



Landscape Design Statement and Green Infrastructure plan

Hartfield Place LRD Amendment

September 2024 / Project No. 7335

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OC	AB	26.09.2024	P00	Issue for planning

Landscape Design Statement

The Landscape Design Statement and Green Infrastructure Plan has been prepared by Park Hood Chartered Landscape Architects to support the Planning Application for amendments to permitted development ABP 313289-22 for Apartments, Crèche and Associated Works at a site at 'Hartfield Place', Swords Road, Whitehall, Co. Dublin.

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Introduction

This Landscape Design Statement & Green Infrastructure Plan for the above site is to be read in conjunction with the following drawings:

- 7335-PHL-ZZ-ZZ-DR-L-1000 Proposed Landscape Masterplan
- 7335-PHL-ZZ-00-DR-L-1001 Ground Floor Landscape Plan
- 7335-PHL-ZZ-00-DR-L-1002 Landscape Proposals - Main Plaza
- 7335-PHL-ZZ-ZZ-DR-L-1003 Open Space Calculations
- 7335-PHL-ZZ-ZZ-DR-L-5000 Landscape Sections
- 7335-PHL-ZZ-ZZ-DR-L-5001 Landscape Sections
- 7335-PHL-ZZ-ZZ-RP-L-0001 Landscape Design Statement
- 7335-PHL-ZZ-ZZ-RP-L-0002 Landscape Management and Maintenance Plan
- Ecologist Reports by JBA Consulting

Project description

LRD Application for amendments to permitted development ABP 313289-22 for Apartments, Creche, Cafe and Associated Works at a site at 'Hartfield Place', Swords Road, Whitehall, Co. Dublin. The proposed amendments include the replacement of the permitted basement with a semi-basement under blocks D, E and part of the communal open space. The amendments will result in an increase in height of blocks D, E, and B height, alteration to and reduction of the number of car parking spaces on site, alteration to the cycle parking locations, and changes to the open space layout. Amendments to the internal layout of Blocks A,B,C,D,& E resulting in the increase in the total number of units by 29 units, with an overall total of 334 units.

Legend

— Site application boundary



1.2

Site context

The site is located south off Collins Avenue, west of Grace Park Road north of Griffith Avenue and immediately adjacent to the eastern side of Swords Road. Bounding the lands to the north are the Dublin City Council owned lands comprising a football pitch (Whitehall GAA). To the south is the Highfield Private Hospital and to the east is Beech Lawn Nursing Home and the residential housing estate development at High Park.

The site is surrounded by long established residential land uses with large institutional facilities located nearby such as Dublin City University to the west, Beaumont Hospital to the north-east and Highfield Hospital immediately to the south. The neighbouring land uses to the north and east consists of many social infrastructural facilities, including neighbourhood centres, schools, community centres, recreational facilities (i.e. pitch & putt, playing fields) and parks. The Swords Road to the west is a notable and busy city road connecting the city centre to the M50 Motorway and Dublin Airport. The proposed development site is zoned Z12 Institutional Land (Future Development Potential) in the Dublin City Development Plan 2022-2028. In relation to this zoning, the Plan states that the objectives are:-
“To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.”

The development will consist of LRD Application for amendments to permitted development ABP 313289-22 for Apartments, Crèche and Associated Works at a site at ‘Hartfield Place’, Swords Road, Whitehall, Co. Dublin. The proposed amendments include the replacement of the permitted basement with a semi-basement under blocks D and E and some of the communal open space.

This will result in an increase in height of blocks D and E, with minor increase to block B height, alteration to and reduction of the number of car parking spaces on site, alteration to the cycle parking locations, and changes to the open space layout.

Amendments to the internal layout of Blocks A,B,C,D,& E resulting in the increase in the total number of units by 29 units, with an overall total of 334 units.



Legend

— Site application boundary



Existing Conditions

The site comprises of circa 2.73 hectares (6.75 acres) of greenfield site, that is essentially bare being covered in rough grass with no trees other than recolonising vegetation and a mixed condition hedgerow that exists in part on the perimeter. The site is relatively flat, but falls in a west-east direction from its highest point of 43m OD on the north western most corner to its lowest point of 40m OD in the south eastern corner. The site generally falls along Swords Road by 2m from the highest to the lowest point. An existing boundary wall of 2.5m high fronts onto Swords Road.

For further information regarding existing vegetation refer to Appropriate Assessment Ecological Surveys undertaken by JBA consulting.



1.4
Landscape Design

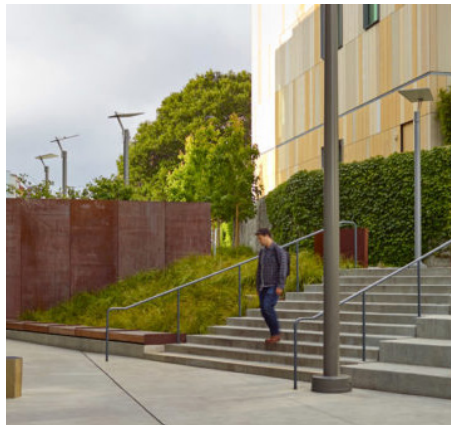


▲ Permitted development ABP 313289-22

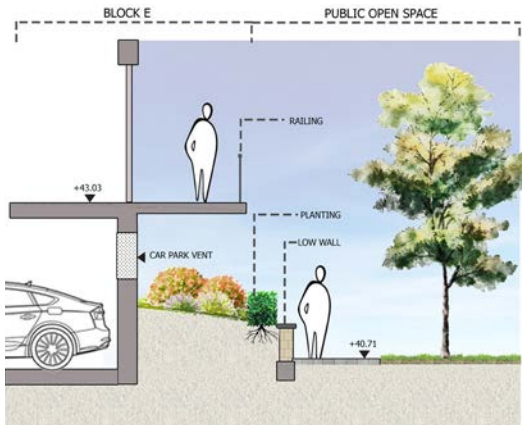


▲ Amended application

- Legend**
- 1 Car Park Access Ramp
 - 2 Plaza providing stronger connection to POS
Interface to be amended. Will not form part of application and will be addressed via discharge of conditions.
 - 3 1500 mm defensible planting
 - 4 Natural Play
 - 5 Reinforced grass for emergency vehicular access
 - 6 Stepped access to POS
 - 7 Cycle store integrated into the landscape
 - 8 Substation / switchroom integrated into landscape
 - 9 Car Parking Bays changed from parallel to perpendicular



▲ Precedent Image



▲ Section from Block E through to POS

Amended Application

The Landscape design seeks to improve the previously permitted development ABP 313289-22.

