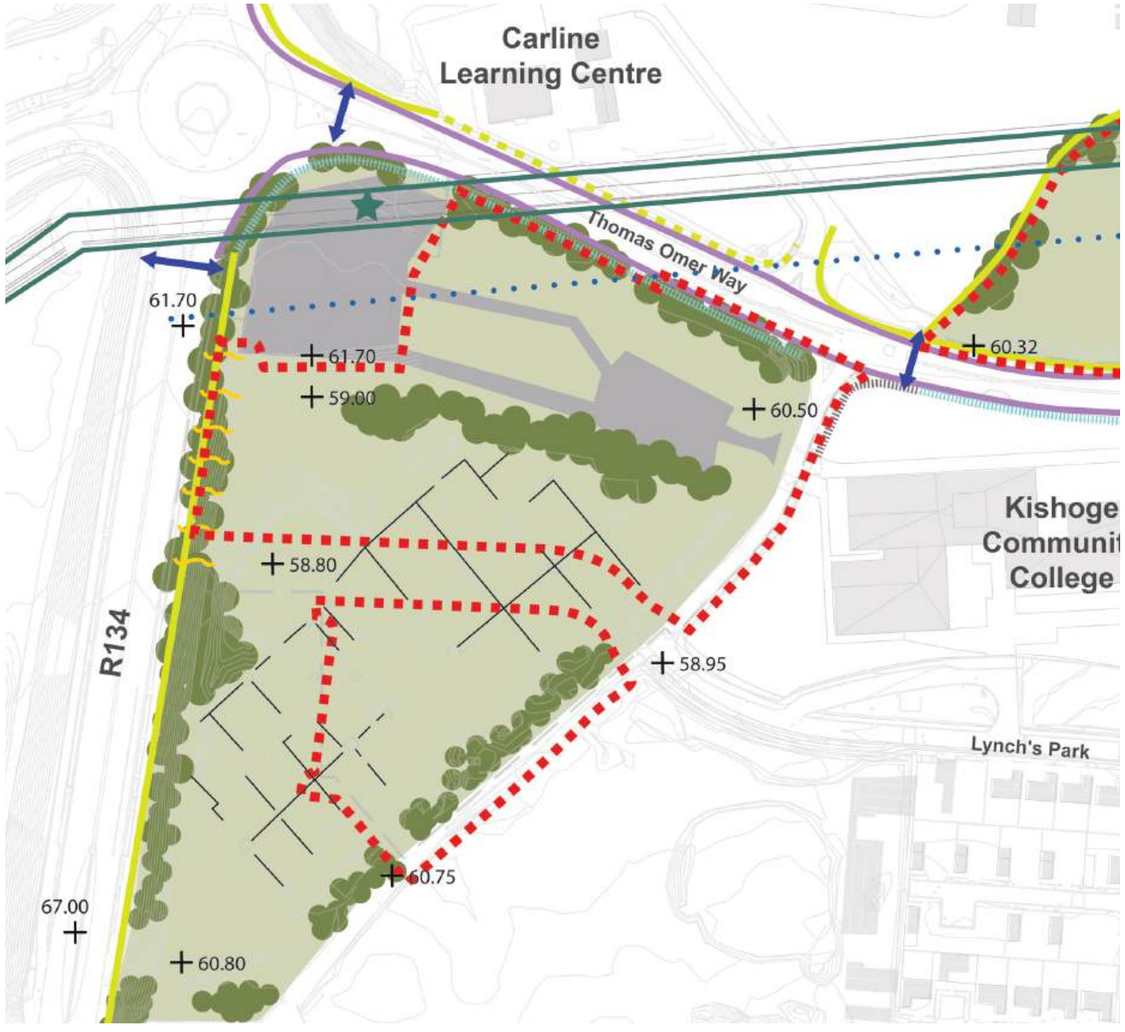
Kishoge Part 10 Application

Site 5 Landscape Design Statement

February 2025

LDĀDESIGN



- Site Boundary
- 4-6m level change
- 58.80 Spot heights
- Remains of former built structures
- Narrow cycle path
- Overhead power lines and lattice steel tower
- 30m offset wayleave - no-build zone
- Main tree x scrub groups
- Pedestrain crossing points
- Acoustic wall
- Acoustic wall and fence
- Brick piers and metal railings
- Metal railings
- Hardstanding remains
- Rough grass / naturalised ground cover

