

LANDSCAPE DESIGN STATEMENT
Cherry Orchard Point
October 2023

CONTENTS

<u>SITE DESCRIPTION</u>	3
<u>LANDSCAPE PROVISION SCHEDULE</u>	5
<u>FROM VISION AND CONCEPT TO LANDSCAPE DESIGN</u>	7
0 NATIONAL POLICY AND GUIDELINES REVIEW	8
1 HEALTHY PLACEMAKING	9
2 CONTEXT: CONNECTIVITY, PERMEABILITY AND INTEGRATION IN EXISTING COMMUNITY	14
3 CONTEXT: GREEN INFRASTRUCTURE	18
4 UNIVERSAL DESIGN AND INCLUSIVITY AND ACCESSIBILITY	22
5 SAFETY AND SECURITY	32
6 BIODIVERSITY	50
7 NATURE BASED SOLUTIONS FOR SUDS	52
8 CLIMATE ACTION	55
<u>MANAGEMENT AND MAINTENANCE</u>	57
9 MANAGEMENT AND MAINTENANCE	57



SITE DESCRIPTION

The proposed development (GFA of c. 66,398sqm) involves the construction of a residential led mixed use scheme across 16 blocks contained within 9 buildings ranging in height from 4 to 15 storeys. The development includes the provision of 708no. residential apartments comprising 547no. cost rental and 161no. social / affordable units (28no. studio units, 263no. one-bed units, 368no. two-bed units and 49no. three-bed units, together with a convenience retail supermarket (2,523sq.m GFA), 7no. retail / commercial units (totalling 373sq,m GFA), community, arts and cultural spaces delivered across 13no. community and arts / cultural units (totalling 1,222sq.m GFA), and associated external events space and community gardens (1,157sq.m) and a childcare facility (672sq.m GFA) with associated external playing space (200sq.m) and all ancillary accommodation including sub stations, plant, refuse stores, cycle stores, and metre / comms rooms. The proposed development also includes the provision of landscaped public open space of 6,123 sq. m. including a public plaza, play space, outdoor fitness trail, communal amenity space of 5,596 sq. m. Private open space for the apartment units is achieved through the provision of balconies or terraces for all individual apartments.

The proposed development will also involve the provision of sufficient car parking (including accessible car parking) and bicycle parking spaces at undercroft and surface level throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, attenuation area, green and blue infrastructure including green roofs, PV panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply. Please refer to the statutory notices for full and complete description of the proposed development

SCHEDULE OF LANDSCAPE PROVISION

SCHEDULE OF LANDSCAPE PROVISION		
Open Space Category	Requirement	Provision under application
OPEN SPACE PROVISION		
Public Open Space	10% of net residential area The net residential site area in the proposed development (Phase 1) is 4.877 Ha for Phase 1 and the public open space requirement is thus 0.4877 Ha (10%).	The public open space consists of a neighbourhood park of 0.5514 Ha and a civic plaza of 0.609 Ha, together 0.6123 Ha (12.5%). It is noted that the planning application redline includes all of the neighbourhood park, and this is to deliver the park in its entirety rather than piecemeal. Cumulatively the amount of public open space proposed exceeds 10% and it is proposed that the oversupply is attributed to the future Phase 2 planning application. Refer to Architectural Design Statement chapter 4.0.
Community, Arts and Culture Spaces	Minimum 5% community, arts and culture spaces provision, predominantly internal spaces. Net residential floor area is 4.7235 ha. for Phase 1, and the 5% provision requirement is thus 2362 sq.m.	The space is predominantly provided internally as required, with 1222 sqm provided across blocks 2B, 3, 6 and 7. The remaining space is provided externally as a Community Event Space (630 sqm) and Community Garden (527 sqm) in the neighbourhood park of total area 1157 sqm. The proposed external Community, Arts and Culture space does not form part of the overall public open space calculation. The total area provided for Community, Arts and Culture Spaces is 2379 sq.m. Refer to Architectural Design Statement chapter 4.0.
Communal Open Space	Accessible and secured communal open space. Total are required 4394 sqm. Refer to Architectural Design Statement chapter 4.0.	Individual blocks provided with secured courtyard amenity communal spaces totalling 5,596 sq. m. Privacy planting of min 1.5 m depth is provided to ground floor private open space. Play spaces for toddlers and young children up to the age of 6, recreational lawn and seating are situated in the communal courtyard with regard to sunlight.
Private Open space	Gardens or patios/terraces for ground floor apartments and balconies to upper levels. Min depth 1.5m	1.5 m deep patios/terraces are provided for ground floor apartments and balconies to upper levels. Privacy planting strip is provided to ground floor private open space.
GREEN BUILDINGS		
Green roofs	Green/blue roofs to be provided to all development types with minimum coverage of 50% for intensive green roofs.	It is proposed to introduce a green roofing as a source control device on the roofs of all apartment blocks and commercial buildings on Phases 1, 3, & 4. It is proposed to cover 60% of the total suitable roof space with intensive green roof with a substrate of minimum 200mm, totalling a cumulative green roof area of 14 909 sq.m. A mix of sedum and drought tolerant native wildflowers is proposed subject to fire safety review. Refer to engineer's Water Management Plan for further detail.
Vertical greening	N/A	The brick facades will be reviewed at detailed design stage for their ability to take self-clinging plants without it becoming a security or fire issue.
RECREATION		

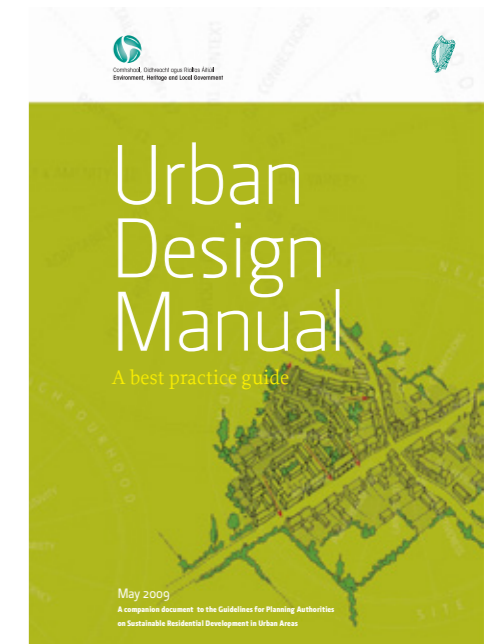
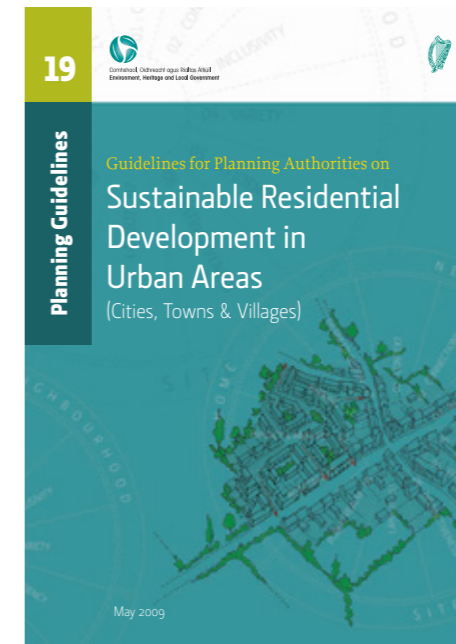
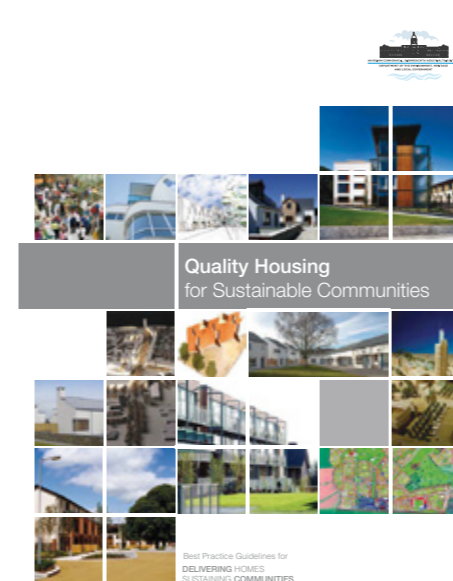
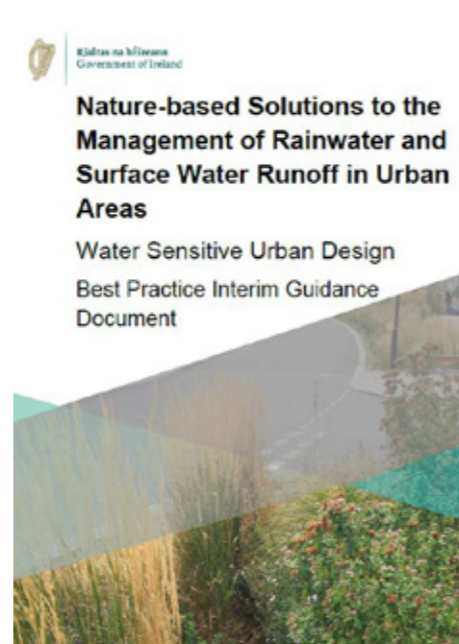
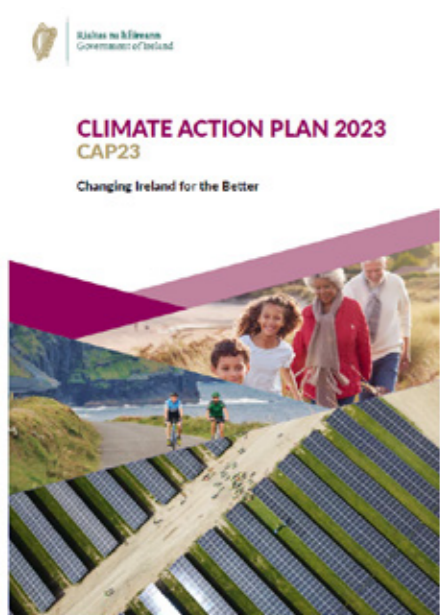
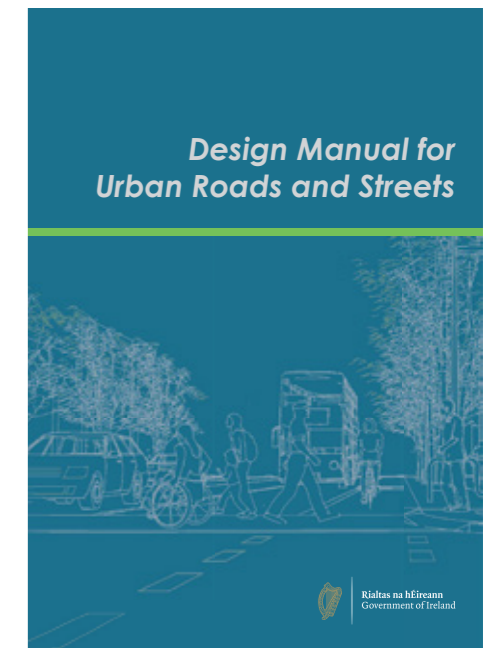
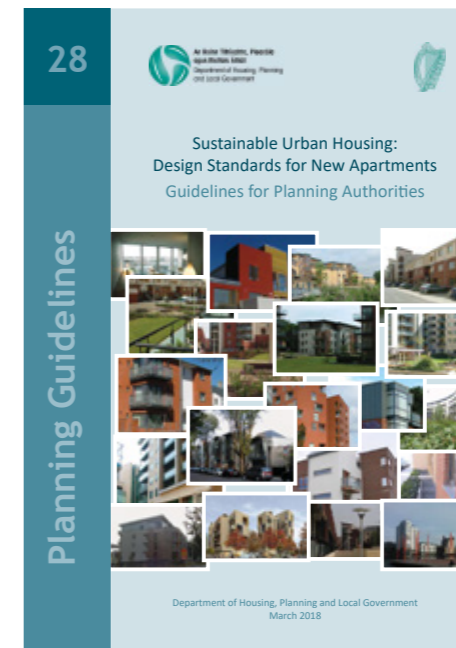
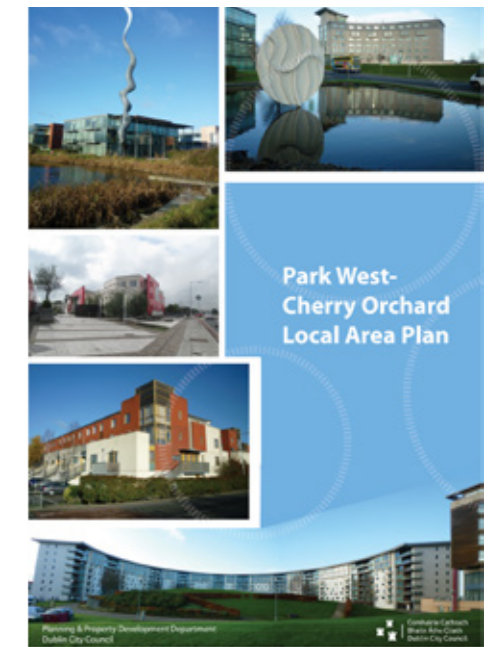
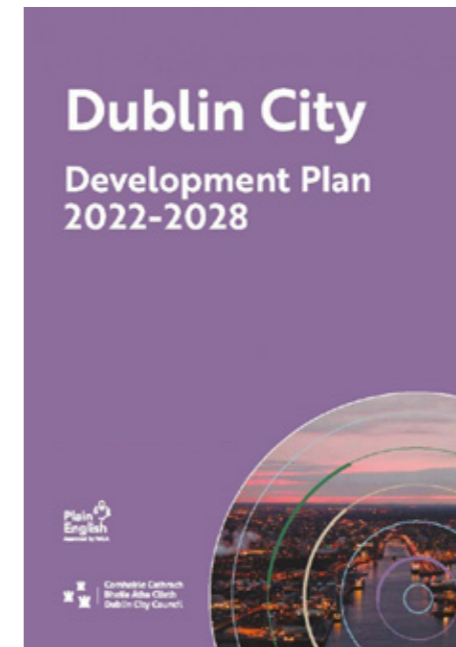
Children's play space	Within private open space associated with individual apartments within small play spaces (85-100 sqm) for toddlers and children up to the age of six within play areas (200-400 sqm) for older children and young teenagers	Toddler and young children play spaces integrated in apartments courtyards. A large nature inclusive playground for toddlers, and children up to the age of six as well as for older children and teenagers of 706 sqm is provided in the public park. Additionally, a 200 sq. m. toddler playground associated with the proposed Creche is provided. A multi-use games area is also provided in the public park.
Play units/elements	N/A EN1176 & EN1177 compliant	Nature inclusive playground in the public open space equipment: Younger children play: 1no Willow tunnel, timber steppingstones and logs, 1no Boat play structure, 1no small slide, 3no bee springers, mounding. Older children play: Timber steppingstones and logs, 1no rope bridge, 1no agility trail, 1no slide, mounding. Additional incidental playful elements in the public parks are 3no hammocks. All play equipment EN1176 & EN1177 compliant
Active units:	N/A	Trim trail: overhead ladder, hurdles, over and under, balance beam, accessible bicycle and accessible arm bicycle Calisthenics outdoor gym with combination of workout stations: for example, vertical climbing pole, sit-up bench, overhead ladder, parallel bars, push up bar, pull up bar. Table tennis 2no Multi-use games area

FROM VISION AND CONCEPT TO LANDSCAPE DESIGN

0. NATIONAL POLICIES AND GUIDELINES REVIEW

The landscape design is informed by the following guidelines and policies. At the start of each chapter of the Landscape design statement, the relevant policies and guidelines are highlighted together with the main points of these policies and guidelines that have been incorporated into the design.

- NATIONAL PLANNING FRAMEWORK, PROJECT IRELAND 2040
- DUBLIN CITY DEVELOPMENT PLAN 2022-2028
- PARK WEST CHERRY ORCHARD LAP 2019
- QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES - BEST PRACTICE GUIDELINES (2007)
- GUIDELINES FOR PLANING AUTHORITIES ON SUSTAINABLE RESIDENTIAL DEVELOPMENTS IN URBAN AREAS (2009)
- URBAN DESIGN MANUAL - BEST PRACTICE GUIDE (2009)
- DESIGN MANUAL FOR QUALITY HOUSING (2022)
- SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS (2023)
- DESIGN MANUAL FOR URBAN STREETS AND ROADS (DMURS)
- ALL IRELAND POLLINATOR PLAN (2021-2025) AND PLANTING CODE
- CLIMATE ACTION PLAN (2023)
- NATURE-BASED SOLUTIONS TO THE MANAGEMENT OF RAINWATER AND SURFACE WATER RUNOFF IN URBAN AREAS - BEST PRACTICE INTERIM GUIDANCE DOCUMENT (2022)



1. HEALTHY PLACEMAKING

National Planning Framework, project Ireland 2040 (NPF)

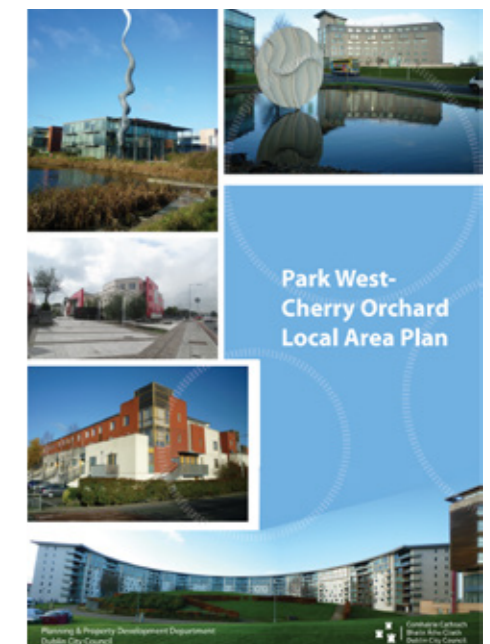
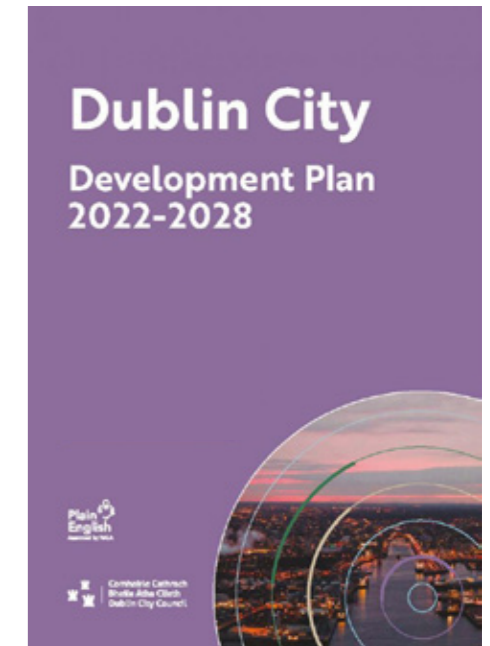
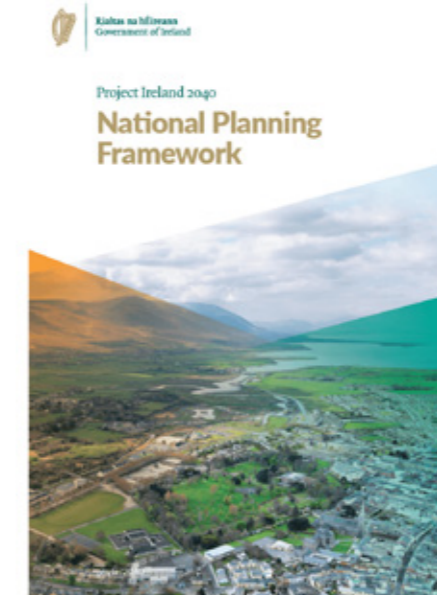
- Focus on the link between public health, community wellbeing and the physical design of the environment
- Empowering and enabling individuals and communities to make healthier choices
- Enhancing public health by encouraging and facilitating more active lifestyles by creating a more walkable and cycling friendly urban environment.
- Opportunities for physical activity and social interactions- integrating physical activity facilities for all ages
- Clean environment - air and water quality

Dublin City Development Plan 2022-2028 (DCDP)

- Active recreation, physical activities, such as table tennis, outdoor gym etc. active transport
- Catering for all
- Facilitate active travel
- Green infrastructure, greening measures

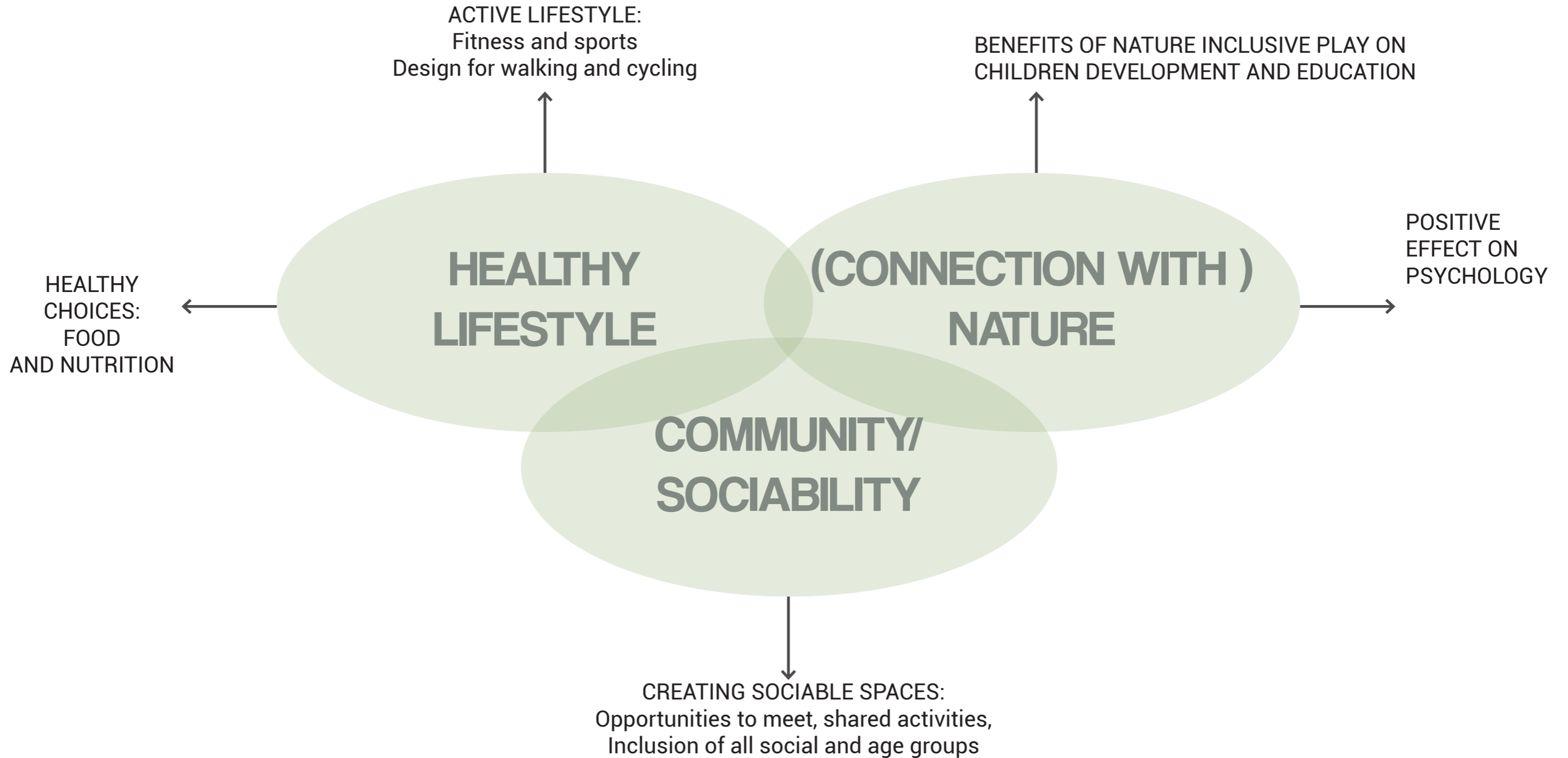
Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- “Slí na Sláinte” route promoting active and healthy lifestyles
- Play as essential for children health



Cherry Orchard Point - a healthy neighbourhood for a healthy community

The aim of the landscape design is to contribute to healthy place making with particular regard to healthy lifestyle, nature inclusive design which has not only positive effect on a healthy biodiverse environment but also on the psychology of the residents and education and development of children and young adults; and with focus on creating a space for a healthy community.



