



# White Pines East

## LANDSCAPE ARCHITECTS REPORT

*To be read in conjunction with the Landscape Architects drawings*

SHD PLANNING SUBMISSION TO AN BORD PLEANALA

February 2021

MITCHELL + ASSOCIATES



# REPORT



# REPORT

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## INTRODUCTION

Development Description

Mitchell + Associates have been appointed by Ardstone Homes to provide landscape architectural services for this project north of Stocking Avenue, Woodstown, Dublin 16.

Ardstone Homes Ltd. intend to apply to for permission for a Strategic Housing Development at a site of 2.98 ha, at Stocking Avenue, Woodstown, Dublin 16, which is contained within the Ballycullen-Oldcourt Local Area Plan lands. The proposed development consists of the construction of 241 no. apartments arranged in 5 stand-alone Apartment Blocks and 3 no. Duplex Blocks. Block A consists of 40 no. 1 and 2 bed apartments over 5 storeys. Block B consists of 34 no. 1 and 2 bed apartments over 4 storeys. Block C consists of 43 no. 1 and 2 bed apartments over 4-5 storeys. Block D consists of 49 no. 1 and 2 bed apartments over 5 storeys. Block E consists of 47 no. 1 and 2 bed apartments over 6 storeys. The 3 no. Duplex blocks consist of 28no. 2 bed apartments. There is a 552m<sup>2</sup> Community Centre on the ground floor of Block A. There is 173m<sup>2</sup> of amenity space on the ground floor of Block C.

The proposed development will also consist of the provision of: Residential amenity space; waste storage facilities; 204 on street car parking spaces; 422 bike parking spaces including visitor spaces; boundary treatments; sub stations; street lighting; the provision of Sustainable Urban Drainage systems (SUDs); changes in level; associated hard and soft landscaping; all other associated site excavation, infrastructural and site development works above and below ground.



# STATUTORY REVIEW



# White Pines East

## 1.0 STATUTORY REVIEW

The below national, regional and local guidance documents have been implemented in the design of this scheme and the scheme complies with them.

### 1.1 OVERVIEW

The proposed landscape scheme has been developed having regard to the following policy documents:

- » South Dublin County Council Development Plan 2016 – 2022
- » Ballycullen - Oldcourt Local Area Plan
- » Design Manual for Urban Roads and Streets (DMURS)
- » National Children's Play Policy 'Ready Steady Play'
- » All-Ireland Pollinator Plan 2015-2020

### 1.2 SDCC DEVELOPMENT PLAN 2016-2022

The overarching considerations for the County as set out in the Development Plan include: "Quality of Life", "Prosperity", "Sustainability, with an emphasis on making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure", "Health and Wellbeing, by facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation", "Social Inclusion, with an emphasis on creating socially and physically inclusive neighbourhoods" and "Climate Change Adaptation".

The vision is expressed in a strategy that seeks to facilitate the sustainable development of the County as a vibrant and vital place in which to live, work and visit.

#### 1.2.1 Land-use Zoning; Ballycullen - Oldcourt LAP

The subject site is zoned objective 'RES-N', which is "To provide for new residential communities in accordance with approved area plans".

#### 1.2.2 Relevant Sections Policies and Objectives

#### **DP 2016-22 Section 8.1.0 Green Infrastructure Network**

G2 Objective 2; To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network. G2 Objective 9; To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.

#### **DP 2016-22 Section 8.3.0 Public Open Space Hierarchy and Landscape Setting**

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces. G4 Objective 1; To support and facilitate the provision of a network of high quality, well located and multi-functional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces. G4 Objective 2; To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

#### **DP 2016-22 Section 8.4.0 Sustainable Urban Drainage Systems**

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as Integrated Constructed Wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

#### **DP 2016-22 Section 9.4.0 Public Rights-of-Way**

It is Council policy to:

- » Preserve, protect, promote and improve for the common good all existing public rights-of-way which contribute to general amenity.
- » Consider favourably planning applications which include proposals to improve the condition and appearance of existing rights-of-way.

### 1.3 DESIGN MANUAL FOR URBAN ROADS AND STREETS (DMURS)

The Design Manual for Urban Roads and Streets (DMURS) sets out design guidance and standards for constructing new and reconfigured existing urban roads and streets. It also sets out practical design measures to encourage more sustainable travel patterns in urban areas. The statement prepared by DBFL Engineers submitted with this application provides further detail in respect of the compliance of the proposed development with the provisions of DMURS.

### 1.4 NATIONAL CHILDREN'S PLAY POLICY 'READY STEADY PLAY'

The National Children's Play Policy 'Ready Steady Play', sets out guidance for the provision of suitable play opportunities for the future child population within a new development. Opportunities need not always include formal 'equipped' provision (i.e. standard, generic off-the-shelf equipment and facility/-ies), but solutions should focus on using the 'genus loci' of the site (e.g. existing and planned landform, character etc.) to provide informal, impromptu and spontaneous play activities.

### 1.5 SDCC GUIDANCE ON PLAY

Over the last number of years M+A have been involved in the delivery of several schemes in the vicinity of this scheme including White Pines North and White Pines South. During these projects we have worked closely with SDCC Parks Department to provide less formal and more natural playing environments in line with their new requirements. Rather than providing fenced in flat play spaces with manufactured play equipment it is now preferred to have more free-flowing meandering play areas. These play spaces include incidental play opportunities to allow for social, imaginative and risk play that are incorporated into the landscapes contours and include mounding and tree planting. We also understand that a high quality play space is required and that tree logs lying on the ground is not what SDCC's or our interpretation of what natural play is.