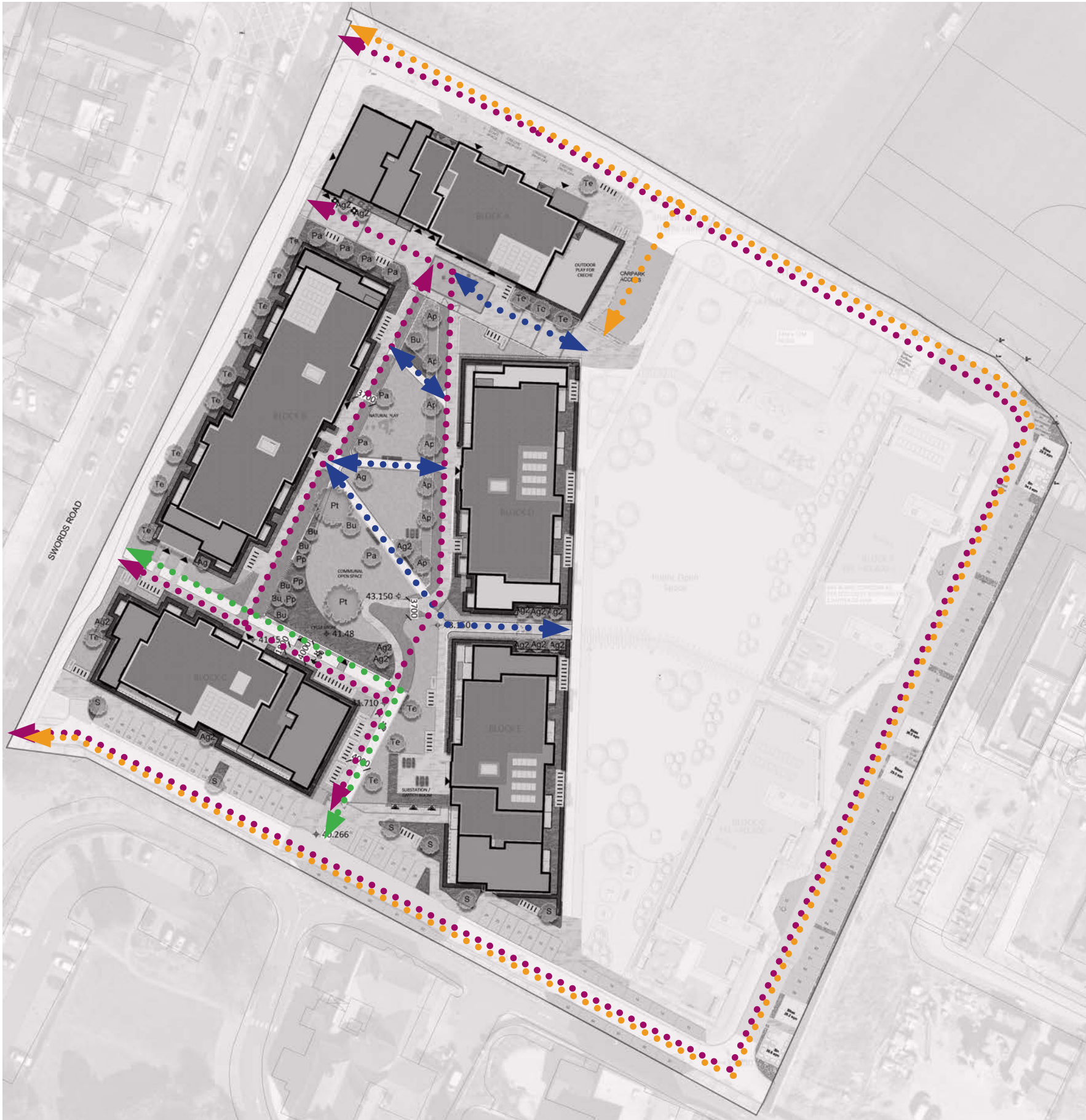
Changes from the permitted development include:

- The replacement of the permitted basement with a Semi basement under blocks D, E and some of the COS.
- Proposed cycle store integrated into the Landscape.
- Substation / Switchroom integrated into the Landscape.

- Alteration to cycle stand locations
- Car Parking Bays south of Block C have been changed from parallel to perpendicular.
- Car parking and cycle parking amendments to the east of Blocks F and G.
- Carpark Access Ramp pulled back which has resulted in a larger Plaza and stronger connection from Swords Road to the Public Open Space.
- Changes to open space layout - entrances changed to the western elevation of Block D & E.
- Change to ground level of Block B2 - Swords Road previously predominately hard landscaping - Has been softened to provide privacy to private amenity spaces.



1.5
Pedestrian Movement



- Legend
- Orange dotted line with arrow: Main Vehicular Access
 - Blue dotted line with arrow: Pedestrian Access
 - Purple dotted line with arrow: Fire Tender / Maintenance Access
 - Green dotted line with arrow: Shared Active Travel Facility



Landscape sketch of Switchroom and Cycle store

The proposed development includes an bicycle shed and electrical substation that are integrated into the landscape by taking advantage of the topography with their south facing elevations being designed as green walls. This will include the planting of climbing plants at their bases and trailing shrubs on the roof areas that will assist both in visual integration and biodiversity.

The flat roof areas of the apartment blocks include sedum green roofs designed, in part to assist in drainage patterns by intercepting rainfall, building insulation and but also to enhance biodiversity. These areas are not accessible to residents but will contribute to the general character and environmental integrity of the development.



