage.

The park has been laid out to ensure the possible landmark Building which would be subject to a separate planning application can be accommodated and provide a focal point with direct access to the open space. With the introduction of the Feature Building the extent of public open space will still exceed the 15% site requirements.

The topography of the park area has been designed to ensure no impact on the flood capacity of the site while creating a kick-about area and potential events space with direct interaction to the potential Feature Building.



FIG 39. CHARACTER AREA 4 - SOUTH



FIG 40. COASTAL GARDENS PRECEDENT



FIG 41. COASTAL GARDENS PRECEDENT



FIG 42. COASTAL GARDENS PRECEDENT



FIG 43. COASTAL GARDENS PRECEDENT



FIG 44. COASTAL GARDENS PRECEDENT

COASTAL GARDENS

Linear meandering walkways to provide connections through the site, loop paths to provide informal exercise routes, play provision- formal and informal, planting to provide an ecological corridor



FIG 45. COASTAL GARDENS PRECEDENT

5

THE ORCHARD

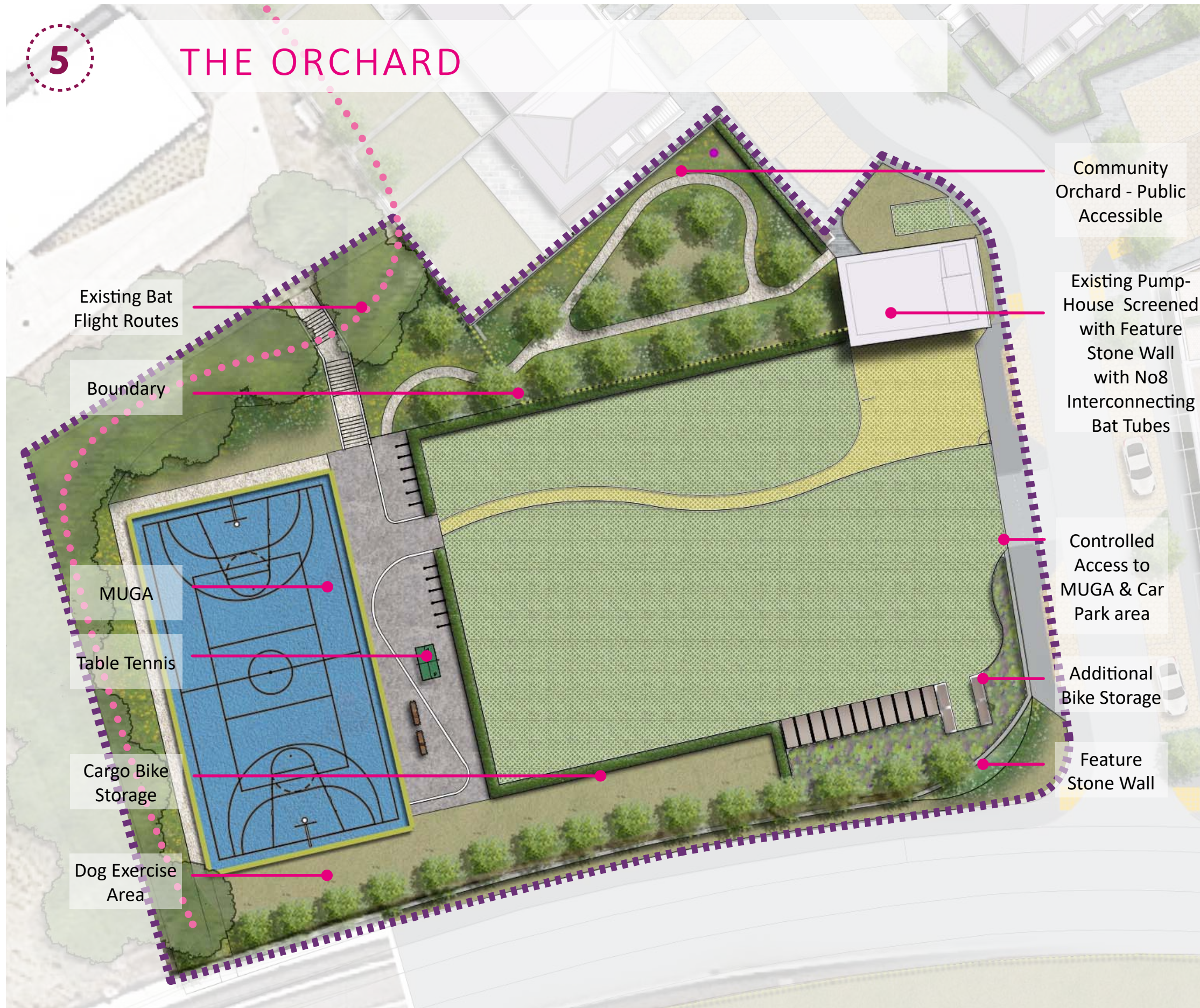


FIG 46. CHARACTER AREA 5

The Orchard has been developed as the scheme's 'Mobility Hub' and marks a key entrance to the development, designed to bring an aesthetic and usable space to what is currently a below ground waste water pumping station. This significant piece of infrastructure cannot be relocated and therefore the design intent of the scheme is to create a strong frontage on the approach to the development which helps screen the infrastructure and creates a secure location for a mobility hub containing a range of transport options to reduce reliance on private car use.

In response to conditions on the ABP 311181-21 approval, the original area of car parking has been removed and replaced with a secure location for bike rental, secure bike parking (both standard and cargo bikes), EV charging for electric bikes and provision of two GoCar spaces to facilitate car sharing.

The boundary treatment has also been amended to a more visually transparent option of low brick wall and railing with a feature name sign to mark it as a primary entrance to the Coastal Quarter development.

The stone walls at the entrance to the Coastal Quarter wrap around a landscaped open space that includes:

- multi-sports play area
- dedicated dog exercise area
- informal soft landscape areas
- secure rental bike stores and a car parking area to cater for staff from the adjacent retail and crèche uses.

There is also the potential to create:

- direct access to the school by agreement to allow the multi-sports area to be used by pupils as an additional community resource for the school.

The multi-sports court and dog exercise area will be secured and retained under the control of the Owners Management Company to control access and prevent potential mis-use.

Access will be by separate controlled vehicle and pedestrian gates. The vehicle gates also allow controlled access for maintenance vehicles to access the pumping station. The area of soft landscape to the north of the car park will have full public access and will be planted with ornamental fruit trees to define the orchard character of the open space.

A native screen planting buffer will also be created along the site boundary with the school to maintain existing bat flight routes in the locality.