### 1.6 ALL-IRELAND POLLINATOR PLAN 2015-2020

One third of our 98 bee species are threatened with extinction from the island of Ireland. If we want them to be there to pollinate crops and wild plants for future generations we need to manage the landscape in a more pollinator friendly way and create a joined-up network of diverse and flower-rich habitats.

- » Prioritise native plants
- » Use stock of local provenance
- » Alter the frequency of mowing of grassy areas to allow more native plants to flower





# THE ‘WHITE PINES’ MASTERPLAN



# The White Pines Masterplan

## 2.0 Overall Masterplan

Lands in Ardstone Homes Ownership

2.1 Mitchell + Associates  
Mitchell + Associates have been engaged by Ardstone Homes in developing the lands at Stocking Avenue since 2015 when we started early landscape design proposals on the White Pines North scheme. Since then we have designed and delivered the landscape designs for White Pines North and South which are now occupied. White Pines Retail is under construction and White Pines Central is at pre-planning stage. It is our goal to deliver White Pines East with the same high quality finish that we have achieved on WP North and South. The quality of the landscaping design and delivery in both White Pines North and White Pines South is widely recognised as being to the highest quality.



Some Images of the completed White Pines North Scheme



Some Images of the completed White Pines South Scheme

- KEY:
- 1. Application Site - White Pines East
  - 2. White Pines Central (Proposed Ardstone Homes Scheme)
  - 3. White Pines South (Ardstone Homes Scheme)
  - 4. White Pines Retail (Ardstone Homes Scheme)
  - 5. White Pines North (Ardstone Homes Scheme)
  - 6. Stocking Avenue
  - 7. M50
  - 8. Stocking Well
  - 9. Stocking Wood



Figure 1 - Diagram including aerial image background highlighting Application boundary (red) and lands in ownership (blue) . For illustrative purposes only. Source; bing.com/maps



A photograph of a park scene, including a wooden play structure with a slide, a bench, and a small pond, overlaid with a green filter and the text "SITE ANALYSIS".

# SITE ANALYSIS



# SITE ANALYSIS

## 3.0 SITE ANALYSIS

Desktop and field analysis of the existing site

### 3.1 SITE LOCATION

The site is located to the north side of Stocking Avenue, east of the existing residential development White Pines North and northeast of White Pines South. In conjunction with Ardstone Homes we have overseen the planning and construction of White Pines North, the planning and construction of White Pines South and the planning of White Pines Retail. We also recently had a Tripartite meeting with SDCC and ABP regarding the White Pines 'Central' site.

### 3.2 SITE DESCRIPTION

The overall site is approx. c.2.98 ha. It is proposed that the site be accessed from Stocking Avenue however a new vehicular link is also proposed in the north of the scheme that will allow cars access the road 'White Pines Meadow' which is in the Ardstone Homes scheme 'White Pines North'. This provides better permeability and an alternative exit/ entrance for the scheme in case of emergency. The site is at the foothills of the Dublin Mountains and benefits from views of its suburban and urban hinterland while retaining a unique semi-rural setting and mountainous backdrop.

The site contains some significant vegetation along the eastern boundary which is to all be retained and continue to act as a buffer for the site. The trees in the southwest are also to be retained and will be a strong feature as you enter the site. The retained trees will provide instant maturity to the proposed development and when reinforced with new woodland planting will anchor the scheme. For further information on the trees please see the arboricultural report and accompanying drawings. Trees to be retained are clearly marked in the landscape masterplan also.

The site falls from a high point (+117.000m) in the south east to a low point in the north west (+100.00m). The level difference between the two boundaries amounts to approx. 17m across ~220m. This equates to an approximate gradient of 1:13 across the length of the site.

#### KEY:

- 1. Application Site - White Pines East
- 2. White Pines Central (Proposed Ardstone Homes Scheme)
- 3. White Pines South (Ardstone Homes Scheme)
- 4. White Pines Retail (Ardstone Homes Scheme)
- 5. White Pines North (Ardstone Homes Scheme)
- 6. Stocking Avenue
- 7. M50
- 8. Stocking Well
- 9. Stocking Wood



Figure 2 - Aerial Image highlighting Application boundary (red) . For illustrative purposes only. Source; bing.com/maps



# OUTLINE PROPOSAL





# OUTLINE PROPOSAL

## 4.0 OUTLINE PROPOSAL

Desktop and field analysis of the existing site and proposed design

### LEGEND:

#### 1 - WOODLAND BOUNDARY

- » Substantial new tree planting of native species reinforcing the existing trees that will mature and anchor the scheme to Stocking Avenue. The trim-trail from the adjacent White Pines North is extended into this scheme along the northern boundary.

#### 2 - MEADOW SPINE

- » Due to the water lines below this space will be devoid of large trees but will contain swades of wildflower and long grasses that meander with a compacted gravel footpath. As agreed with Irish water previously a 2 meter deep root barrier will be installed to protect the water lines. This is a continuation of the existing meadow spine in the adjacent White Pines North scheme.

#### 3 - LEVEL KICK-ABOUT SPACE

- » Essential to any development these flatter grassed areas allow for freedom to move/ play/ exercise however you feel.

#### 4 - PUBLIC OPEN SPACE

- » High quality public open space including plazas, playgrounds and kick-about space.