▲ Sketch at Substation / Switchroom adjacent to Block E



▲ Sketch looking towards Cycle store in communal open space

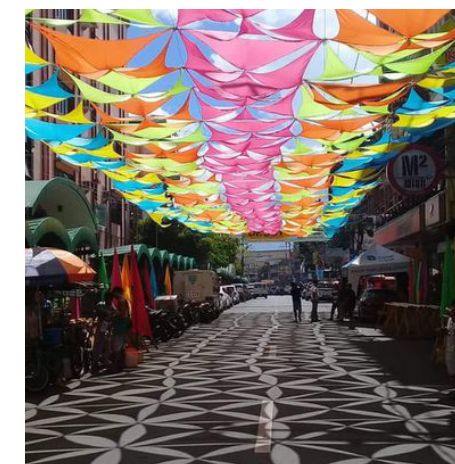
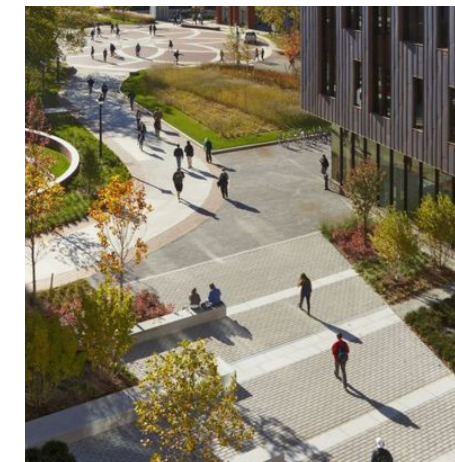
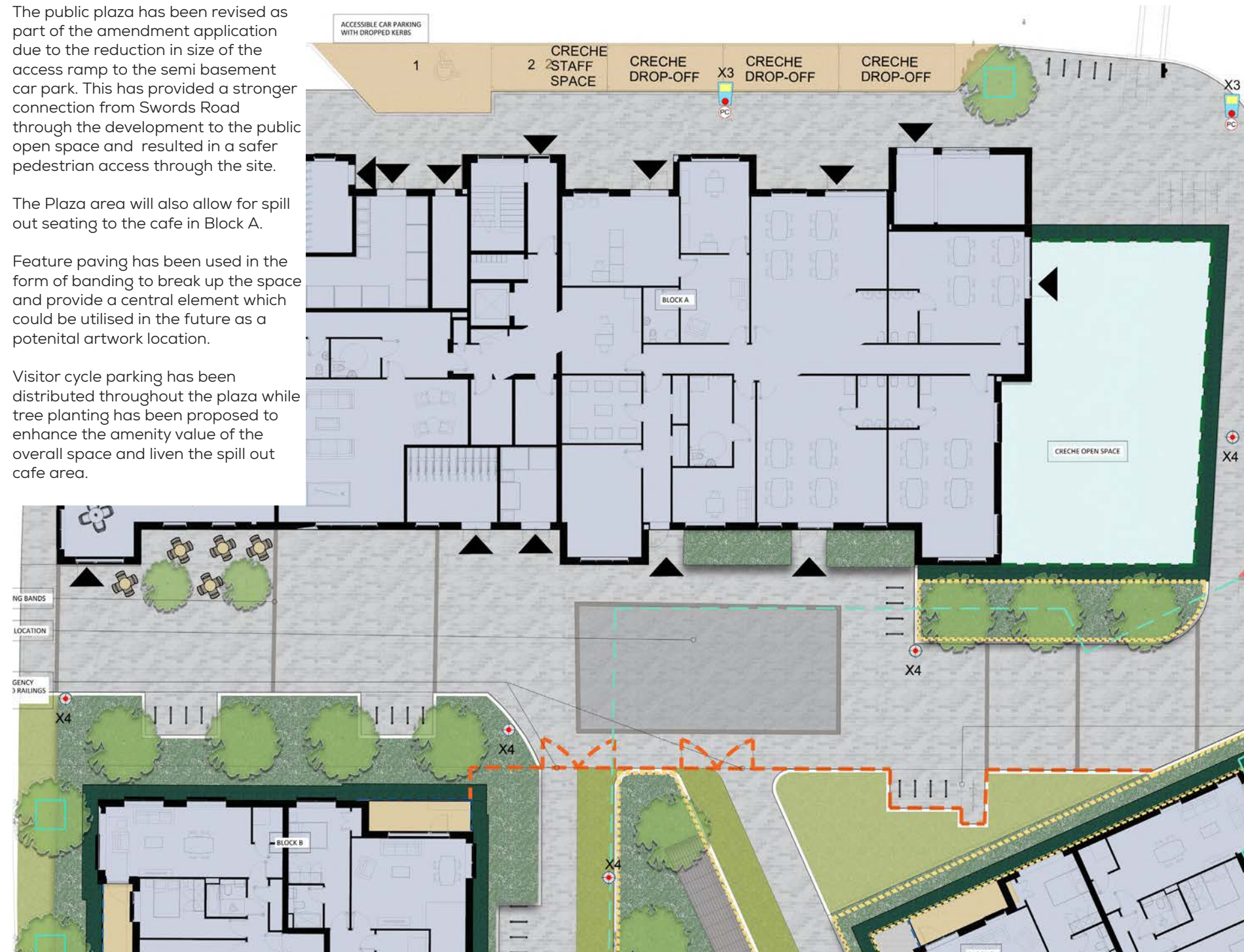
Plaza Area

The public plaza has been revised as part of the amendment application due to the reduction in size of the access ramp to the semi basement car park. This has provided a stronger connection from Swords Road through the development to the public open space and resulted in a safer pedestrian access through the site.

The Plaza area will also allow for spill out seating to the cafe in Block A.

Feature paving has been used in the form of banding to break up the space and provide a central element which could be utilised in the future as a potential artwork location.

Visitor cycle parking has been distributed throughout the plaza while tree planting has been proposed to enhance the amenity value of the overall space and liven the spill out cafe area.



1.8

Communal open space

The communal open space has been redesigned with the access to Blocks D & E changing from the previous application.