Site features / issues

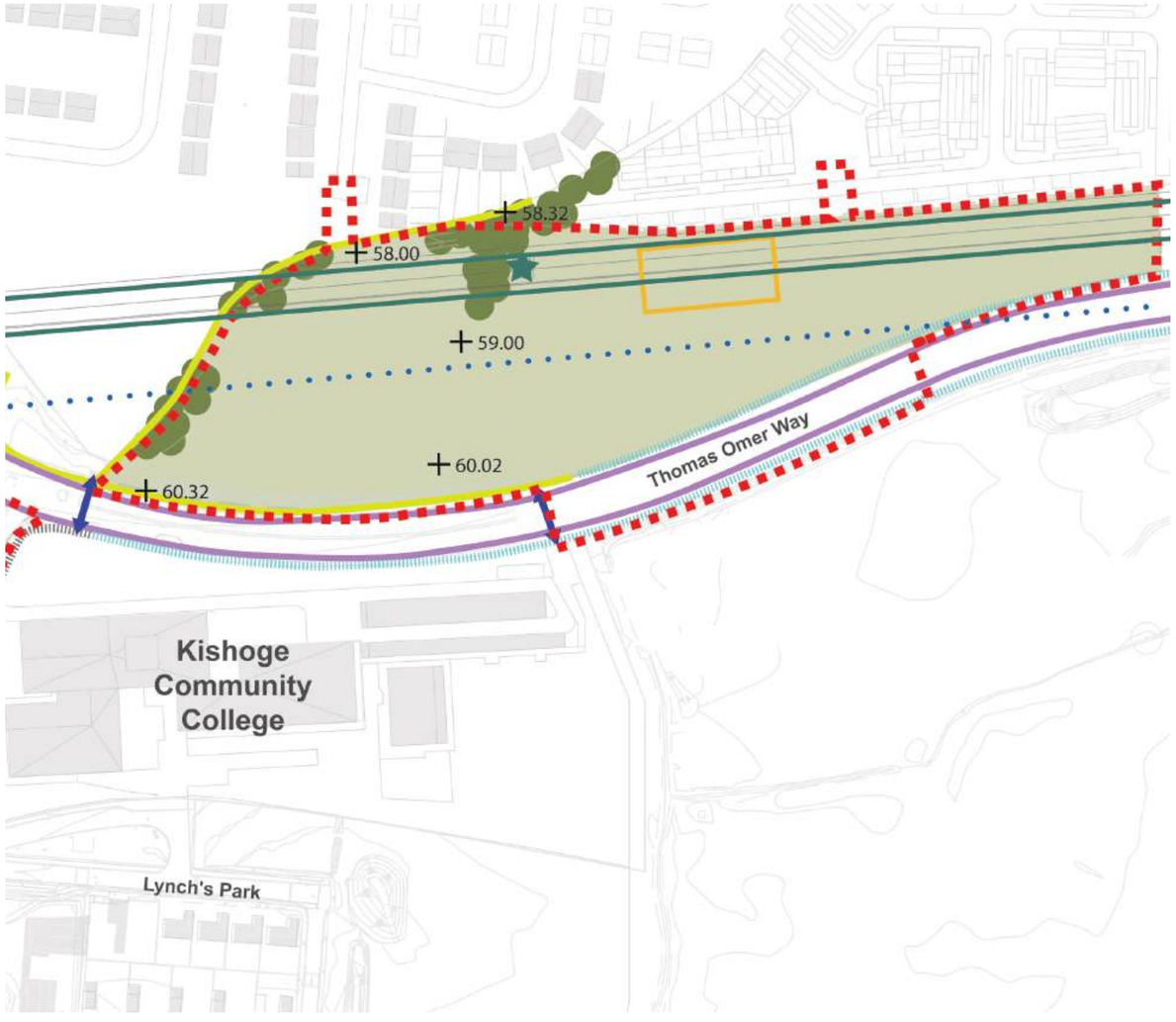
- 4-6m level change along R136
- Significant fall across the whole site
- Remains of former built structures
- ESB infrastructure within the site (overhead and underground)
- Rough grass, scrub and small trees
- Very narrow paths and cycle route along Thomas Omer Way

Constraints

- Level changes
- Proximity to busy roads
- Relationship to ESB site
- Poor relationship with the KNE-SB site i.e. no pedestrian connection at closest point

Opportunities

- Possibility of retaining and or transplanting some of the smaller trees and shrubs
- Proximity to Kishoge Railway station
- Improved pedestrian and cycling infrastructure between other new developments, urban centre, railway station, school
- Incorporate existing trees and vegetation along R136 into positive frontage design



Site Boundary
Narrow cycle path
Overhead power lines and lattice steel tow
Balgaddy attenuation tank (below ground)
Main tree x scrub groups
60.00 Spot heights
Acoustic wall
Acoustic wall and fence
Brick piers and metal railings
Metal railings
Rough grass / naturalised ground cover
30m offset wayleave - no-build zone

Site features / issues

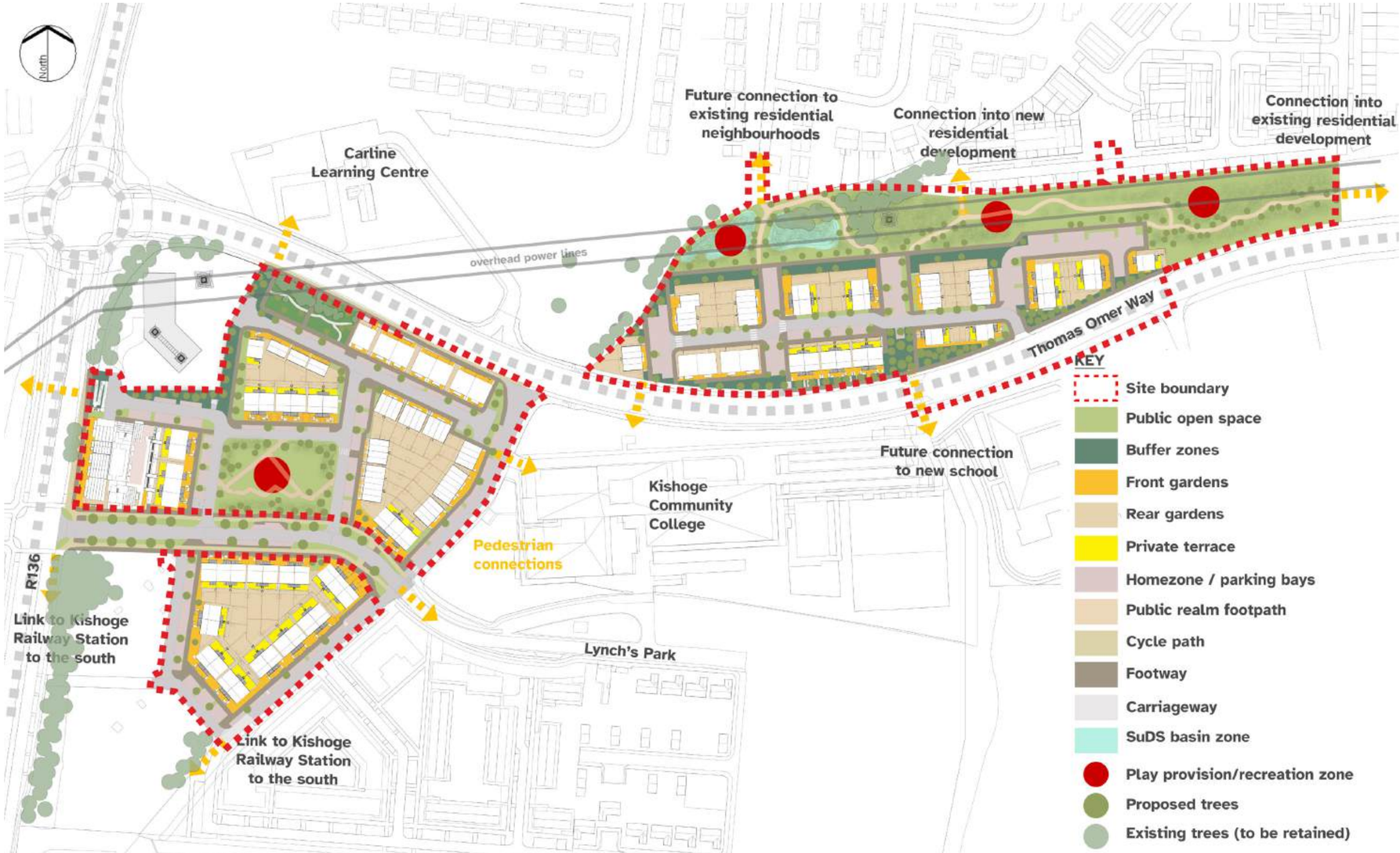
- Overhead power lines, including lattice steel tower
- 30m wayleave from the centre of pylon to any development
- Various boundary relationships with adjacent land
- Co-ordination required with Balgaddy site drainage and particularly the attenuation tanks
- Trees and understorey along northwest boundary(good screening)
- Very narrow paths and cycle route along Thomas Omer Way