Note: all three areas are inter-related, e.g. community gardens or team sports play a role in both healthy lifestyle and Sociability, or sports in a natural environment benefits on psychology etc.

Healthy lifestyle

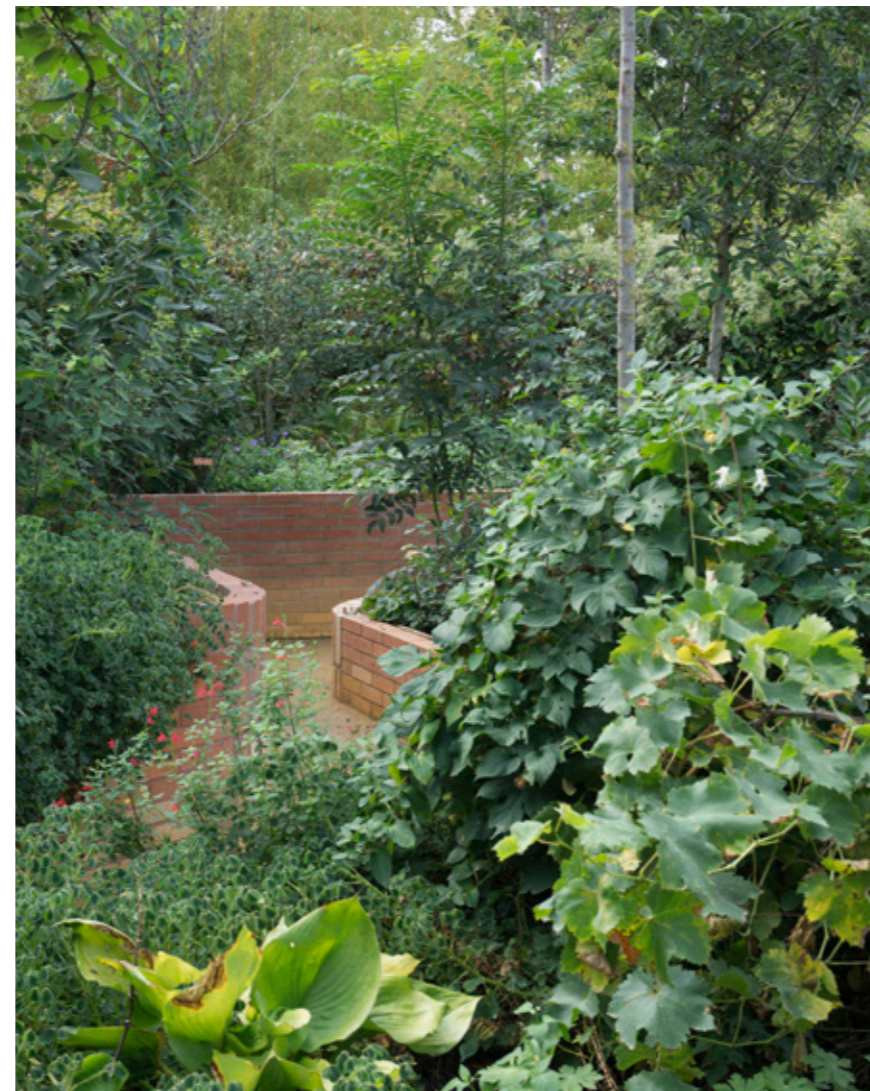
When talking about healthy lifestyle, we focus mainly on two factors - active lifestyle, but also healthy diet.

To promote an active lifestyle, opportunities for fitness and sports are incorporated, such as a running track, trim trail, callisthenics outdoor gym, kick-about amenity lawn, table tennis and multipurpose games area etc.

Promoting active travel is also part of an active lifestyle, which is why pedestrians and cyclists are prioritised. The park is vehicle free and the local residential streets are designed as cul de sacs for vehicular transport while keeping cycle and pedestrian connectivity across to the park and neighborhood. The streets are also proposed as woonerf or living streets.

To promote a healthy diet, food production is introduced into the public space and green infrastructure (DCDP Green infrastructure objective GIO28) in the form of community gardens

and extensive edible landscaping - food forest and hedgerows (foraging), orchards, fruit trees, berry bearing shrubs, perennial herbs etc. The aim of this is also to create space for education on food and gardening and activities related to these for all the members of the community.



Sports amenities

Tiny edible food forest, The Garden of Soil (R)evolution, Chaumont sur Loire, M+A

Rijnvliet edible neighbourhood incorporates fruit trees and berry bushes such as Currants into planting

Connection with nature

An increasing number of studies have recognised the importance of outdoor recreation and access to natural environment for mental health. As an example, 'Get Walking Ireland' (Coillte & Mental Health Ireland) Woodlands for Health Programme was evaluated by University College Dublin and the HSE. The finding included improvements of mood and reductions in thoughts of suicide, guilt and low self-esteem. Access to open space and open air activities has also proven to be a vital resource during the Covid pandemic.

An increasing number of studies recognise the positive impact of nature on children's play and social behaviours. (eg. Dowdell, K., Gray, T. & Malone, K. Nature and its Influence on Children's Outdoor Play. Journal of Outdoor and Environmental Education 15, 24–35, 2011). Natural environments support children's imaginative play, the development of positive relationships and allows for the environment to become a place of learning. It also has an impact on the social behaviour and structure - imagination becomes as valued as physical abilities.

The landscape design introduces a large nature inclusive playground as an amenity space not only for the new residents but also the existing residents from the surrounding area.

The diversity and character of the planting aims to maximise nature experience and the diversity of amenities in the outdoor space aims to encourage visitors and residents to spend time outdoors.



LCHE014 LDA Cherry Orchard
Landscape Design Statement October 2023



Community & sociability

Positive social relations have without a doubt a strong impact on our psychology. Moreover, studies have shown, that living a social life and being part of a community may have an impact on longevity.

The landscape design is promoting community by creating sociable spaces where people can gather, sit together, and share in community activities, such as teams sports or gardening.

The aim is also to create a balance between privacy and sociability. Therefore all ground floor patios and apartments have a privacy planting strip screening them from the communal and public spaces, but direct access from ground floor apartments and patios onto the communal and public space is maximised, creating an active edge to the central park and communal courtyards. Furthermore, indoor communal spaces are located on the ground floor of apartment blocks with direct access to the public and communal space. The same principle applies for the local streets that are designed as woonerf type streets with shared surface, prioritising pedestrians and cyclists, and creating seating and gathering opportunities.



Balance between Privacy and Sociability, privacy screening (planting, swale timber panels, distance from communal shared space), but direct access to communal courtyard space from apartments



Large picnic tables to sit/eat together



Sociability: seating "together"



Team games and play



Community activities across generations, an social groups

2. CONTEXT: CONNECTIVITY AND PERMEABILITY AND INTEGRATION IN EXISTING COMMUNITY

National Planning Framework, project Ireland 2040 (NPF)

- With planning and transport strategies in cities and urban areas with a major focus on walking and cycling routes, including targeted measures to enhance permeability and connectivity

Dublin City Development Plan 2022-2028 (DCDP)

- Support of permeable connected and well-linked city and avoid gated residential developments
- Connected green infrastructure avoiding fragmentation, linking parks with green streets etc.
- Connected open spaces
- Integrated communities and social inclusion
- One of the main aims for Strategic Development Regeneration Area 4 Park West/Cherry Orchard is a sustainable integrated neighborhood, fully integrated new community in existing community, with enhanced connectivity

Park West - Cherry Orchard Local Area Plan 2019 (LAP)

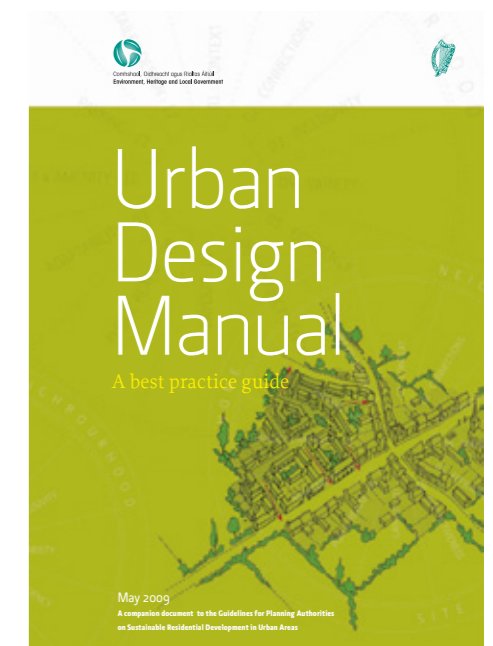
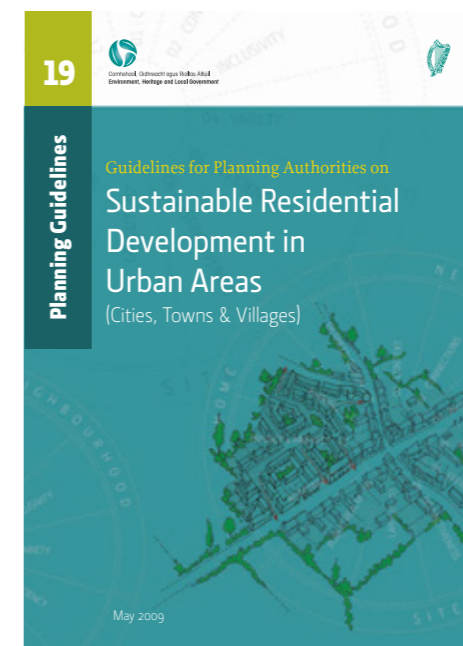
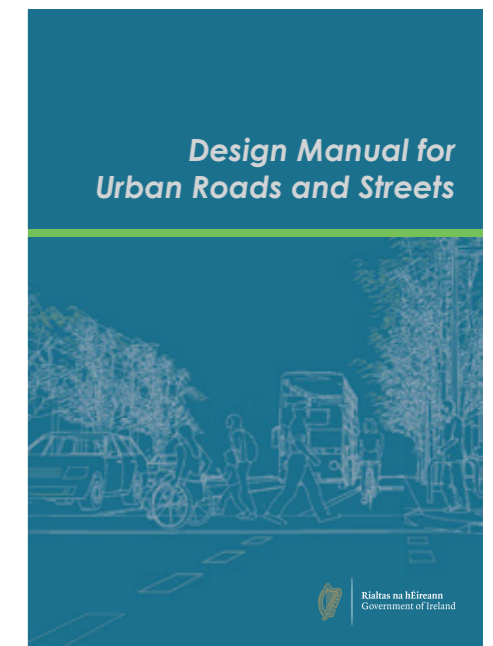
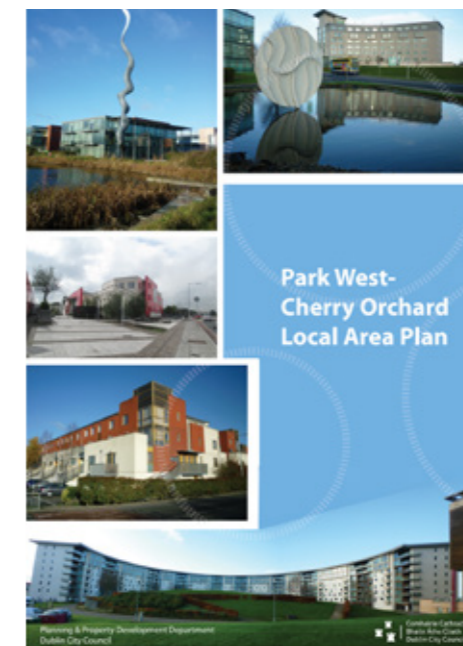
- Improve accessibility connectivity and promote sustainable modes of transport
- Permeable and safe environment
- Connected with existing public spaces into a system, and connected parks and GI
- Create a new commercial destination near train station

Guidelines for Planning Authorities on Sustainable residential Developments in Urban areas, and Urban Design Manual - a Best Practice guide (2009)

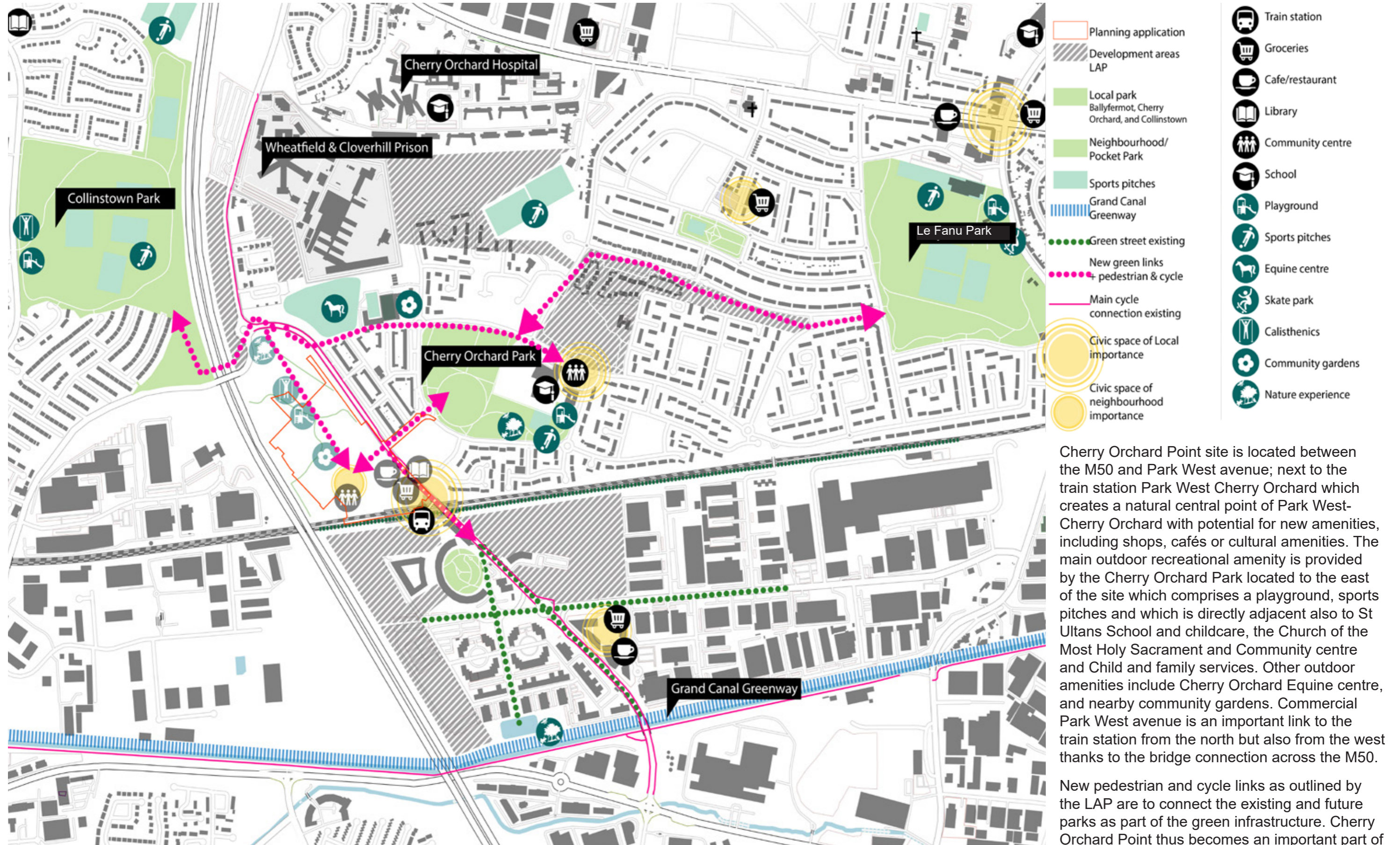
- Criteria Context
- Criteria Connections- attractive routes in and out the new development for walking and cycling, linking into existing routes mixed used

DMURS

- Promotes higher levels of permeability, in particular for more sustainable forms of transport - pedestrians and cyclists with possible restrictions on the movement of private vehicles



Environs - amenity






Cherry Orchard Point site is located between the M50 and Park West avenue; next to the train station Park West Cherry Orchard which creates a natural central point of Park West-Cherry Orchard with potential for new amenities, including shops, cafés or cultural amenities. The main outdoor recreational amenity is provided by the Cherry Orchard Park located to the east of the site which comprises a playground, sports pitches and which is directly adjacent also to St Ultans School and childcare, the Church of the Most Holy Sacrament and Community centre and Child and family services. Other outdoor amenities include Cherry Orchard Equine centre, and nearby community gardens. Commercial Park West avenue is an important link to the train station from the north but also from the west thanks to the bridge connection across the M50.

New pedestrian and cycle links as outlined by the LAP are to connect the existing and future parks as part of the green infrastructure. Cherry Orchard Point thus becomes an important part of the green infrastructure connecting with Cherry Park further through future green link to Le Fanu Park.

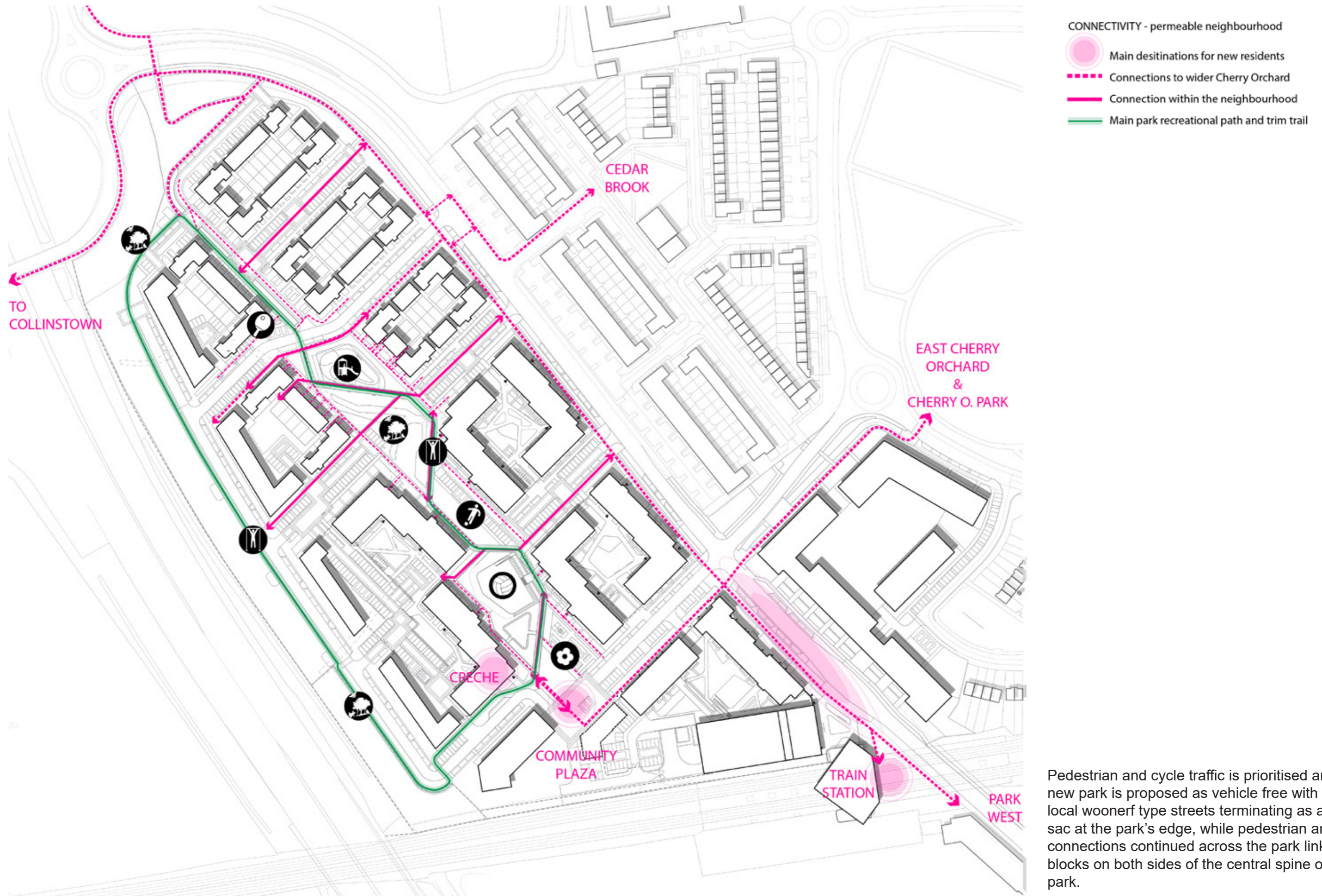
Connectivity - Integration in existing neighbourhood



- CONNECTIVITY - integrated neighbourhood
-  Main destinations for new residents
 -  Connections to wider Cherry Orchard
 -  Main park recreational path and trim trail

A new park is proposed for Cherry Orchard Point with a main recreational path and trim trail and a series of amenity spaces, such as outdoor gym, multi-purpose games area, trim trail, nature inclusive play, table tennis but also nature experiences. The New Street becomes an important green link connecting the new residential area and park with east Cherry Orchard as well as Cherry Orchard Park. Park West Avenue remains an important link from the North but also from Collinstown to the train station and further to Park West. The new recreational route in Cherry Orchard Point provides an alternative recreational route through the new park. A new crossing is also proposed to connect the Cherry Orchard Point and Cedar Brook and make the new park accessible to existing residents.