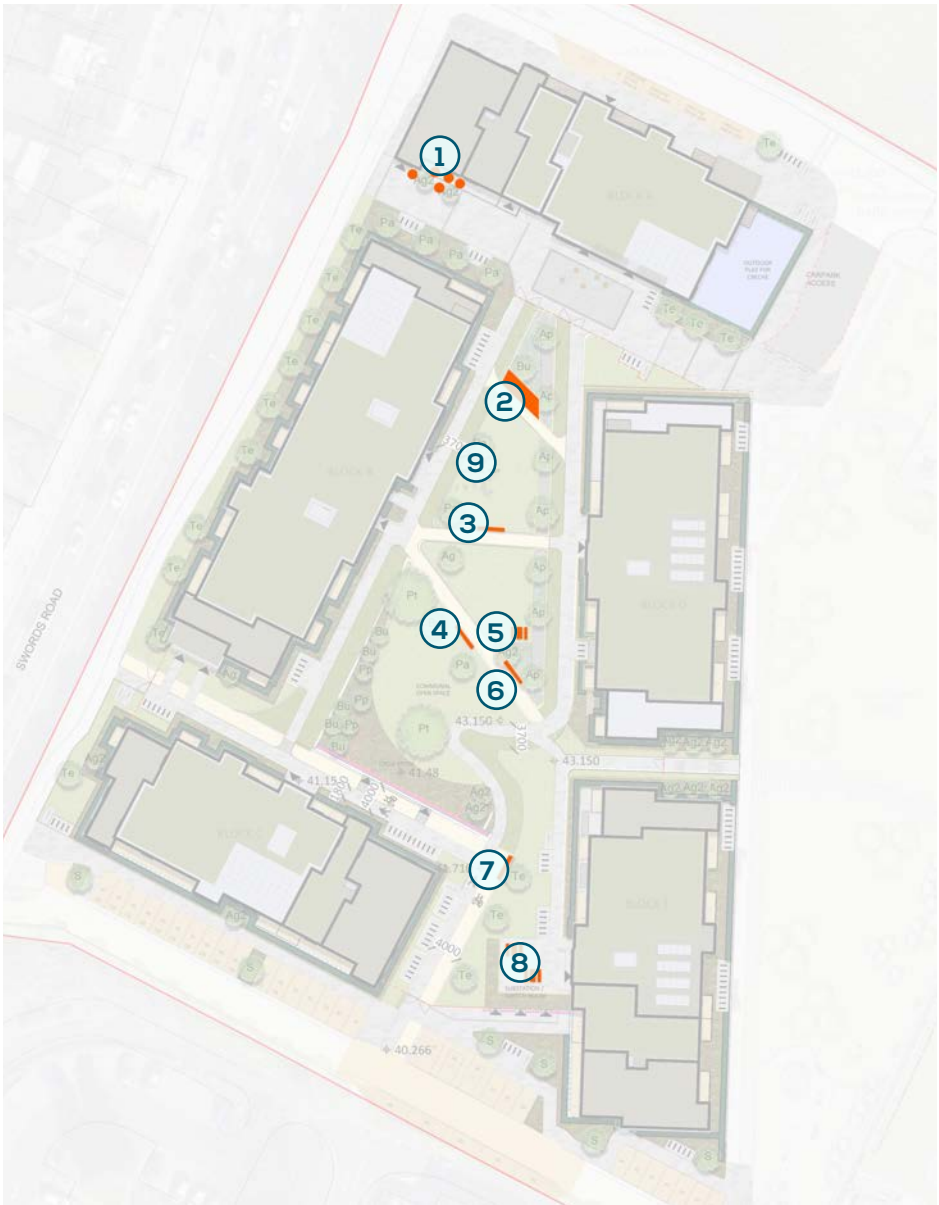
The reduction to the underground car park has created opportunities to have a more established landscape with the inclusion of larger canopy trees which will improve the overall character of the space.

The provision of the hidden cycle stores, ESB and switch rooms has created interest with topography providing a feature within the landscape.

The levels have created a sense of privacy for the residents in Blocks A -E due to stepped access from the Public open space.

The communal open space within Block A at roof level has been omitted with an increase in communal space at ground level enabling access for all.

The Public Open space isn't changing as part of the application and childrens play facilities will be provided as permitted in these locations.



- Legend**
- 1 Spill out seating within plaza
 - 2 External Shelter
 - 3 Bench 1
 - 4 Bench 2
 - 5 Picnic Bench
 - 6 Bench 3
 - 7 Bench 4
 - 8 Picnic Benches
 - 9 Natural play

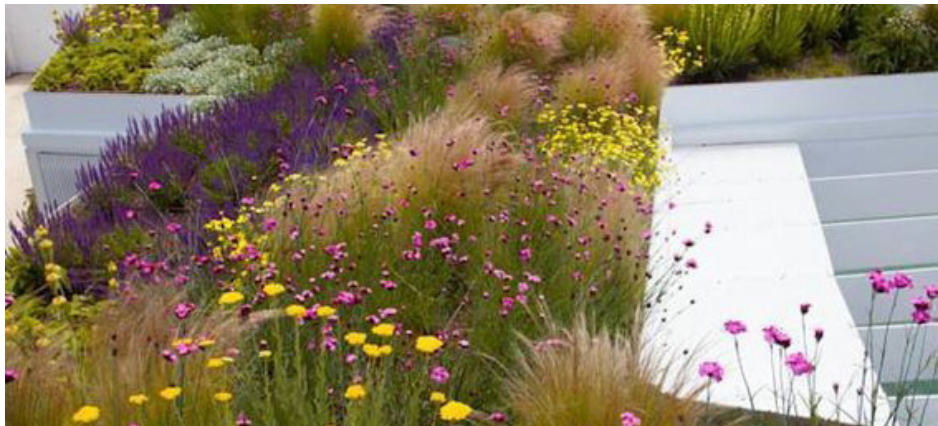
External Shelter

Park benches have been provided along key walking routes within the communal open space. Other forms of seating provision include picnic benches and an external shelter with integrated seating.

▼ Natural Play



▼ Species-rich planting beds to encourage biodiversity



▼ Hedge screen planting



1.9 Childrens play

The Apartment guidelines suggests thats a play area should be included for both toddlers and older children alike in schemes which have 100 or more apartments apartments with two or more bedrooms.

Hartfield Place falls into that category and we have provided play facilities within the Public Open Space.

Within the amended application, we have also allowed for nautral play in the communal open space and within closer proximity to blocks A-E.