FIG 47. THE ORCHARD PRECEDENT



FIG 50. THE ORCHARD PRECEDENT



FIG 48. THE ORCHARD PRECEDENT



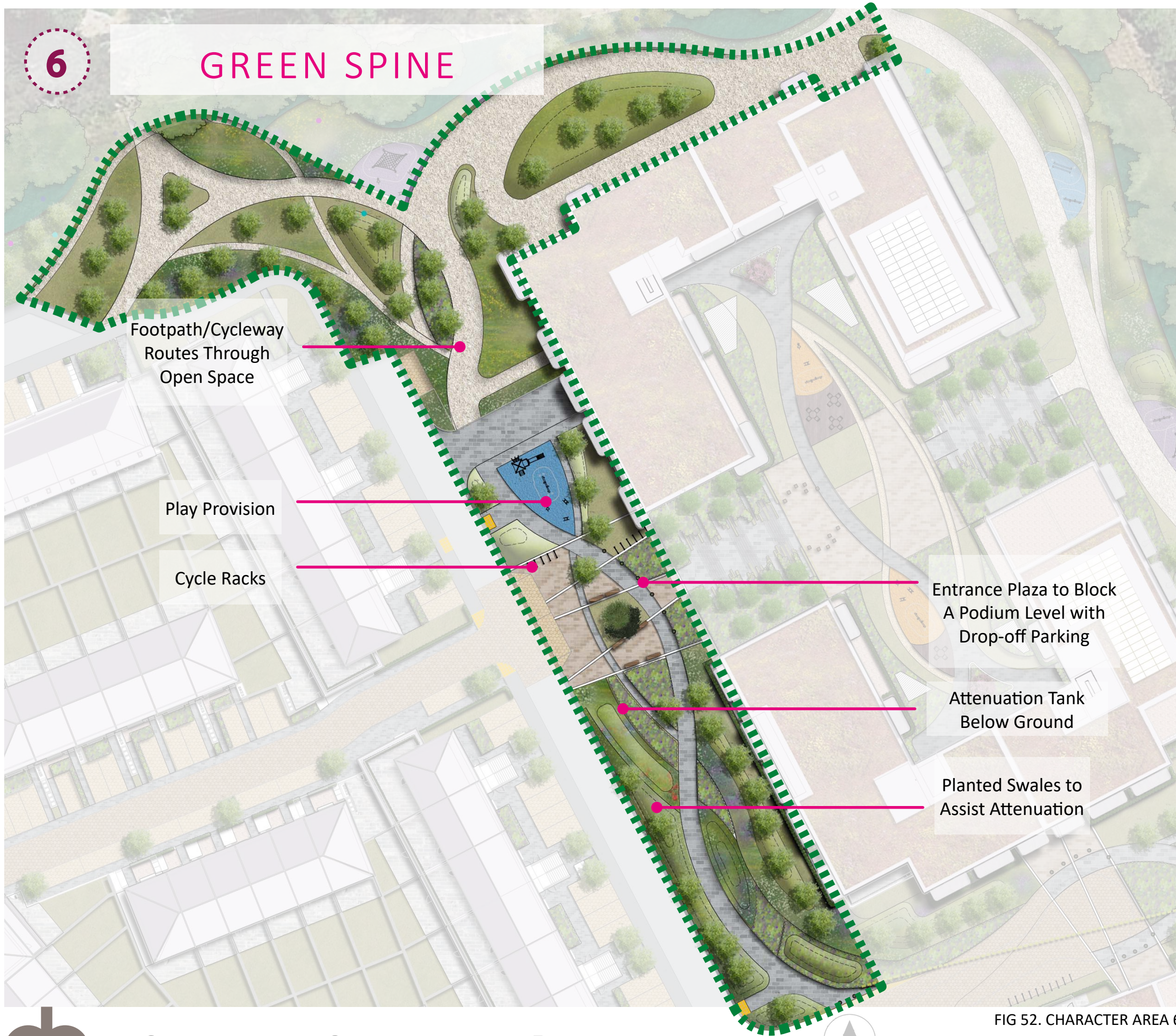
FIG 49. ARTIST IMPRESSION - THE ORCHARD



FIG 51. THE ORCHARD PRECEDENT

6

GREEN SPINE



Footpath/Cycleway Routes Through Open Space

Play Provision

Cycle Racks

Entrance Plaza to Block A Podium Level with Drop-off Parking

Attenuation Tank Below Ground

Planted Swales to Assist Attenuation

FIG 52. CHARACTER AREA 6

The Green Spine provides pedestrian connections through the heart of the scheme to link with Corke Abbey Valley Park and The Nun's Walk. The Spine will benefit from quality paving finishes and extensive SuDs areas to assist attenuation while providing biodiversity interest.

Refer to drainage design information prepared by Atkins for full details of the proposed SuDS measures.





COASTAL QUARTER, BRAY

FIG 53. CGI IMAGE - GREEN SPINE



FIG 54. GREEN SPINE PRECEDENT



FIG 56. GREEN SPINE PRECEDENT

GREEN SPINE
 a series of interconnected footpaths, green spaces and pocket parks form a central spine that unites the entire residential area, providing great opportunities for habitat creation, SuDS and open spaces for outdoor activities and recreation



FIG 57. GREEN SPINE PRECEDENT



FIG 55. GREEN SPINE PRECEDENT

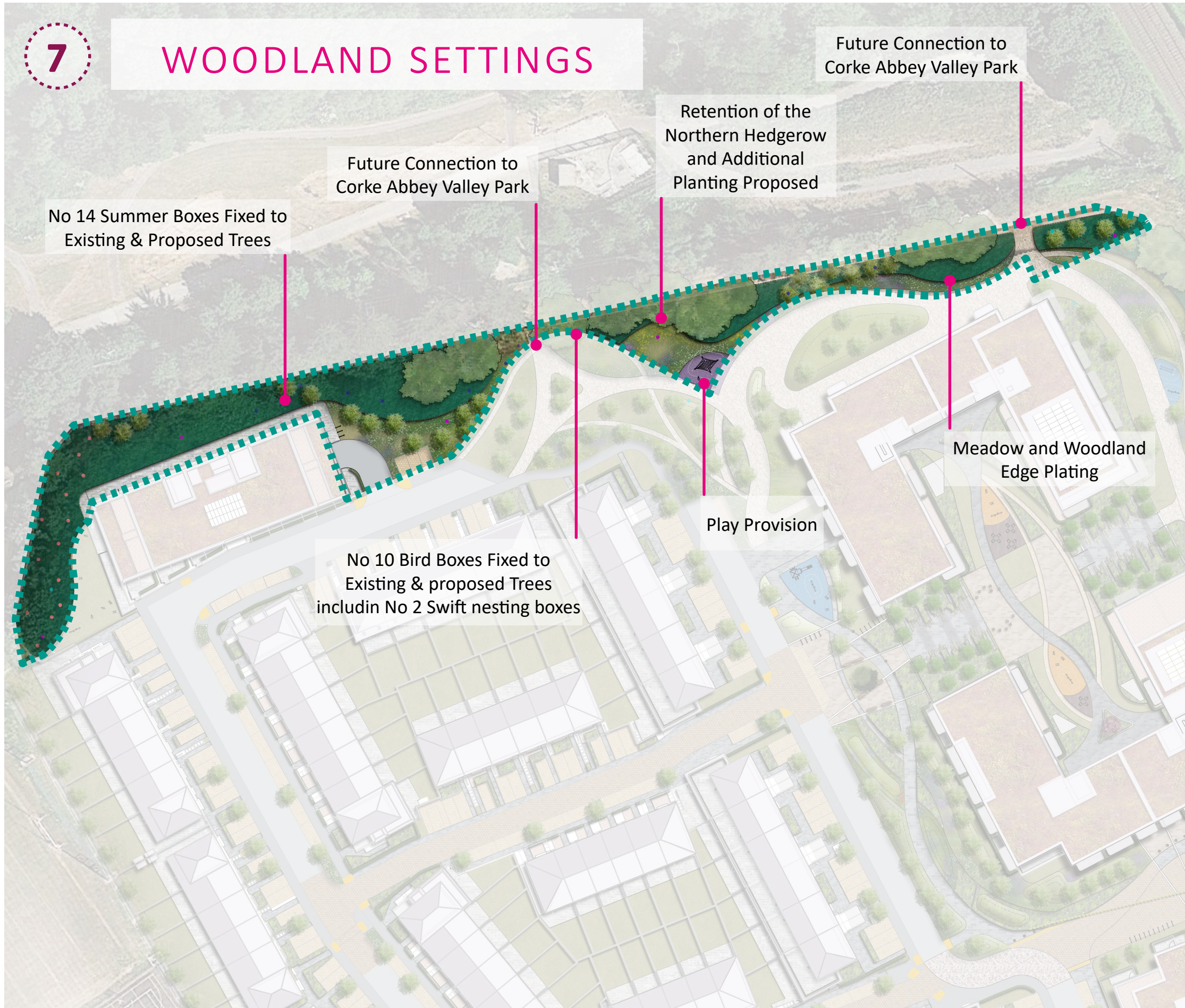


FIG 58. GREEN SPINE PRECEDENT



7

WOODLAND SETTINGS



Future Connection to Corke Abbey Valley Park

Retention of the Northern Hedgerow and Additional Planting Proposed

Future Connection to Corke Abbey Valley Park

No 14 Summer Boxes Fixed to Existing & Proposed Trees

No 10 Bird Boxes Fixed to Existing & proposed Trees includin No 2 Swift nesting boxes

Play Provision

Meadow and Woodland Edge Plating

The Woodland Setting area extends across the northern boundary of the site and will help to integrate Block D in to the landscape and with the adjacent existing residential development.

This character area will act as a transition from the proposed development to the surrounding existing residential development and will benefit from access routes to the adjacent Corke Abbey Valley Park which will be upgraded by the developer in partnership with DLRC to create a seamless significant expanse of public green open space. Informal play areas will also be developed along the path network in this zone to provide local play provision for younger children.

FIG 59. CHARACTER AREA 7





FIG 60. WOODLAND SETTING PRECEDENT



FIG 62. WOODLAND SETTING PRECEDENT

WOODLAND SETTING
 winding pathways through wildflower meadows, natural play areas integrated within existing trees, cycle tracks to permeate into the existing residential areas, all create a natural boundary for the entire residential scheme