Constraints

- No-build zone due to overhead lines
- Proximity to busy road
- Poor relationship with the KNE-SA site i.e. no pedestrian connection at closest point
- Potentially the underground attenuation tank (as part of Balgaddy site development)

Opportunities

- No-build zone gives scope to develop a new linear park / recreation area
- Proximity to the school – ideal to ensure good pedestrian / cycle links separate from roads
- Accommodate any surplus fill material (including from other sites) to create interesting landform to the ‘linear park’
- Potential to accommodate translocated shrubs from Site A



Principles of the landscape elements will provide an attractive place of residence. This will be achieved by :

- The creation of good streetscape design, through the inclusion of attractive street trees (with underground tree pit details within hard surfacing areas), shrubs and hedging with year-round interest, appropriate in scale and form.
- Ensuring integrated pedestrian and cycle links that connect with local destinations i.e. Kishoge Community College, Griffen Community College, Carline Learning Centre, Kishoge Railway Station, Urban Centres, Schools and neighbouring residential areas.
- Improving pedestrian and cycle experience along Thomas Omer Way
- Improving the pedestrian connections between Site A and Site B.
- The inclusion of play provision for differing age groups in a number of locations, including within the vicinity of the suds attenuation ponds, which are designed to be dry for the majoirty of the time
- The selection of materials and treatments

The landscape proposals have been developed in accordance with the relevant landscape guidance and requirements as set out in the Clonburris Strategic Development Zone – Planning Scheme – May 2019 and SDCC Pre-Planning Guidance. The following identifies the relevant guidance set out under the headings used to describe the landscape proposals.

Streetscape

MDO & RPS have developed the alignment, configuration and typologies of the streets. LDA Design have advised on requirements to ensure conditions are met for street trees to survive & thrive with appropriate tree pit details including soil cell systems within hard landscape areas and small areas of soft, where root systems would be constrained.

Soil cell system design will achieve a minimum of 12m3 soil per street tree with good growing conditions (aeration and water), drainage and support for hard surface finishes.

As such, the streetscape will achieve :

- On-street parking shall be integrated with landscaping and designed according to street typology in line with measures set out under DMURS (2019).
- On-street parking shall be broken up into a series of bays separated by planted areas.
- Street trees have been considered as an integral part of the street environment in accordance with DMURS (2019) with the size of species selected proportionate to the width of the street and streets generously planted at frequent intervals to soften the impact of parking and strong building frontages.
- Street greening and green links throughout the proposals shall correspond to comply with green infrastructure links set out in the SDZ.
- Street Furniture – the provision of street furniture e.g. lighting, bollards, seating, cycle parking and public art should limit clutter and be considered as part of the overall design of the street.
- Active travel will be prioritised in street design to encourage facilitation of cycling & walking as key modes of transports throughout the site and wider neighbourhood connections.

Public Realm

Ensure that development is designed in accordance with best practice and promotes identity and diversity.

All external lighting will be downlighting, to mitigate light pollution, and be time limited where possible. Lighting will be avoided in sensitive wildlife areas.

Public realm proposals should provide:

- Quality residential neighbourhood with accessible public opens spaces that retain landscape features and minimises visual or physical clutter.
- A landscape design that creates welcoming open spaces.
- A layout which allows the use of sustainable forms of transport
- High levels of legibility and ease of orientation.
- Clearly identifiable road crossing points which follow pedestrian desire lines .
- Hierarchy to approach of selected palette of materials and ensure material selection is robust & high quality.

High quality landscape design is required and should address:

- Green Infrastructure – open space, cycling and walking connections, retention of existing good trees and hedgerows.
- SuDs will contribute to public open / green space approach.
- Active and passive recreation with provision of dedicated formal play as well as natural and informal play to include all ages and abilities.
- Good natural surveillance to prevent anti-social behaviour.
- Street trees will not conflict with proposed lighting standards – street trees to be narrow-crowned species, with trunks located 5m away from streetlights in accordance with SDCC Tree Policy.
- Design and detailing to minimise the maintenance burden
- Maintenance operations, with a minimum 12-month period of maintenance to be undertaken by the Contractor, prior to handover to SDCC.

Front and back gardens and communal areas

Boundary Treatments to front gardens and privacy strips for residential schemes will be unobtrusive and allow for good passive surveillance. Boundary treatment may comprise of low planting and / or low metal railings with heights of no more than 1.2 meters.

Rear boundaries between gardens will be demarcated appropriately and robustly with maximum heights of 2 meters. Concrete post and composite plank fencing is promoted between rear gardens, with the exception of those that interface with the public realm. In these locations, boundary treatment shall comprise appropriately rendered brick or masonry walls with a minimum height of 1.8 meters and maximum height of 2 meters.

Play / Recreation

Open Space and Landscaping – protect and enhance existing open spaces and green infrastructure and provide new open spaces and green infrastructure that protects the character and amenities.

Open spaces will accommodate active and passive recreational activities and will be a key element in the green infrastructure network, accommodating outdoor activities and children's play facilities, including facilities for teenagers.

Key requirements for open spaces shall include pedestrian and cyclist connectivity through and between the parks, adjacent neighbourhoods and public transport. Open spaces are to be well lit, well overlooked, legible and accessible.

All residents will have unobstructed access to a variety of open spaces throughout the development sites.

Sustainable urban drainage

Sustainable Drainage Systems (SuDS) are a mandatory requirement for all new development.

Green and Blue Infrastructure will permeate open spaces, parks, urban spaces and linear green spaces.