Connectivity - Permeability through new neighbourhood



Pedestrian and cycle traffic is prioritised and the new park is proposed as vehicle free with the local woonerf type streets terminating as a cul de sac at the park's edge, while pedestrian and cycle connections continued across the park linking the blocks on both sides of the central spine of the park.

3. CONTEXT: GREEN INFRASTRUCTURE

Dublin City Development Plan 2022-2028 (DCDP)

- Accessibility for all, avoid gated residential development, gated sports pitches etc.
- Multi functionality
- Contribute to active lifestyle
- Provides ecosystem services including pollination and food production incl. community gardens, air and water and air filtration, SuDS
- Helps to create character and sense of place
- Enhanced biodiversity an habitats creation, ecological corridors and steppingstones
- Role in mitigation and adaptation to Climate change
- Integrates nature-based solutions for SuDS to be integrated in GI
- Incorporate existing features - protection of existing trees and hedgerows
- Variety and hierarchy of planting to give visual variety

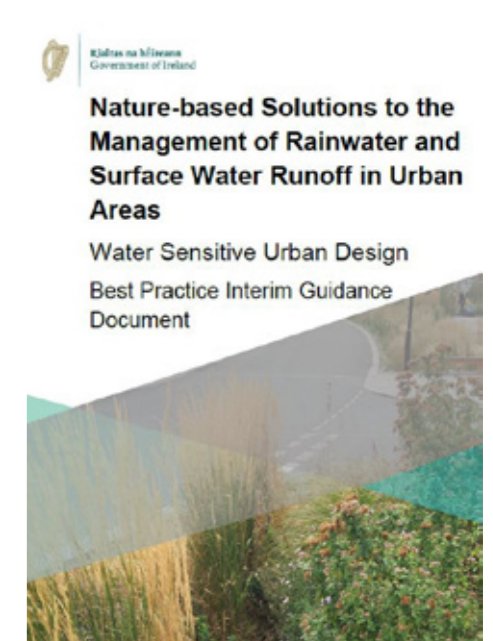
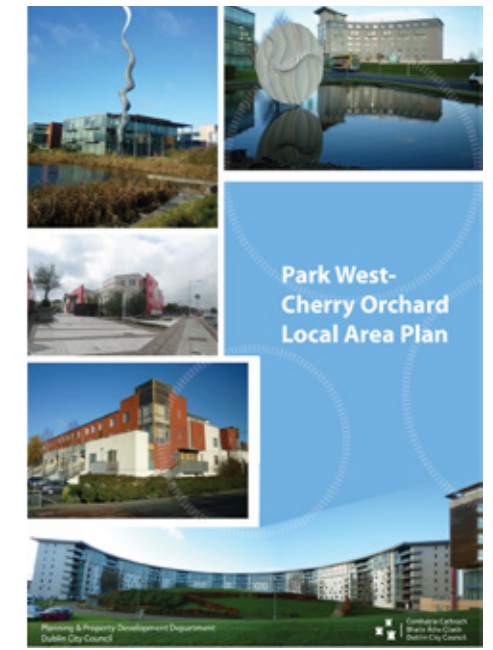
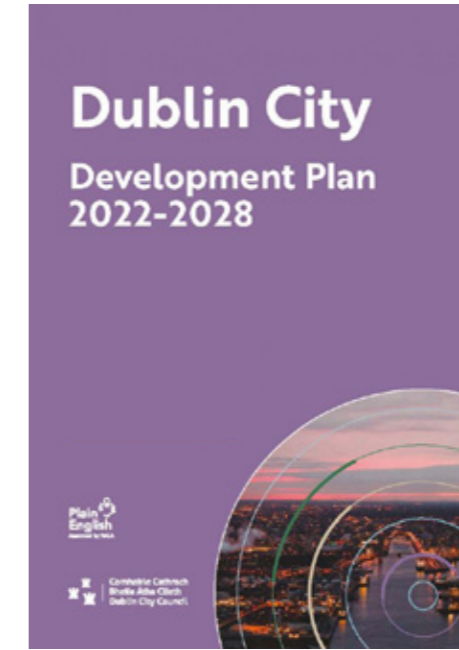
Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- Tree lined trees to connect parks and civic spaces
- Connection of Cherry orchard park and Fanu park
- GI to incorporate SuDS
- Improved amenity
- A green buffer zone to be accommodated along the boundary with the M50 as part of a green corridor
- Camac river catchment objective hydromorphology and water quality

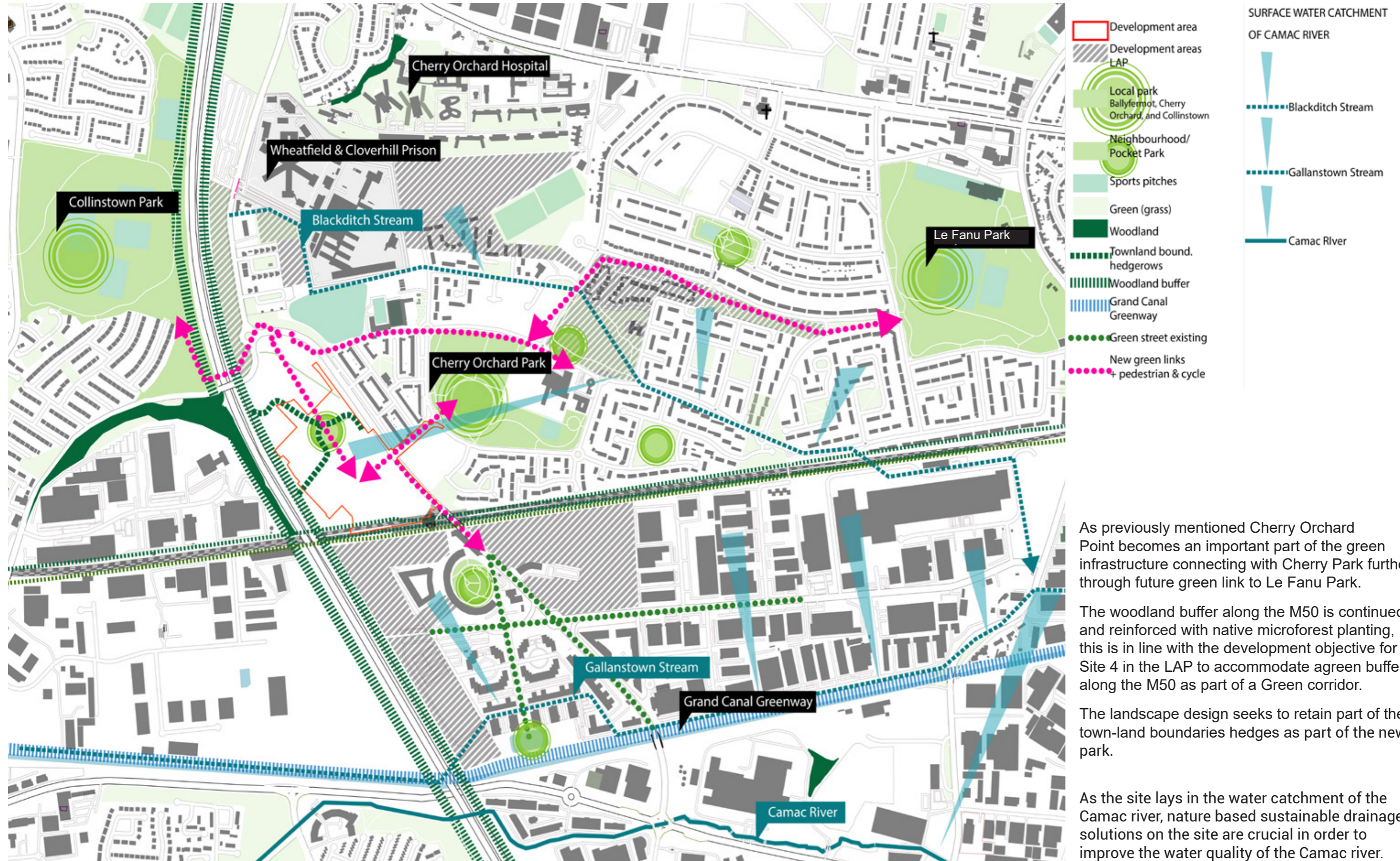
All Ireland Pollinator Plan (2021-2025) and planting code

Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Best practice

Interim Guidance document (2022)



Environs - green infrastructure



As previously mentioned Cherry Orchard Point becomes an important part of the green infrastructure connecting with Cherry Park further through future green link to Le Fanu Park.

The woodland buffer along the M50 is continued and reinforced with native microforest planting, this is in line with the development objective for Site 4 in the LAP to accommodate a green buffer along the M50 as part of a Green corridor.

The landscape design seeks to retain part of the town-land boundaries hedges as part of the new park.

As the site lays in the water catchment of the Camac river, nature based sustainable drainage solutions on the site are crucial in order to improve the water quality of the Camac river.

Site - green infrastructure



GREEN INFRASTRUCTURE

- Natural biodiversity edge planting
- Semi-natural park and street planting
- Cultural courtyards

South-North Park axis

West-East green connection axis to Cherry Orchard Park

The natural biodiversity edge of the site comprising of native microforest planting and native wildflower meadow connects both into the existing woodland planting along the M50 but also creates an ecological stepping stone in the east-west direction, further connecting to Cherry Orchard Park.

The semi-natural park creates an important green link in the north-south direction, while the green New street creates the main east-west axis and connects the new park with Cherry Orchard Park. The planting in the park and the green streets consists mostly of native planting, but include also pollinator friendly blossoming species and fruiting species to increase both amenity and biodiversity.

The planting in the green communal courtyards includes ornamental plants and herb gardens.



NATURAL BIODIVERSITY EDGE

MORE QUIET ACTIVITIES, EMPHASIS ON NATURE AND BIODIVERSITY

Healthy lifestyle

- Exercise in nature: running/trim trail
- Reinforced tree planting to woodland for air purification

Nature experience

- Native planting for increased biodiversity
- variety of planting for biodiversity and visual variety: woodland, meadow, swales

Sociability

- Bringing activity to the western boundary - increased safety



SEMI-NATURAL PARK AND STREET

MAXIMUM AMENITY - THE HEART OF THE NEIGHBOURHOOD

Healthy lifestyle

- Exercise in nature: running/trim trail, team sports, kick-about space, outdoor gym, table tennis
- Food focus: edible forest planting, orchards and fruit trees, community garden

Nature experience

- variety of planting for biodiversity and visual variety: mostly native planting for increased biodiversity with additional planting of fruit trees, amenity lawn and community gardens
- woodland, meadow, swales
- Nature inclusive playground

Sociability

- Group and community building activities (group sports, gym, playground, com. gardens)
- Direct access from buildings onto park



COURTYARDS

BALANCE BETWEEN PRIVACY AND SOCIABILITY

Healthy lifestyle

- Exercise - amenity lawn
- Food: herb planting, berry bearing tree and shrub planting

Nature experience

- Focus in planting on edible and medicinal species, focus on pollinator friendly planting and planting with seasonal interest (flowering herbs, autumn coloured leaves etc.)
- variety of planting for biodiversity and visual variety: perennial and herb planting, amenity lawn, edible berry bearing shrub planting and fruit tree planting

Sociability

- While keeping privacy to ground floor patios and apartments, providing a direct access to courtyard
- Seating spaces and toddler play in central sunny space of the courtyard

For further details on planting, please refer to planting plan, details and Landscape materials, equipment and planting report.

4. ACCESSIBILITY, UNIVERSAL DESIGN AND INCLUSIVITY

National Planning Framework, project Ireland 2040 (NPF)

- Universal design and accessibility for all

Dublin City Development Plan 2022-2028 (DCDP)

- Social inclusion
- Age friendly city
- Youth friendly city
- Universal design, inclusivity and accessibility

Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- Inclusivity and amenity for a vibrant and active society

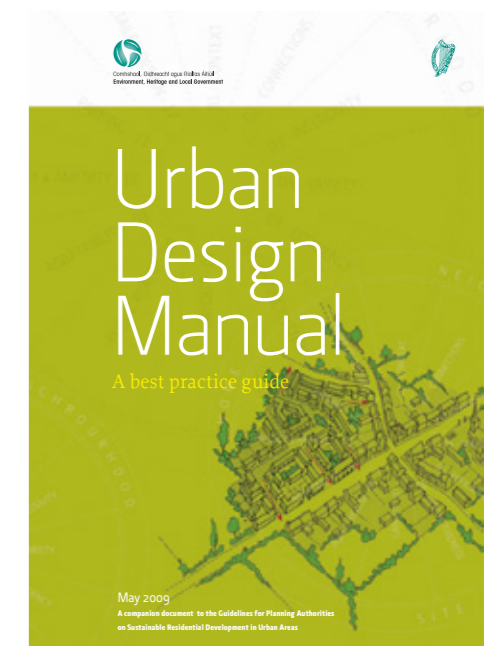
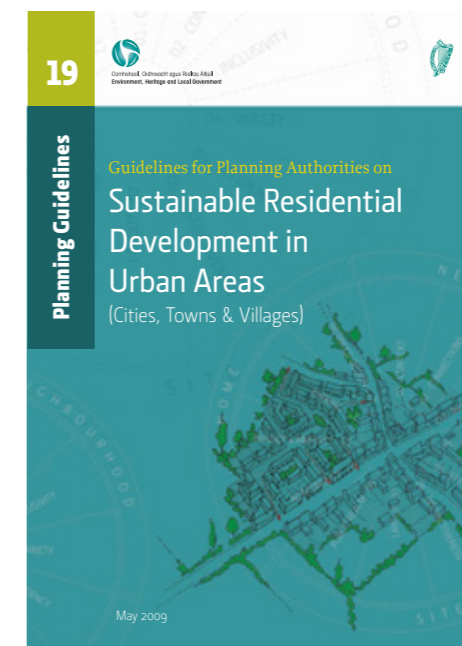
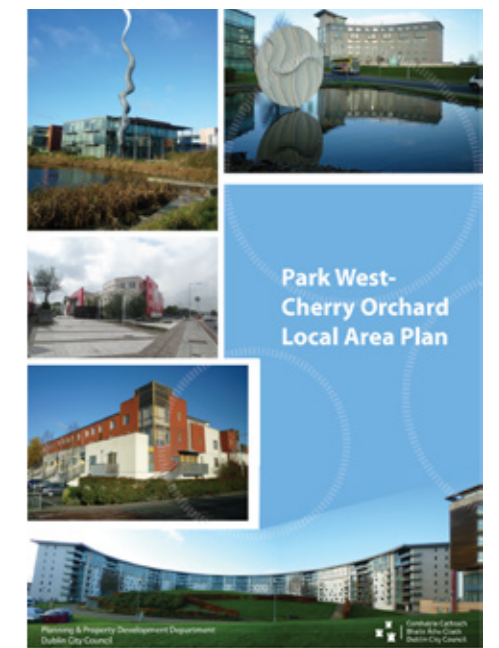
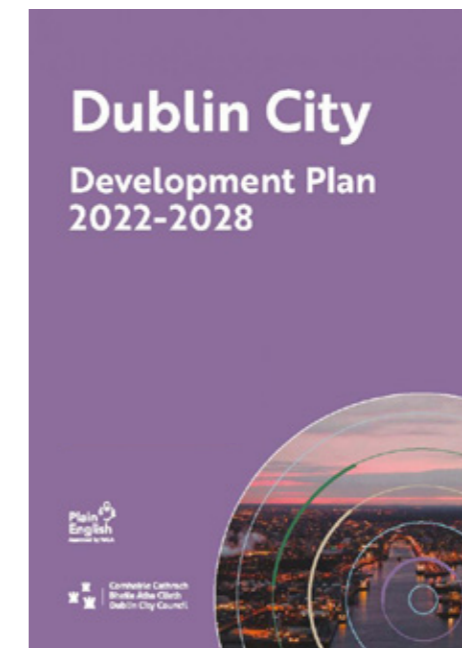
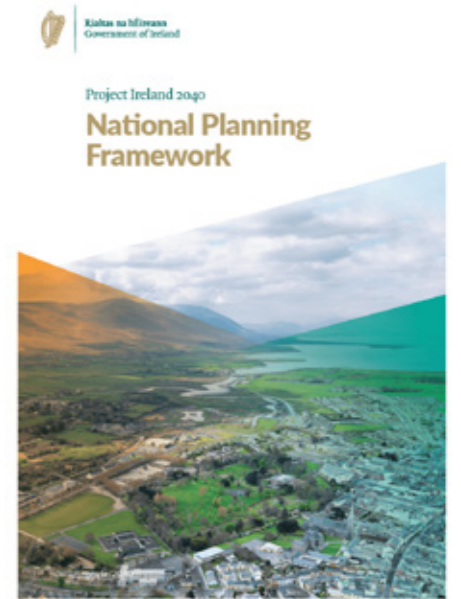
Guidelines for Planning Authorities on Sustainable residential Developments in Urban areas, and Urban Design

Manual - a Best Practice guide (2009)

- Promote social integration
- Good mix of activities
- Amenity for everyone













Sustainable Urban Housing: Design Standards for New Apartments (2023)

- 85-100 sqm toddler play in communal space
- 200-400 sqm play for older children and young teenagers



Amenity



-  Terraced landscape with a cherry orchard
-  Biodiversity/ Woodland experience
nativewoodland and food microforest
-  Table tennis - 4 tables
-  Nature inclusive playground 706 sqm
-  Callisthenics outdoor gym 250 sqm and
trim trail (4 stops)
-  Multipurpose lawn / Informal kick-about
space 390 sqm
-  Multi-purpose games area
-  Community garden 614 sqm and orchard
-  Supermarket
-  Shops/cafe
-  Toddler play in communal courtyards
85 - 100 sqm
-  Crèche play

The aim is to provide amenity and variety of activities for everyone, from playground for children and young families with children, sports amenities for all ages and abilities, including wheelchair accessible equipment, as well as spaces where all members can meet such as community gardens and event space.

Nature inclusive play

The playground in the central park is designed as a nature inclusive playground for all ages. Studies show that creating an interactive space with nature that triggers fantasy has a positive impact on children's play and social behaviours. Natural play enhances imaginative play as opposed to play equipment aiming largely to improve physical abilities. It also supports the development of positive relationships and allows for the environment to become a place of learning, it also has an impact on the social behaviour and structure - imagination becomes as valued as physical abilities

A diversity of play equipment is included in the playground including

- Integrating planting within the playground - meadow, trees, grasses - connection with nature
- Integrating natural structures: willow tunnel, timber stepping stones and logs
- Natural materials for play equipment - natural colour timber
- Natural loose materials: sand, wood-chip, tree leaves - encourages creative play
- Mounding - kept to a small height in order to maintain visual connectivity across the park, encourages creative play, adds visual appeal, creates diverse play options and helps to develop crucial sensory and motor skills

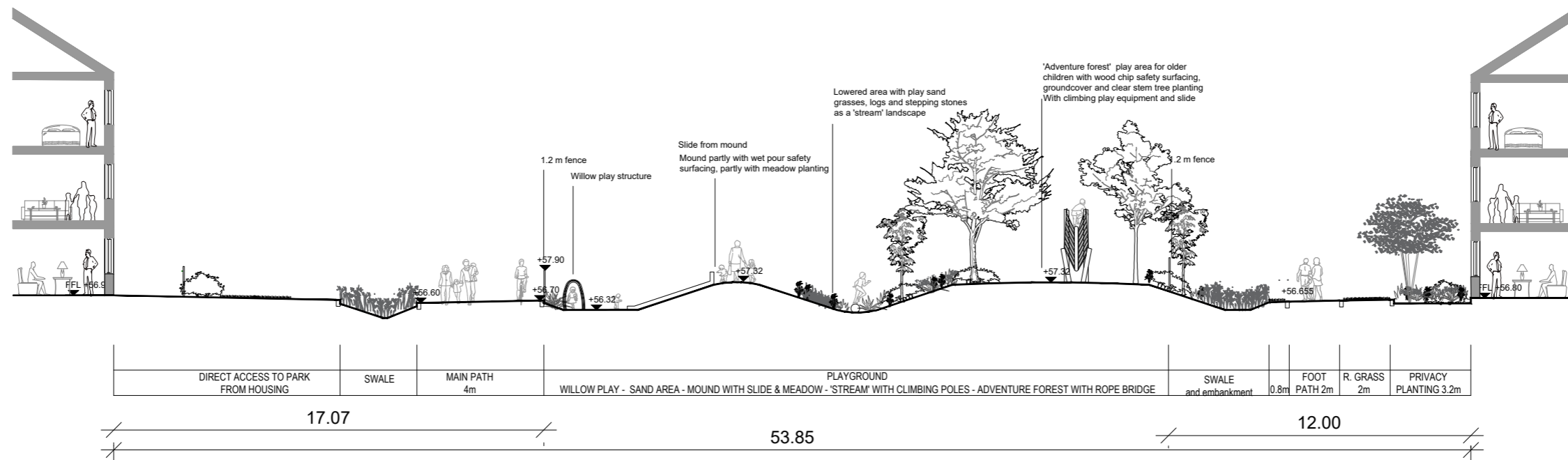


NATURE INCLUSIVE PLAYGROUND

Plan



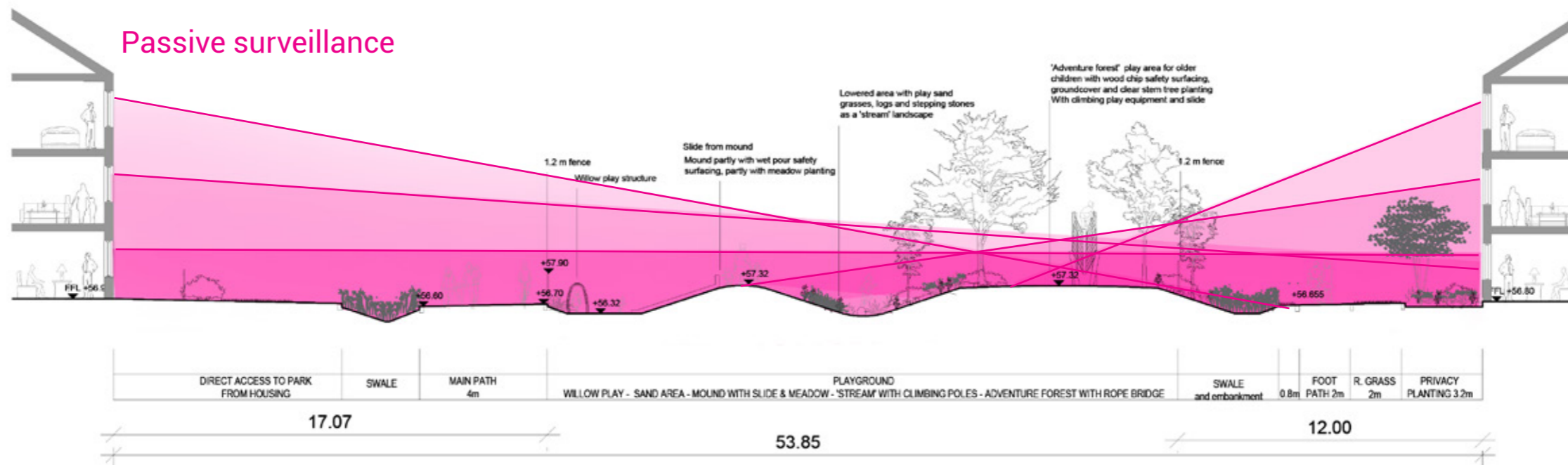
Section



The playground is designed as a gently undulating landscape with meadows, trees and an imaginative stream. The mounding is kept to a small height in order to maintain visual connectivity across the park. The top of the mounds are kept to maximally 800mm higher than the park paths and only about 500mm higher than the ground floor patios.