FIG 63. WOODLAND SETTING PRECEDENT



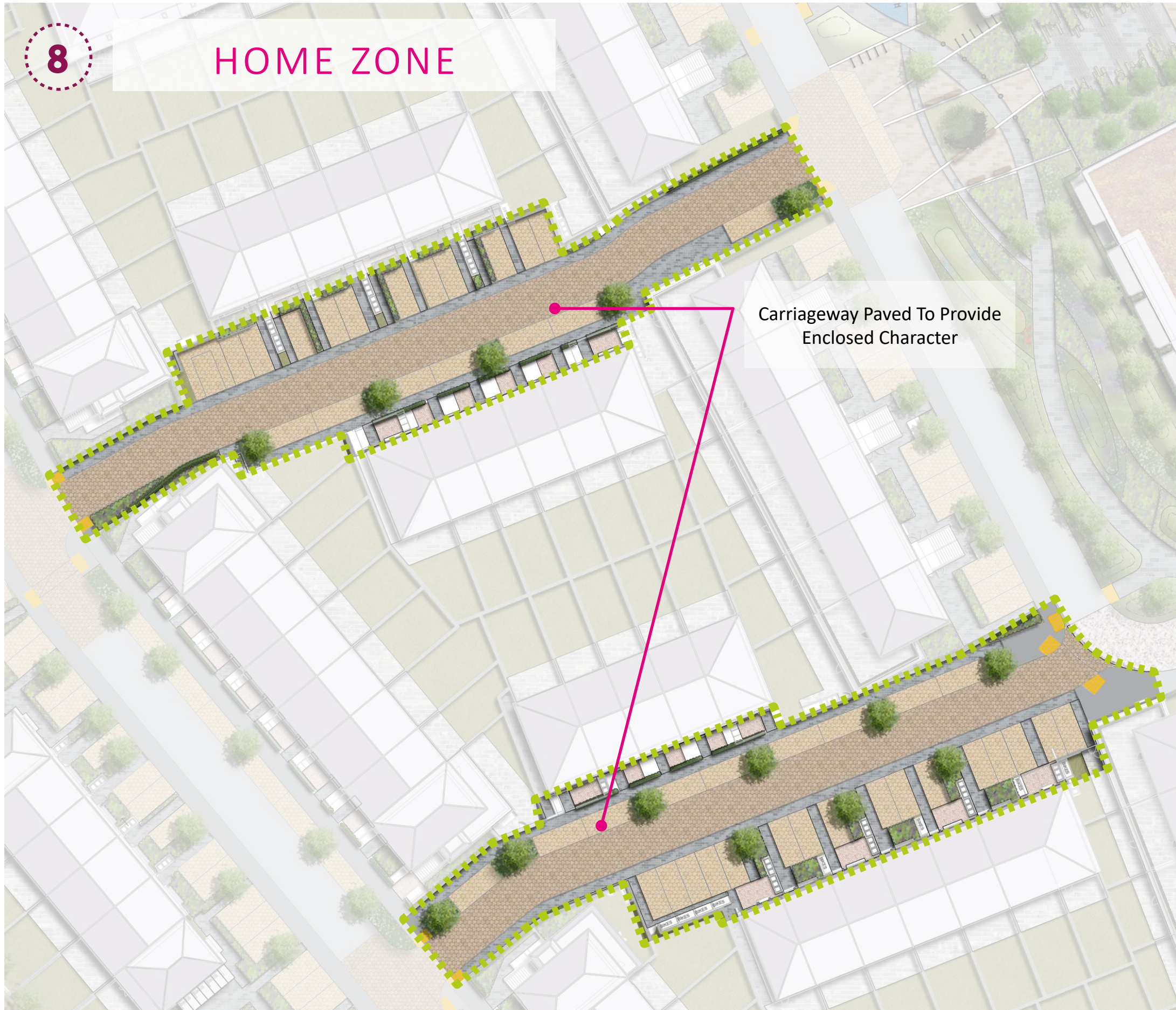
FIG 61. WOODLAND SETTING PRECEDENT



FIG 64. WOODLAND SETTING PRECEDENT

8

HOME ZONE



Carriageway Paved To Provide Enclosed Character

Home Zones are an urban design led concept for residential developments, where streets are intended for a range of activities and are primarily places for people, not places for vehicles. The aim is to improve the quality of life for residents and this takes priority over ease of traffic movement

Streets in Home Zones will include seating, shared surfaces, parking spaces and areas of planting as well as indirect traffic routes.

The Home Zones will be characterised by a speed restricted, pedestrian friendly streetscape that includes extensive planting areas to soften parking areas, act as speed reduction measures and provide SuDS capabilities. The proposed surfacing will be concrete block paving to distinguish the streets from standard road carriageways and this treatment will be carried across both roadways and footpaths.

All necessary road signage to indicate the extent of the Home Zones will be clearly displayed to ensure safety for all residents.

FIG 65. CHARACTER AREA 8





COASTAL QUARTER, BRAY

FIG 66. CGI IMAGE - HOME ZONE



FIG 67. HOME ZONE PRECEDENT



FIG 69. HOME ZONE PRECEDENT



FIG 70. HOME ZONE PRECEDENT

HOME ZONE
 tree lined streets that provide shade and privacy to pedestrians and residents alike, SuDS integrated into planting schemes to enhance biodiversity in an urban setting, wide footpaths to encourage walking and cycling, seating areas that create inviting spaces, car-parking not as a dominating space



FIG 68. HOME ZONE PRECEDENT



FIG 71. HOME ZONE PRECEDENT

9

COMMUNAL GARDENS - BLOCK A

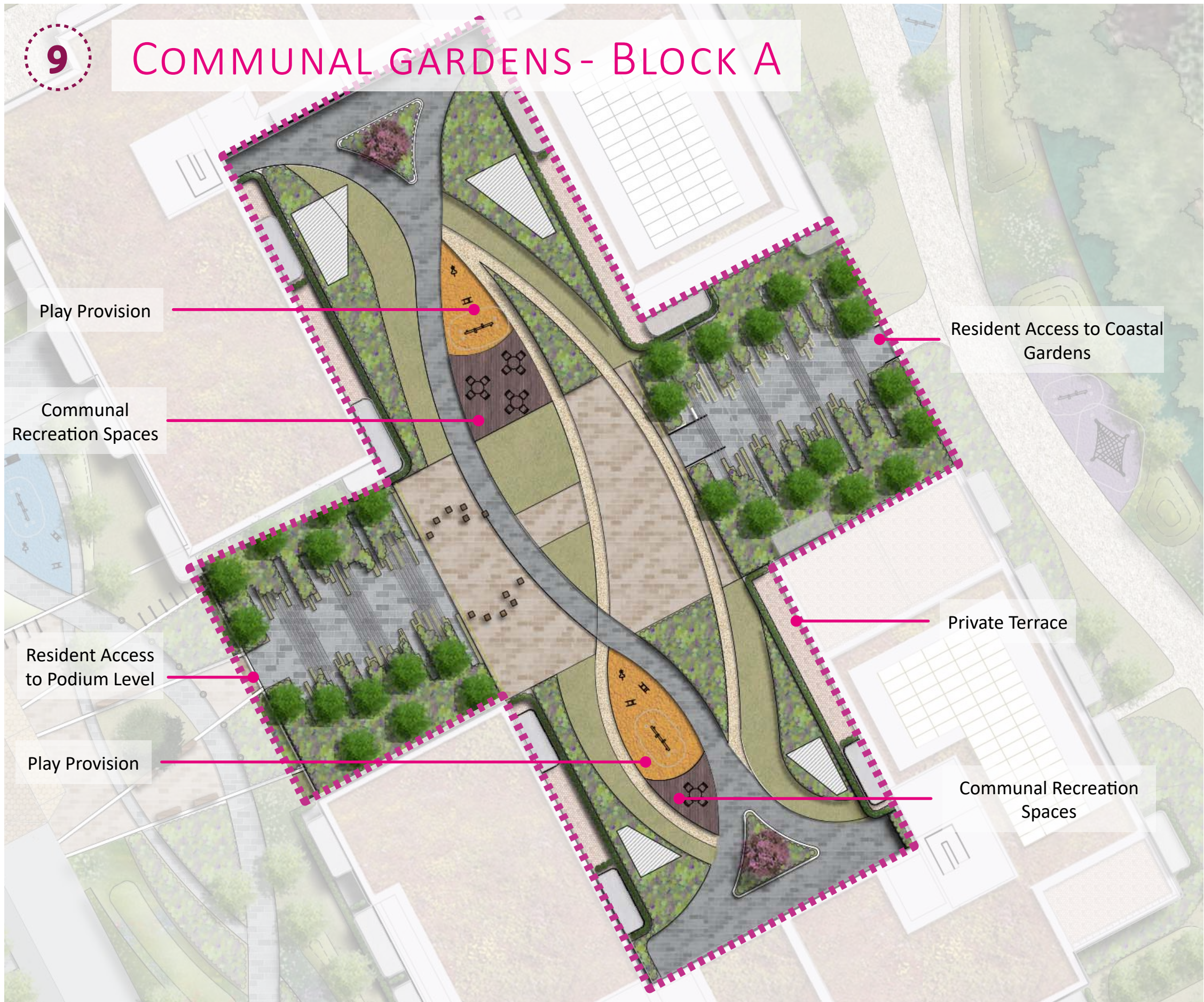


FIG 72. CHARACTER AREA 9

Apartment Blocks A, B and C will avail of central courtyard communal open space areas at podium level above the under-croft car parks.

These podium gardens will provide amenity space for residents and will include seating and play/exercise features to facilitate active and passive recreation and comply with the relevant requirements of the apartment design guidelines.

Blocks A & B have been redesigned with extensive gaps in the building line at podium level to allow key sea views to be provided.

Soft landscape areas will be a mix of lawn and shrub planting areas arranged to keep communal activity within the centre of the courtyards and ensure privacy for the external terrace spaces provided for podium level apartments.

Soft landscape areas will be constructed using a mix of raised beds and mounding to ensure differing sizes of planting species including multi-stem trees can be incorporated to provide vertical scale and maturity to the courtyards.

Lighting will take the form of low fittings where possible to achieve the required lux levels without creating an over-lit space.