#### 5 - TYPICAL STREET

- » Footpaths, parking bays, tree planting and privacy buffers.

#### 6 - CIRCULATION AREA

- » High quality Part M accessible circulation routes

#### 7/ 9 - VEHICULAR ACCESS

- » Proposed and potential future access to the scheme by vehicles.

#### 8/10 - PEDESTRIAN ACCESS

- » Key points and links to neighboring schemes
- » Accessible Interconnectivity across the site is an important consideration.

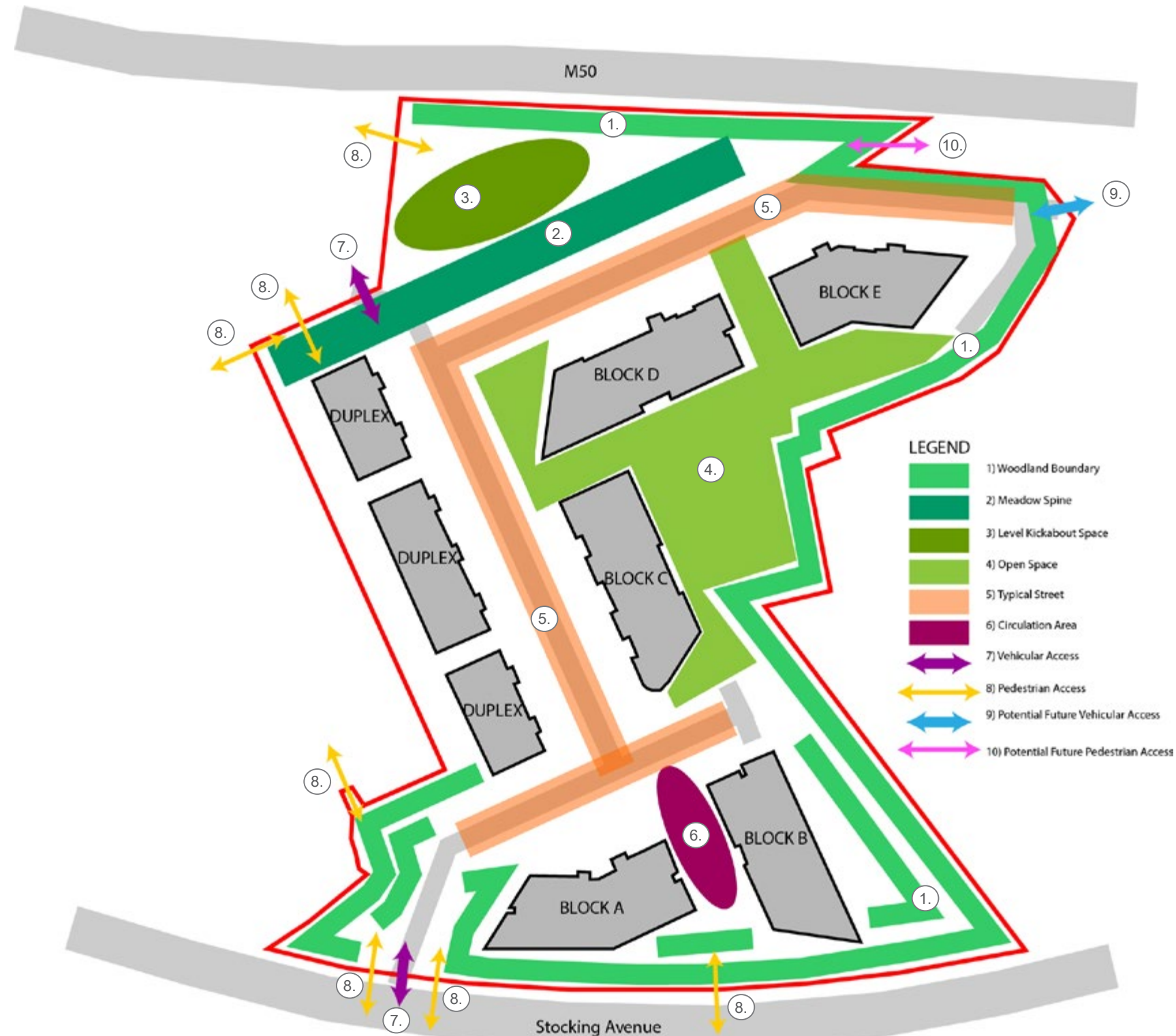


Figure 2 - Analysis of the site and proposal. For illustrative purposes only.



A green-tinted photograph of a park path. The path is a light-colored, gravel or stone surface that curves through a lush green landscape. On the left, there's a body of water, possibly a lake or a large pond, with a small boat visible in the distance. The path is lined with various trees and shrubs, some of which are in the foreground, partially obscuring the path. In the background, there are rolling hills or mountains under a clear sky. The overall scene is peaceful and scenic. The word "PROPOSAL" is overlaid in the center in a large, white, sans-serif font.

# PROPOSAL



See Drawing 100 for full A1 scaled plan







# DESIGN STATEMENT



# DESIGN STATEMENT

## 6.0 DESIGN STATEMENT

### Landscape Design Description

#### DESIGN OBJECTIVES

The overall aim of the landscape design is to create a high quality attractive environment with amenity facilities for the residents of the proposed residential development. The following design objectives have been shaped through consultations with South Dublin County Council.