The mounding encourages creative play, adds visual appeal, creates diverse play options and helps to develop crucial sensory and motor skills.

Examples Dublin city parks with undulating playgrounds and playgrounds with mounds are Poppintree Park, Bridgefoot Street Park (left picture below), Fanu park in Ballyfermot (right picture below), or Tymon and Marley park's playgrounds.



Inclusive active lifestyle amenities - sports

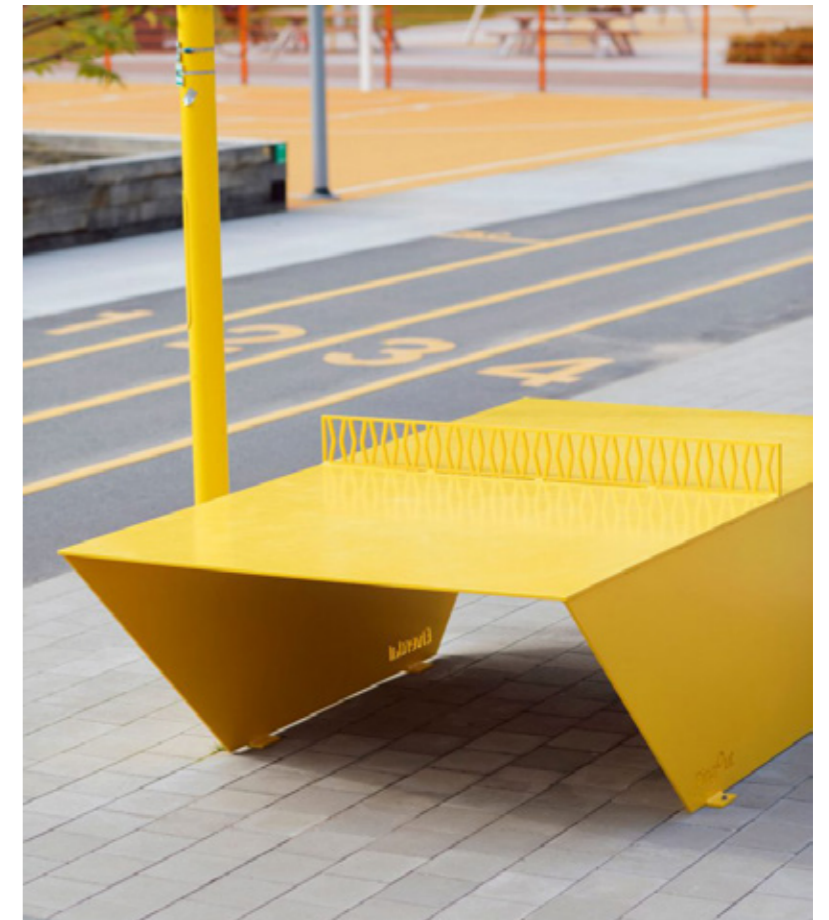
Amenities for an active lifestyle include:

Multi-purpose games area

- Mostly older children, teenagers, but also adults
- Informal playful space
- Open for all - unfenced, but clearly defined space by planting, accessible with by a gently sloped access route and steps (part M)
- Area of small mounds - playfulness, space to practice and improve skills in a fun way
- Creates space to meet and socialise - bleachers
- Balance between safety and privacy - passive surveillance, level change to improve the privacy of the groundfloor patios, min 12m away from ground floor apartments (at pinchpoint)
- Part of SuDS - the space is slightly sunken, it allows for rainwater detention in extreme rain events

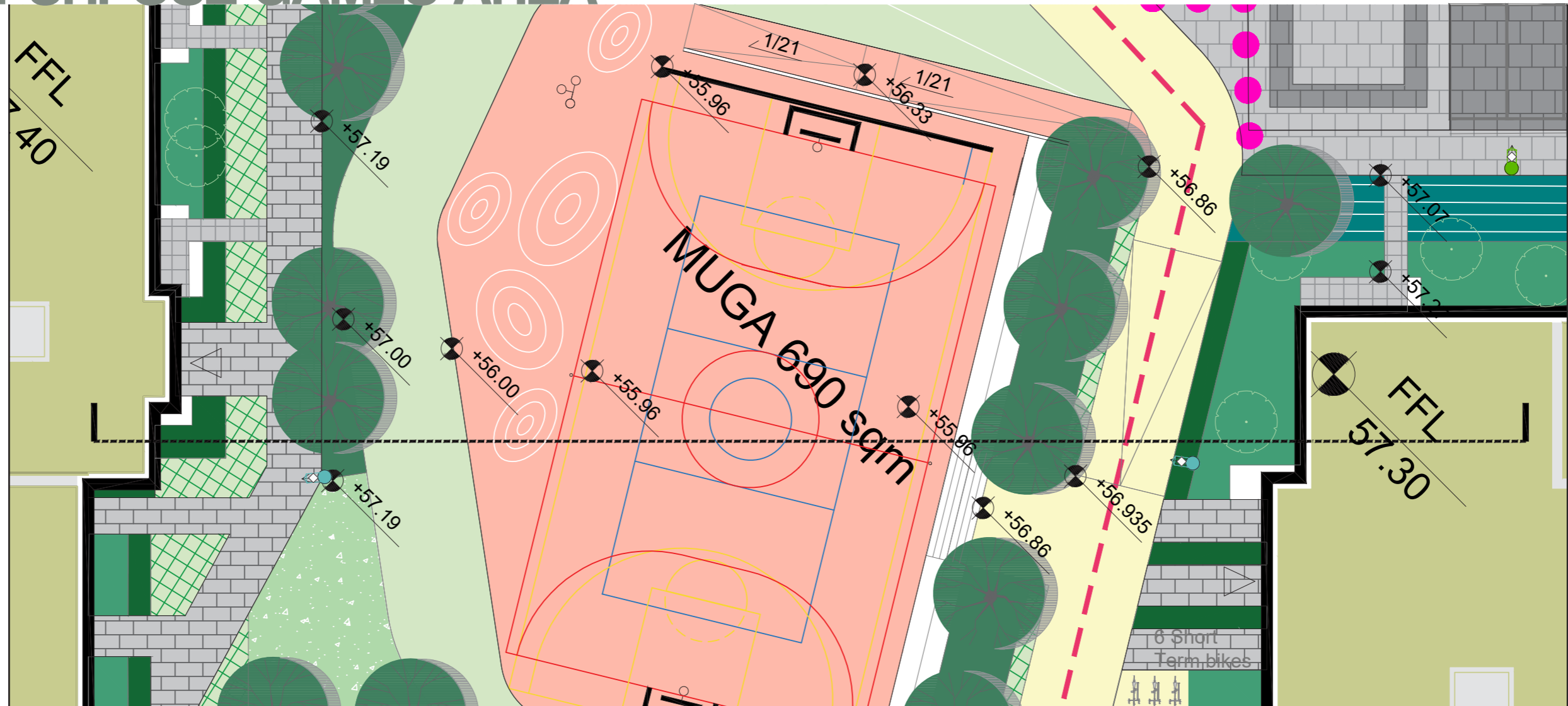
Outdoor table tennis

- Outdoor callisthenics gym and trim trail equipment
- Older children, teenagers
- Inclusive equipment integrated for older people and people with disabilities

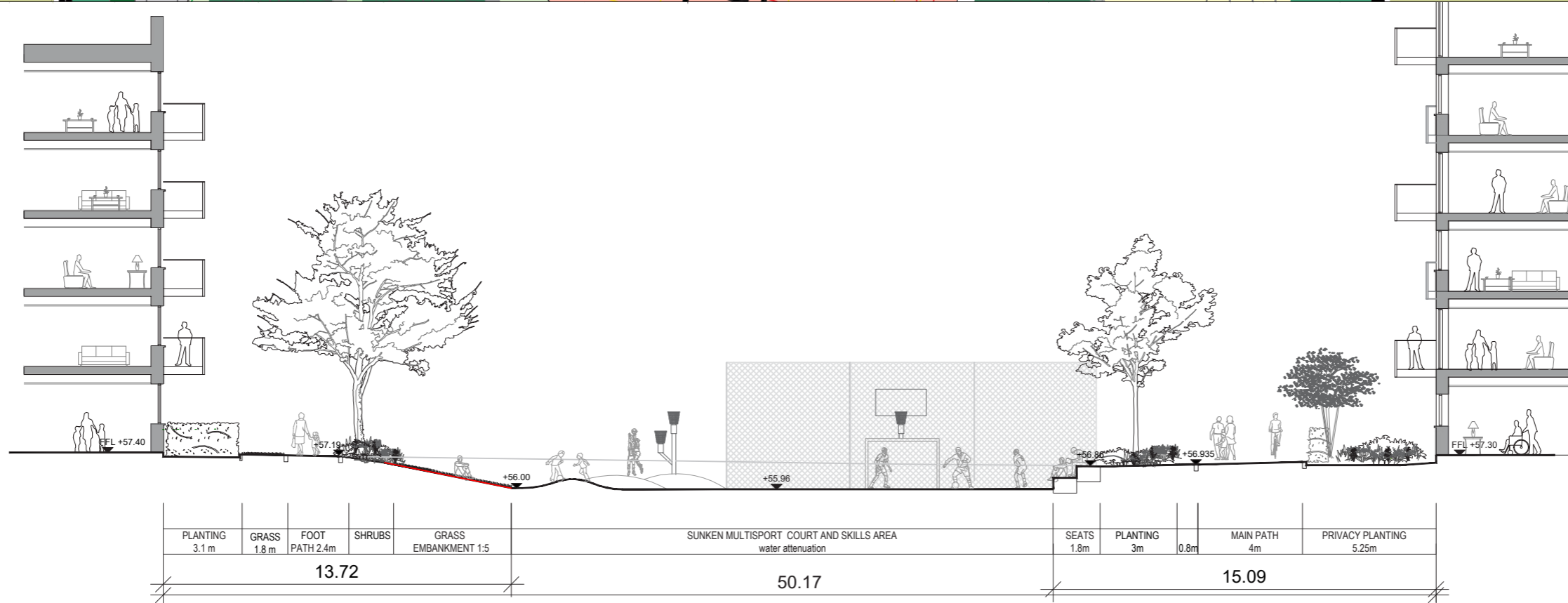


MULTI-PURPOSE GAMES AREA

Plan



Section



1:200 @ A3

SPORTS PLAY SPACE

A sports play space / multipurpose sports area is provided in the park encouraging active lifestyle and creating a space to meet and socialise.

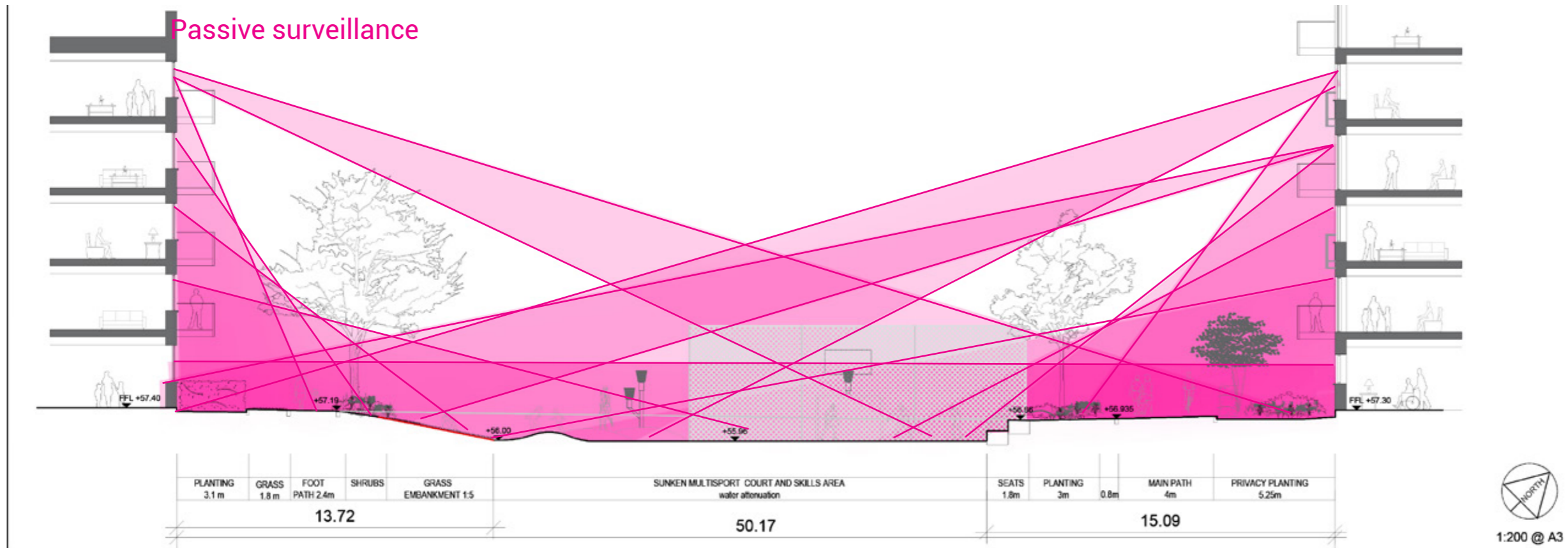
It is designed as an informal playful space for the local residents and residents from the surrounding area using the park.. An area of small mounds is included to add to the playfulness of the space and to create a space to practice and improve skills in a fun way.

The play space is at a minimum of 12m away from ground floor patios and apartments and is slightly sunken by 900mm. This has several benefits. The play space serves at the same time as a detention basin for rain water in case of extreme rain events and is therefore also part of the Sustainable drainage strategy. Bleachers for seating and watching the games are provided on the south west facing side, creating a natural meeting space, while the other sides are sloped as gently as possible. A accessible 1/21 path and steps are provided to access the play space. Being lowered and surrounded by a planted edge, the space is defined. No additional fencing is proposed. Netting is provided behind the goal posts.

High stem tree planting, perennial planting and low shrub planting and meadow is surrounding the play space, creating a defined space but maintaining visual connections across the park. The edges are sloped or stepped gently in order to keep visual connection between the play space and the surrounding park paths.

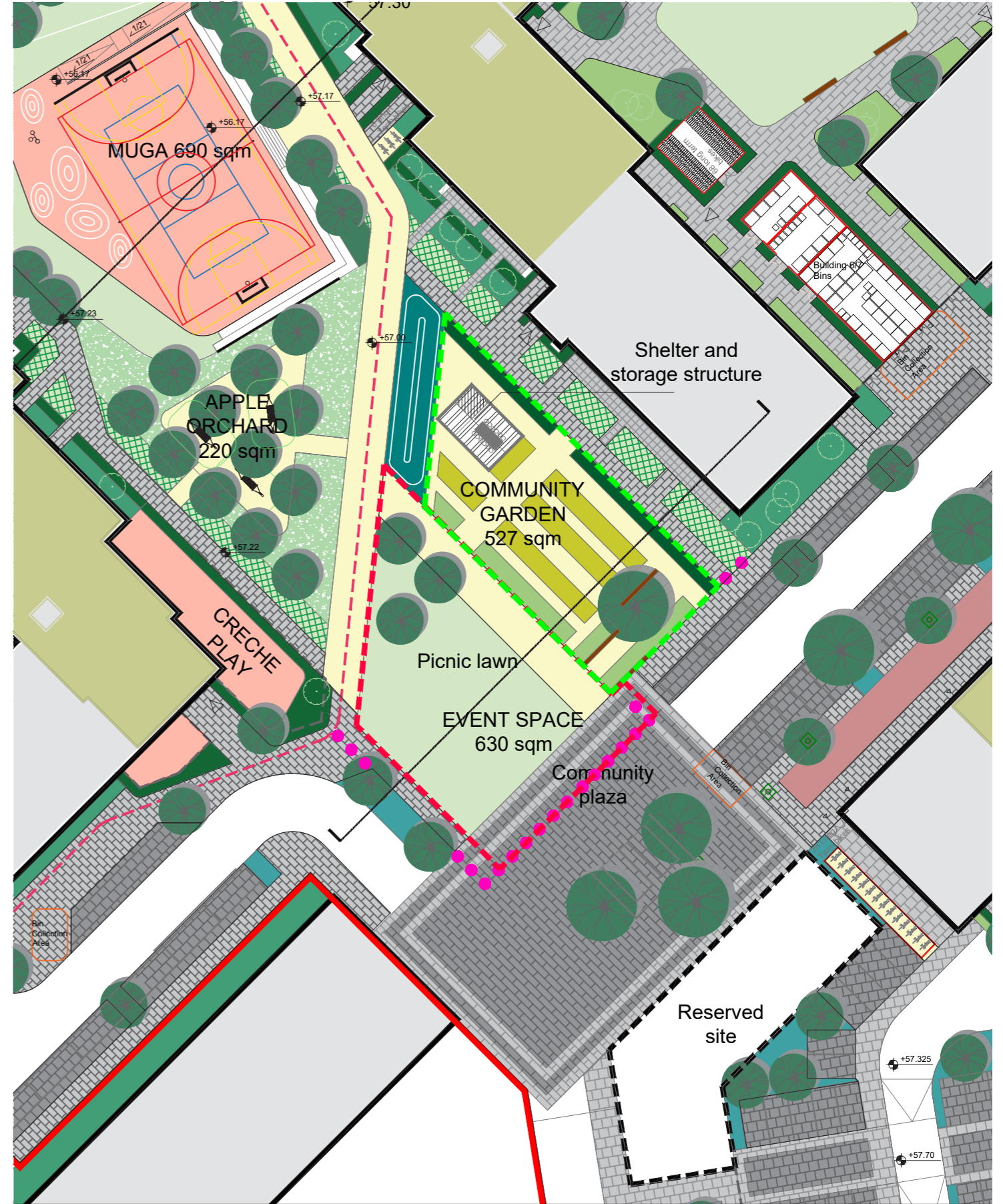


Precedent picture of playful undulating play field.



Outdoor community space - inclusive landscapes for all

Community space is provided on the south end of the neighbourhood park - a 527 sqm community garden (highlighted in green on plan below) and a plaza and picnic lawn space that can be used for events (630sqm, highlighted in red on the plan below).



Community gardens as opportunities for a variety of activities and education - gardening, cooking, art workshops etc.

The community garden also creates opportunities for educational activities, events and workshops:

GARDENING

- Crop rotation and annual crop planning
- Permaculture
- Composting and soil regeneration
- fruit tree trimming
- Mushroom growing - on wood, in soil, on straw bale etc.

BEE - KEEPING

FORAGING

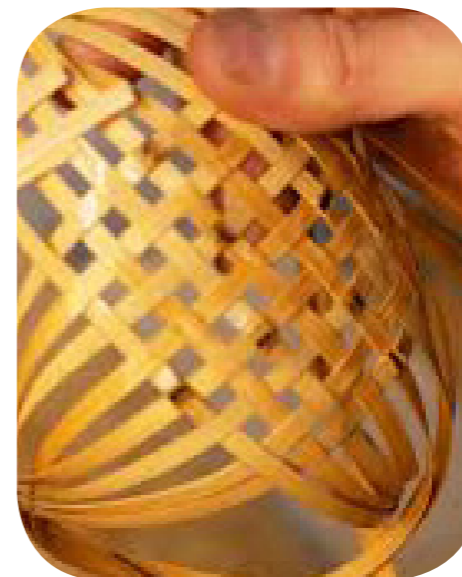
- Foraging walks in the wider park

COOKING

- Harvest preservation - pickling, canning, freezing, drying, fermenting etc.
- Seasonal kitchen
- Cooking with perennial vegetables

OTHER

- Herbalism
- Natural cosmetics
- Botanical painting



5. SAFETY AND SECURITY

Dublin City Development Plan 2022-2028 (DCDP)

- Refers to following guidelines
- Women and girls safety and security*

Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- Permeable and safe environment
- Improve the image, create a sustainable community, attractive and identifiable place, improved amenity and open space etc.

