

SECTION 8.0

OPEN SPACE & LANDSCAPING

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3. DESIGN STRATEGY.

3.1. DESIGN OBJECTIVES

The following design objectives have been shaped through our analysis of the site and surrounding area, previous and current development initiatives within the area, and from consultations and information shared between the wider design team.

The objectives of this landscape design include the following intentions;

- To create a diverse mixture and network of multi-functional residential, public and passive open spaces throughout the development and within the adjacent ancillary lands.
 - To protect and enhance local ecology and biodiversity. 🌿
 - To provide a design proposal that is environmentally responsible, through the creation of buffer zones along existing streams and areas of natural biodiversity, in order to maintain existing biodiversity in its current undisturbed state.
 - To negate and offset any developmental impact on existing natural flora and fauna.
 - Substantial and realistic retention of existing hedgerows and trees and to incorporate these existing landscaping features into proposed open spaces.
 - To create a series of high quality neighbourhood parks, contoured and landscaped to allow for walking, jogging, cycling and casual play.
 - To provide open spaces that are easily accessible by all.
 - To provide causal and natural play spaces with passive surveillance from neighbouring residential properties as well as several smaller public open spaces with additional informal and adventure play opportunities.
 - To create a hierarchy of open spaces that provide for the different play needs of different age groups and inter-generational play.
 - To provide pedestrian and cycle links and loops throughout the development and provide infrastructure to accommodate safe non-vehicular travel at roads and junctions.
 - To propose a planting scheme that places an emphasis on the use of native species and enhances local biodiversity where possible.
 - To create seating areas that are comfortable, relaxing and are not open to anti-social behaviour, yet frame existing and proposed landscape views.
- To provide age-friendly seating as per the recommendations of Age Friendly Ireland.
 - To provide a nature trail with trees and biodiversity information blocks at intervals along the walkway.
 - To provide a wildlife-friendly solution to attenuation zones, such as wetlands, planted with an appropriate wildlife-friendly plant mix.
 - To create natural screening of the housing development when viewed from the valley and lands to the north and west of the development.
 - To ensure the integration of functional landscape elements and external works such as parking and defensible space within the overall strategy.
 - To practically integrate sustainable urban drainage systems in collaboration with the consulting civil engineers and the wider design team.
 - Facilitation of future networks, connectivity and permeability to adjoining developments and public lands.

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3. DESIGN STRATEGY.

3.2. DESIGN CONSIDERATIONS

“Considered design of the public realm has a significant role to play in the ‘quality of life’ of residential areas. Well-designed public realm can contribute to a sense of security, enjoyment and ownership of the built environment.” (Ref. Sustainable Communities Strategy, 2016).

The landscape design strategy for this development can be broken down as follows:

- 1 - Open Space Approach
- 2 - Play Strategy
- 3 - Ecological & Planting Strategy
- 4 - Hard Landscaping Materiality

The landscape design proposed in this report has taken note of the Wicklow County Development Plan 2022 – 2028 and in particular the following sub-sections;

Volume 3 - Appendix 1 - Development and Design Standards

- Chapter 7 - Social & Community Developments
- Chapter 8 - Open Space

Other Wicklow County Council policy documents referenced during this landscape design phase include;

- Action Area Plan (AAP1B) for lands at Clermont - Tinakilly 2021
- Wicklow Town and Rathnew Local Area Plan 2013-2019
- Pertinent notes/actions from Pre-Planning S.247 meeting held with Wicklow County Council on April 29, 2022

The landscape design proposal has also been developed having regard to the following local and national policy documents:

- National Children’s Play Policy ‘Ready Steady Play’
- National Biodiversity Data Centre - All-Ireland Pollinator Plans 2016-2020 and 2021-2025
- Design Standards for New Apartments (2022)
- Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009 (issued by Dept. of the Environment, Heritage and Local Government)
- Age Friendly Seating , Age Friendly Ireland
- Planning for Watercourses in the Urban Environment, Inland Fisheries Ireland.
- Wetlands and Wastewater, Irish Water.