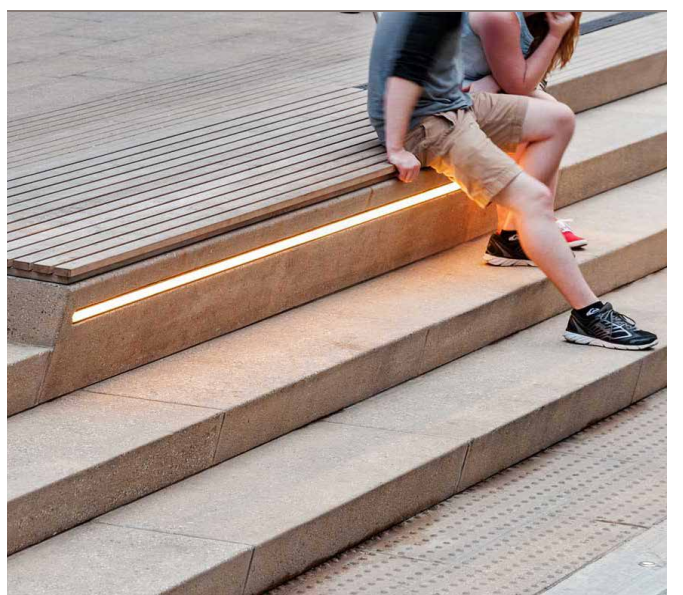


FIG 73. DESIGN PRECEDENT



9

COMMUNAL GARDENS - BLOCK B

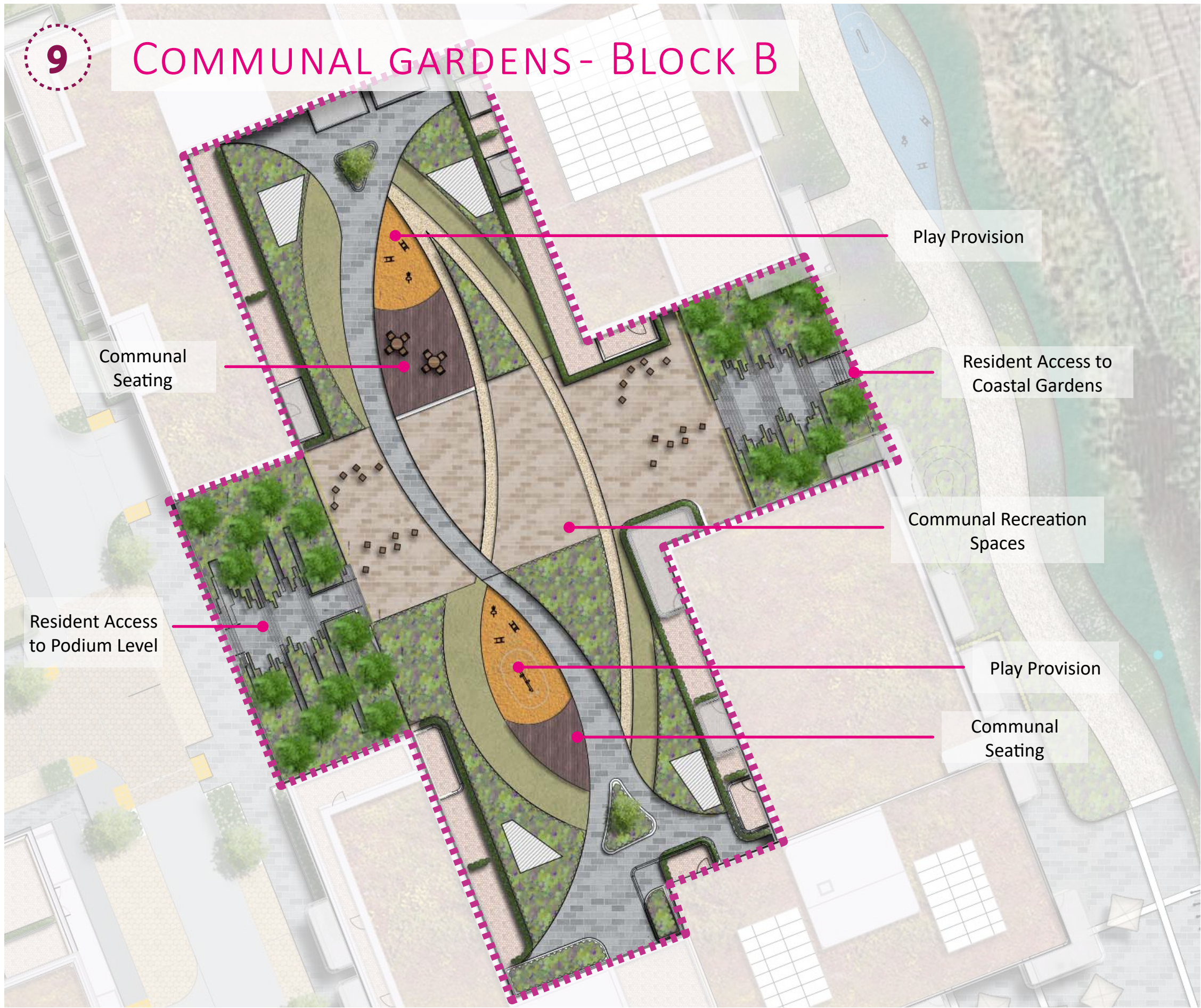


FIG 74. CHARACTER AREA 9



FIG 75. DESIGN PRECEDENT

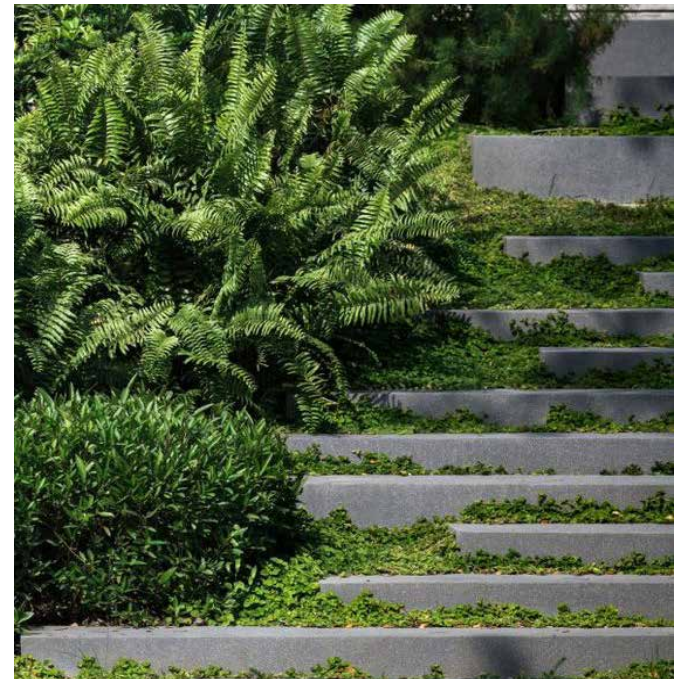


FIG 76. DESIGN PRECEDENT



FIG 77. DESIGN PRECEDENT



9

COMMUNAL GARDENS - BLOCK C

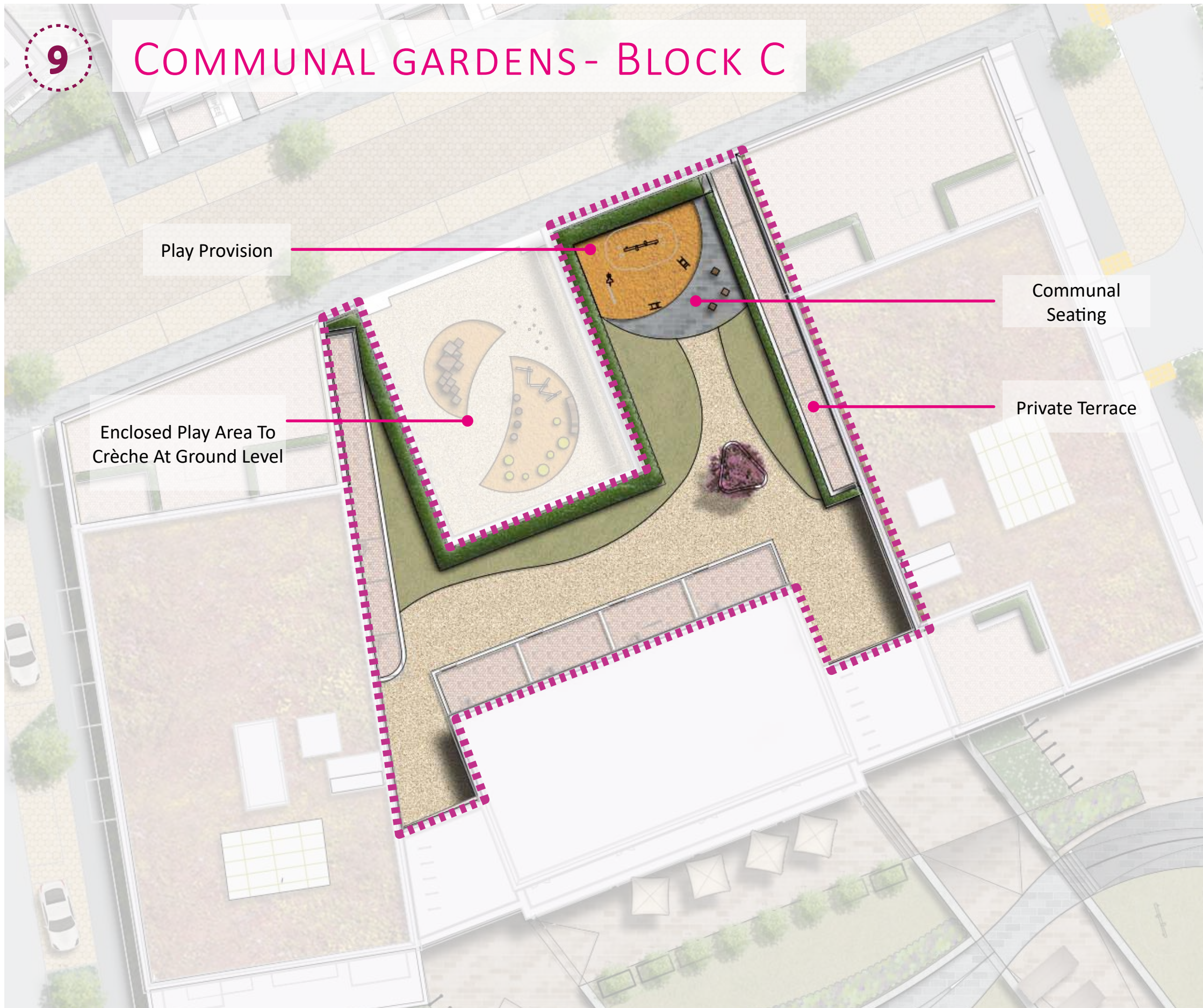


FIG 79. DESIGN PRECEDENT

FIG 78. CHARACTER AREA 9



COASTAL QUARTER, BRAY



8

COMMUNAL GARDENS- BLOCK D

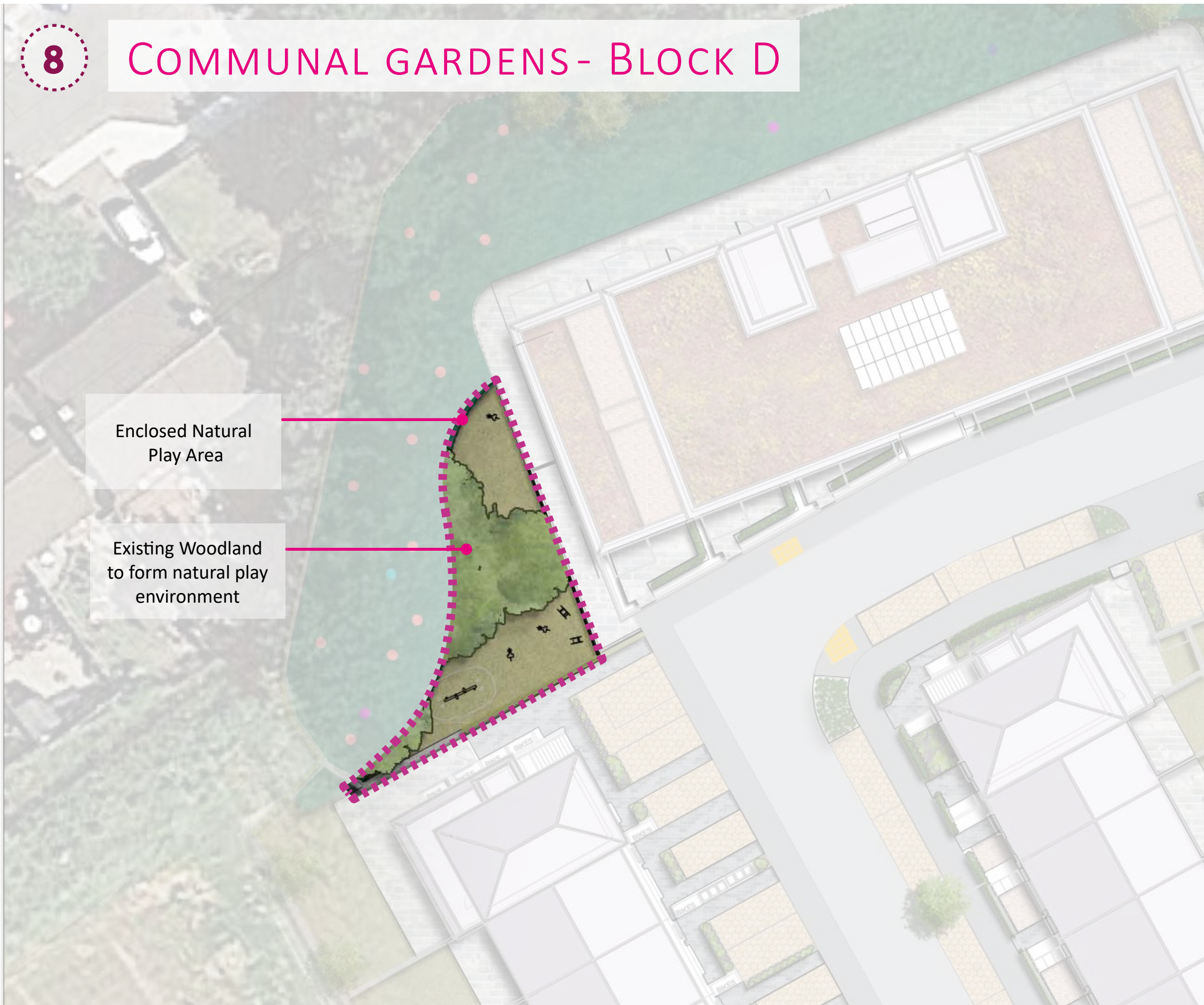




FIG 83. COMMUNAL GARDENS PRECEDENT



FIG 84. COMMUNAL GARDENS PRECEDENT



FIG 85. COMMUNAL GARDENS PRECEDENT

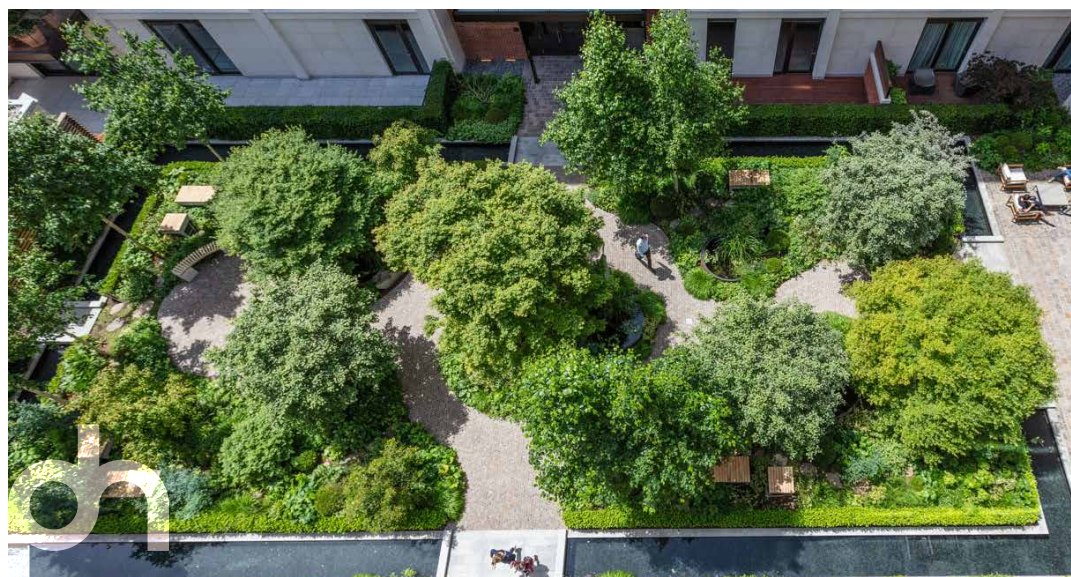