- » To create a high quality attractive environment with amenity facilities for the proposed residents. We are providing 6956m<sup>2</sup> public open space (24%), 6391m<sup>2</sup> of visual amenity (22%) and 782m<sup>2</sup> semi-public open space (3%). See page 17 for detailed breakdown.
- » To retain existing trees and hedgerows where possible so that the scheme has an appropriate degree of maturity from the outset.
- » To integrate with the existing and future surrounding context with new physical and visual connections through the development.
- » To create a network of external routes that allow for flexibility in movement, for social interaction and active play as well as spaces that are quiet and calming, spaces which allow a connection to different habitats and enable a tree and hedgerow planting structure to be established across the site.
- » To develop a suite of boundary treatments that respond to the varying site conditions, the proposed surrounding context and the local vernacular.
- » To create a 'free play' strategy for the scheme that takes cognisance of local and regional play facilities under the guidance of South Dublin County Council (see section 1.5 on page 5).
- » To undertake a fully coordinated approach to site services, in particular to SUDS.
- » To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner. The materials will have a bespoke quality (in certain instances), be durable, and respond to budget allocation.

The landscape strategy for the development can be broken down into the following key external areas:

1. Typical Street
2. Woodland Boundary
3. Meadow Spine
4. Public Open Space
5. Level Kick-about Space

See following pages for further details and photomontages of these areas.





A photograph of a playground scene, overlaid with a semi-transparent green filter. In the center, a wooden seesaw is mounted on two vertical wooden posts. To the left of the seesaw, there are several large, smooth, grey rocks. In the background, a wooden fence runs across the frame, and behind it, a dense line of green trees. The ground is covered in light-colored wood chips. The text "PUBLIC OPEN SPACE" is written in large, white, bold, sans-serif capital letters across the middle of the image.