How we implement the above strategy is detailed in Section 4 of this document.

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4. DESIGN PROPOSAL.

4.1. LANDSCAPE PLAN



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4. DESIGN PROPOSAL.

4.2. OPEN SPACE APPROACH

The open spaces in the proposed new development can be broken down into four categories; residential public open space, communal open space, passive open space and active open space. Outside of these categories there is also a new park proposed to the west of the new relief road onto Tinakilly Avenue. These spaces have been designed with reference to the WCC Development Plan (2022-2028), the Design Standards for New Apartments (2022) and the Action Area Plan (AAP1B) for lands at Clermont - Tinakilly 2021. Each area of open space has been designed to provide opportunities for residents to enjoy informal recreation and play within the natural context and beauty of the surrounding area.

The variety of open spaces seeks to provide a diverse range of landscape experiences and were thoughtfully considered, to link and connect the architectural character areas, whilst also creating landscape areas with their own strong identity and unique qualities.

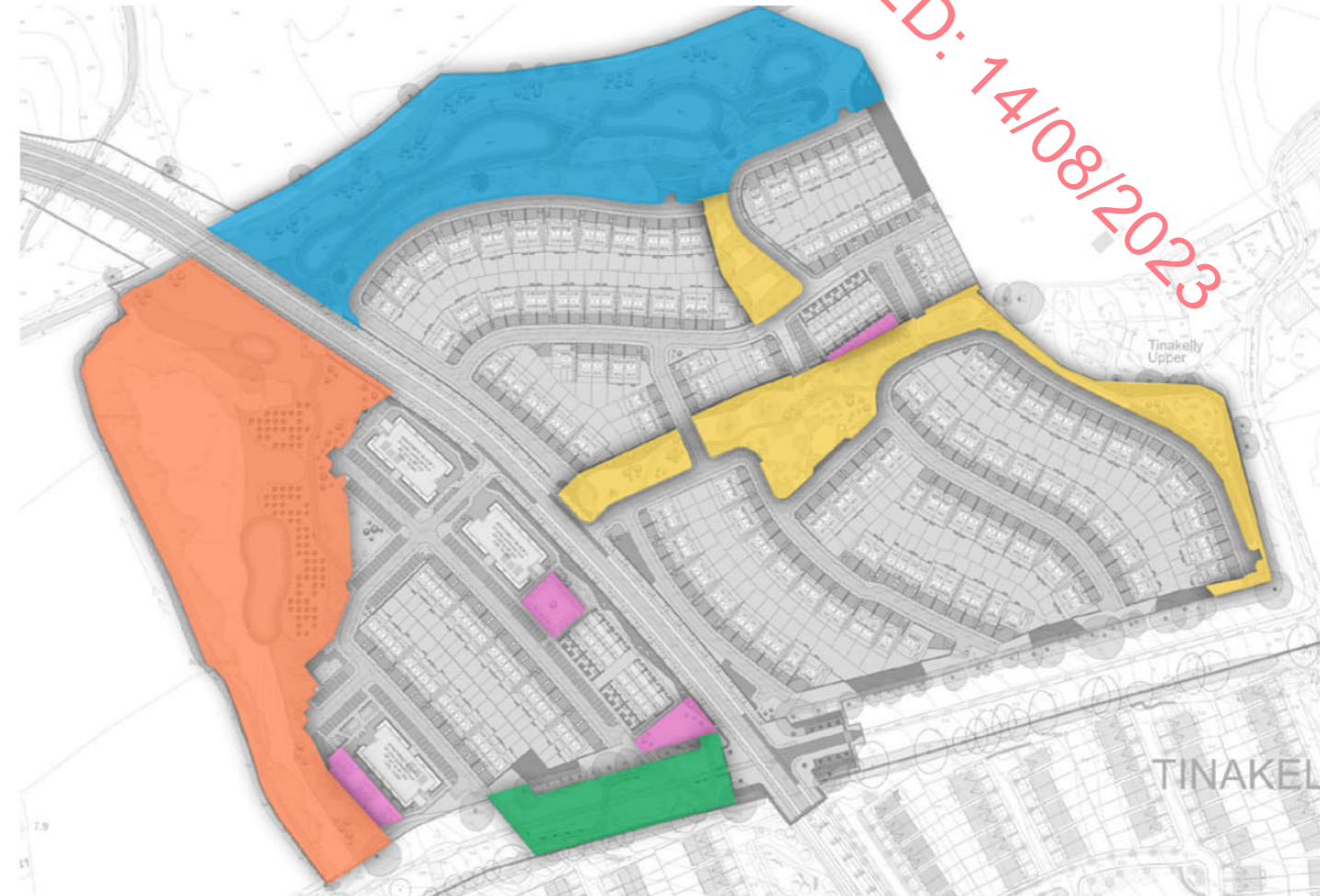
Residential Public Open Space: Required: 7523 sq.m.
Achieved: 9075 sq.m.