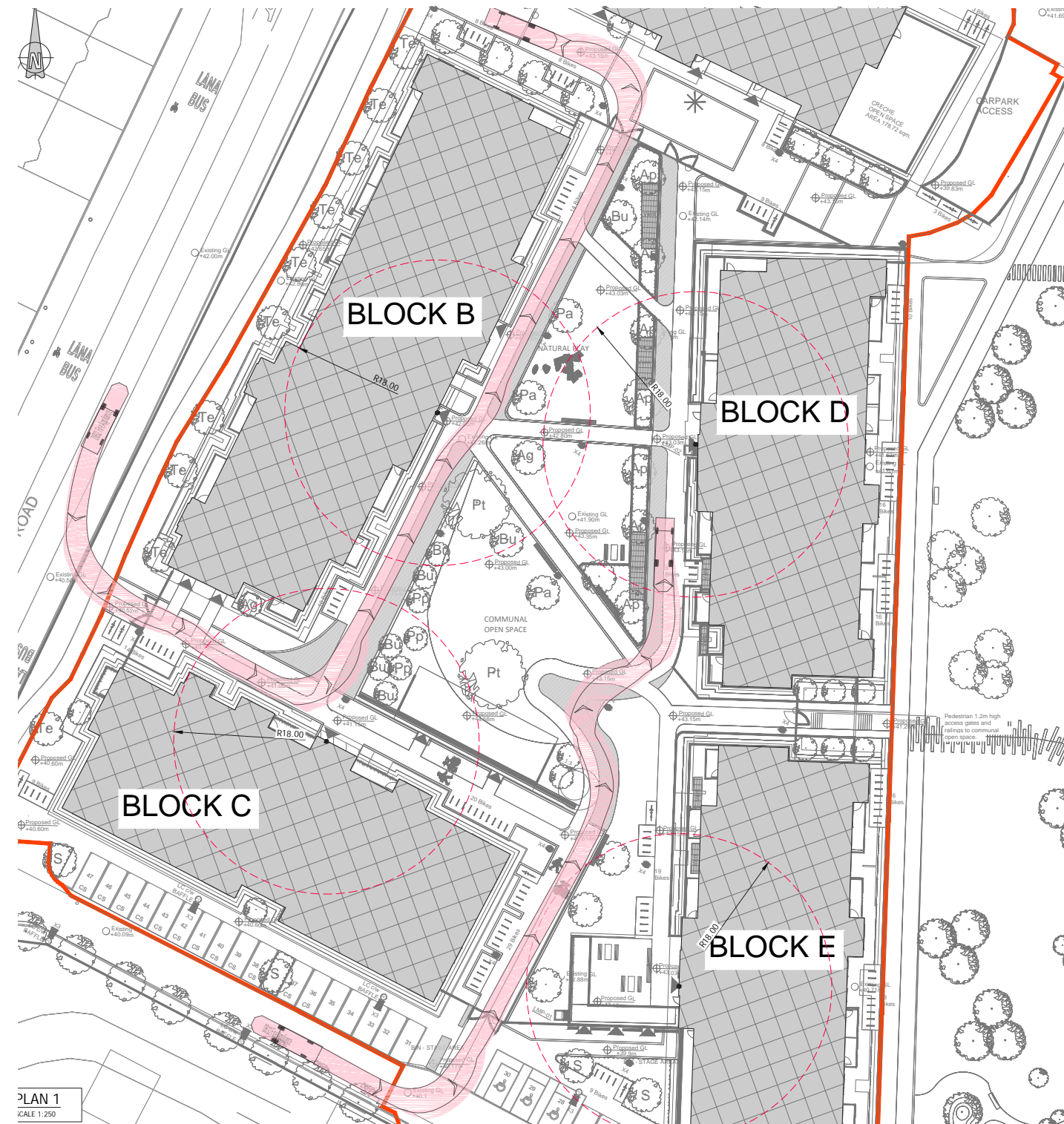
- ① Natural Play
- ② Play area for older children as per permitted development ABP 313289-22
- ③ Toddlers Play area as per permitted development ABP 313289-22

Fire Tender / Emergency Vehicle Access

Fire Tender Access Tracking has been carried out by Punch Engineers and is indicated in the adjacent plan.

Reinforced grass has been proposed throughout the site to allow for emergency vehicle loadings while also creating a seamless open space that will be softer and more aesthetically pleasing to the eye.

Pedestrian paths have been proposed at 1.8m wide with an additional 1.9m of reinforced grass being indicated along routes which require fire tender access.