Character of the SuDS system – in public realm and open space areas e.g. small ponds, wetlands, detention basins, infiltration basins and filter strips should be integrated as amenity and ecology features within parks and open spaces and be utilised as a local amenity. The attenuation areas should be designed to be integral elements of any related open space and landscape structure. The perimeter of the attenuation areas should be profiled to enable walkways, high quality planting, amenity edges, and habitat establishment, in addition to the necessary surface water management.

Protect, enhance and develop an interconnected green and blue infrastructure network of parks, open space, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.

Incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems.

Hard Landscape Materials

Materials and Finishes – in line with the recommendations of DMURS (2019), a hierarchical approach to their application should be taken in relation to the design of streets. The palette should be altered according to street hierarchy and importance of place.

External Finishes and Appearance – careful consideration should be paid to materials, which should be durable and of a high quality.
Soft Landscape (including nature and biodiversity)

Connect public realm and open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen green links throughout the site and wider SDZ Green Infrastructure network.

To support native plant and animal species and encourage corridors for their movement.

To retain established tree lines and vegetation wherever possible.

Protected species – any identified habitats/special species to be protected. The natural habitat should be actively improved in order to increase the population of protected species.

The landscape proposals support the development masterplan by creating a high-quality setting to the residential neighbourhood with considered streetscape design and locally accessible open spaces with high levels of legibility and ease of movement within and through the development and also connections with the wider area including adjacent residential developments, Kishoge Community College and the new Kishoge Urban Centre developments. The high level of visibility through the sites and from passive surveillance ensures good orientation and provides a safe environment for all users.

The streetscape design balances the need for practical use; road access, parking, pedestrian and cycle routes with an attractive tree-lined and planted character. The visual impact of the hard landscaped areas and parking are mitigated through the inclusion of narrow crown street trees, underplanted with plant species providing year-round visual interest. These areas of street planting will also form part of the SuDS proposals, designed to take surface water run-off which will be directed to the SuDS features.

The planting proposals have also been carefully considered to denote and distinguish public and private areas, ensure privacy zones, deter loitering, create attractive front and back garden spaces, clearly denote the extent of the development, minimise anti-social behaviour, reduce visual and noise impacts from the R136 & Thomas Omer Way, create attractive play areas, including opportunities for natural and imaginative play and ensure that the development will make a positive contribution to the wider Kishoge Urban Centre area.

The landscape proposals have been coordinated with the street lighting design, services and drainage requirements. The SuDS feature design have been developed to ensure they are an attractive and positive feature to the development with integrated play elements and opportunities for increasing wildlife habitat and biodiversity through the design of SuDS features, organic shapes, variety of side slope gradients and inclusion of smaller low-lying areas to hold water year-round.

To ensure an enduring quality, residential development the selection of hard and soft landscape elements have been carefully considered for durability, quality, ease of replacement (if necessary) and to minimise the maintenance burden and operations.

The landscape proposals are summarised in the following slides/ pages, with supporting precedent images covering:

Masterplan
Illustrative Sectional Elevations
Green Infrastructure Network
Streetscape
Public Realm
Play
Front and back garden
SuDS Features
Hard Landscape Elements
Soft Landscape Elements


Carline Learning Centre
SITE B
Thomas Omer Way
R136
SITE A
Kishoge Community College
Lynch's Park

A AA

LEGEND

Location Plan 1:1000

Section A-AA 1:100

B BB

Location Plan 1:1000

C CC

Section C-CC 1:100

D DD

Section D-DD 1:100

The proposals reflects the principles and requirements set out in the SDZ section 2.3 Green and Blue Infrastructure Network.

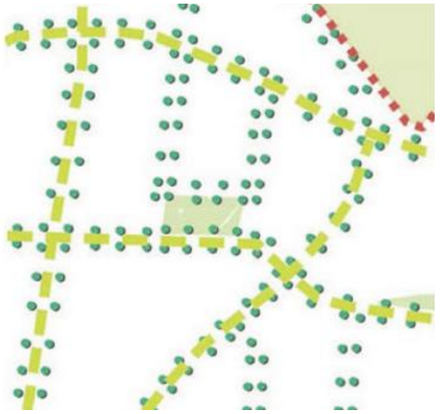
Tree Lines:
- A strong network of medium-scale street trees are included along the local streets
- Front gardens will include hedge planting
- Integrate with public realm planting

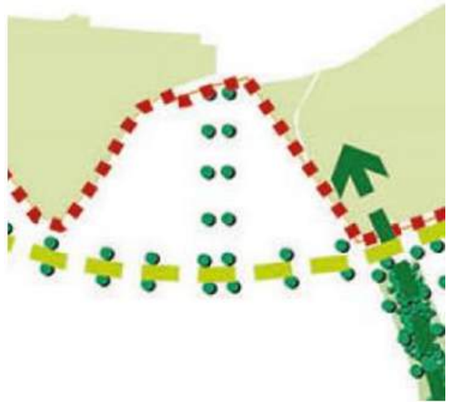
Local Green Corridor:
- A strong network of medium to large-scale street trees and rain gardens are incorporated along the proposed link routes
- Front gardens will include hedge planting
- Integrate with public realm planting