Quality housing for sustainable communities - Best practice guidelines (2007)

- Foster a sense of ownership and mutual protection and encourage taking responsibility
- Passive surveillance (eyes on the street), overlooked playgrounds (by dwellings), overlooked entrances
- Planting - maintain visibility
- Lighting
- Clear and direct footpaths
- Maximum passive surveillance consistent with the need to maintain privacy
- Appropriate volume of traffic

Design manual for quality housing (2022)

- Good sense of enclosure
- Active frontage, perimeter block, turning corners
- Fine grain
- Back to back gardens
- Privacy

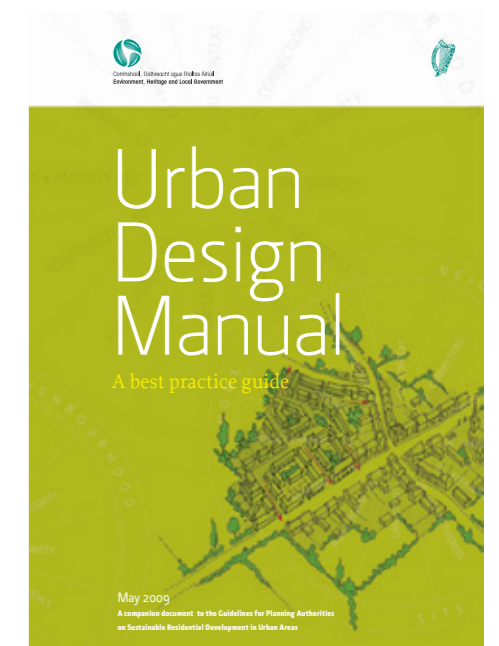
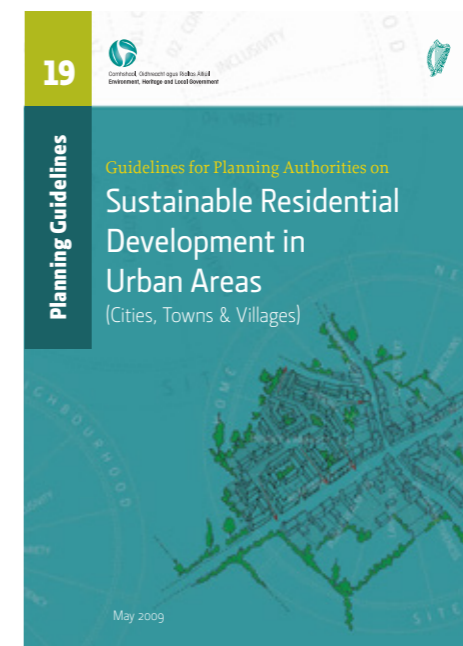
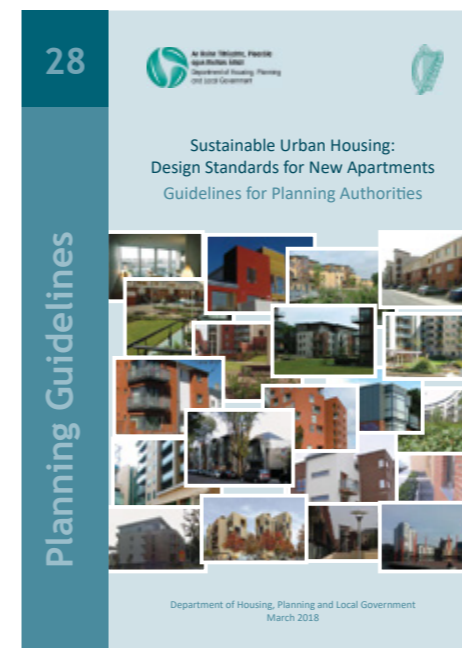
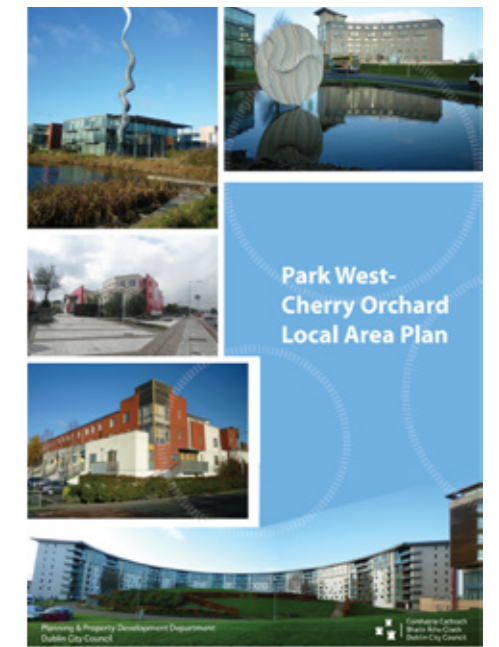
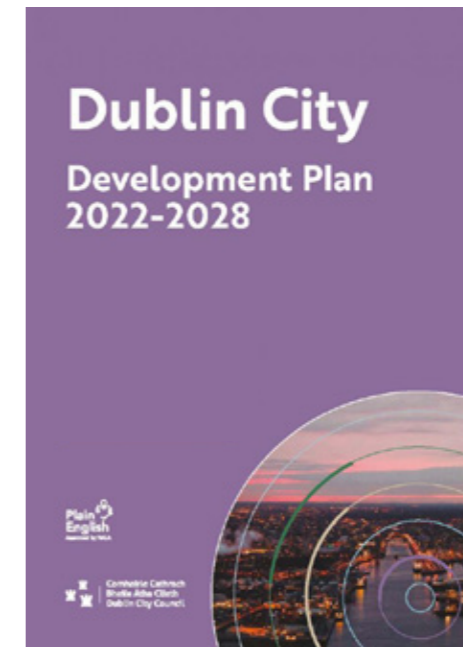
Urban Design Manual - Best Practice Guide (2009)

- Accessible and overlooked amenity (including play)
- Clear definition between public, semi private and private space

Sustainable Urban Housing: Design Standards for New Apartments (2018)

- Privacy planting strip

*Make Space for Girls (UK) - fenced off areas (in particular MUGAs) are more unattractive for women and girls, than to men



Clear and direct routes to main destinations



SAFETY- Clear direct routes to destinations

● Main destinations

----- Direct clear paths

Safety and security measures and principles such as clear and direct routes, active frontages, perimeter blocks, clear visibility, passive surveillance, clear open space hierarchy with permeable and accessible public open spaces without fencing, secured private and communal spaces etc. form an important part of the design.

Active frontages, perimeter block, fine grain and passive surveillance



SAFETY- Active edges

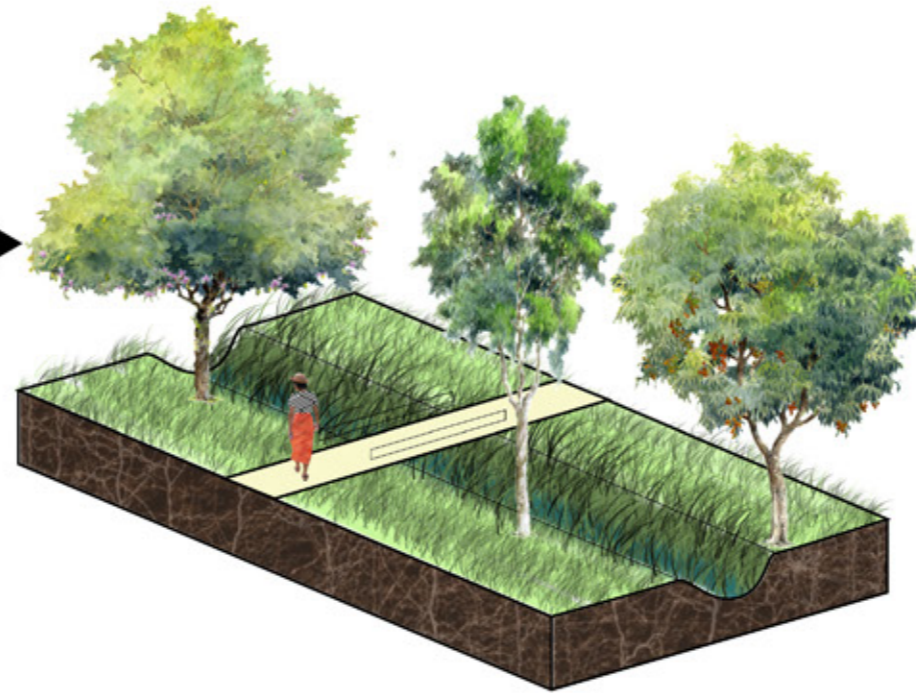
- ▶ Main entrances (stair core, courtyard access etc.)
- ▶ Entrances to ground floor apartments, and communal spaces etc.
- ▶ Indicative entrances in following Phase

Townland boundaries - permeability and visibility



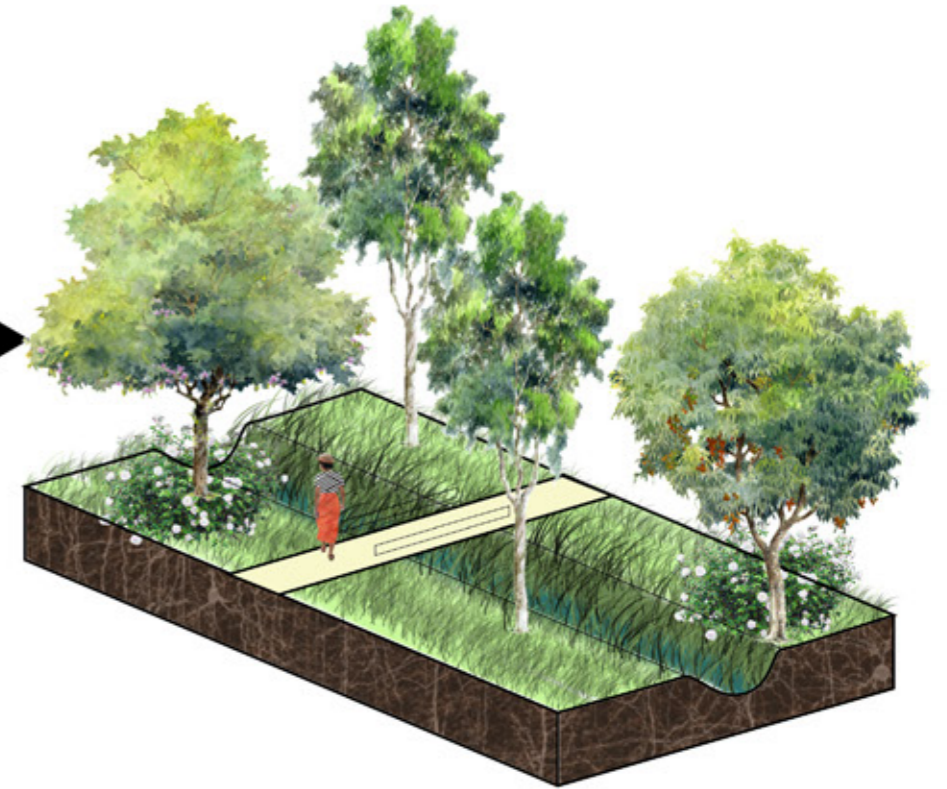
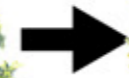
EXISTING TOWNLAND BOUNDARIES

Existing boundaries consist of dense hedgerows
The aim is to partially retain the boundaries for their historical and biodiversity value



PERMEABILITY AND VISIBILITY

Significant trees and solitary shrubs to be retained, undergrowth of shrubs largely removed to increase visibility through the townland boundaries. Path connections through.

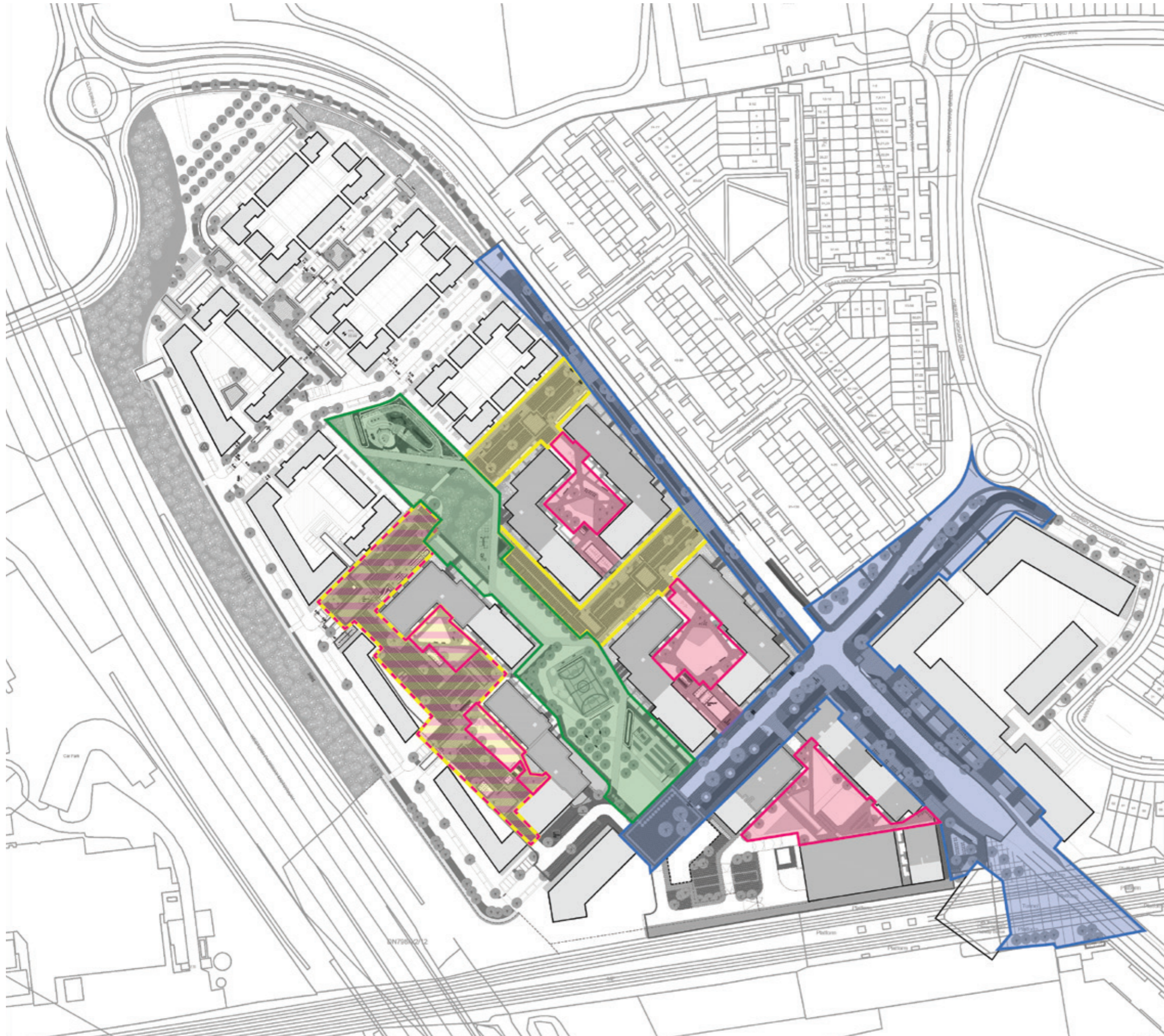


ADDITIONAL PLANTING

Additional clearstem tree planting along the boundaries and low undergrowth planting of groundcover and low shrubs to keep visibility.

Selection of edible species to create a food forest.

Open Space Hierarchy



OPEN SPACE HIERARCHY

-  Neighbourhood Park
-  Civic space and green link to Cherry Orchard Park
-  Woonerf - Homezones
-  Community courtyards
-  Community courtyards with secured homezones
-  Communal amenity space

Open Space Hierarchy - Boundary treatment

Clear boundary treatment is important for safety and security, however so is good passive surveillance, visibility, permeable and accessible public open space with active edges. Fencing is therefore avoided in public open space as much as possible. Spaces are clearly defined by layout and planting.

Permanent fencing is proposed only to enclose communal spaces and for safety purposes to railway embankment. Communal courtyards are enclosed and secured with a transparent fence and gate to maintain visibility and passive surveillance.

Picture on the right shows a precedent for temporary hoarding to Phase 1 with a planting strip for visual amenity.



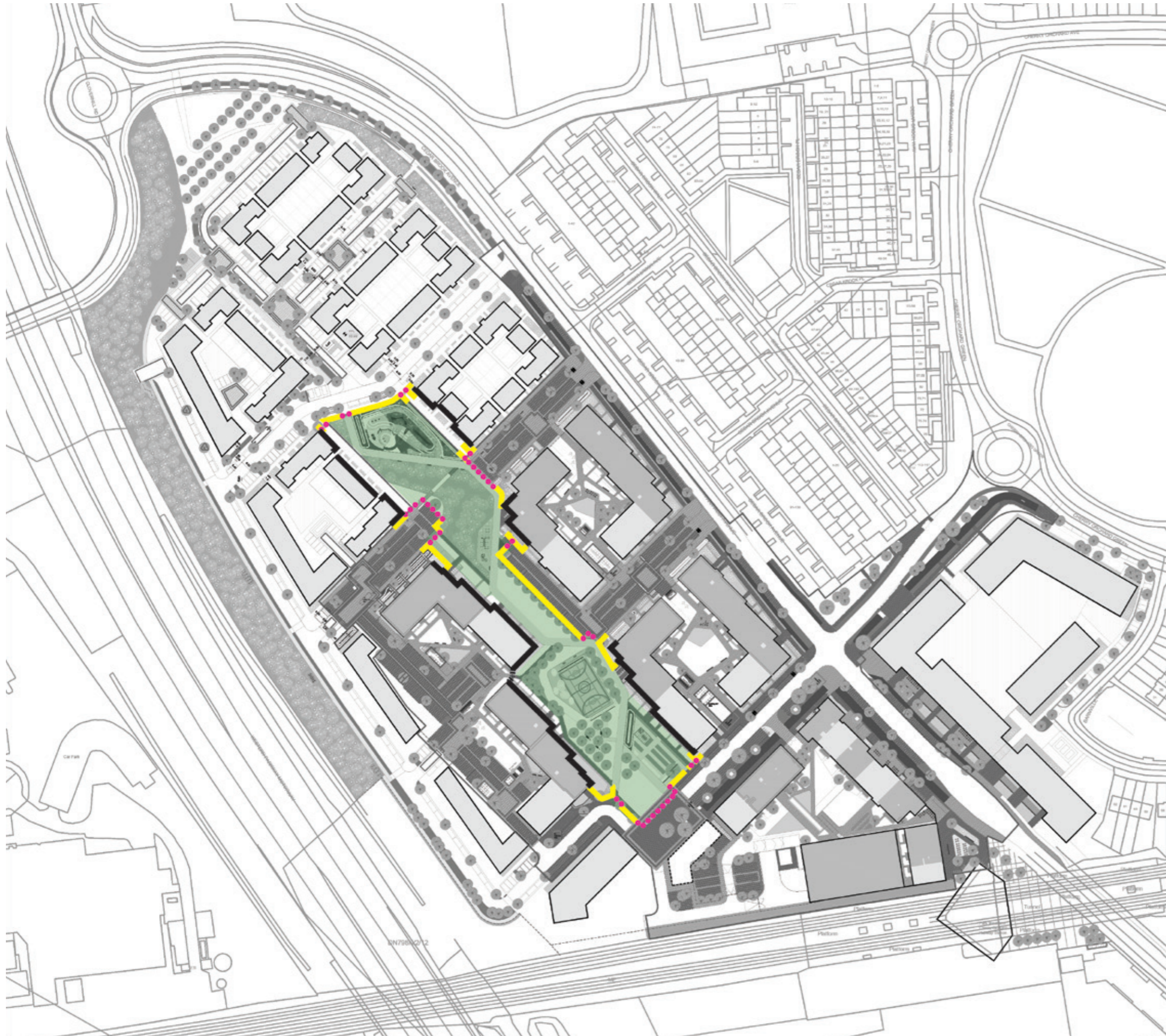
TEMPORARY BOUNDARY TREATMENT TO IRISH RAIL COMPOUND -
Precedent picture for hoarding - Kilkenny Riverside Park



RAILING REFERENCE TO PERMANENT BOUNDARY TREATMENT



Open Space Hierarchy - neighbourhood park



PARK EDGES - VEHICLE BARRIERS

- Building
- ▬ Fence to communal open space
- Bollards (with removable bollards for fire tender and maintenance access)
- Planted edge - hedge / bioretention planting / groundcover and shrubs

The neighbourhood park is designed as safe amenity space for pedestrians and cyclists. Vehicular traffic is thus avoided as much as possible not only in the park but also in its perimeter, creating direct access to the park from residential buildings framing it. This creates active park edges and improves the passive surveillance of the park.

The park boundaries are largely formed by building edges and planted edges that create a natural vehicular barrier. Where the park paths are connecting into woonerfen and streets, bollards are provided with removable bollards to allow access for maintenance vehicles and fire tender.