The residential public open spaces consist of the 'The Plaza' and 'The Linear Park'. The location for the linear park was primarily chosen to ensure the retention of as much of the existing tree line as possible. The linear park is overlooked by proposed houses to the north and the south thus ensuring passive surveillance. Its central location with interconnecting paths and spaces will help ensure this area of the scheme receives a regular degree of footfall and use by the local residents. The linear park also provides a number of play outlets with natural play elements and kick-about opportunities.

The Plaza area is a multi-functional social space mainly in hard landscaping with seating, planting and trees. This design mirrors somewhat the design approach taken with the Plaza entrance into the nearby Rathnew - Claremont residential development that is currently under construction.

Communal Open Space: Required: 870 sq.m.
Achieved: 1788 sq.m.

There are 4 Communal Open Spaces proposed within this development. These areas all feed into a multi-functional landscape strategy within a series of character areas. These spaces have been located and designed primarily for the use of the apartment residents and have been delineated as such by meadows of hard and soft landscaping treatments. Passive surveillance is achieved into each of these communal open spaces from neighbouring apartments and duplexes.



Development Open Space & Ancillary Open Space

- Active Open Space
- Passive Open Space
- Residential Public Open Space
- Communal Open Space
- Avenue park

4. DESIGN PROPOSAL.

4.2. PUBLIC OPEN SPACE APPROACH

Active Open Space:

The Active Open Space consists of 'The Community Orchard and Orchard Walk'. The community orchard concept endeavours to promote community involvement within the development, offering opportunities for people to come together to cultivate local varieties of fruit and nut trees, while also enhancing the amenity and biodiversity of the local landscape. The proposal also provides a soft screening to the development when viewing from the west, naturally grounding the development within the existing landscape.

Passive Open Space:

The Passive Open Space is made up of 'The Wetland Walk' located to the north of the development. This large area incorporates a series of natural SUDs attenuation basins as per the civil engineers' drainage strategy. Within this area we have proposed a series of interconnecting 3m wide universally accessible paths. The paths will be lit and age-friendly seating will be installed at regular intervals alongside the paths. This Wetland area is an ecologically sound, wildlife-friendly proposal that will create new habitat and cover for wildlife whilst also providing a unique, diverse and functional landscape character area for the local residents. The design has also given careful consideration to the protection and ecological enhancement of the Rathnew Stream and its riparian zone which runs along the northern boundary of the subject site.

Tinakilly Avenue Park:

In order to activate the Avenue west of the new relief road, we are proposing a new park landscape that will provide connections between this development and the already approved Tinakilly One development (PRR22/837) to the south. This space will also incorporate passive spaces for residents and visitors to sit and relax. The proposal also includes a nature-based grass play area and a 20m x 40m Kick-about space.