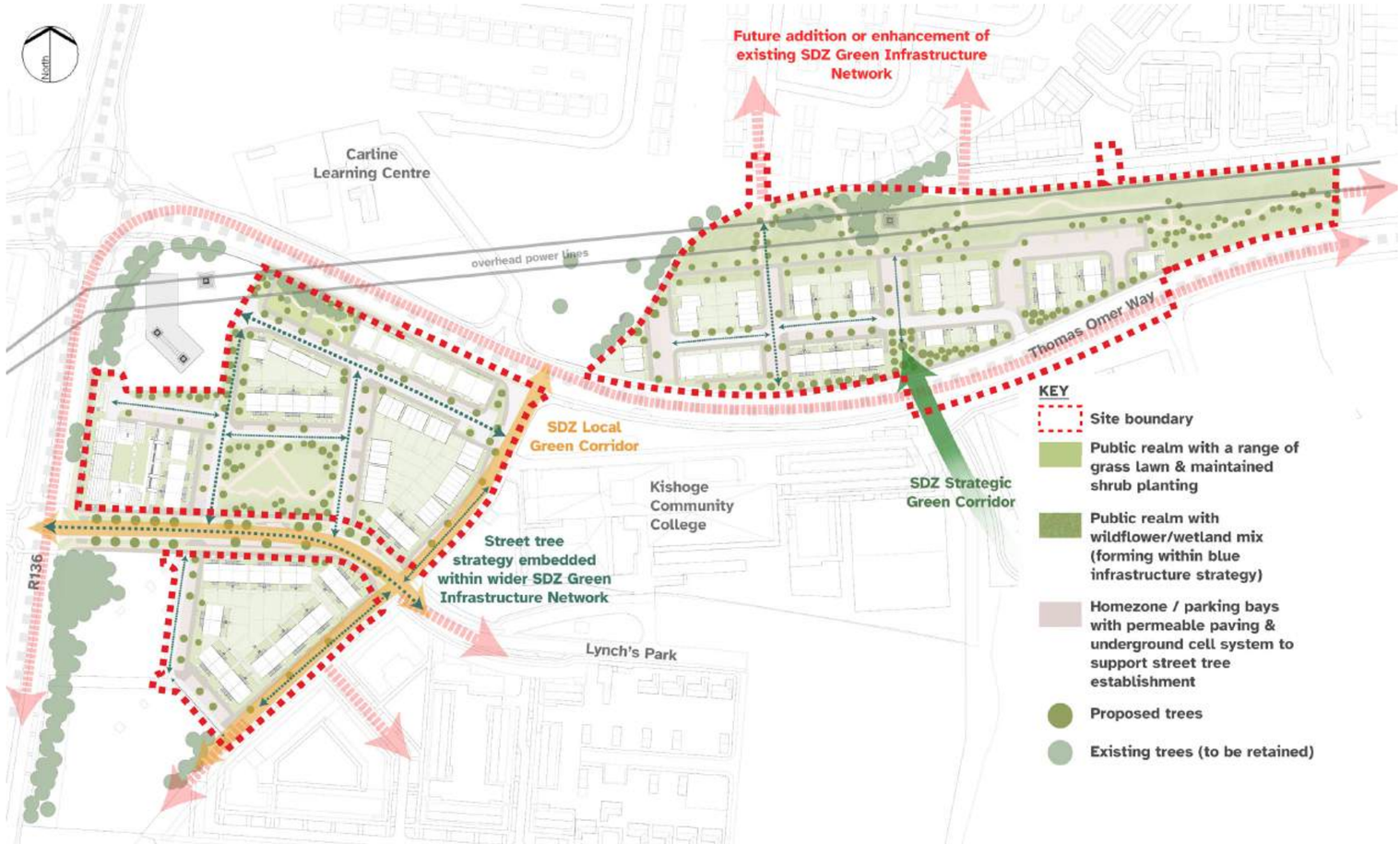
Strategic Green Corridor:
- The Site B public realm space will allow for the extension of the strategic green corridor across Thomas Omer Way linking with the retained existing trees and trees within the existing development to the north.
- The wider proposals for the public realm area will incorporate native scrub, shrub, eco-species rich grass mixes and ground contouring to include swales for seasonal, local, attenuation of water providing further visual interest and habitat opportunities.

Collectively the green infrastructure will:
- Improve the street amenity
- Enhance and connect biodiversity and habitat corridors
- Integrate with water management
- Aid with adapting to climate change – cooling in hot weather and uptake of water in wet weather conditions

Constraints & considerations to planting trees:
- Overhead power lines
- Underground attenuation tanks
- Services and utilities







MDO & RPS have developed the alignment, configuration and typologies of the streets.

LDA Design have advised on requirements to ensure conditions are met for street trees to survive & thrive with appropriate tree pit details including soil cell systems within hard landscape areas.

Underground soil cell design will achieve a minimum of 12m3 soil per street tree with good growing conditions (aeration and water), drainage and support for hard surface finishes.

As such, the streetscape will achieve :

- Clear indication of function and use, particularly a clear delineation of cycle and footways
- Variety of scale and materials that clearly denote the street hierarchy
- Well lit and good natural surveillance to ensure a safe and pleasant environment;

The detail design will provide :

- Durable / hardwearing surfaces;
- Easy to clean, replace, repair.
- Inclusion of street trees to give an attractive street environment
- Rain gardens and wildflower planting co-ordinated with wider drainage strategy

The selected finishes will include:

Block paving to homezones and parking bays:
Asphalt to roads;
Asphalt with chips to public paths;
Pre-cast concrete paving slabs or blocks to housing access paths,
Pre-cast concrete paving slabs or blocks to back gardens and communal areas;
Tarmac, with high density of coloured chips, to improve the aesthetics, to paths around the SuDS feature;
Gravels and bark mulch finishes to play areas.


CALA

The provision of public realm spaces throughout both site will host a variation of play, leisure and recreation with 3550m2 in KNE SA of which 850m2 is temporary public open space and approximately 12,000m2 of informal recreation / leisure space in KNE SB within the area below the powerlines.

The layout of the public open space will be designed in accordance with the required guidance and best practice that promotes identity and diversity and provides :

- Connectivity and permeability, with streets designed for pedestrian and cyclist movement.
- Layouts which allow use of sustainable forms of transport.
- Landscape designs that creates welcoming open spaces.
- Street trees that will be an integral part of the street environment.
- Street furniture that is well considered as part of the overall design of the street, to limit street clutter.
- The inclusion of active and passive recreation with emphasis on natural play, for all ages and abilities.
- Good natural surveillance to prevent anti-social behaviour.
- Design and detailing to minimise the maintenance burden.
- The retention of existing green infrastructure, as far as practicable.
- Well lit and good natural surveillance to ensure a safe and pleasant environment.

New boundary treatments will be considered to ensure :
- Visual permeability i.e. maximum / maintained height of 1.2m.
- Anti-social behaviour is restricted/prevented.
- Overlooking is prevented.
- Visual impact of overhead line & power station infrastructure is mitigated as far as possible.

The proposals for both sites will incorporate incidental, formal, fixed and natural play elements, making use where possible of variations in landform.

The play areas will be distributed throughout the residential developments to ensure easy and safe access and will be accessible to the new developments and existing residential areas.

The mix of options and locations will ensure there are play opportunities for all ages and abilities.

Play will:

- Make use of any excess fill material to vary level changes within the recreation area, below the power lines, and create interesting play features.
- If possible, make use of existing level changes to incorporate play elements.
- Take advantage of passive and active surveillance.