FIG 86. COMMUNAL GARDENS PRECEDENT

COMMUNAL
GARDENS

semi-private space to
provide amenity area to
apartment block residents

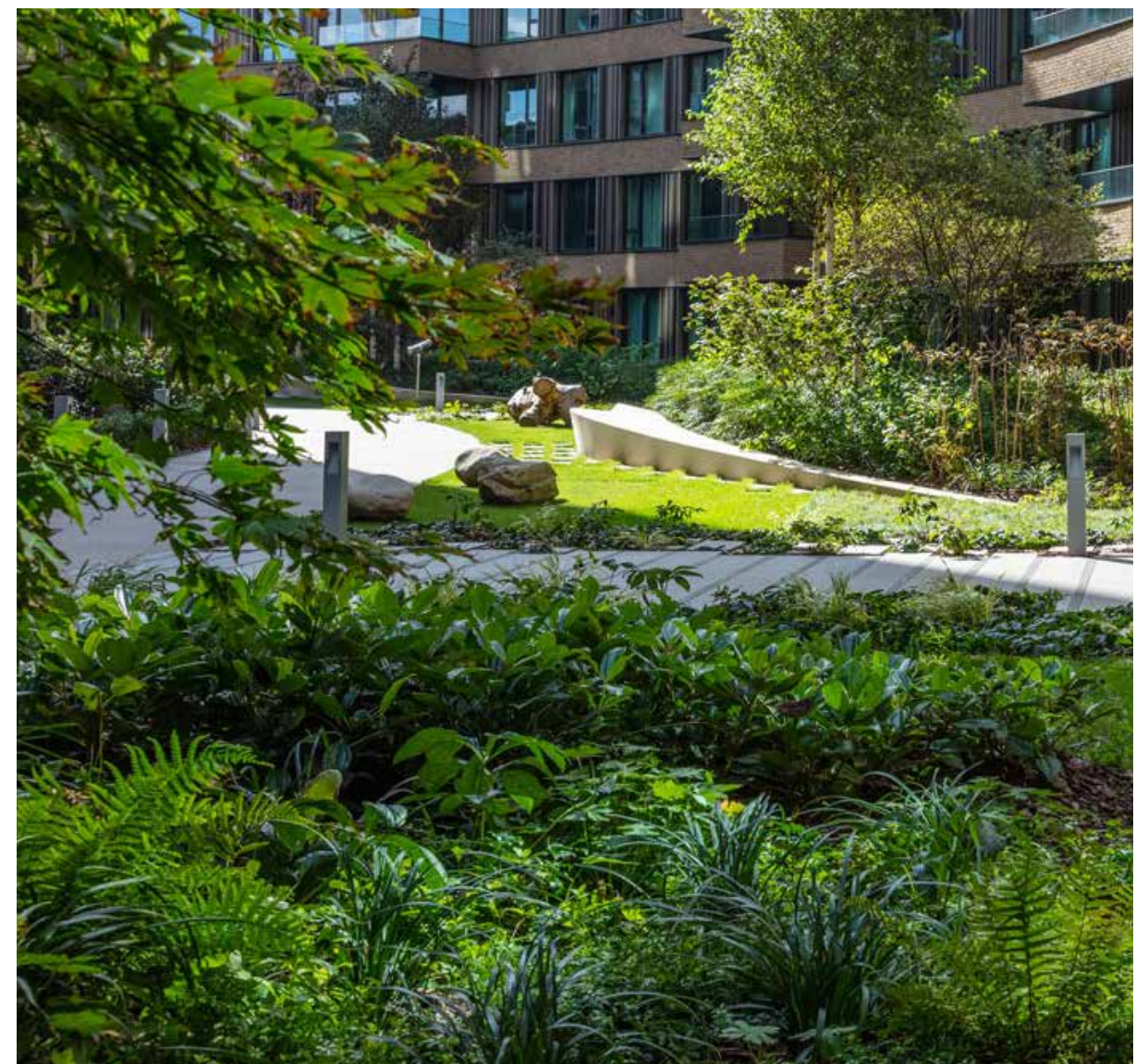


FIG 87. COMMUNAL GARDENS PRECEDENT

BOUNDARY TREATMENT

There are a variety of boundary treatments proposed across the site to provide enclosure, safety and security. All rear garden boundaries will be defined by concrete post and timber panel fencing to ensure private amenity spaces are securely enclosed. A 2m high rendered wall will be used to define key visual boundaries at the ends of terraces and along the extent of the adjacent school playing fields to the west of the site to ensure a high quality robust and secure boundary.