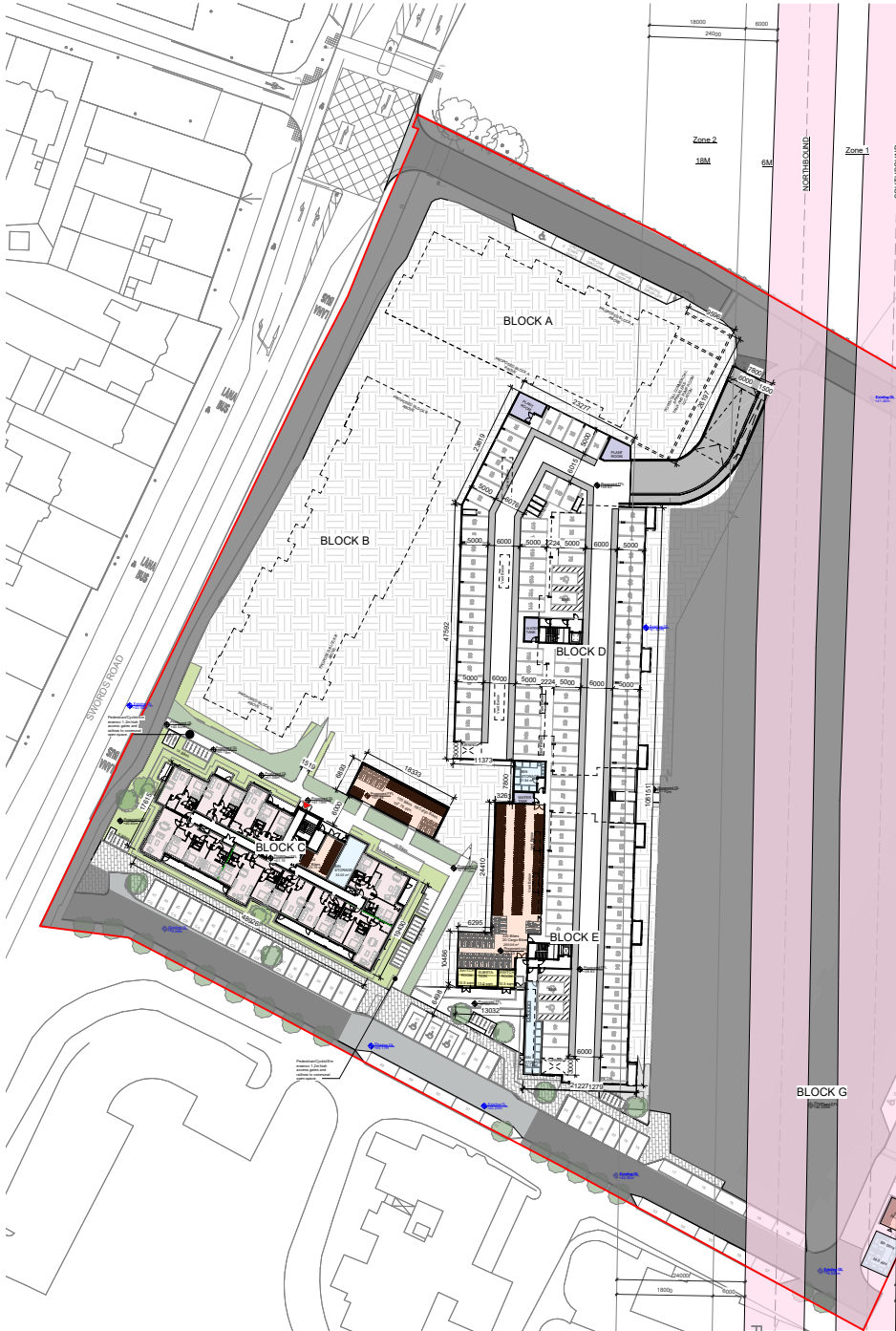


Reinforced grass
Supplier ABG or similar and approved.

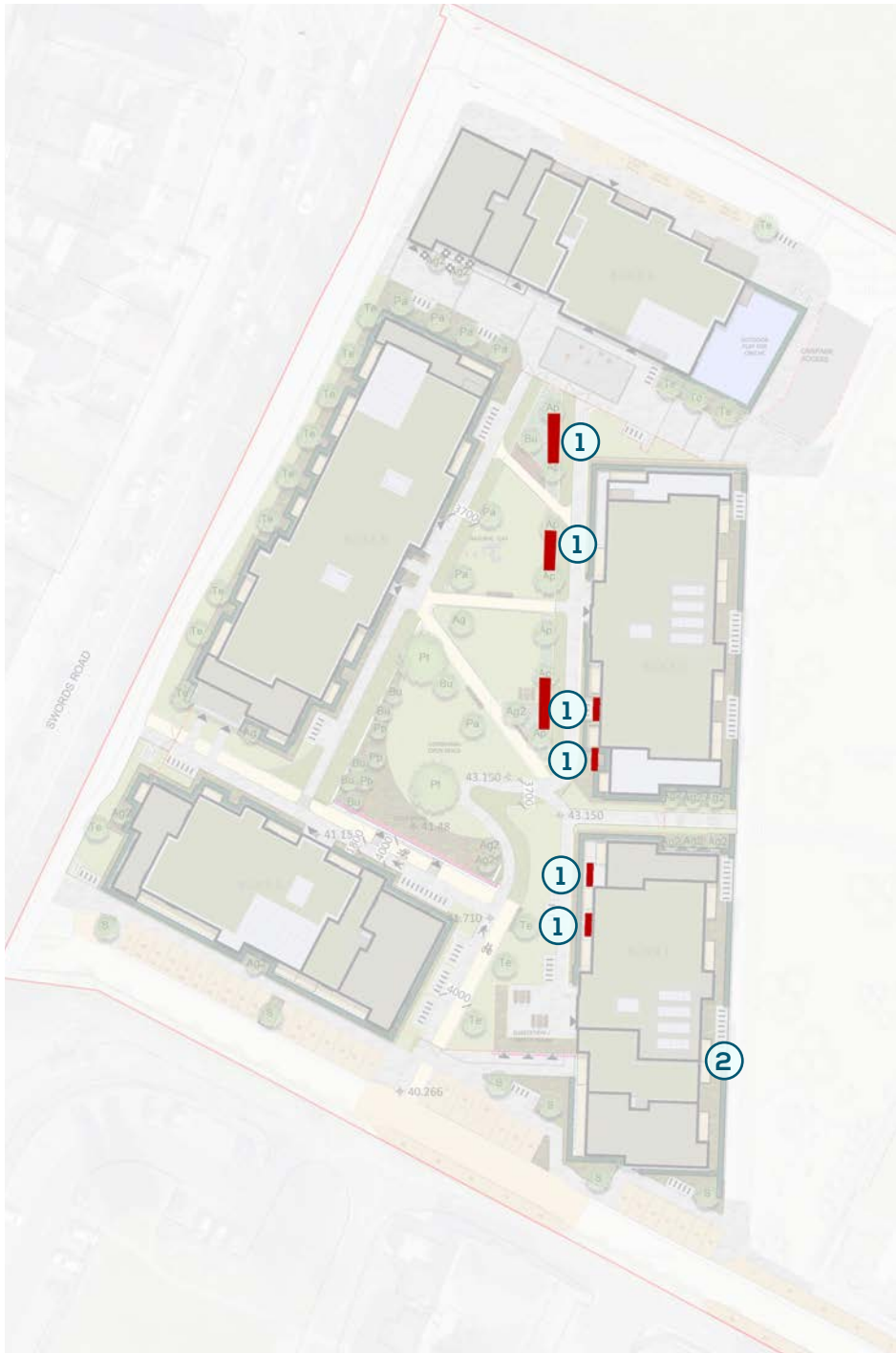
Advanced Turf System (Netlon ATS) is a high-performance mesh-element grass reinforcement plastic mesh rootzone system. Capable of sustaining fire engines and emergency service vehicle loadings.



1.10
Ventilation / Semi Basement



▲ Courtesy of CWOB



▲ Vent Locations



Legend

- 1 Ground Vent
- 2 Vent along facade

The semi basement will have some implications on the communal open space but they will be minimal and will be out of sight where possible.

Ventilation grilles will be required but they have been designed in a way which they have been integrated into the landscape.

Raised planters are required to provide sufficient growing medium for planting that is directly above the semi basement.

The ventilation grilles have been proposed within the raised planters to soften and hide these elements with the landscape design.