Incorporating key play elements like slides, climbing frames and climbing walls provide an opportunity to instigate curiosity, challenge, teamwork and social connection for children.

Orchestrating a designated zone with these play elements provides opportunities for children within a clear, well observed and safe area that parents, guardians and the neighbourhood can comfortably step back and watch without over-supervision.

These play elements will be incorporated nestled within a more informal, nature-driven play landscape that provides mounds, low depressions and planting.

This play setting is vital to enable imaginative, interpretative and incidental play moments where children can create their own play scene to suit what, where and when they want to play and encounter nature as part of that experience.

Both informal and formal play experiences will include acceptable levels of risk to allow children to explore, learn and develop their abilities and confidence.

This variation of play experiences will ultimately provide a setting that gives children of all abilities and ages to explore options and opportunities to suit them at that moment and as they develop and grow.

One of the key open space areas is situated in the northern area of site B within the the 30m offset wayleave for the overhead power lines.

ESB have been consulted as part of the design process with anticipated ongoing coordination to ensure the designs are appropriate but forms a key public space asset to the development as well as wider residential neighbourhoods.

Climbing Structure

Climbing structures can be integrated into a strongly nature oriented environment due to their formal expressive character.
Many children can play within a small space; climbing structures can even absorb the arrival of a large number of children who wish to play on it and incorporate all of them within a flowing play rhythm. Climbing structures do not only allow for climbing, experiencing height, and for having a sensual experience with hands and feet, but they can also be used as a areas for sitting, relaxing and observing.

Traverse Wall

A traverse wall provides a similar experience as the climbing structure but for those that are more confident in their ability to scale, climb and challenge themselves, offering opportunities for seating, scaling, viewing the wider area and also for parents with younger kids that require assistance to have a connected experience together.
The traverse wall, along with the planting, is also acting as a means of defining the play area and separation fom the road.

Informal play is scattered throughout both sites from the public realm, temporary public realm to key play zones in the form of boulders, landscape mounds, recessions, lawns, shallow seasonal pools and even planted areas.

These spaces provide a variety of amenity and play opportunities ensuring its use as a vibrant, lively, open space embedded within a variety of settings to connect with nature.

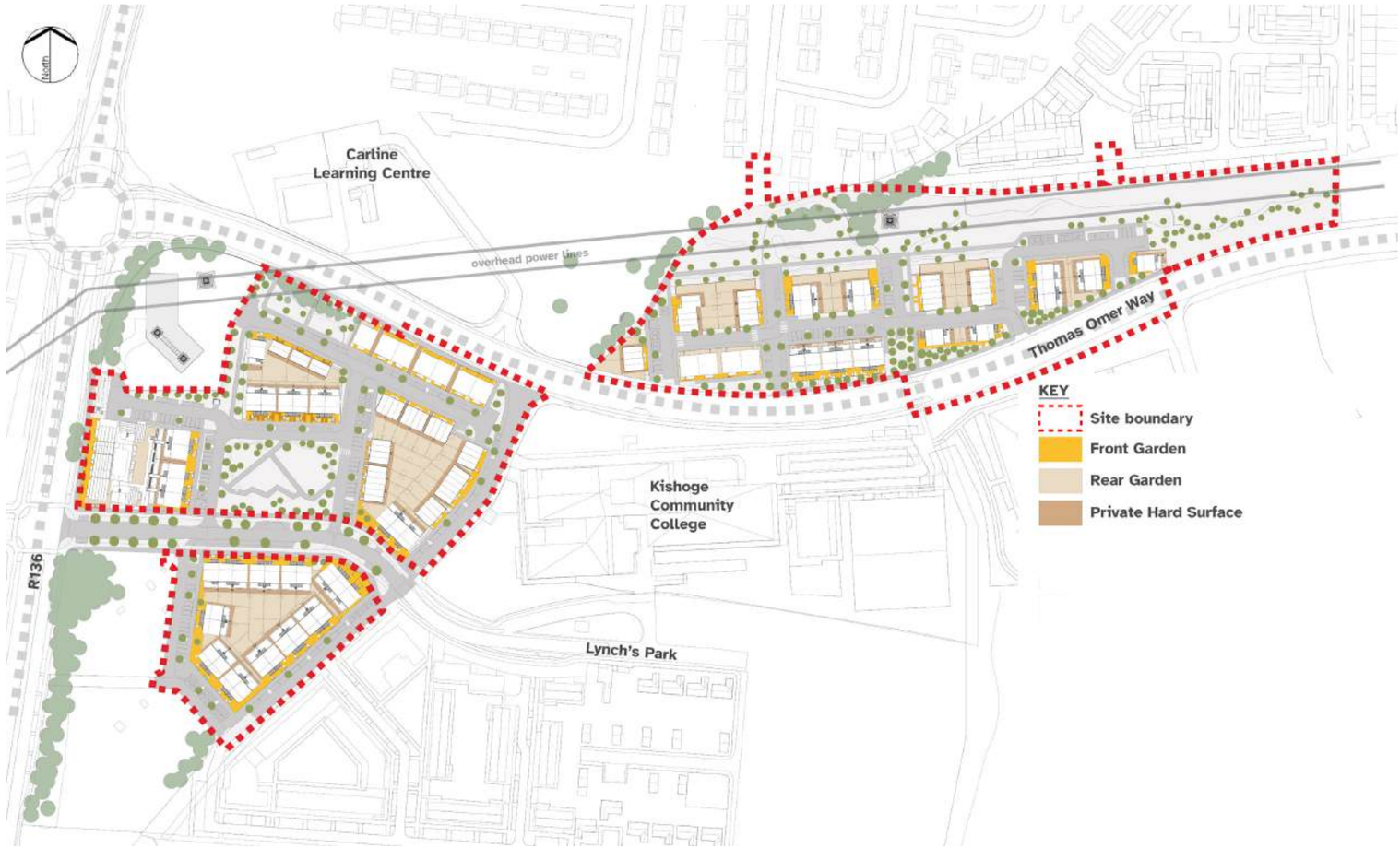
Play elements are proposed throughout the area as a means of children learning different skills and navigating challenges, through play, and these will be developed with a strong imaginative play purpose.