Open Space Hierarchy - neighbourhood park

The neighbourhood park includes:

- Amenity for the new neighbourhood as well as for the existing residents in the surrounding area: Nature inclusive playgrounds, Sports (Outdoor gym, MUGA pitch, amenity lawn for kick about, running trail, table tennis), Seating, Community gardens and picnic tables, Nature experience
- Food theme: Community gardens, Fruit trees, Small pockets of foraging food microforest/ hedgerows
- Continuity of wilder native planting through (microforest pockets and native wildflower meadow)



Community Gardens



Large picnic tables to sit/eat together



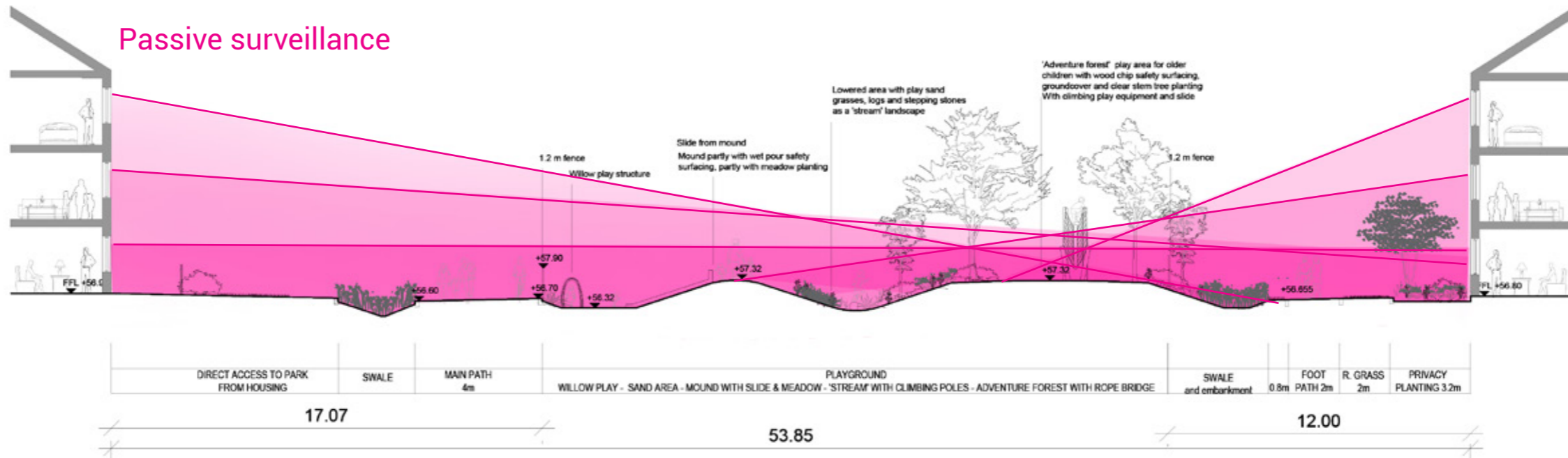
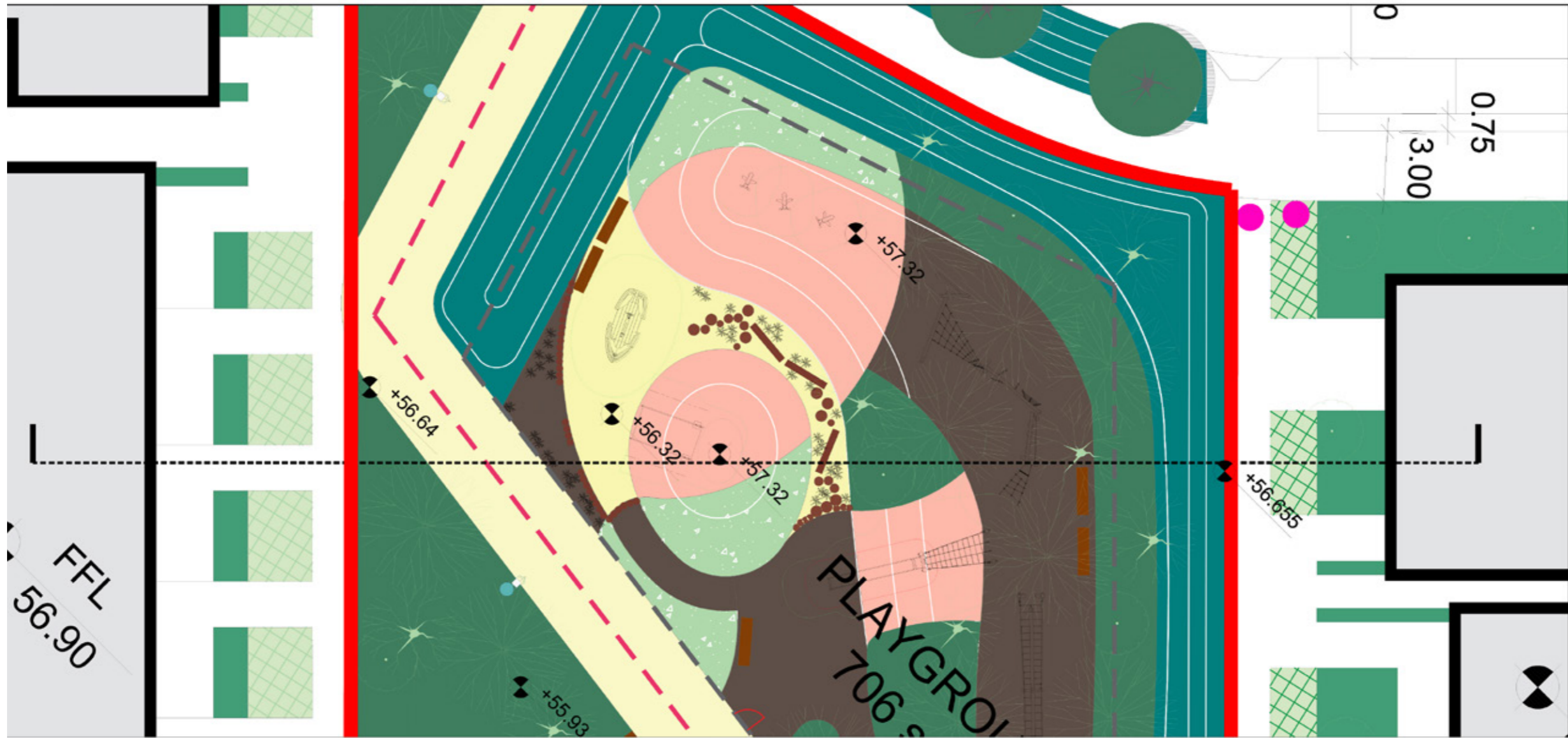
Callisthenics outdoor gym



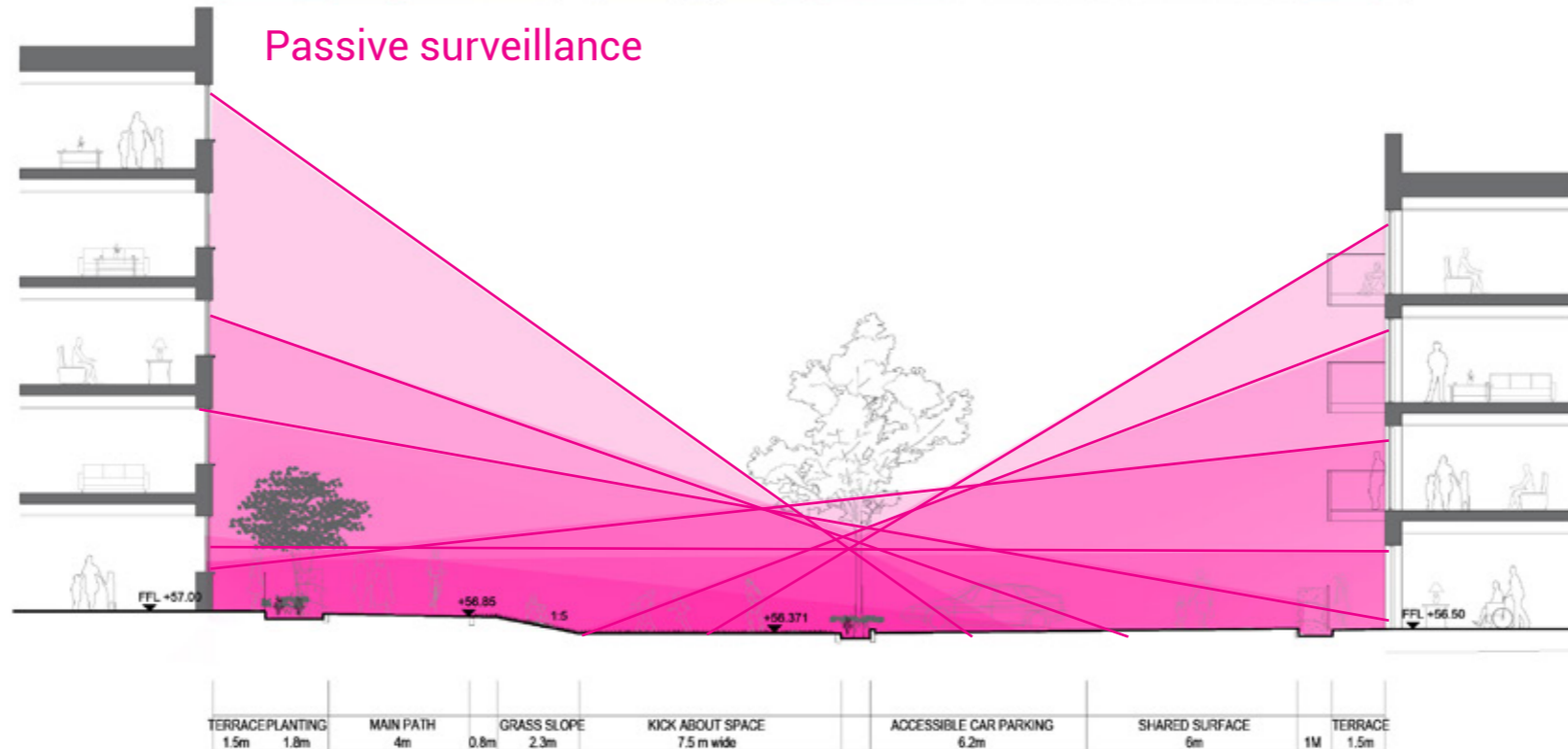
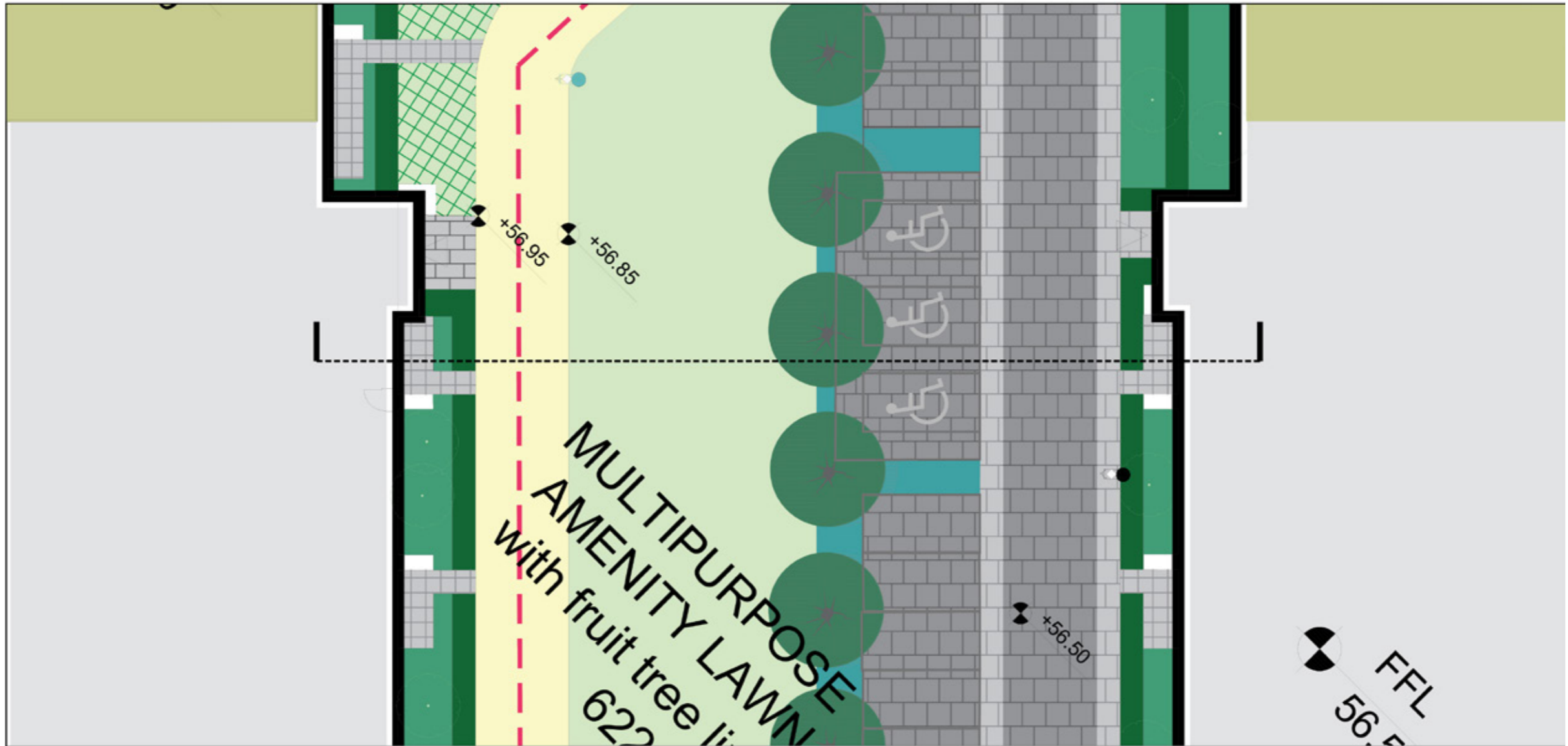
Nature inclusive play



Sports and recreation



NATURE INCLUSIVE PLAYGROUND



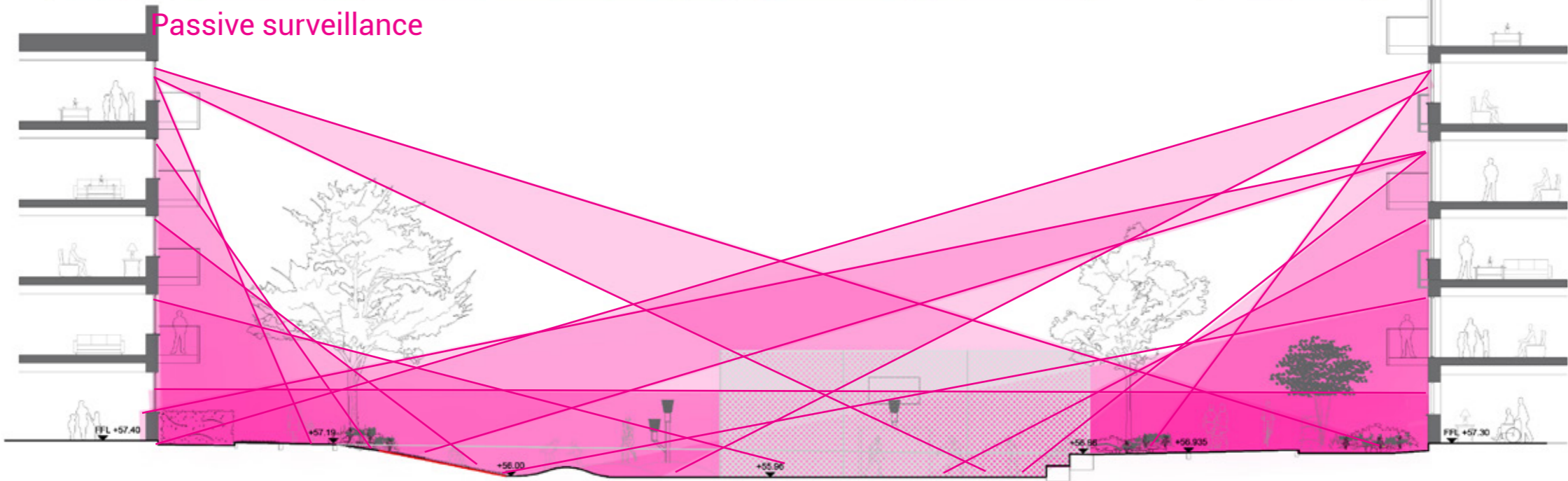
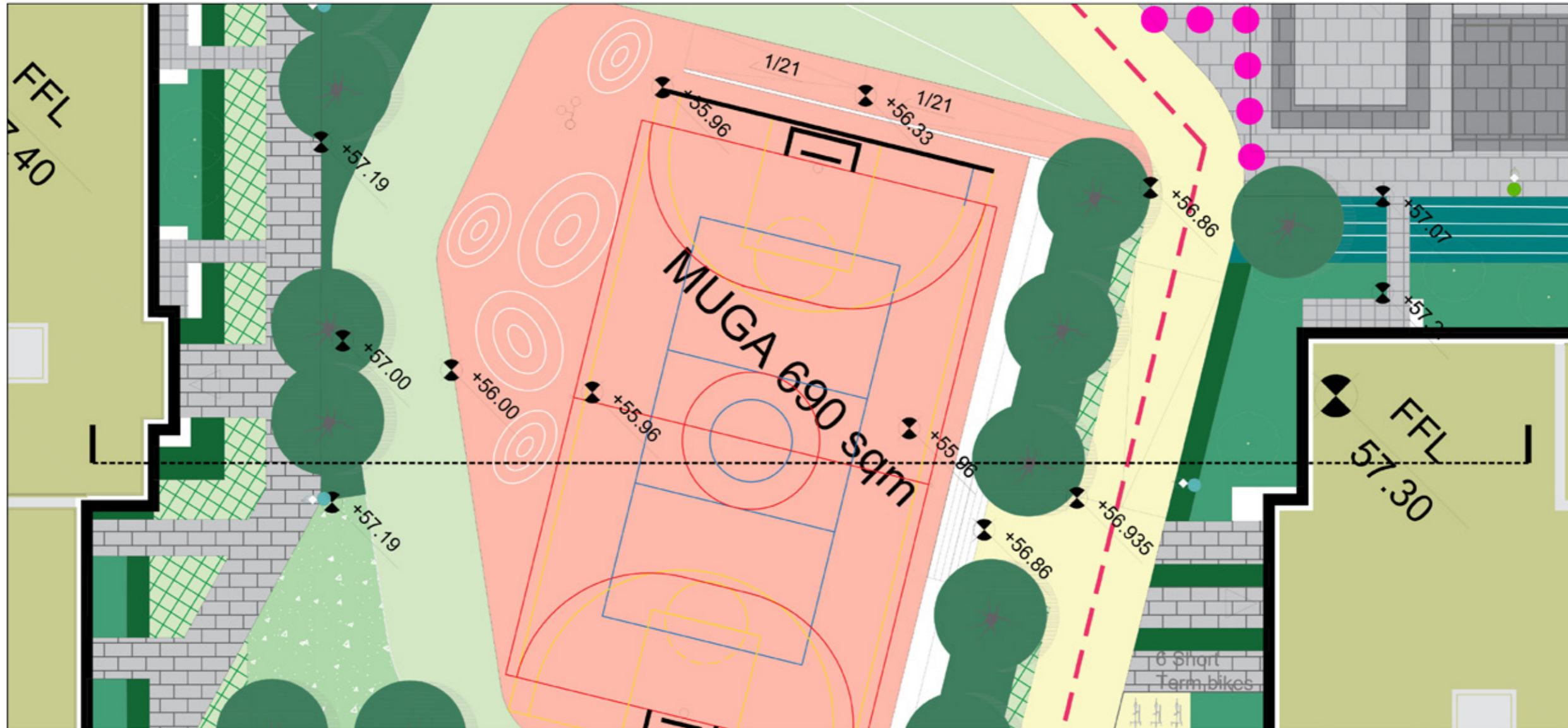
TERRACE PLANTING	MAIN PATH	GRASS SLOPE	KICK ABOUT SPACE	ACCESSIBLE CAR PARKING	SHARED SURFACE	TERRACE
1.5m 1.8m	4m	0.8m 2.3m	7.5 m wide	6.2m	6m	1M 1.5m

33.84

AMMENITY LAWN



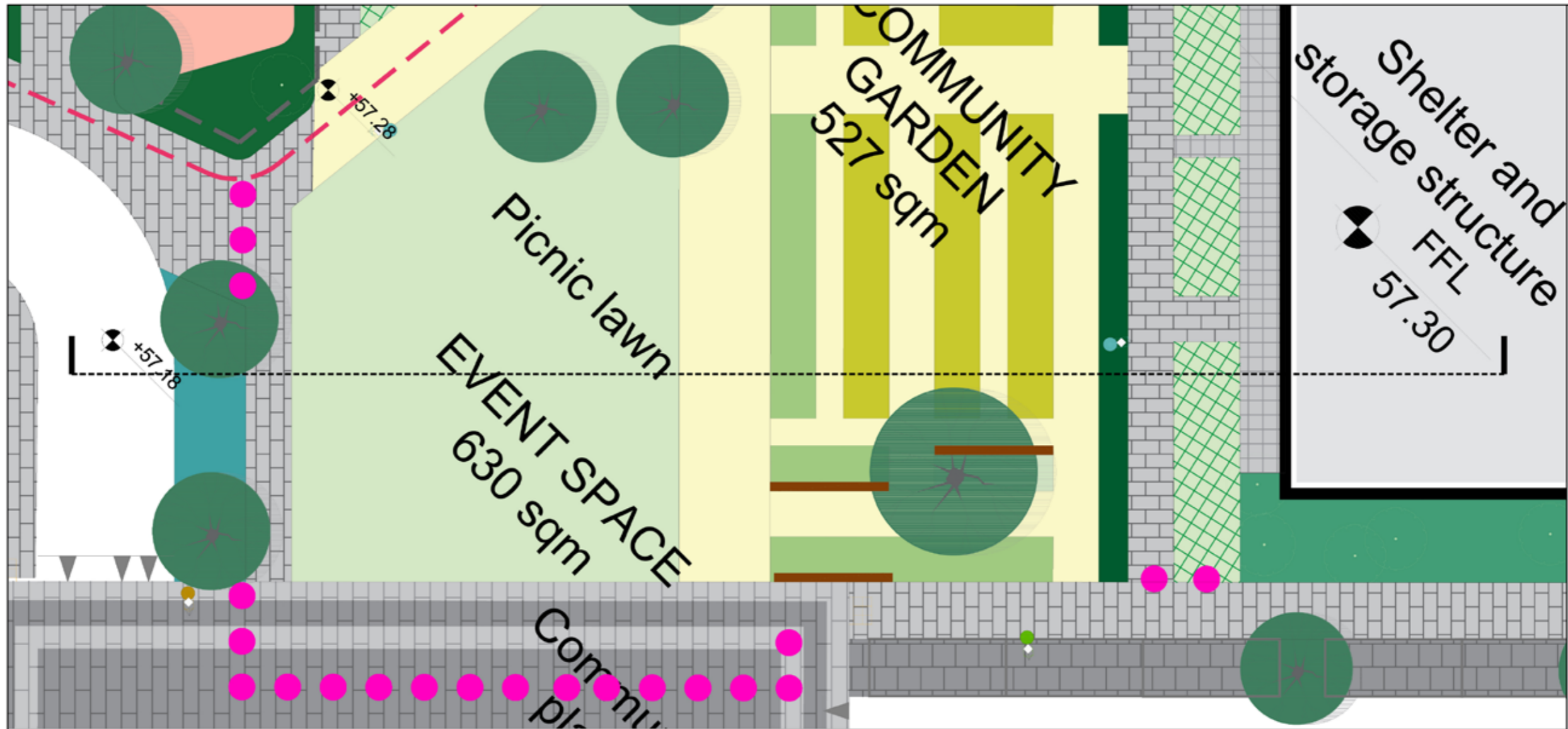
1:200 @



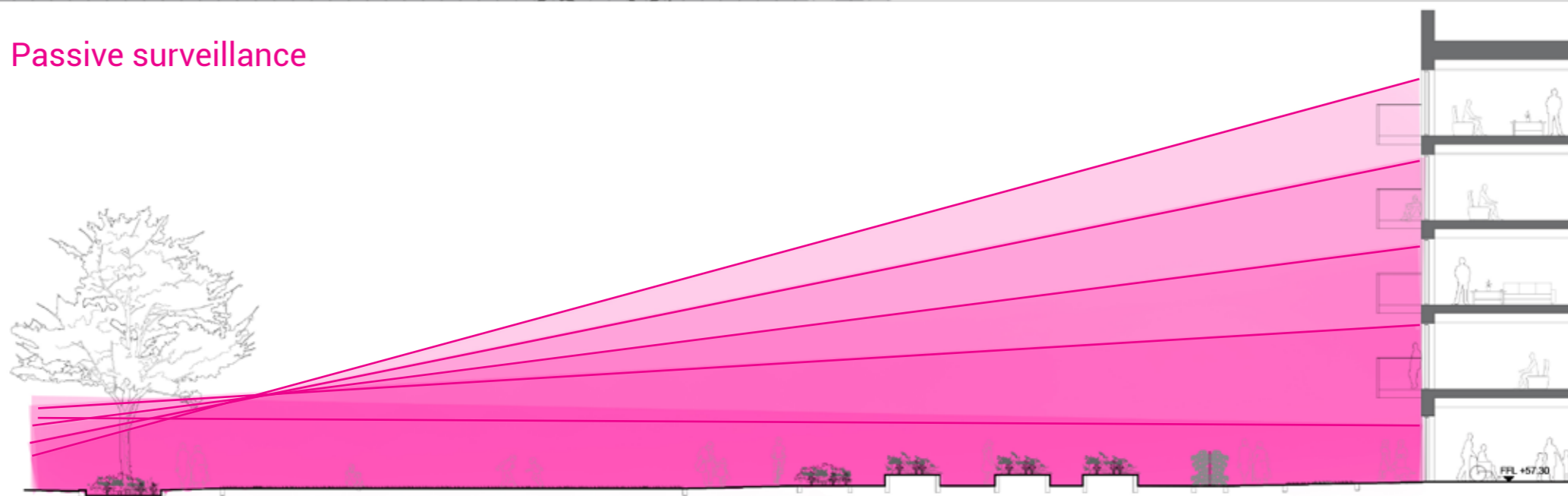
PLANTING 3.1m	GRASS 1.8m	FOOT PATH 2.4m	SHRUBS	GRASS EMBANKMENT 1.5	SUNKEN MULTISPORT COURT AND SKILLS AREA water attenuation	SEATS 1.8m	PLANTING 3m	0.8m	MAIN PATH 4m	PRIVACY PLANTING 5.25m
13.72					50.17	15.09				