# PUBLIC OPEN SPACE



# Public Open Space

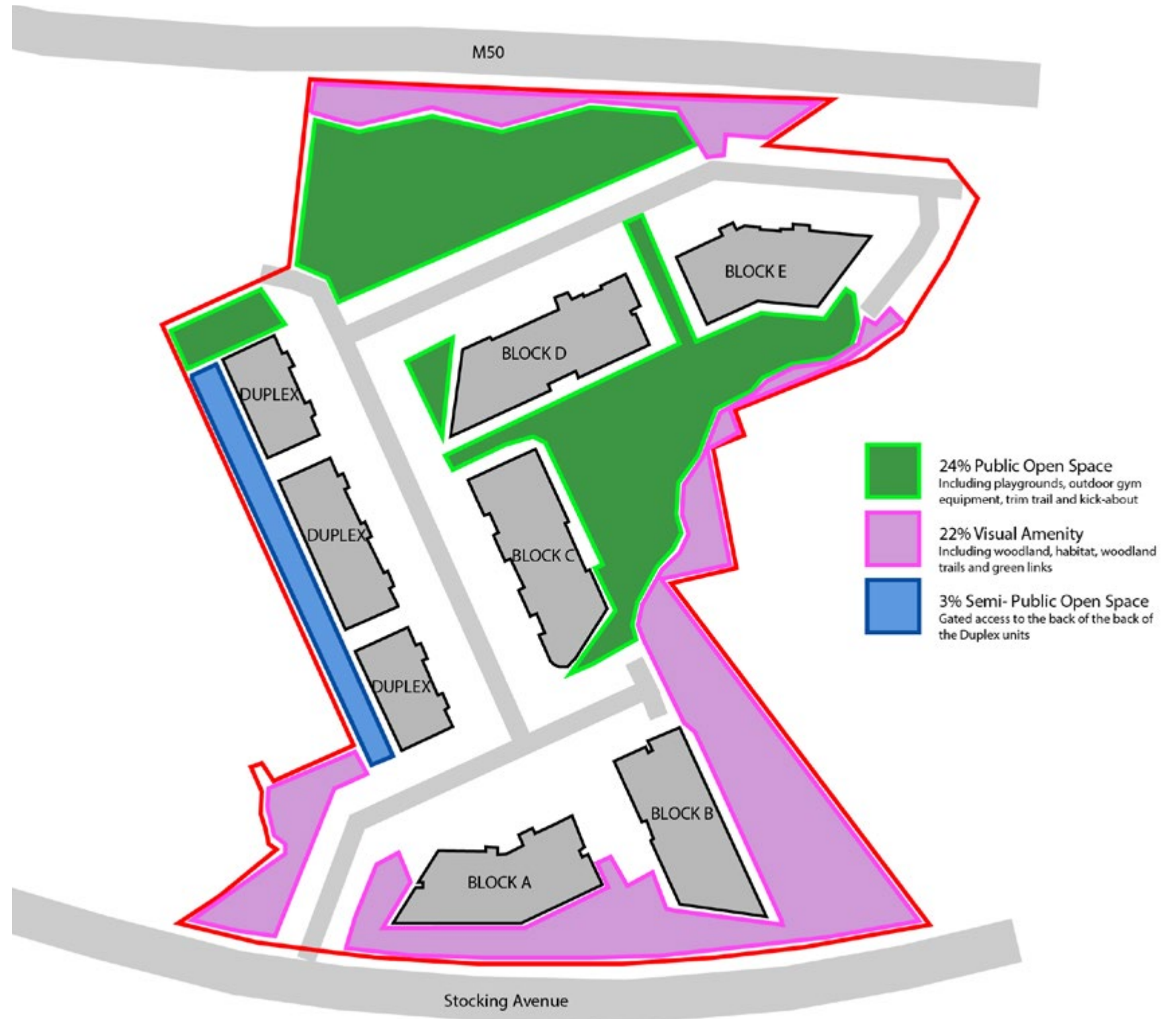
## 7.0 Quantum of Public Open Space

White Pines East

- » We are providing 6956m<sup>2</sup> public open space (24%), 6391m<sup>2</sup> of visual amenity (22%) and 782m<sup>2</sup> semi-public open space (3%).
- » We have worked closely with SDCC Parks Department to provide less formal and more natural playing environments in line with their new requirements. Rather than providing fenced in flat play spaces with manufactured play equipment it is now preferred to have more free-flowing meandering play areas. These play spaces include incidental play opportunities to allow for social, imaginative and risk play that are incorporated into the landscapes contours and include mounding and tree planting. We also understand that a high quality play space is required and that tree logs lying on the ground is not what SDCC's or our interpretation of what natural play is. The playground will cater for toddlers to teenagers and comprise of formal play equipment of natural materials.
- » As well as playgrounds we understand that open lawn areas are just as important. This allows kids and adults to use the flat open spaces however they wish i.e. kickabout.
- » The site is wrapped in a woodland boundary which anchors the scheme to Stocking Avenue but also provides vital habitats and biodiversity. The planting scheme for the site has been designed in conjunction with the ecologist.



Central public open space proposal





# ACCESSIBILITY





# ACCESSIBILITY

## 8.1 Accessibility

### Universal Access for Residents and Visitors

It was imperative for us to provide universal access for all residents and visitors from the entrance of the scheme to each access point of each block. This is done by providing level access routes free of steps and ramps. There are