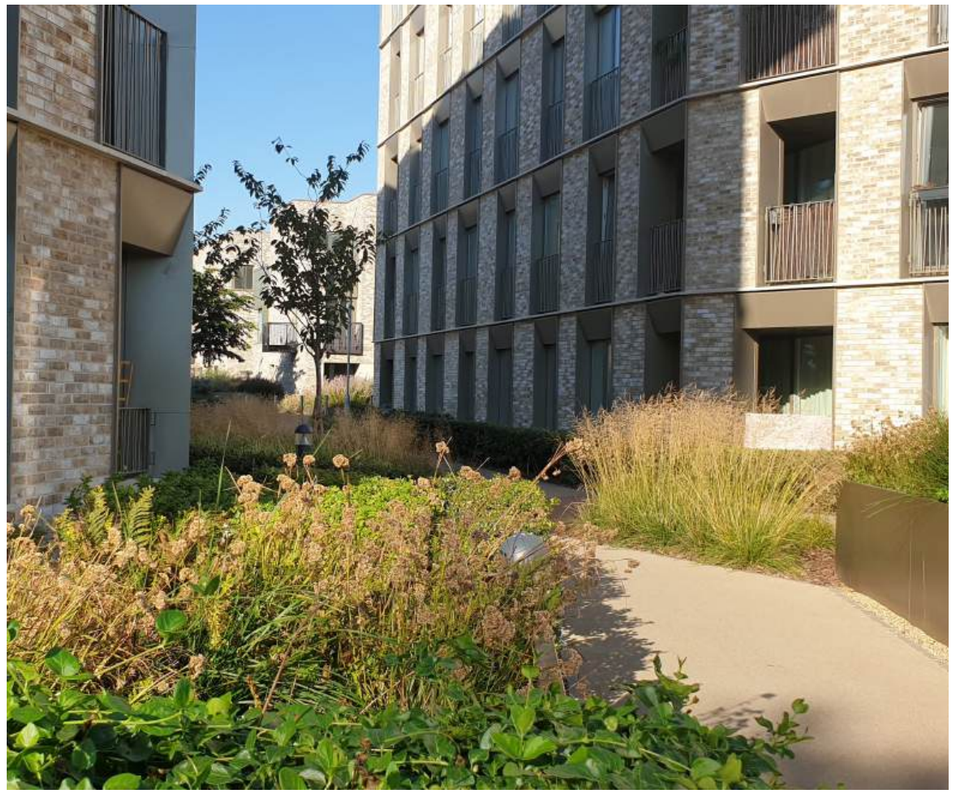
The play and fitness structures promote climbing, balance and traversing activities for all ages and are further complimented by the surrounding natural play elements where children can experience biodiversity whilst being active through an arrangement of log trim trails amongst sensory planting, undulating earthwork mounding with climbing boulders and balancing poles.

The arrangement of this provision has been considered carefully to allow a duality of purpose, it not only creates a seasonal buffer to the site but ensures children can also use these areas in isolation with the imaginative periphery typology and planting allowing the space to function as creative play at any time.

The front and back gardens will be designed to ensure:

- Selected materials are easy to maintain and keep clean.
- There is a mix of hard-wearing grass and species rich grass, to ensure low maintenance but also good biodiversity.
- Appropriate back garden to back garden relationships.
- Privacy strips to the streetside.
- The inclusion of outdoor, back garden, drying zones.
- Attractive outdoor shared terrace spaces for apartments.
- Incorporation of safe, small-scale, informal play spaces for younger children within shared spaces.
- New boundary treatments will be considered to ensure:
- Visual permeability to front gardens i.e. maximum height of 1.2m.
- Anti-social behaviour is restricted / prevented.
- Overlooking is restricted to rear gardens i.e. fence height to be 1.8m





SUSTAINABLE DRAINAGE (SUDS) FEATURES |

The SuDS features are required as part of the overall development drainage as designed by the Civil Engineer.

The predominant feature are the two SuDS ponds, the sizes of these meet the drainage requirements but have been designed with informal edges and a variety of slope gradients to ensure they have a pleasing, natural look with a variety of planting and grass mixes and are accessible via the informal path network ensuring a positive contribution to the public realm, backdrop to the development and include opportunities for an informal play and recreation.

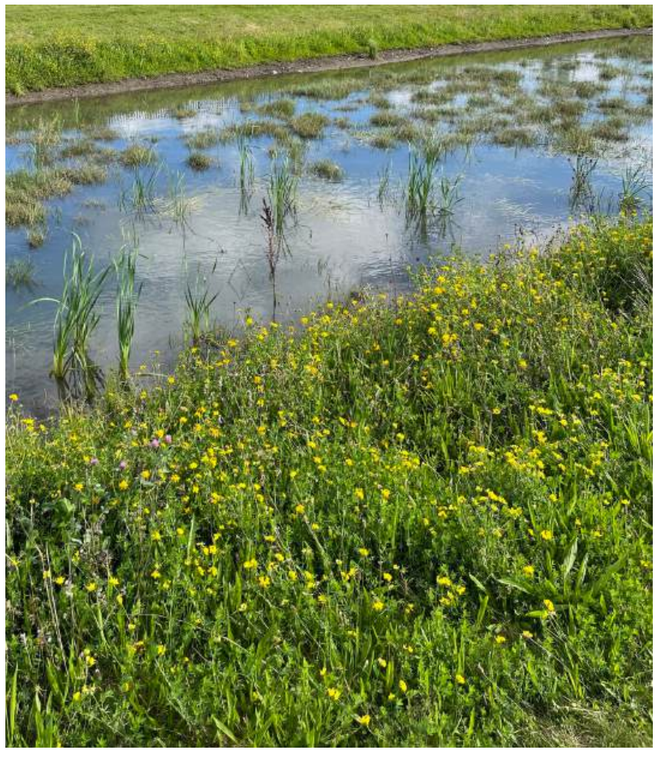
Generally dry, these features are located in the northern section of KNE 5B and are designed in an organic form to provide a natural look and be a positive aesthetic and recreational feature, they are divided by a path with an accessible route around the eastern pond.