Front boundaries to housing will be defined by a mix of low walls, railings with hedging and ivy screen panels to enable planting to be introduced to soften front elevations. The use of ivy screen boundaries will allow soft planting to be installed in tighter spaces between parking areas to help visually soften the parked cars.

The design of bin and bicycle stores has also been carefully considered as a method of combining practical storage within a structure that also defines property boundaries and helps to break up the extent of parking areas at the front of dwellings. These stores will be dressed with a random stone finish to tie in with the character of stone boundary walls within the wider area. The use of railings and hedging is particularly important at the ends of terraces to help provide a bookend that reflects the character of the large terraces found throughout Bray town centre.

Irish Rail had requested a 2.4m high block wall along the extent of the railway on the eastern boundary of the site for security as part of the original application. The planning permission required an alternative boundary treatment to be provided under condition 4e. The boundary with the railway will be a combination of existing retained fencing to allow existing vegetation to be retained without impact, and a section of feature stone wall along the extent of the Nun's Walk intersection to provide a high quality focal point.

A low powder coated mesh fence will be installed along the northern boundary of the site with Corke Abbey Valley Park to define the site extents while ensuring access and connectivity is maintained.

A new low brick wall and railings will be developed along the frontage of the Orchard area to help soften the Irish Water infrastructure site and to provide a strong entrance in to the Coastal Quarter phase of the development and to minimise impact to the existing trees. Refer to Drawing 6948-L-2003-Overall Boundary Treatment.



FIG 88. BOUNDARY TREATMENTS



FIG 89. BOUNDARY TREATMENT EXAMPLES



FIG 90. BOUNDARY TREATMENT EXAMPLES



FIG 91. BOUNDARY TREATMENT EXAMPLES



FIG 92. BOUNDARY TREATMENT EXAMPLES

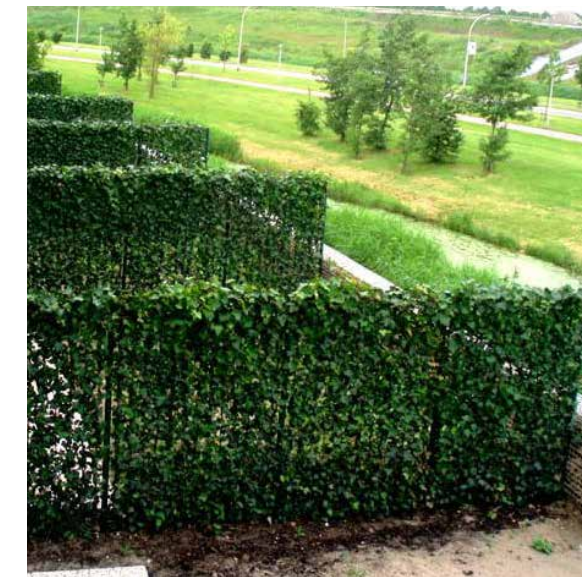


FIG 93. BOUNDARY TREATMENT EXAMPLES



FIG 94. BOUNDARY TREATMENT EXAMPLES



FIG 95. BOUNDARY TREATMENT EXAMPLES

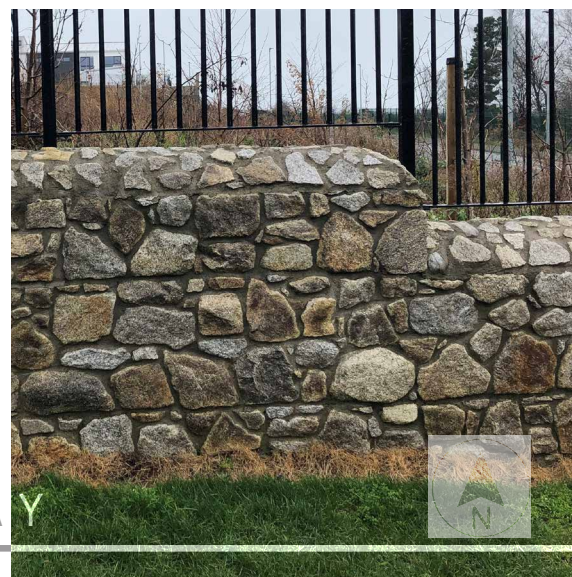


FIG 96. BOUNDARY TREATMENT EXAMPLES



FIG 97. BOUNDARY TREATMENT EXAMPLES

PLAY PROVISION

Open space areas and communal spaces throughout the development will incorporate a mix of play types to cater for a wide range of ages and uses. These play types include natural play, an equipped larger scale community play area and a multi-sports court.

Natural play spaces are designed to adapt to the particular place where they are implemented. They provide a space and a setting for play (rather than an over-emphasis on equipment for children to play with); are located close to where children live, with the emphasis on natural play spaces which focus on the type of play that is most important to younger children in the age bracket 0-6.

Small scale play structures will be incorporated along the pathways of the Coastal Quarter open space areas to provide points of interest along the routes and ensure accessibility for young children in the age bracket 0-6 by providing facilities in close proximity to all dwellings. These natural play spaces will incorporate an element of risk (or replicate natural experiences) and encourage contact with nature and the smaller scale is easily relatable to younger children. The positioning of these play areas along a wider walking route also helps to encourage social interaction by accompanying adults who stop off to allow their children to play.

The Coastal Gardens park to the south east of the site will provide a larger scale fully equipped community play area including fully accessible play features for the wider area which will also attract older children and have an age range of 0-14 for all abilities. This facility has been located here to provide a focal point for the open space along with a grass kickabout area while ensuring it is less likely to cause disruption to adjacent residents. The looped pathways here allow for measured walking/running routes to be defined and also provide the potential for trim trails to be created with the introduction of low-key exercise points along the path extents.

A multi-sports games area is also proposed for The Orchard to provide facilities for the development in a location that does not cause conflict with adjacent residents. This facility is aimed at older children aged 8+ and adults with access being controlled by the owner's management company.

The two home zone areas will also provide informal play areas for adjacent residents due to the proposed traffic calming measures that reduce traffic speeds through these areas.



FIG 98. PLAY EXAMPLES



FIG 99. PLAY EXAMPLES



FIG 100. PLAY EXAMPLES



FIG 101. PLAY EXAMPLES



FIG 102. PLAY EXAMPLES

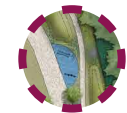


FIG 103. PLAY EXAMPLES

PLAY AREA LOCATIONS



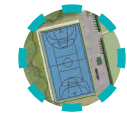
COMMUNAL SPACE PLAY AREAS 0-6 YEARS
(375 M²)



SMALL PLAY POCKETS & NATURAL PLAY 0-6 YEARS
(377M²)



COMMUNITY PLAY AREA 0-14 YEARS
(469 M²)



MULTI-USE GAMES AREA 7-ADULT
(1817 M²)

FIG 104. PLAY AREA LOCATIONS



COASTAL QUARTER, BRAY



DRAINAGE/SUDS

Sustainable drainage is a key focus of the landscape treatment for the entire development. The Green Spine will have a combination of swales and below ground storage tanks to help attenuate surface water. Attenuation areas will also be located in the Coastal Gardens.

The roof and podium areas of all apartment blocks will be a combination of permeable hard landscape materials, planting areas and sedum/wild-flower green roof treatments to slow down the flow of water from areas that traditionally contribute to high runoff flow rates during rainfall.

The landscape proposals also seek to create attenuation areas along the Home Zones and all on-street car parking areas by channelling runoff to large planted areas that also aim to visually break up the streetscape and ensure carparking is not visually dominant. These planted areas will contain suitably tolerant planting species.

All relevant SUDs measures have been developed in line with *Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas* best practice guidelines.



FIG 105. SUDS EXAMPLES



FIG 105. SUDS EXAMPLES



FIG 106. SUDS EXAMPLES



FIG 108. SUDS EXAMPLES



FIG 109. SUDS EXAMPLES



FIG 107. SUDS EXAMPLES

BIODIVERSITY

The landscape design proposals have been carefully coordinated with the project ecologist. A comprehensive landscape design has been developed which will include additional boundary planting with native species and the creation of an ecological buffer zone along the northern and eastern boundaries of the site to ensure existing bat flight routes and wildlife corridors are maintained.

Where trees need to be removed to facilitate development, these will be compensated for by planting 350 new standard trees and ca 4500m² of native whips. In addition, the landscape proposals include hedge planting (450 lin m), shrub and herbaceous planting (2480m²), amenity grass (12,000m²) and meadow grass (3940m²).

Roof level of apartment blocks will be developed into green spaces and be planted with a mix of sedum and appropriate wild-flowers to further benefit pollinating species and help attenuate water runoff.

Planting schedules have been developed with reference to the National Biodiversity Action Plan 2017-2021, Dún Laoghaire Rathdown Biodiversity Plan 2009-2013, County Wicklow Biodiversity Action Plan 2010-2015 and the All Ireland Pollinator Plan 2021-2025 in order to create areas of ecological enhancement and a biodiversity net gain.

4no. Rocket Bat Boxes – a free-standing chamber on free standing poles - will be provided in dark zones within woodland and treeline habitats; 14no. summer bat boxes will be provided on mature trees; 10no. integrated bat boxes will be built into the car park level of apartment blocks A & B on the eastern and northern elevations; 10no. bird nesting boxes, including No 2 Swift nesting box, will be attached to existing trees along the northern and eastern boundaries or on standalone poles; 10no. insect hotels will be provided in wild-flower meadow areas or on roofs..