stepped routes in the scheme (see page 23 below) but they do not form part of the accessible routes. All Blocks can be assessed without the need to negotiate steps which is a great feat considering the levels issues in the south of the site. Accessible parking forms 5% of the parking on site and incorporates level access routes from the parking spaces to all blocks.

- » Block A: Using the main pedestrian entrance Block A is easily accessible by a level footpath route.
- » Block B: Using the main pedestrian entrance both Block B cores are easily accessible by a level footpath route. Both cores can also be accessed by the 'bus stop' pedestrian access entrance.
- » Block C: Using the main pedestrian entrance Block C's cores are easily accessible by a level footpath route.
- » Blocks D & E: Using the main pedestrian entrance Block D & E's cores are easily accessible by a level footpath route.
- » Duplex Units: Using the main pedestrian entrance the Duplex Units are easily accessible by a level footpath route.





# SECTIONS/PHOTOMONTAGE





# SECTIONS

## 9.1 TYPICAL STREET CAR PARK SECTION

SCALE. NTS @ A3

### LAYERING

1 - PROPOSED ARCHITECTURE;  
See Architects submission.

2 - PARKING LAYOUT;  
Perpendicular bays 4.8M x 2.4M to comply with DMURS regulations where practicle. Permeable paving for SUDS that link with tree pits for bio retention (9).

3 - PRIVACY PLANTING;  
Min 1.5m wide to provide considerable privacy buffer.

4 - ACCESSIBLE FOOTPATH;  
Min 1.8m wide to comply with Part M Building Regulations and DMURS Regulations. Maximum gradient of 1/21 where an accessible route is provided.

5 - LIGHTING;  
Min 5m clearance from all street trees to comply with SDCC public lighting regulations.

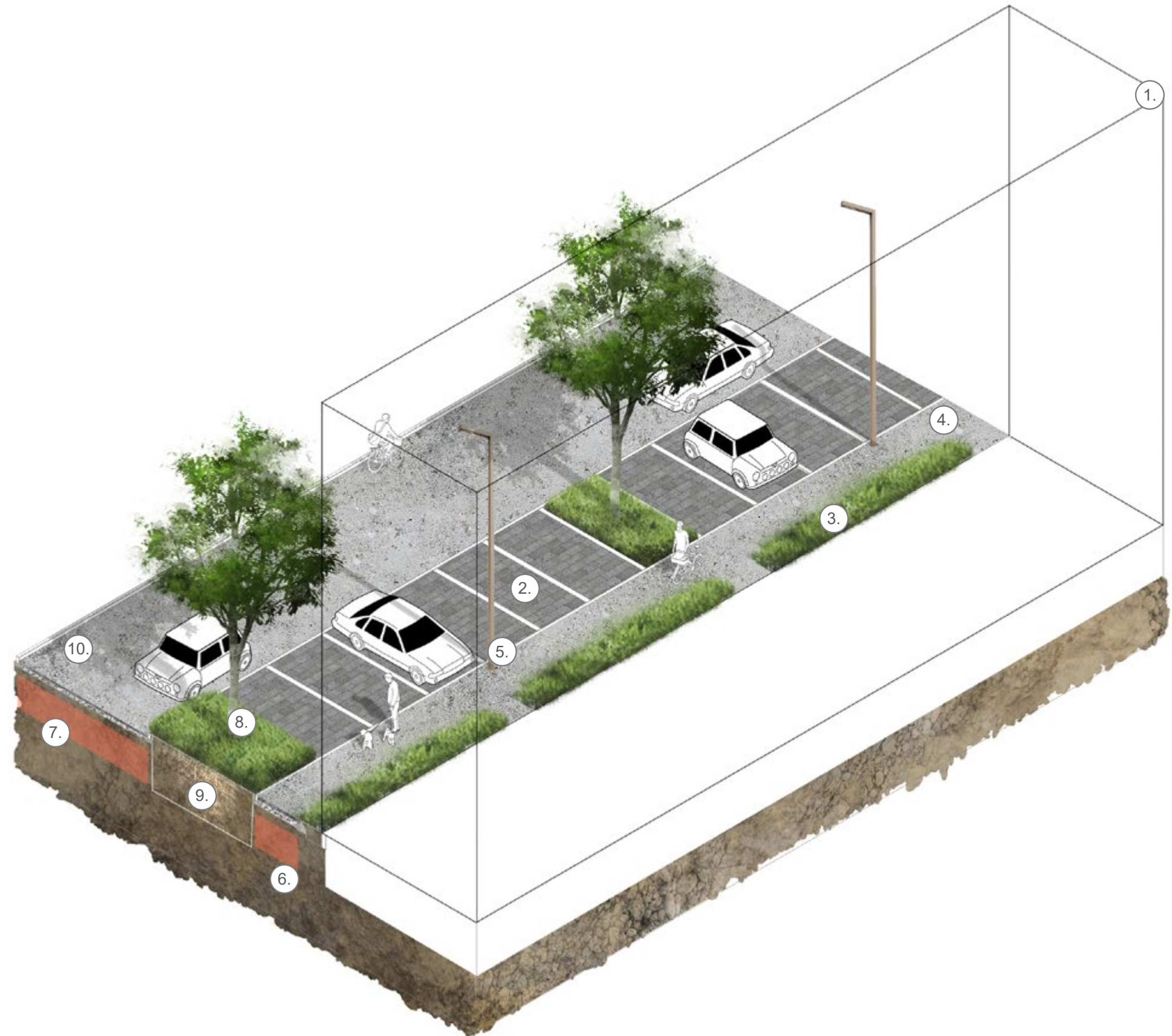
6 - SERVICES BELOW FOOTPATH;  
To allow for more substantial planting zones (3), (8), (9).