4. DESIGN PROPOSAL.

4.2. PUBLIC OPEN SPACE APPROACH

Circulation & Permeability Analysis

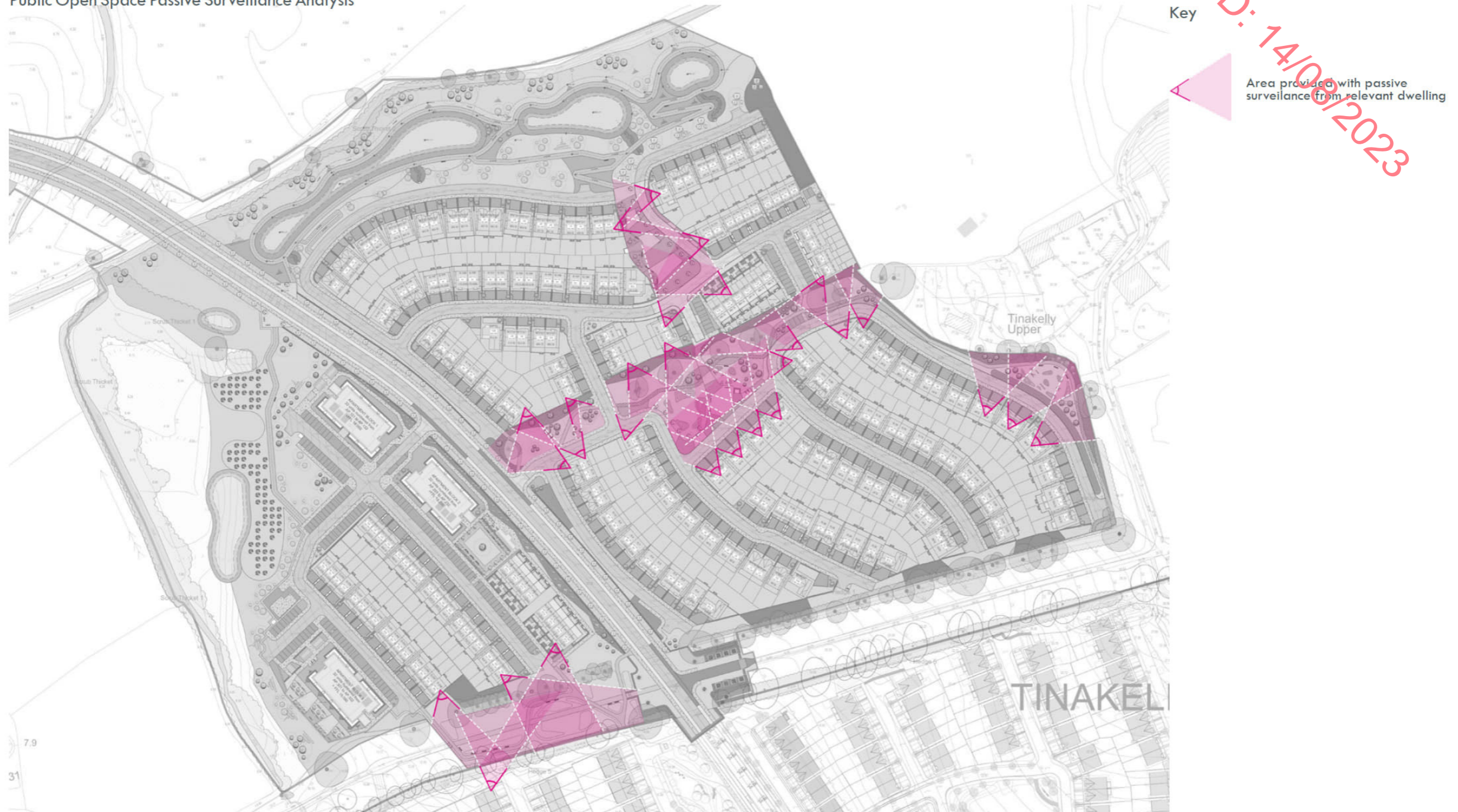


- Key
- Key Pedestrian & Cycle Routes and Links (all universally accessible)
 - Proposed Pedestrian Crossing Locations across the Rathnew Inner Relief Road
 - Proposed Pedestrian & Cycle Links with Rathnew & Tinakilly One
 - Proposed Pedestrian & Cycle Links Tinakilly One & Tinakilly House