FIG 110. BIODIVERSITY MEASURES



FIG 111. BIODIVERSITY MEASURES

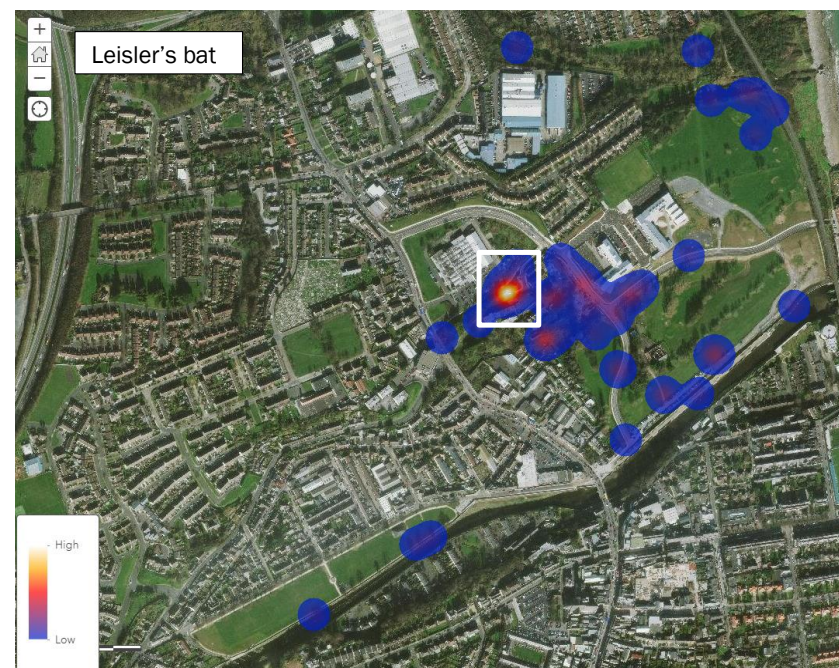
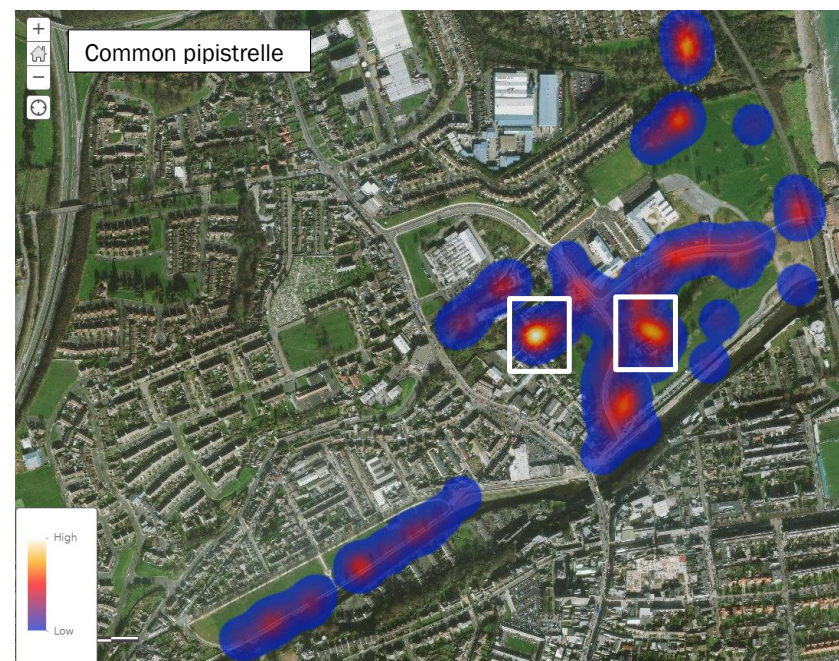


FIG 112. BAT FLIGHT ROUTES



FIG 113. BIODIVERSITY MEASURES

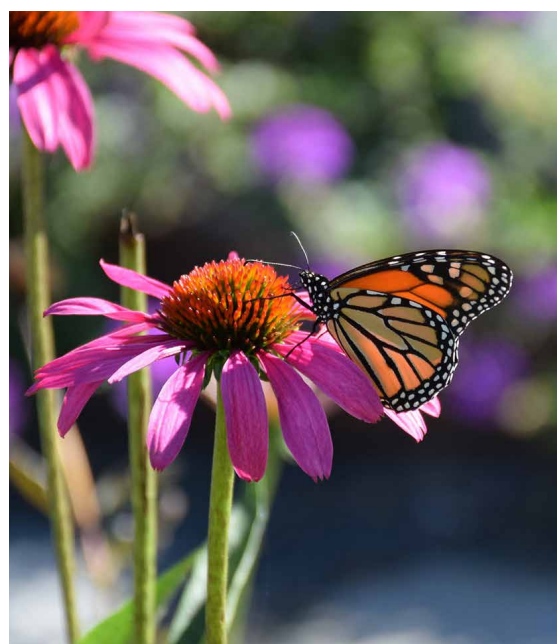


FIG 114. BIODIVERSITY MEASURES



FIG 115. BIODIVERSITY MEASURES

LIGHTING & SAFE BY DESIGN

The lighting levels proposed to be incorporated within the scheme will comply with all necessary regulations and the layout has been agreed with DLRC. A variety of lighting sources will be deployed for each of the spaces with standard LED fittings used on main road and footpath routes throughout the development. The lighting layout has been fully coordinated to ensure no conflicts with tree planting locations in order to maintain safe lighting levels and avoid any areas of shadowing.

Key focal open spaces such as the Market Square and the entrance areas to the main apartment blocks will include feature decorative lighting columns to highlight the importance of the space and provide a distinctive character. Street furniture and steps within the Market Square will also incorporate recessed feature lighting to provide an enhanced character to the space and ensure they are safe to use at all times of the year.

All areas of open space will be lit to required levels for safety and security with specialist fittings proposed within the Coastal Gardens area to avoid potential impact on this existing wildlife corridor.

The scheme has been arranged to allow for users and occupants to be actively engaged in the surveillance of their surrounding public environment. This has been achieved by locating living spaces to allow for passive surveillance of all areas of open space, providing suitable lighting levels and instilling a responsibility for their local public realm.



FIG 116. LIGHTING EXAMPLES



FIG 117. LIGHTING EXAMPLES



FIG 118. LIGHTING EXAMPLES



FIG 119. LIGHTING EXAMPLES

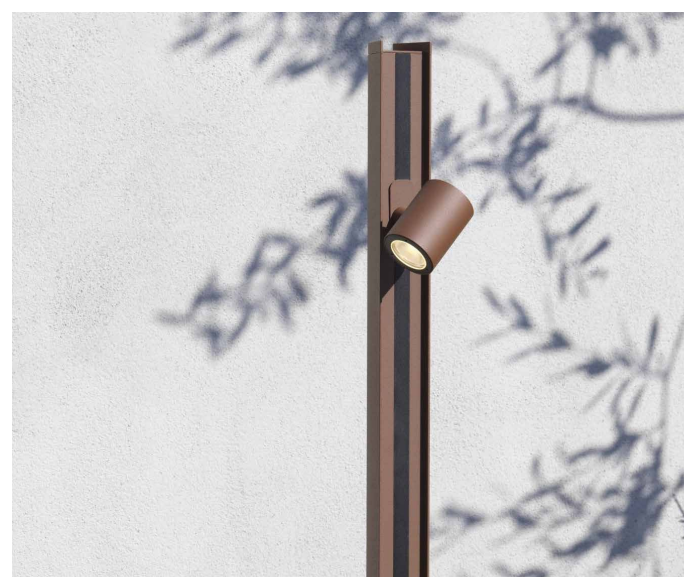


FIG 120. LIGHTING EXAMPLES



FIG 121. LIGHTING EXAMPLES



UNIVERSAL ACCESS

The scheme has been designed to incorporate the following principles:

- Access routes to the facilities and services within the development have been maximized for all future users of the scheme.
- Accessible routes to adjoining pedestrian routes are proposed, accommodating level changes on the most inclusive and sustainable way.
- Accessible drop-off points will be within 50m of each apartment and duplex block with entrance doors designed to ensure that people can use them without requiring assistance.
- All houses and apartments will have Part-M compliant access into the buildings.

All areas of the proposed development will be fully accessible with hard landscape materials selected to ensure universal access. Levels and gradients have been designed in line with DMURS, Part M of the Building Regulations accessibility requirements and DLR Policy Objective PHP36: Inclusive Design & Universal Access. The scheme has been designed to provide accessible routes throughout the site which connect with all open space areas. These routes contain features for all age groups including play provision and seating/resting areas. All street furniture within public and semi-private areas of the development will meet the required levels of visual contrast with adjacent surroundings to ensure they do not represent a hazard and all stepped level changes will be fully demarcated. The location of all street furniture has been developed to ensure it does not cause a potential hazard for partially sighted people.

Paving selection will comply with current regulations in regard to Part M of the Building Regulations, ensuring safe entry, exit and safe passage throughout the space. LRV values will be compliant to ensure good visual contrast between various landscape elements such as step treads and risers. All designated road crossing points will be defined by tactile paving to the appropriate standards and this has been fully coordinated with the roads engineers.

A mix of high quality natural aggregate finish paving setts and flags will be used for the key public spaces at the Market Square and the entrance plazas to the main apartment blocks to identify these areas as key nodes within the development and maintain the quality feel of the public realm.