7 - SERVICES BELOW ROAD;  
To allow for more substantial planting zones (8), (9).

8 - STREET TREES AND PLANTING;  
Min 5m Clearance from all Lighting Poles to comply with SDCC public lighting regulations. 2m clear-stem for visibility.

9 - TREE PIT;  
Free of services to allow larger/ healthier trees develop.

10 - PROPOSED ROAD;  
To Engineers specification.





# SECTIONS

## 9.2 Meadow Spine

SCALE. NTS @ A3

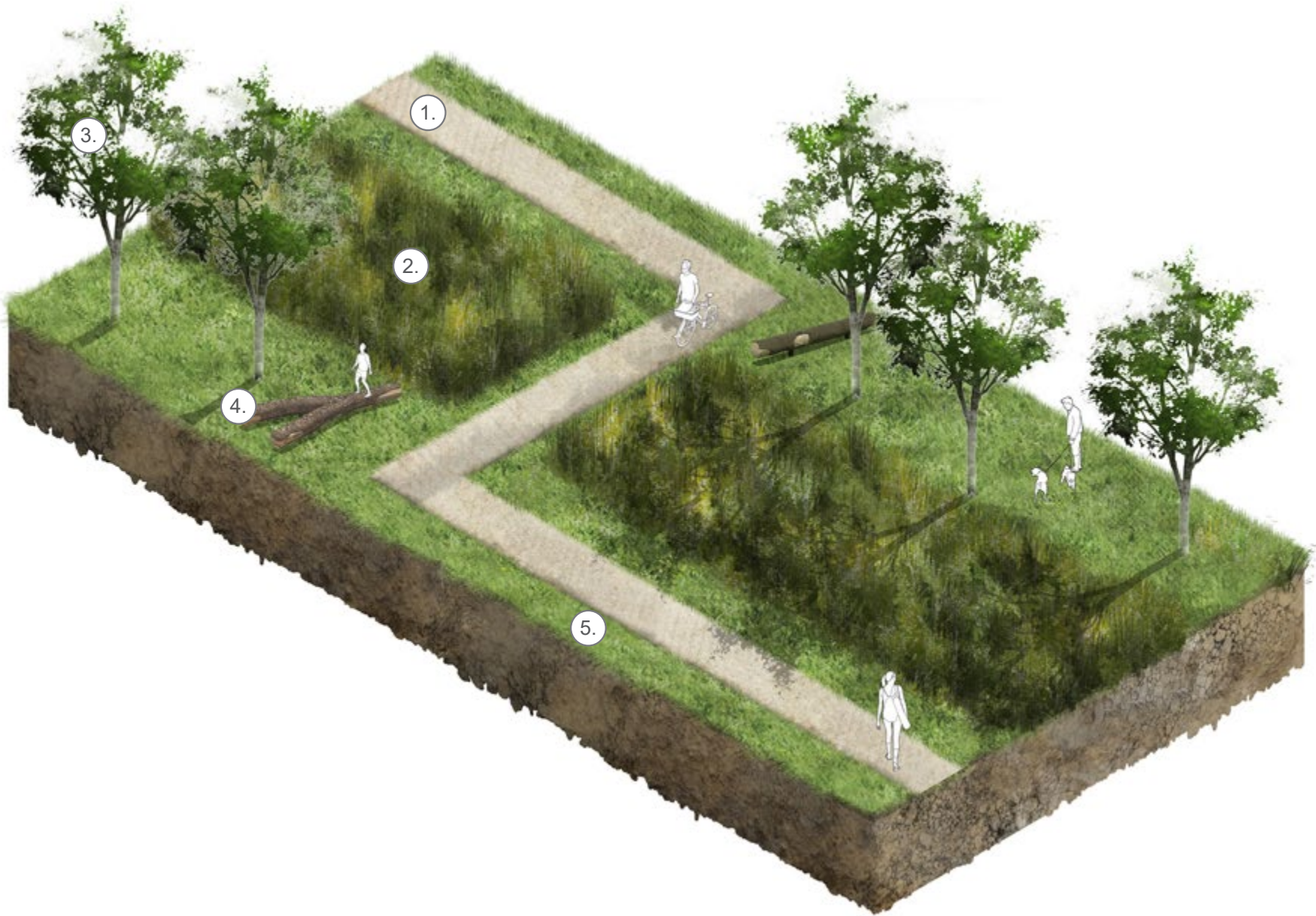
### LAYERING

- 1 - COMPACTED GRAVEL FOOTPATH
- 2 - LONG GRASSES AND WILDFLOWER MEADOW
- 3 - 3M HIGH SMALL TREES ABOVE WATER LINES
- 4 - INCIDENTAL NATURAL PLAY ELEMENTS
- 5 - LAWN

First established in the White Pines North scheme as a way of utilising the space above the water lines that run through the site, this wildflower meadow open space will now continue into the White Pines East scheme. Planted in a meandering wave the wildflower creates pocket spaces for informal use. This wildflower meadow will tie the two scheme together and make them feel like one. The colour and form of the meadow creates great interest for the residents but is also a hub of pollinator activity.



Wildflower central spine now established on the White Pines North scheme





# SECTIONS

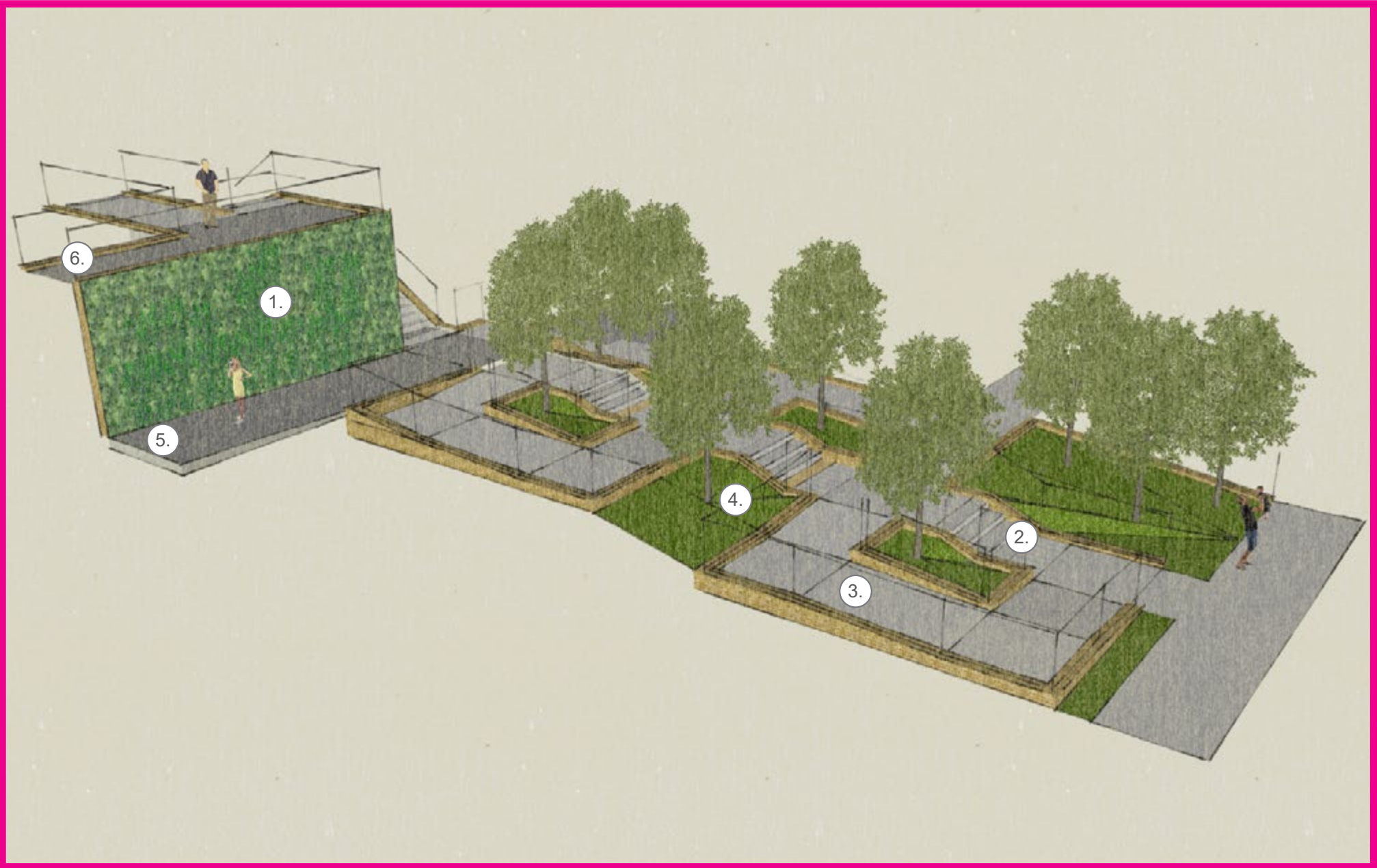
## 9.3 Circulation Between A and B

SCALE: NTS @ A3

### LAYERING

- 1 - GREEN WALL TO REDUCE SCALE OF WALL
- 2 - PART-M COMPLIANT STEPPED ACCESS
- 3 - PART-M COMPLIANT RAMPED ACCESS
- 4 - TREE AND SHRUB PLANTING
- 5 - ACCESS TO BLOCK B LOWER CORE
- 6 - ACCESS TO BLOCK B UPPER CORE