4. DESIGN PROPOSAL.

4.2. PUBLIC OPEN SPACE APPROACH

Public Open Space Passive Surveillance Analysis



4. DESIGN PROPOSAL.

4.4. ECOLOGICAL STRATEGY

4.4.3 - Planting for biodiversity

PLANTING

The following plant mixes have been proposed;

Plant Mix 1 - Woodland Plant Mix

A mix of shrubs, perennials and grasses suited to woodland areas. This mix has been specified within the vicinity of and under the canopy of existing trees to be retained.

Plant Mix 2 - Embankment Plant Mix

This plant mix consists of a wildlife and pollinator-friendly mix of native tree whips/transplants and native shrubs. This mix includes hawthorn, spindle and holly.

Plant Mix 3 - Open Space Plant Mix

A mix of evergreen and perennial shrubs proposed adjacent to site boundaries and within the main public open spaces. This mix is also proposed to provide an effective soft buffer between public and private spaces.

Plant Mix 4 - Ornamental Mix

An ornamental mix of shrubs, perennials and grasses. The evergreen shrubs and grasses will ensure year-round interest and structure.

Plant Mix 5 - Wetland & Marginal Mix

A variety of marginal and aquatic planting that will thrive in these unique anoxic hydric soil conditions to the northern end of the site.

Plant Mix 6 - Swale Plant Mix

A wildlife-friendly plant mix specifically suited to the anticipated ecological and environmental conditions associated with the specified swales.

Plant Mix 7 - Native Woodland Mix

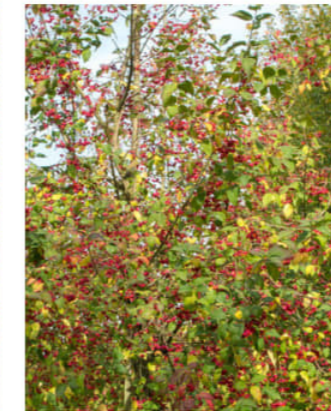
A similar mix to plant mix 2, but entirely made up of whips/transplants. A mix of native species that includes hazel, hawthorn, spindle, blackthorn and holly.

Plant Mix 8 - Bulb Mix in Grass

A pollinator-friendly bulb mix that is proposed within grassed areas under the canopy of deciduous trees. This mix will provide interest in late winter and early spring.



BETULA UTILIS - WHITE HIMALAYAN BIRCH



EUONYMUS EUROPAEUS - SPINDLE



CRATAEGUS MONOGYMA - HAWTHORN



TILIA CORDATA - LIME



PRUNUS AVIUM - WILD CHERRY



SORBUS AUCUPARIA - ROWAN



CORYLUS AVELLANA - HAZEL



MALUS SYLVESTRIS - CRAB APPLE



AMELANCHIER CANADENSIS - JUNE BERRY

Above: A selection and pallet of key tree species included through-out the scheme.

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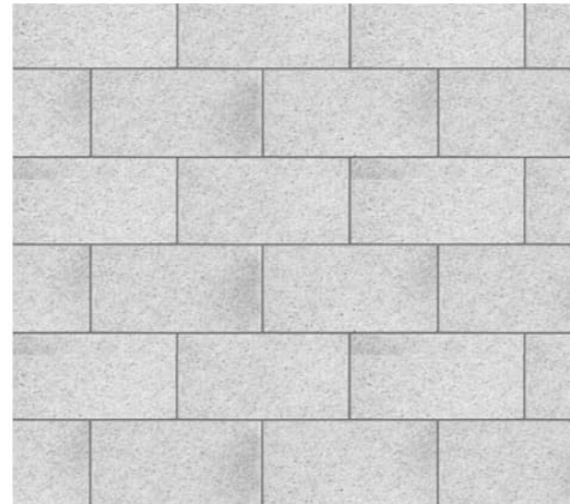
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4. DESIGN PROPOSAL.