FIG 122. ACCESSIBILITY REQUIREMENTS



FIG 123. ACCESSIBILITY REQUIREMENTS



FIG 124. ACCESSIBILITY REQUIREMENTS



FIG 125. ACCESSIBILITY REQUIREMENTS



FIG 126. ACCESSIBILITY REQUIREMENTS



LANDSCAPE SPECIFICATION

GENERALLY

Landscape works to 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). When using pesticides the Contractor must use a certified operator and take appropriate safety precautions in accordance with the Control of Pesticides Regulations 1986 (COPR) and the Plant Protection Products Regulations 1993 (PPPR). All fertilisers are to be applied by qualified staff to avoid the action of plasmolysis.

Top soil to be tested and approved by a Top Soil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report, if necessary, according to BS 4428: 1989 'Code of Practice for General Landscape Operations'.

All Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

All tree works shall conform with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

All top soil to conform to BS 3882:2015 - Specification for Topsoil.

All planting species shall be carefully selected to survive the potentially harsh coastal conditions.

GROUND PREPARATION

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 25mm in diameter, roots, and other extraneous matter. Grass and weeds shall be sprayed with 'Glyphosate' or similar COSHH approved herbicide. Topsoil Depths: spread over prepared subsoil in layers not exceeding 150 mm, each layer firmed before spreading the next. Top Soils shall comply with BS 3882:2015 - Specification for Top Soil. Overall minimum depths after firming and settlement to be:

Shrub areas	500 mm
Grass areas	150mm

Planted areas to be cultivated to a depth of 300mm by hand or rotovator, incorporating planting compost, soil improver and fertilizer base dressing of the types. The topsoil shall have been reduced to a fine tilth on completion of the cultivation works. Lightweight soil mixes to be used for podium level and roof terrace planting beds.

PROPOSED TREE PLANTING

Trees supply and planting shall correspond to BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. Planting of trees shall be undertaken in favourable weather conditions between October 31st to March 31st unless trees have been prepared for out of season planting.

Tree pits shall be excavated to suitable dimensions to accommodate root-balls with bases and sides broken up to a minimum depth of 150mm to assist drainage and root penetration. Any unsuitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off-site. All tree pits shall be backfilled, after planting, with a 3:1 volume mixture of topsoil and mulching compost/manure or similar approved.

The planted trees shall be full and well-shaped with crowns thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 4043:1989 Recommendations for transplanting root-balled trees.

PROPOSED HEDGE PLANTING

Screen hedge to be planted at 4 per linear metre. Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting strip to be 500mm wide x 300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of strip, fertiliser 35g. 50mm depth bark mulch dressing on completion of planting.

PROPOSED SHRUB PLANTING

Shrub plants to be planted at 3 to 4 plants per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g. 75mm depth bark mulch dressing on completion of planting.

PROPOSED TURF AREAS

All grass areas to be high grade turf rolls laid on 150mm depth lightweight soil mix.

PERFORMANCE CRITERIA

Performance criteria are indicators for assessing the quality and success of the particular plant mixtures used for a purpose i.e. screen planting, seeding, tree planting etc.

Such indicators will be based upon aspects such as:

Health and condition of planting;

Plant growth;

and Achievement of desired visual effect.

MAINTENANCE

A Landscape Management & Maintenance Plan will be prepared to include details on weeding, spot herbiciding, watering, planting management, control of insects/diseases and grass mowing.

Initial landscape operations will be undertaken by an ALCI member.

The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.



HARDSCAPE MATERIALS TYPE



FIG 127.



FIG 128.

HARDSCAPE
CONCRETE SETT
PAVING



FIG 130.

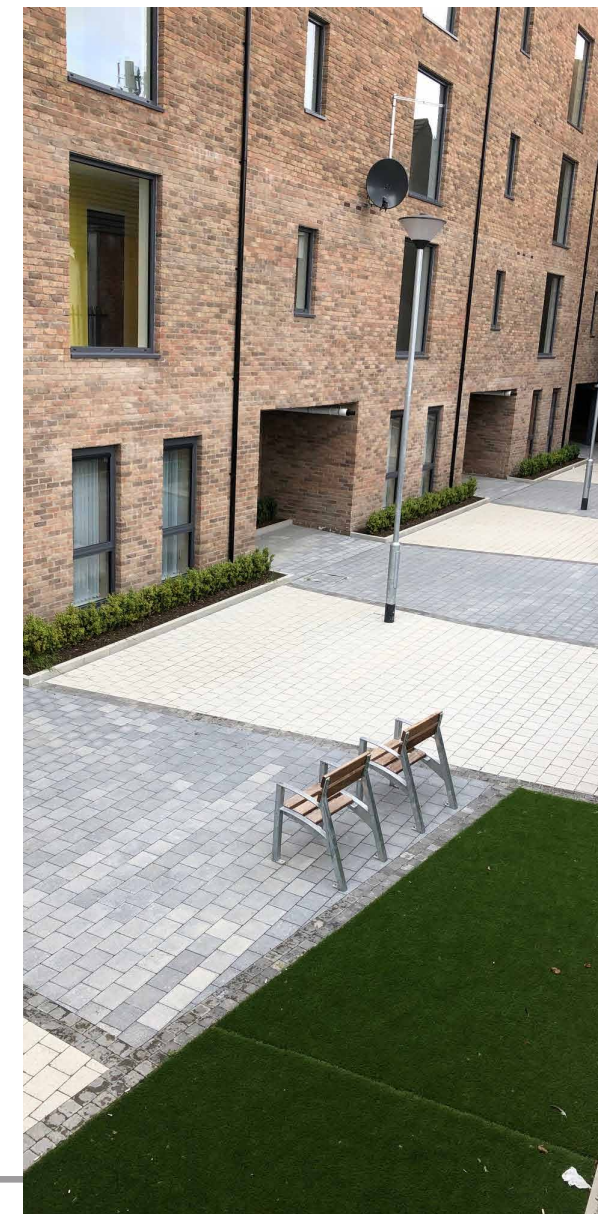


FIG 131.



FIG 129.



COASTAL QUARTER, BRAY

HARDSCAPE MATERIALS TYPE



FIG 132.



FIG 133.

HARDSCAPE
EXPOSED AGGREGATE
CONCRETE
PAVING



FIG 134.

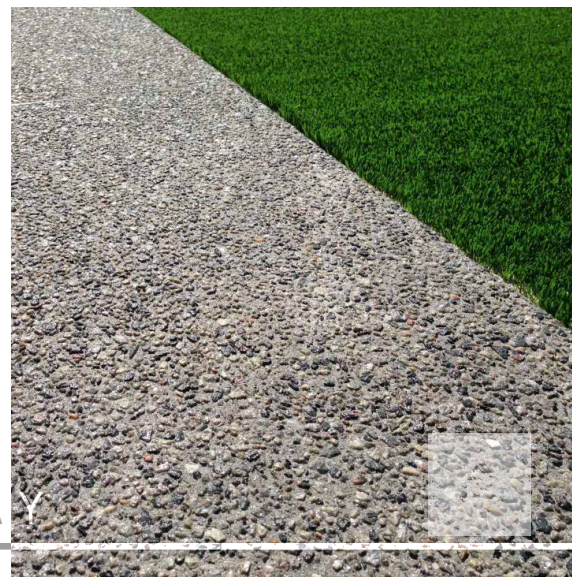


FIG 135.



FIG 136.

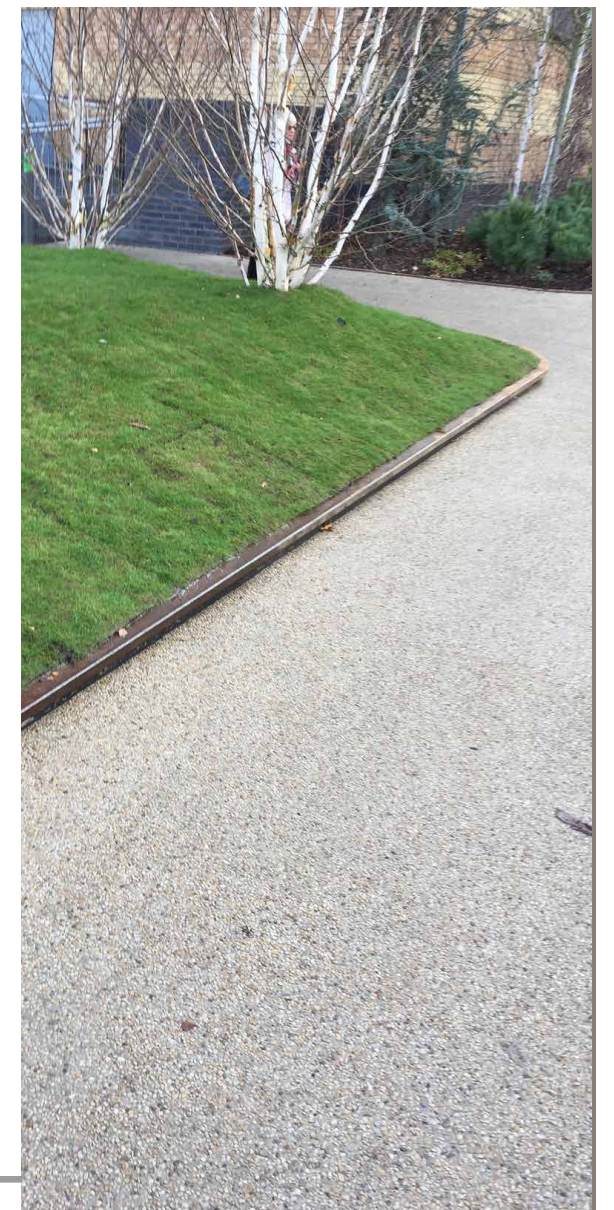


FIG 137.

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