MULTI-PURPOSE GAMES AREA





Passive surveillance



ROAD	BIORETENTION	FOOTPATH	AMENITY LAWN / EVENT SPACE	PATH	PERENNIAL	PATH	PLANTER	PATH	PERENNIAL	PATH	PLANTER	PATH	BERRY	PATH	REINFORCED	COMMUNITY
	3.15m	2m	17m wide	4m	HERBS 2m	1m	2m	2m	HERBS 2m	1m	2m	2m	HEDGE	2m	GRASS 2.9m	SPACE

COMMUNITY GARDEN AND EVENT SPACE

48.74



1:200 @ A3

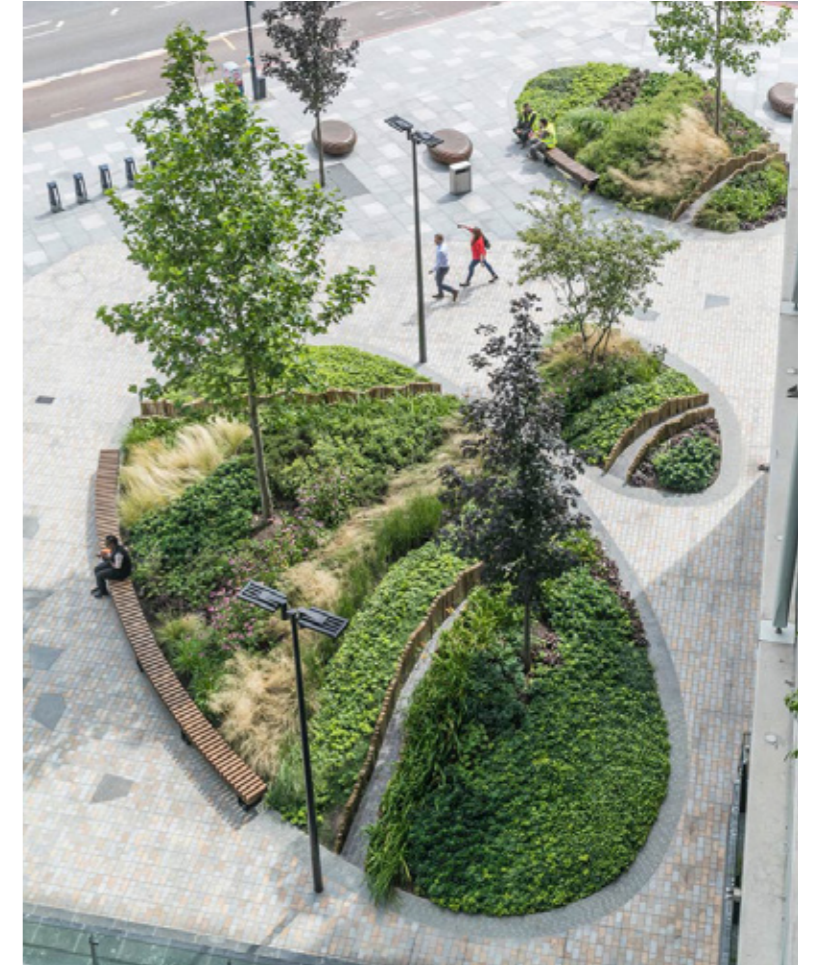


The Koopvarder's Neighbourhood Park in Amsterdam is a linear space with similarities to the propose scheme, demonstrating the spatial arrangements and amenity provision, and connecting with homezone streets, as well as showing passive supervision across the space.

Open Space Hierarchy - Civic space: New Street and south Park West Avenue (south part)

The civic space are designed with following principles in mind:

- Sociability - meeting space, possible small events, seating “together”
- Priority of pedestrian and cycle access
- SUDS, perennial planting, and street trees



Sociability: seating “together”

SUDS

Pollinator friendly perennial planting
to key locations

Park West avenue - North part

The civic space are designed with following principles in mind:

- Priority of pedestrian and cycle access
- SUDS, perennial planting, and street trees in formal lines



Safe pedestrian access, swales and street tree planting in lines



Safe cycling, through route

Open Space Hierarchy - Woonerf - home zones

The woonerf streets are designed with following principles in mind:

- Streets as activity zone
- Shared surface
- Full priority of pedestrians, calming measures for cars
- SUDS, perennial planting, and street trees in informal groups



Pedestrian dominated space, shared surface, Informal tree planting
Traffic calming measures such as zigzag streets



Open Space Hierarchy - Communal space: Balance privacy - sociability and passive surveillance

The communal spaces are designed with following principles in mind:

- Balance between privacy and sociability
- Amenity for the neighbours: meeting space (seating, pergola), toddler play
- Continuity of food theme: Fruit trees, berry bearing extensive shrub for untrimmed hedges (such as currants and gooseberries)

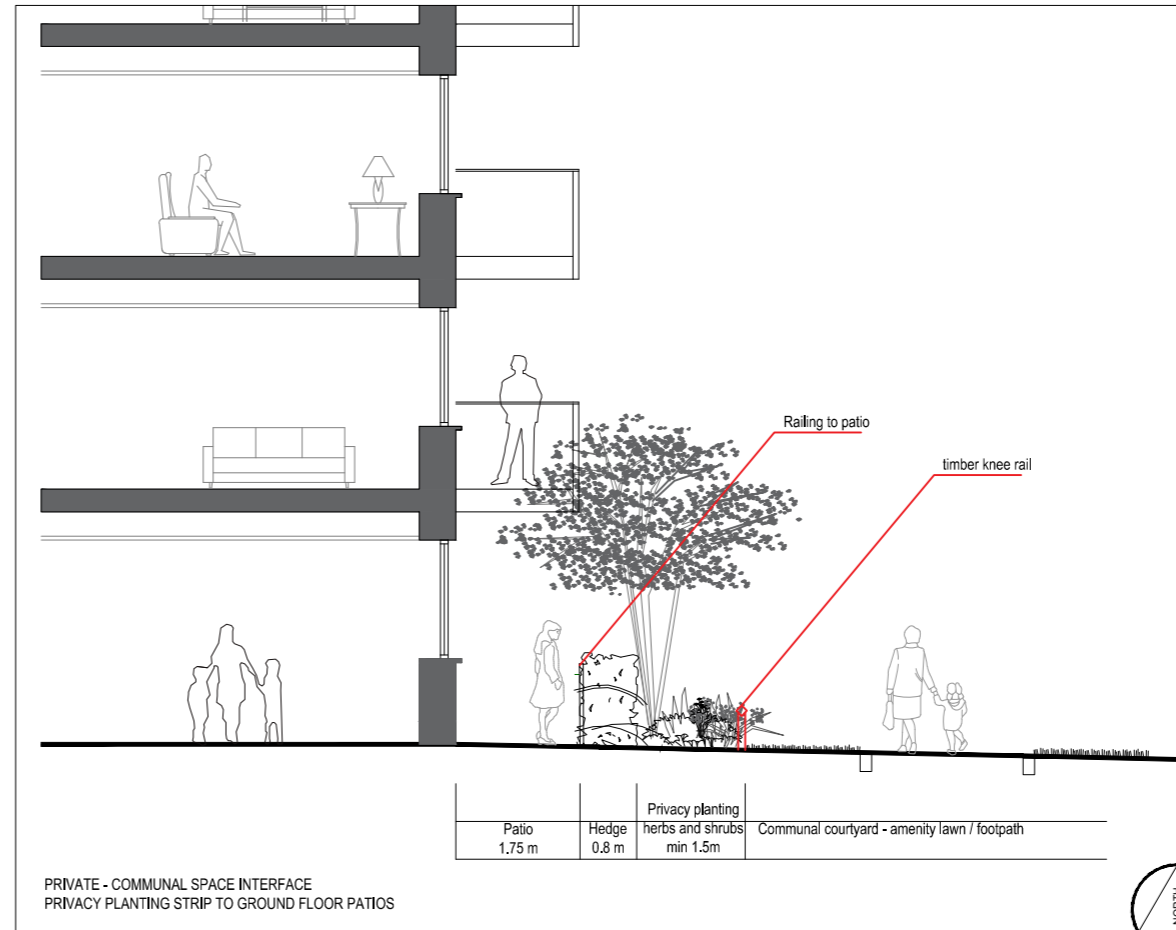
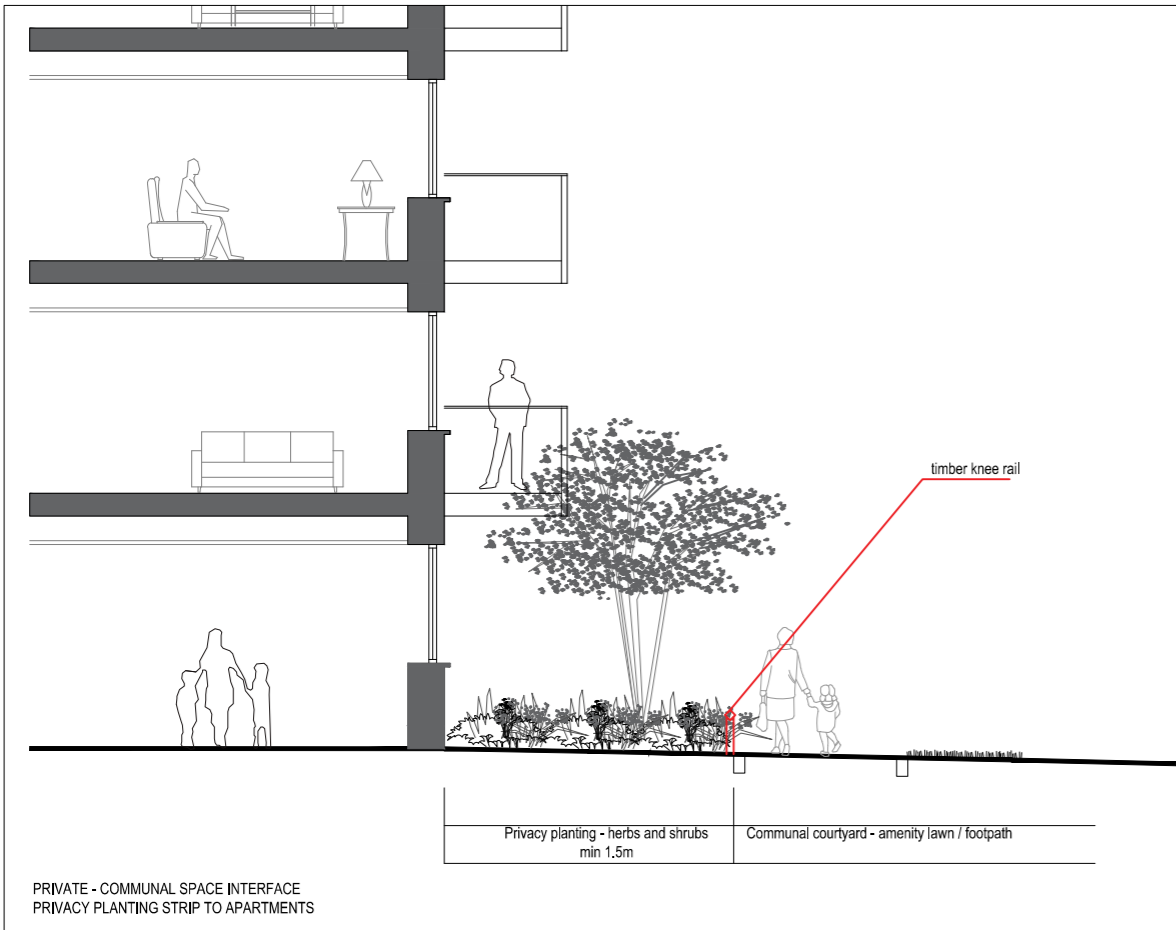
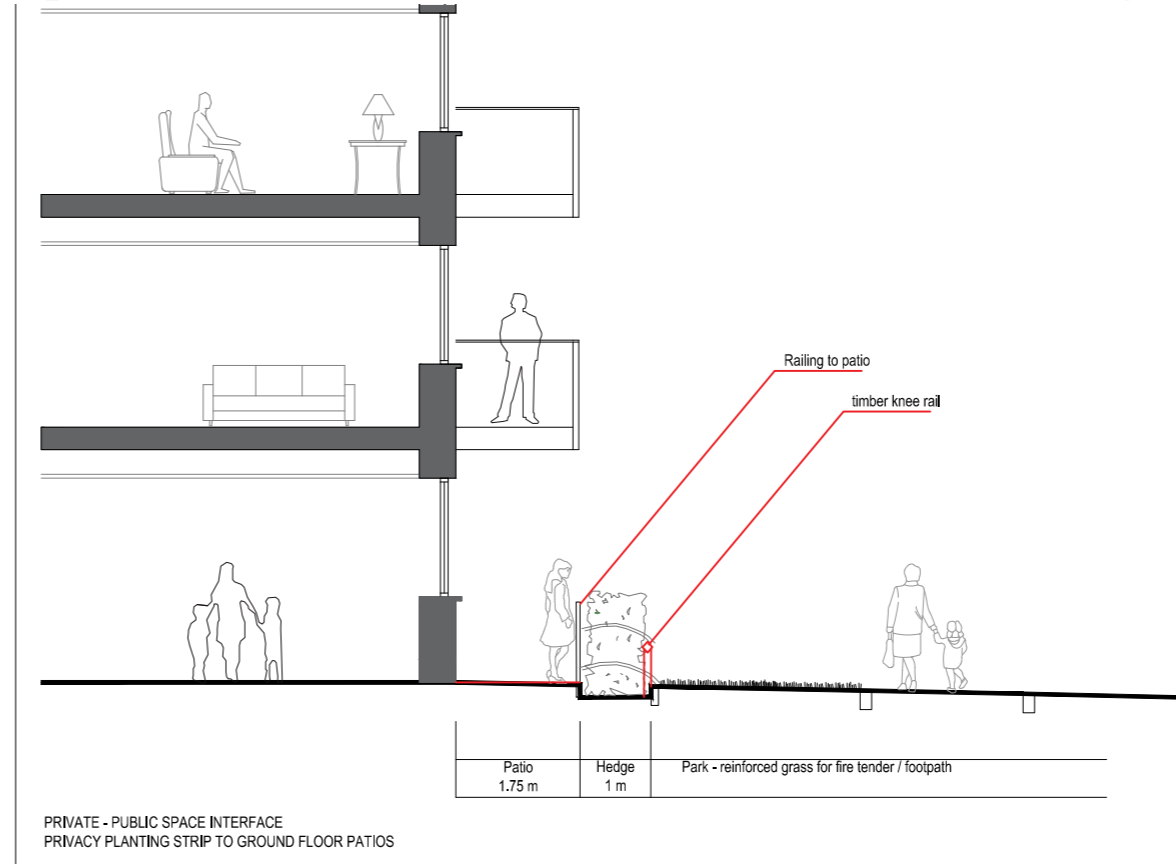
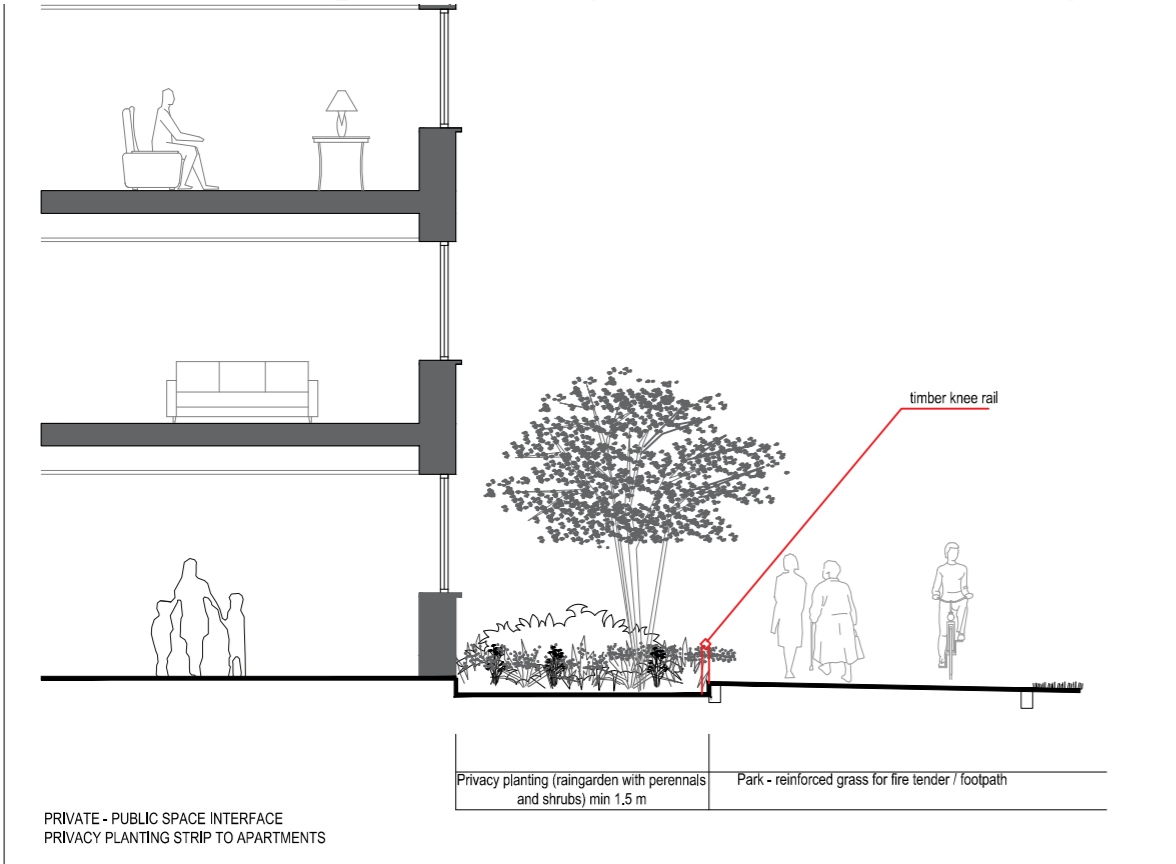


Balance between Privacy and Sociability, privacy screening (planting, swale timber panels, distance from communal shared space), but direct access to communal courtyard space from apartments



Eva Lanxmeer sustainable housing project - amenity for neighbours: toddler play, outdoor seating,...

Balance privacy - sociability and passive surveillance: Privacy planting strip



The aim of the design is to provide a balance between privacy and sociability.

Apartments have direct access to the neighbourhood park and to the communal courtyards, creating lively edges to the green spaces and promoting sociability.

To maintain privacy on the other hand, privacy planting is provided to the groundfloor apartments and patios, comprising shrub planting, perennial herbaceous planting, hedging and small multistem tree, creating a diverse edge to the communal and public space.

A knee rail is added as an additional demarcation of the interface between the public/communal and private space.



1:100 @ A3

6. BIODIVERSITY

Dublin City Development Plan 2022-2028 (DCDP)

- GI and biodiversity
- NBS SuDS should generate biodiversity
- All Ireland Pollinator plan and SuDS guidelines

Park West - Cherry Orchard Local Area Plan 2019 (LAP)

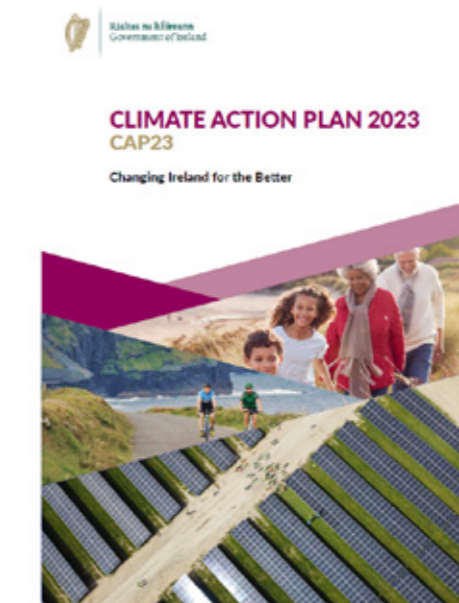
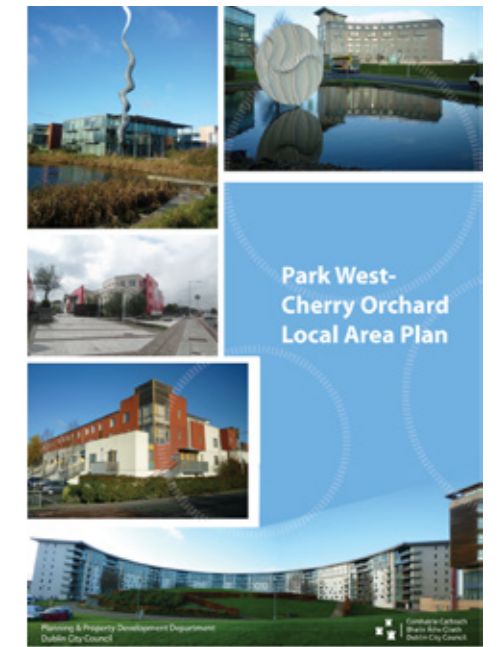
- At the moment limited biodiversity value - enhance biodiversity
- Protecting habitats of historic hedgerows
- Provide opportunities for new habitats integrating natural environment in schemes
- SuDS

All Ireland Pollinator Plan (2021-2025) and planting code

- Native wildflower meadow
- Pollinator friendly street trees and tree planting
- Pollinator friendly friendly shrub and groundcover planting
- Pollinator friendly swale planting
- Pollinator friendly green roofs
- Flowering throughout the year from spring to autumn
- Prioritise native planting
- For horticultural and ornamental planting, choose pollinator friendly species

Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Best practice Interim Guidance document (2022)

Climate Action Plan (2023)



Biodiversity

The landscape design responds to the ecological and arboricultural surveys by developing a scheme that includes; a replanting of the site with a tree strategy that is based on native and pollinator friendly species; grassland with varying mowing regimes to establish a diversity in the sward; nature-based sustainable drainage solutions including raingardens and swales, which are also incorporated into retained elements of the townland boundary hedgerows. This approach will generate a green infrastructure across the site connecting with and therefore enhancing the adjacent areas of relatively low ecological value, namely Cherry Orchard Park, the railway corridor and the M50 corridor.