4.5 HARD LANDSCAPE ELEMENTS AND SURFACES



KILSARAN 'PEMBROKE' LINEAR PLANK PAVING



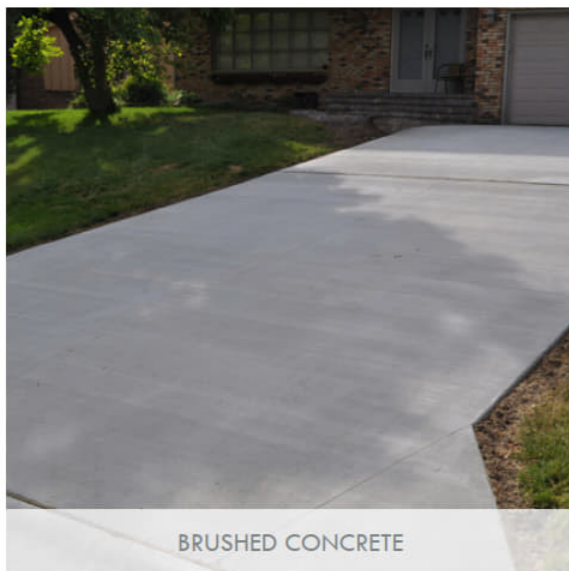
KILSARAN 'SHELBOURNE' FLAG PAVING



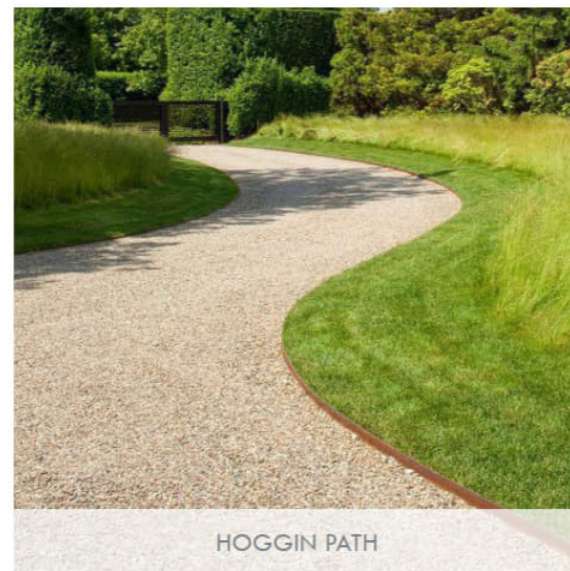
RECONSTITUTED GRANITE FLAG PAVING



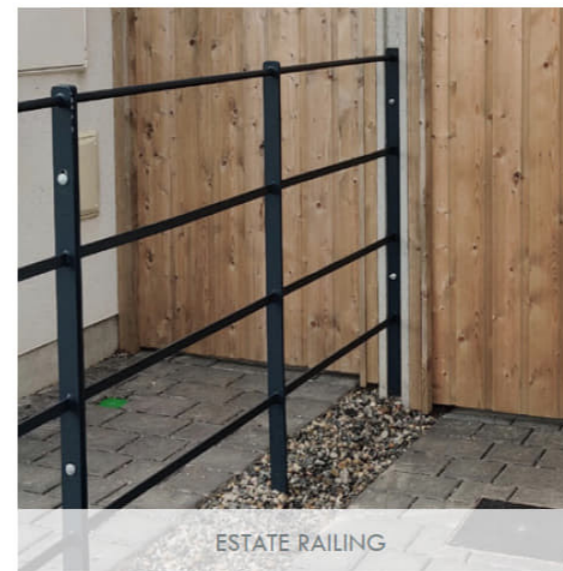
KILSARAN 'CLIMA-PAVE SLANE' PERMEABLE BLOCK PAVING



BRUSHED CONCRETE



HOGGIN PATH



ESTATE RAILING



POST AND PANEL FENCE

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