1.11

Open space calculations

Previously Permitted Open Space Calculations

Application site area - 38,897m2
Developable Site Area - 27,340m2
Public Open Space required - 20%
Public Open Space provided - 22.55%
Communal Open Space required - 2,830m2
Communal Open Space provided - 3,280m2

- Breakdown
Public Open Space
- Public Plaza - 486m2
 - Central Open Space 5,679m2

- Communal Open Space
- Ground Floor Communal Open Space 2939m2
 - Roof A - 77m2
 - Roof F - 103m2
 - Roof G - 161m2

Amended Application Open Space Calculations

Total Site Area -previous red line - 38,897m2
Developable Site Area - 27,340m2
Public Open Space required - 20%
Public Open Space provided - 23.16%
Communal Open Space required - 2,906m2
Communal Open Space provided - 3,386m2
Creche Open Space - 178.7m2

- Breakdown
Public Open Space
- Public Plaza - 657m2
 - Central Open Space - 5,677m2

- Communal Open Space
- Ground Floor Communal Open Space - 3122m2
 - Roof F - 103m2
 - Roof G - 161m2

Summary of changes

- COMMUNAL OPEN SPACE ROOF A OMITTED
- PLAZA INCREASED FROM 486M2 TO 657M2 WITH CAR PARK PAMP PULLED BACK.
- COMMUNAL OPEN SPACE CHANGED FROM 3,280M2 TO 3,386M2
- PLAZA CHANGED IN SHAPE TO CREATE STRONGER CONNECTION TO PUBLIC OPEN SPACE.

Note - Open space calculations exclude visitor cycle parking, defensible planting to residential blocks and ventilation grilles.

Blocks A, B, C, D +E

1 BED	2 BED	3 BED
150 x 5 = 750	153 x 7 = 1071	31 x 9 = 279

Communal Open Space Requirement - 2100sqm

BLOCKS A to G (post amalgamation)

1 BED	2 BED	3 BED
230 x 5 = 1150	211 x 7 = 1477	31 x 9 = 279

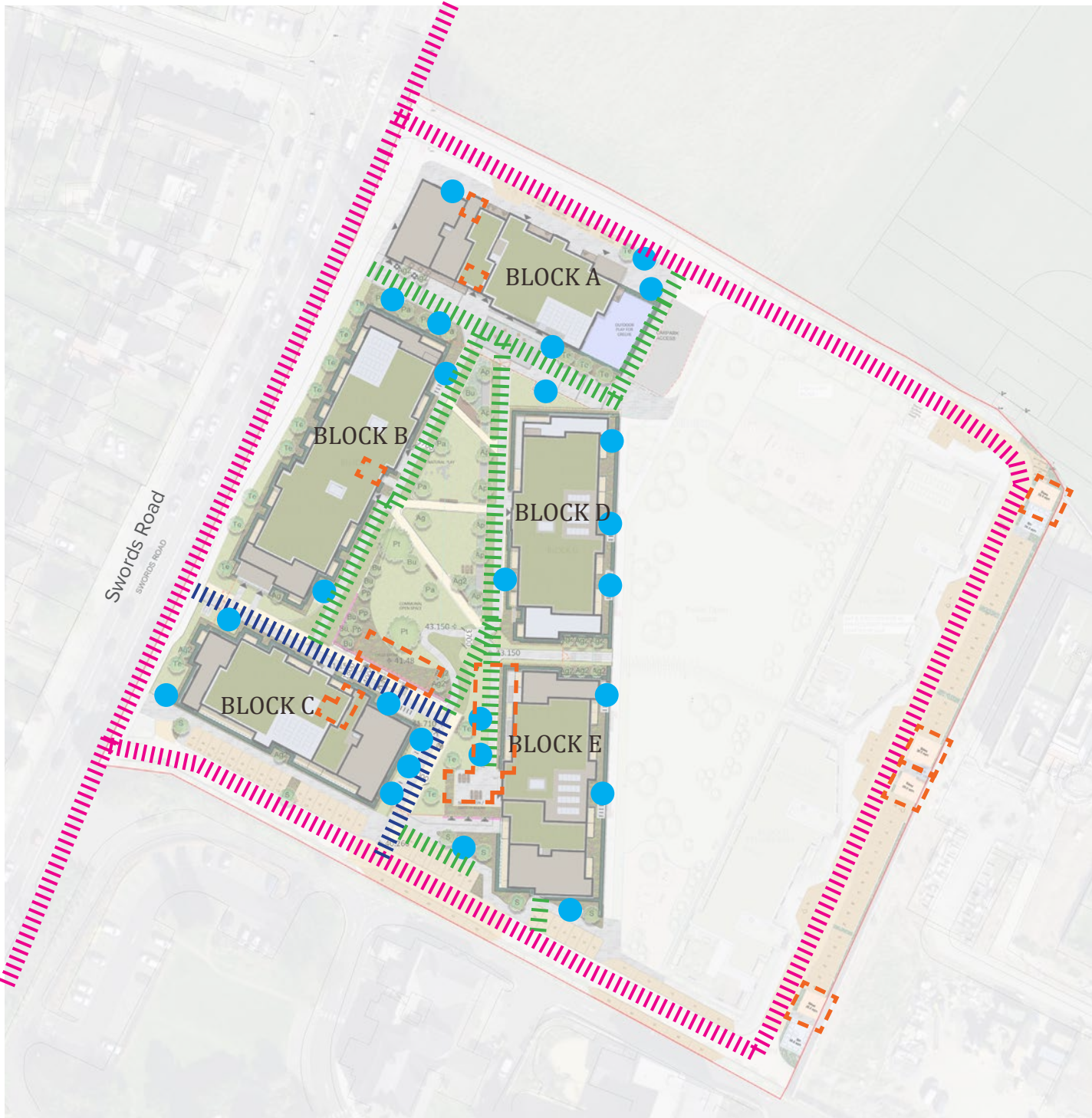
Communal Open Space Requirement - 2906sqm

▼ Permitted development ABP 313289-22



▼ Amended Application





- Legend**
- Visitor Cycle stands
 - Cycle Route Access from Swords Road into the site
 - Pedestrian/ De-mounted Cycle route
 - 4.0m wide shared active travel facility
 - Cycle store

Visitor cycle parking required - 275 No.
Visitor cycle parking provided - 275 No.
Visitor non standard parking provided - 14 No.
Visitor standard provided - 261 No. (131 stands)

The Visitor Cycle parking has been evenly distributed throughout the application site allowing visitors to leave their bike in close proximity to each block.