The natural biodiversity edge

A biodiverse natural edge is proposed to the north-west of the site in the overall development plan that consists of woodland planting to the M50 and native pollinator friendly wildflower meadow. The woodland consists of a dozen different native tree and shrub species, using a Miyawaki inspired method to create a complex urban forest ecosystem on a small space that attract a large and complex biodiversity. While providing habitat for biodiversity, the microforests also provide for air purification, wind and noise mitigation, temperature regulation, soil protection and CO2 storage.

This biodiversity edge connects to the wider woodland and tree planting along the M50 in the north and south direction and also creates a stepping stone in the east-west direction – between the townland boundary hedgerow and woodland planting along Palmerstown way on the west and the Cherry Orchard Park and Avenue on the east.

Phase 1 landscape design

Central Park and green streets

A central park is provided as the central north-south green spine through the development with a diversity of planting. The park itself is connected into the surrounding area through green streets with tree planting, swales and raingardens.

The planting palette has been selected with regard to the 'Councils Actions to Help Pollinators: All Ireland Pollinator Plan'. The planting strategy contains areas of pollinator friendly mowing regime, pollinator friendly species within the shrubs and groundcover mix and inclusion of pollinator friendly street trees. The selected planting mix includes shade friendly species as well as being robust and low maintenance. Furthermore, fruit trees and shrubs are incorporated into the park tree layer. These can include Irish heritage apple trees, as well as native fruit, nut and berry trees and shrubs. For further detail, please refer to the Landscape materials, equipment and planting report.

The existing site is a large brown- and greenfield site that is subdivided with hedgerows. It also contains large scrub areas of willow and hawthorn. It is proposed to partially retain the existing hedgerows that form the townland boundaries, specifically the area where these three hedgerows meet. The apartment blocks were offset for this purpose allowing for a wider park in this area in order to retain as much as possible of the townland boundaries hedges.

The focus here as well is mostly on native planting, with few additional non-native pollinator friendly plants added for increased visual amenity and diversity of pollinator friendly planting.

Communal courtyards

In the communal courtyards, the main focus is on pollinator friendly planting, seasonal interest throughout the whole year, privacy screening, but also on herbs, edible flowers, berry bearing shrubs and trees, and include a mix of native and non-native plants.

Green roofs

A mix of sedum species and drought tolerant native wildflowers is proposed for the green roofs to increase biodiversity (subject to fire safety review).

Tree planting

New tree planting is proposed to streets, park and communal courtyards. A microforest planting is proposed for the following phases to enhance the existing tree planting along the M50. In total 205 new trees of 17 different species are proposed in Phase 1. The trees species are a mix of native tree species, pollinator friendly species and fruit and nut tree species including heritage Irish varieties of apple trees. In addition to this additional whip planting is proposed to reinforce the existing townland boundaries, as well as to part of the playground area. For further detail, please refer to planting plan, Landscape materials, equipment and planting report and arborist's report.



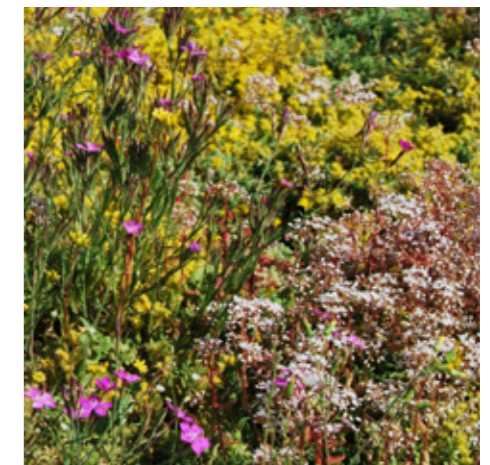
Urban microforest planting - Miyawaki method



Wildflower meadow, precedent: Xanten Park, Germany



Plaza des les Glories Catalanes, Barcelona
Swale, water filtration



Sedum and wildflower green roofs

7. NATURE-BASED SOLUTIONS FOR SUDS

Dublin City Development Plan 2022-2028 (DCDP)

- NBS SuDS as part of GI
- As part of Climate Action Plan objectives
- Should generate biodiversity
- SuDS guidelines

Park West - Cherry Orchard Local Area Plan 2019 (LAP)

- SuDS - nature based solutions as part of GI
- Relating to Camac river catchment water quality objectives

Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Best practice

Interim Guidance document (2022)

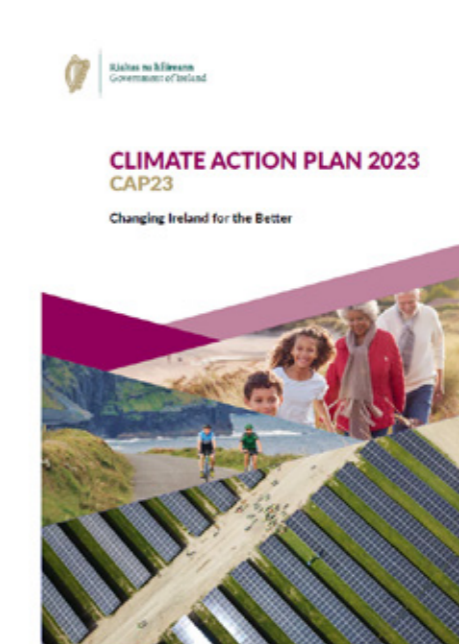
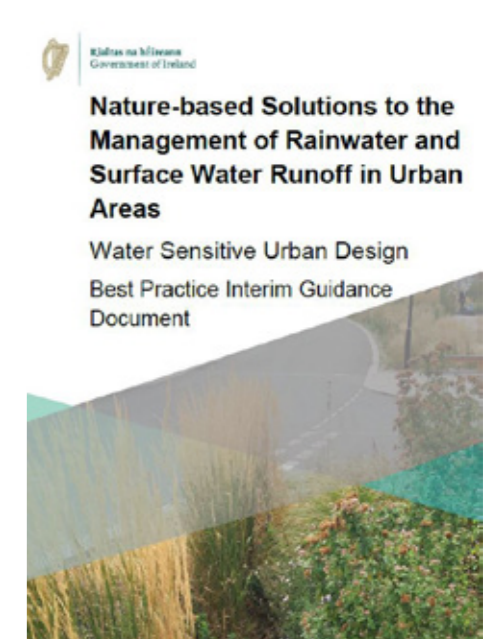
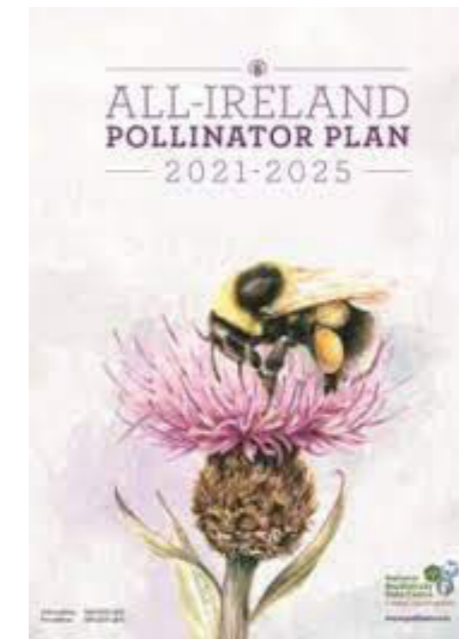
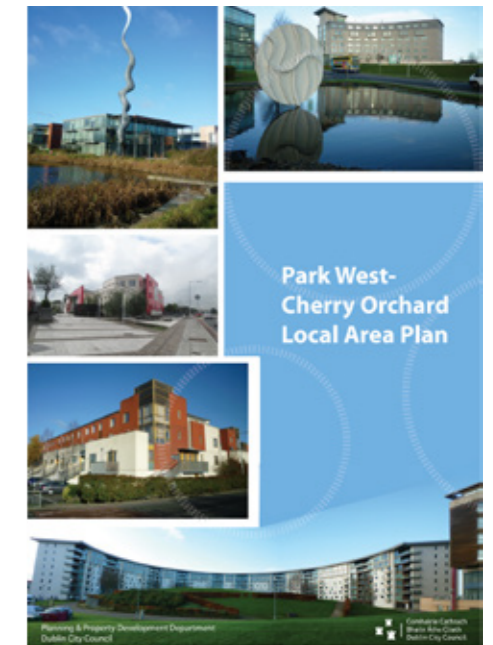
- Nature based solutions to SuDS as crucial to achieve the objectives on enhanced water quality and resource management
- Refers also to Climate Action Plan
- Design should seek to generate amenity and biodiversity benefits
- Multi-functional places and landscapes

The SuDS Manual (CIRIA)

- Benefits: flood risk management, water quality, biodiversity and ecology, amenity
- SuDS train composed of a diversity of features
- Source control green roofs, permeable surfaces
- Transfer: swales
- Filtration: bioretention tree pits and verges
- Infiltration and detention: detention basins, rain gardens

All Ireland Pollinator Plan (2021-2025) and planting code

Climate Action Plan (2023)





SUDS

- Green roofs
- Raingardens
- Bioretention planting
- Swales
- Stormwater detention basins (sports fields, lawn)

Overflow to Blackditch stream and into the river Camac

Nature based solution focused sustainable drainage system is proposed for the development with a diversity of nature-based elements including green roofs, rain gardens, bioretention planting, swales and storm water detention basins. Permeable paving is further proposed for parking spaces and woonerf streets.



Plaza des les Glories Catalanes, Barcelona
Swale, water filtration



Quirijn Park, Tilburg - designed to be flooded
Attenuation lawn



Sports plaza Bentheplein, Rotterdam - stormwater attenuation on a sunny day and in a storm event



8. CLIMATE ACTION

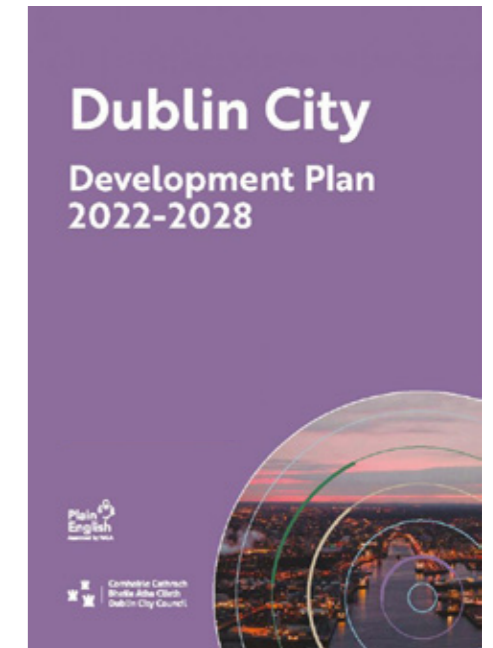
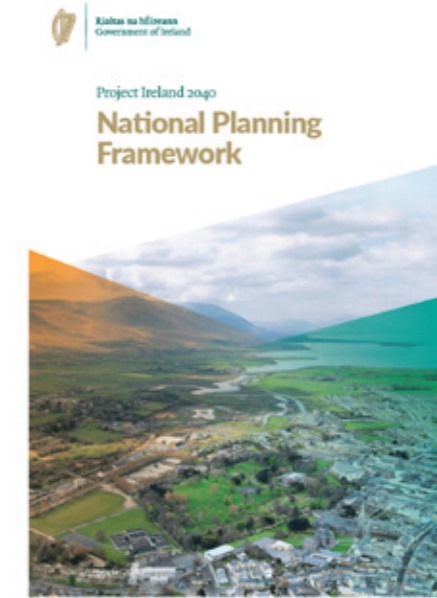
National Planning Framework, project Ireland 2040 (NPF)

Dublin City Development Plan 2022-2028 (DCDP)

Dublin City Climate Action Plan 2019-2024

Climate Action plan 2023

- Water management and flood resilience - SuDS
- Sustainable transport - shift to active transport
- Woodland and tree planting - carbon sequestration, air quality, flood mitigation
- Education and awareness - the path of the water visible in the landscape
- Green infrastructure and ecosystem services



Climate action

A strong nature based green infrastructure is not only crucial for our physical and mental health, providing a range of opportunities for an active lifestyle and contact with nature, but through nature-based solutions, it can also help slow down climate change as well as help building resilient environments and communities and help resolving climate change issues.

Nature based solutions are at the core of the landscape proposal with the aim to provide for carbon sequestration, water purification, infiltration, flood protection. The foundation of nature-based solutions is biodiversity as only when ecosystems thrive, can they provide ecosystem services and support people over the long term, which is why the landscape proposal aims to maximise biodiversity as described in previous chapter.

Nature based solutions play an important role in the SuDS measures in the proposal. Raingardens, green roofs, swales and bioretention planting and well as permeable paving and above ground attenuation are proposed to maximise rainwater retention and infiltration on site and filtration of the water before getting into the drainage system and into the river Camac. The aim is also to make the 'path' of the rainwater more visible for educational purposes.

Large number of trees is proposed to be planted to streets, park and communal courtyards. A microforest planting is proposed for the following phases to enhance the existing tree planting along the M50. In total 205 new trees of 17 different species are proposed in Phase 1. In addition to this additional whip planting is proposed to reinforce the existing townland boundaries, as well as to part of the playground area. The tree planting is not only crucial for biodiversity, rainwater management, reducing air and noise pollution, but also for carbon sequestration.

The overall approach of the scheme aims to prioritise active transport, that is pedestrians and cyclist rather than vehicular transport. The shift in transport from cars to bicycles and public transport is not only a important for health but also crucial for climate change mitigation.



Nature based solutions for SuDS play an important role in flood prevention, water retention and detention and filtration. Reference: Plaza des les Glories Catalanes, Barcelona - Swale



Prioritising active transport.



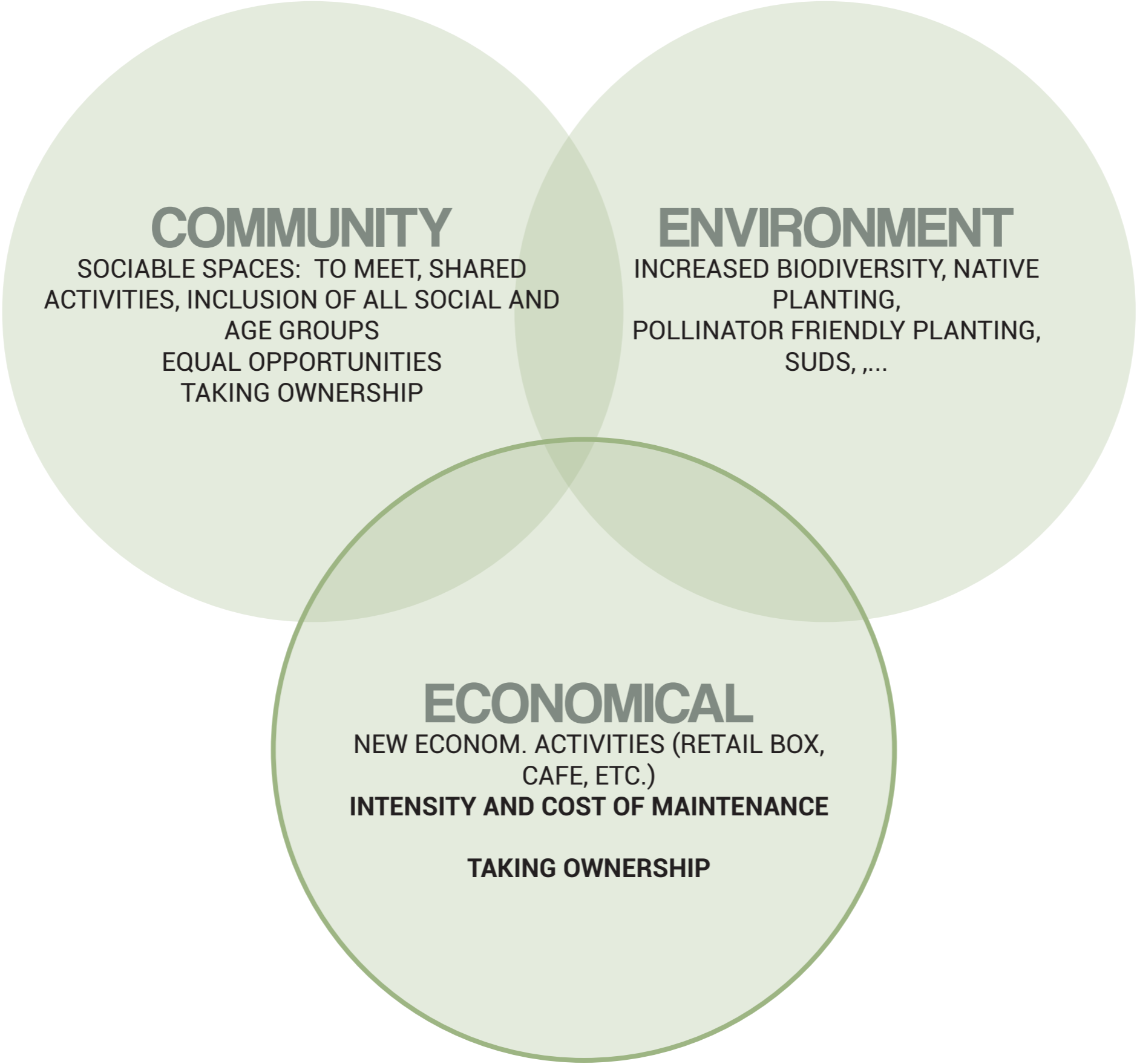
Tree planting and microforest planting is crucial for biodiversity, carbon sequestration, air purification, and reducing noise pollution.



Rain gardens as part of the naturebased SuDS solutions. Reference: Brannan street, San Francisco

9. MANAGEMENT AND MAINTENANCE

Maintenance and the 3 pillars of sustainability



Management of Open Spaces

Management of Communal and Public Spaces

The goal of the proposed management of the external communal and public spaces is to engage residents so that a sense of ownership developed, thus generating a cohesive community and sense of place in the scheme, and reducing the problematic issues that can arise.

There are several actions that are typically undertaken by a management team, particularly in relation to health and safety and governance. However, community participation should be encouraged especially where there is the potential to delegate specific roles.

The landscape management of the scheme will be carried out by an experienced landscape contractor, with suitably qualified personnel, under contract to the landlords. It is envisaged that as the community develops, residents may take an active role in some operations associated with landscape maintenance. In general, regular and simple operations such as mowing and hedge cutting require little experience, but safety is a concern. Therefore, it would take some training related to H+S to enable any residents to take a role. This is an opportunity for local people to gain experience and upskill.

More simple tasks, such as seasonal planting, weeding and leaf and litter picking are the kind of operations that will evolve out of the communal garden.

The burgeoning community should be empowered to aim for awards related to the maintenance of the external spaces – for example, best balcony, best pollinator friendly courtyard etc, and to enter competitions such as the IPB Pride of Place, Tidy Towns and local initiatives in Dublin City Council.

The landscape design sets up a structure that will enable events aligned with national initiatives such as Tree Week, Biodiversity Week and Heritage Week.

Communal Spaces

The communal gardens are for the use of the immediate residents of each block, providing an opportunity for each set of apartments to meet in a shared environment. The ground floor apartments have the opportunity for direct access to the courtyards, which are otherwise accessed from the cores. The courtyards have several functions, including storage of bins and bikes, but the primary use is for amenity, including a distinct area for small children.

Private open space

The private terraces and balconies will give a sense of personal identity for each apartment, however there is a further opportunity for residents to take part in the management of the courtyard. This will be directly related to the community structures that are put in place for the management of the blocks.

Public Open Spaces

The public open space is conceived as a public park for the use of the residents across Cherry Orchard Point scheme, but also for the local community; it has a direct connection to Cherry Orchard Park, and is part of a broader Green Infrastructure Strategy.

As such, the management of the open space is in a context of other open spaces in the area, such as the Station Plaza, and Cherry Orchard Park, and should not be seen in isolation.

Engagement of the local community in realistic and meaningful management roles will empower the residents and assist in building a cohesive community spirit and sense of place. The introduction of the community garden is a key way of commencing this process. It allows the community to develop the experience and enthusiasm for taking some responsibility for their environment. Likewise, the MUGA area is seen as an area for all people to use, however there is a potential for the residents to organize mini tournaments, again building a sense of community.

Management of Open Spaces to:

- Engage with residents to encourage participation
- Enable and encourage
- Build communities



Maintenance aware landscaping

The landscape design is also maintenance aware:

- Minimising maintenance cost while maximising value: extensive native meadow, forest planting and hedgerows instead of more intensive large areas of mown grass, clipped hedges and feature planting beds
- Amenity mown lawn kept only to specific areas for intended use (kick about space, picnic lawn etc.)
- Feature planting beds proposed only to small key areas - e.g. extensive perennial gravel beds to main plaza, otherwise replaced by native groundcover perennial planting with wild bulbs, meadow planting
- Extensive maintenance proposed - higher biodiversity and diverse nature experience - “ a wilder look”
- Community involvement in maintenance - community gardens