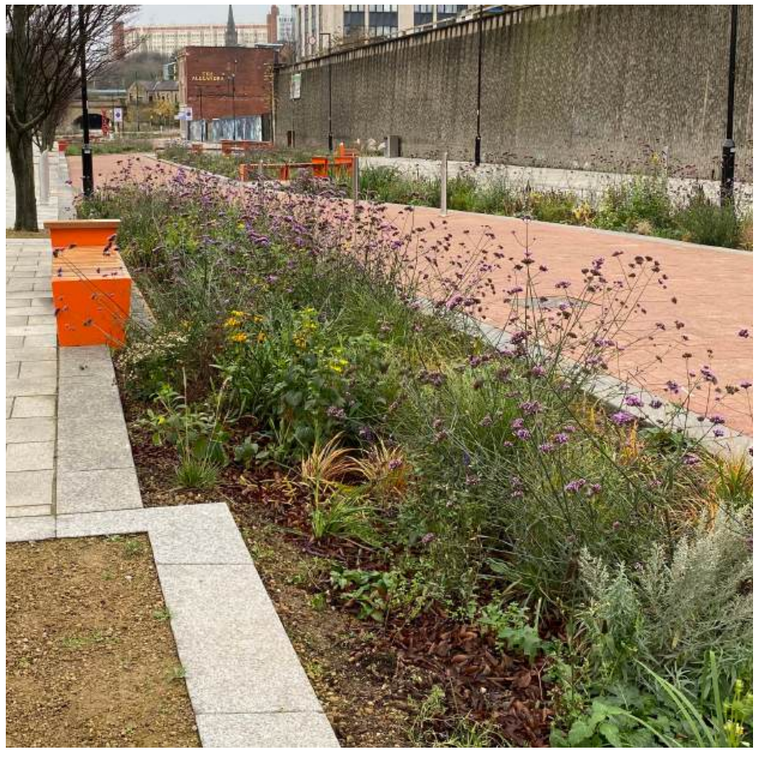
A variety of gradeints and natural play opportunities provide ‘shelves’ that mitigate tumbling/falls along the varying gradients of the edges.

Where edges may be steeper and more challenging to climb/use, strategic placement of planting and boulders will provide visual aids to mitigate risk and provide appropriate caution prior to engaging / navigation.

Appropriate native flower, shrub and tree species to the margins to create biodiverse habitats, improve green links and ensure an attractive feature.

There are also rain gardens / swales designed in the public open space in KNE Site A and between the residential development and the public open space to the on KNE Site B. These will provide additional features within the wider SuDs strategy, primarily providign aesthetic variation and additional opportunities for biodiversity and habitats.





In accordance with the SDZ and in line with the recommendations of DMURS (2019) there will be a hierarchy to the approach with the selected palette of materials being robust and appropriate for location, use and function.

Hard landscape materials will be:

- Good quality materials with long lifespan e.g. asphalt, concrete, permeable block pavers
- Designed to have crisp, sharp construction solutions.
- Selected to include materials with highest quality and most interesting detailing at key node points
- Colour palettes to compliment architecture
- Easy to maintain – reduce maintenance burden

To eradicate the need for spraying chemicals, all items such as bollards, street lights signage poles and fences through grassed areas will have a concrete base or strip to prevent weeds germinating and act as a mowing strip.

1. Permeable paving to homezones and parking bays
2. Tarmac to Roads
3. PCC paving to front, back gardens
4. Tarmac with chip to footway
5. Coloured asphalt surface to informal footpaths in public open spaces
6. Engineered Wood Fibre to play areas

STREETSCAPE MATERIALS

01

02

FRONT & BACK GARDENS

03

PUBLIC REALM AND PLAY

04

05

06

In accordance with the SDZ and advice from SDCC Parks, the planting will be selected to be proportionate to the width of the street with the street trees augmented by planting.

The soft landscape elements will be a mix of native species to ensure appropriate character for the area and provide rich and diverse habitats and biodiversity.

Within the streets, trees and ground cover species will be chosen to be appropriate to the scale of the streetscape and provide year-round colour and interest.

All planting will be selected to minimise the maintenance requirements.

Soft landscape and tree and shrub selection will include:
- Ornamental trees, medium sized and / or columnar in form for street trees to ensure that the scale is appropriate for the urban environment.
- Selection of ornamental trees and shrubs with most interesting detailing at key node points.
- Species that provide year-round colour and interest and biodiversity value.
- Native tree and shrub species to open spaces and to tie-in with existing species on Site B.
- Selection of species to recognise constraints of planting below overhead lines.
- Variety of grass mixes to increase variation in growing heights, visual interest and biodiversity. Hard-wearing mix for gardens, play and recreation areas.
- Species that are easy to maintain and reduce the maintenance burden.

The apartment block roof terrace will include planting as part of the terrace gardens and will provide colour, texture, some shelter from wind and bring an element of nature to the roof terrace.

The plant species that have been selected will:
- provide year round interest
- be easy to maintain
- be able to cope with a limited soil depth (due to constraints of roof loadings)


01


02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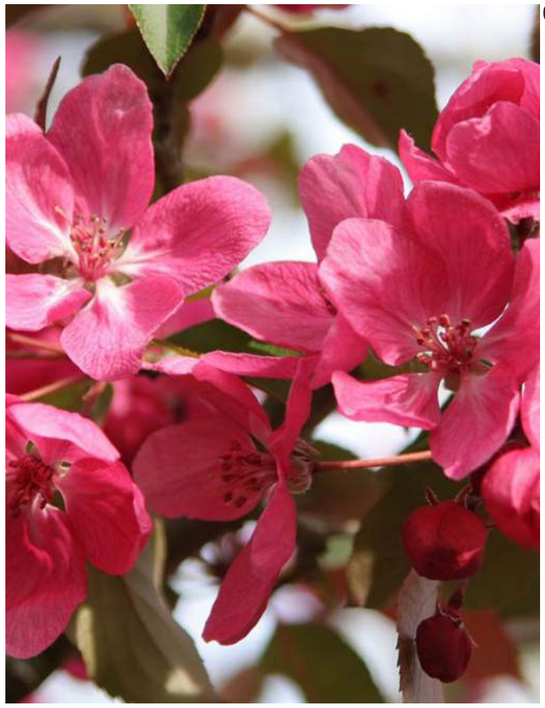
09

1. Arbutus unedo
2. Betula pendula
3. Betula pubescens
4. Betula ermanii
5. Carpinus betulus ‘Frans Fontaine’
6. Cornus alba ‘Elegantissima
7. Corylus avellana
8. Crataegus monogyna hedge
9. Malus ‘Rudolph’
10. Ligustrum vulgare
11. Malus baccata ‘Street Parade’
12. Pinus mugo ‘Mops’
13. Sedum album
14. Saxifraga granulata


10


11


12


13


14