Due to the difficult constraints of the levels in the south of the site we have provided a very detailed access route for residents which in itself will become a feature of the scheme. The green wall provides the backdrop while specimen trees in the foreground continue the woodland boundary motif right into the heart of the scheme. It was imperative for us to provide universal access for all residents and visitors from the entrance of the scheme to each access point of each block and despite the difficult existing levels we have provided that to Block B also. There are further details provided in the suite of landscape drawings that accompany this report.





# SECTIONS

## 9.4 Woodland Boundary

SCALE. NTS @ A3

One of the most important landscape proposals on site is the establishment of a woodland and wildflower boundary. Not only will the boundary act as a buffer for the scheme it will anchor the scheme to Stocking Avenue. The boundary already contains some existing trees on the east and west boundaries and we propose to retain these trees while reinforcing them with new woodland tree, shrub, hedge and understorey planting. See Arboricultural submission for further detail on the retained trees. Retained trees are also clearly shown in the Landscape Masterplan.

It is desired that the boundary be as biodiverse as possible. To facilitate and encourage this we have filled the boundary with pollinator friendly planting species (see Planting Schedule). The planting will provide food, shelter and safety from chemicals such as pesticides. Many pollinator friendly actions simply require us to manage the land in a slightly different way than we have become used to. It is not about letting the landscape go wild, but about managing it in a way that is sustainable for pollinators so that they can survive and continue to provide us with their vital service.

The Boundary will usually be accompanied by a compacted gravel footpath which gives residents and visitors the chance to walk alongside the boundary without disturbing it and its flora and fauna. The woodland boundary on this site will join the woodland boundary on the White Pines North scheme and act as a corridor for biodiversity.



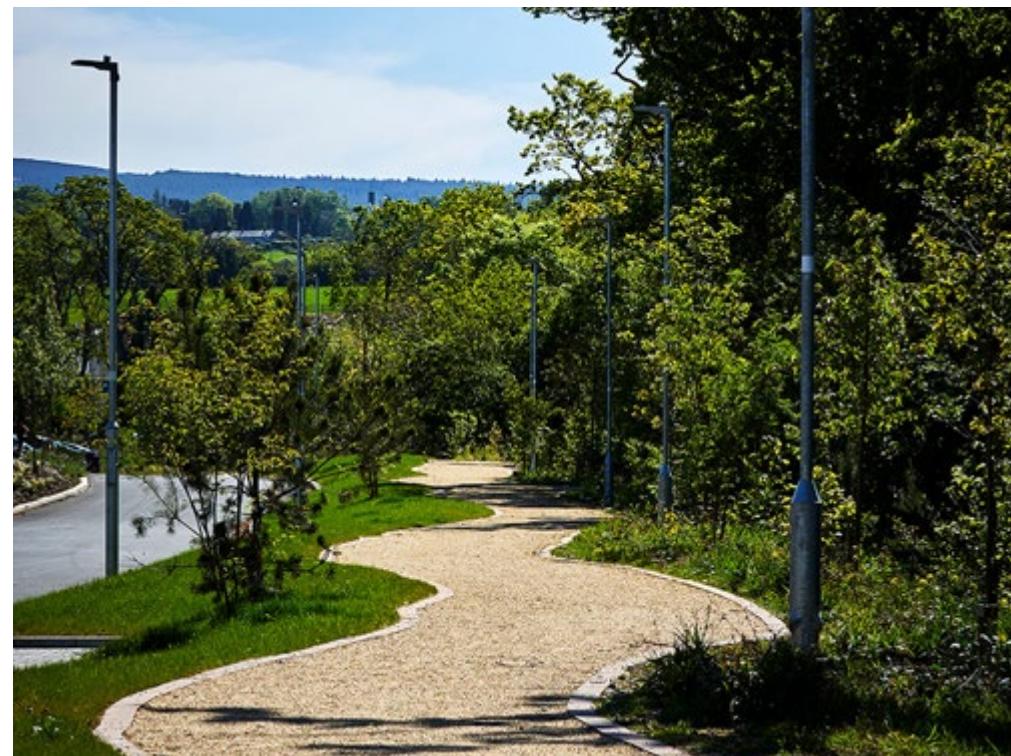
*Existing tree*



*Existing tree reinforced with new trees*



*Lower woodland storeys establish*



*Woodland loop that was developed in White Pines North*



# PHOTOMONTAGE

9.5 Courtyard  
SCALE: NTS @ A3





# PHOTOMONTAGE

## 9.6 Corner of Block C

SCALE. NTS @ A3





# PHOTOMONTAGE

## 9.7 Corner of Block E

SCALE. NTS @ A3





# PHOTOMONTAGE

9.8 Main Street  
SCALE. NTS @ A3





# PHOTOMONTAGE

## 9.9 Main Entrance

SCALE: NTS @ A3





M + A