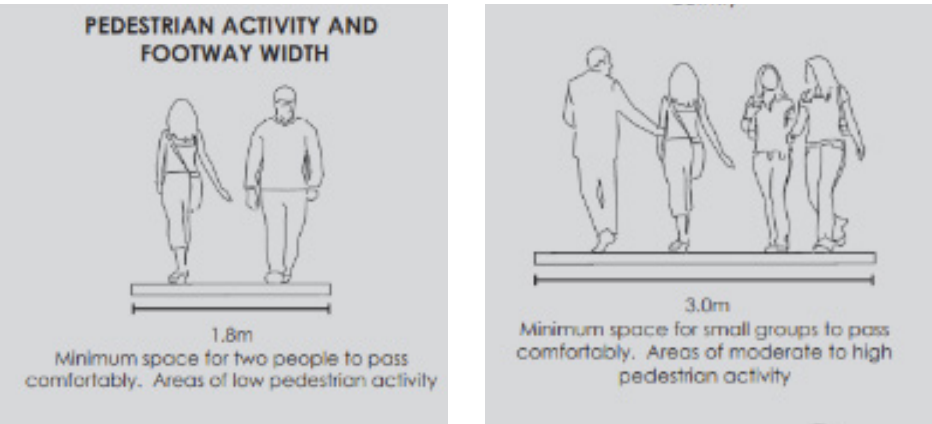
Visitor Cycle parking has been located adjacent to the incidental open space and therefore increasing the usability of the central communal open space.

No cycle access will be available via the car park access ramp.

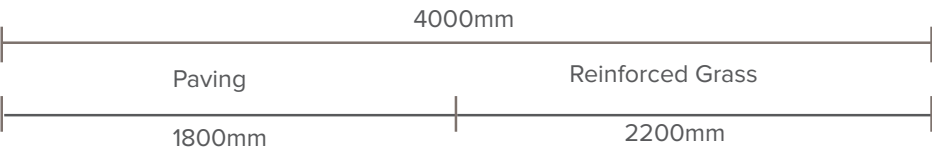
Cyclists will need to disembark at the entrance of the communal open space and walk their bike towards the necessary cycle parking locations.



▲ Sheffield Cycle Stands

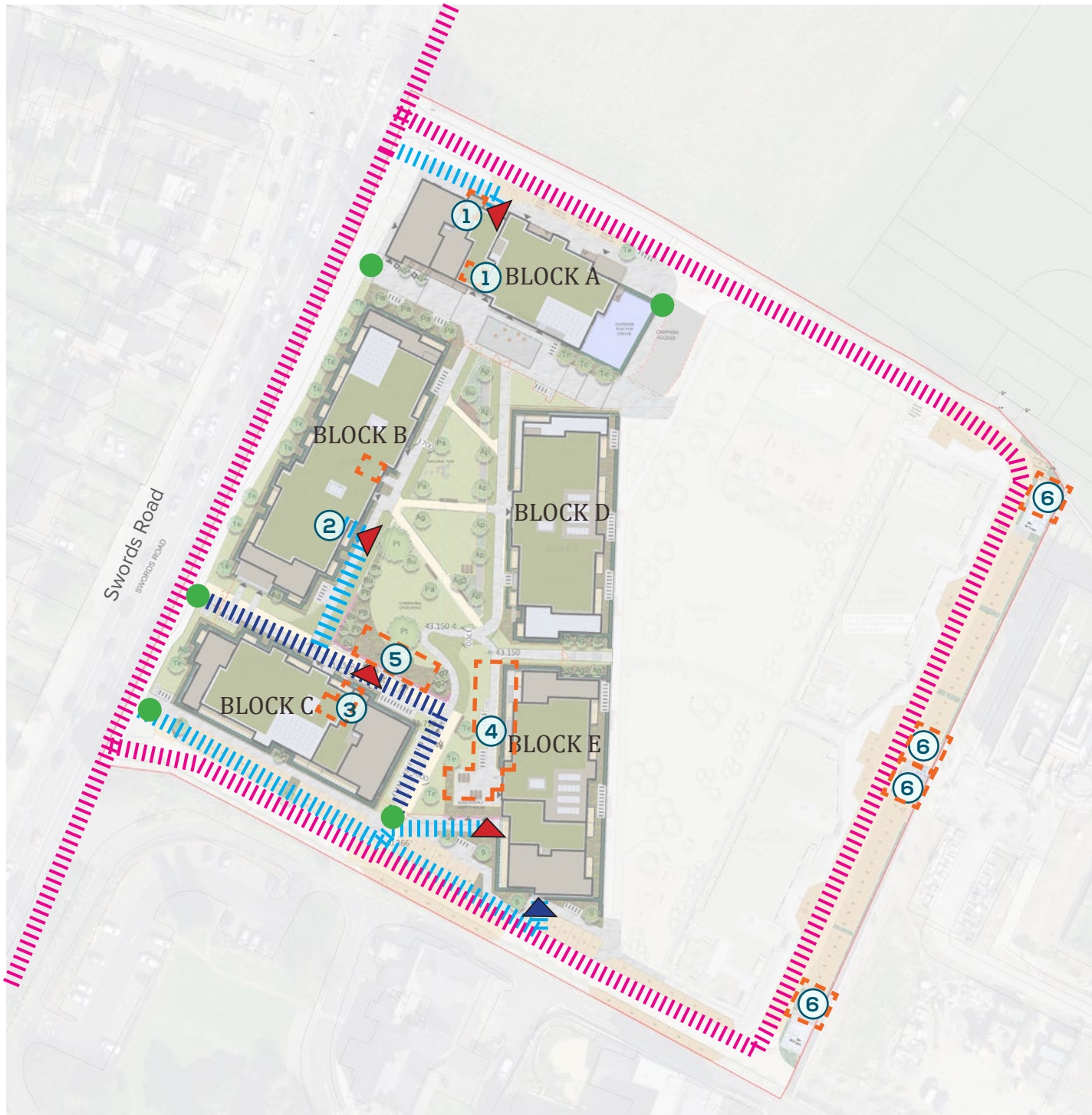


▲ Extract from design manual for Urban Roads and Streets



▲ Reinforced Grass offers additional space for dismounted bikes / pedestrians to overtake when traversing the site

Residential Cycle Parking



Legend

●	Pedestrian/De-mounted Cyclist Entrance	▲	Cycle store access
①	Residential Cycle stands		Pedestrian/ De-mounted Cycle route
	Cycle Route Access from Swords Road		4.0m wide shared active travel facility
▲	Semi-Basement access	□	Cycle store

1	48 No. (24 X 2) Residential Cycle parking spaces
2	24 No. Residential Cycle parking spaces
3	54 No. Residential Cycle parking spaces
4	320 No. Residential Cycle parking spaces
5	108 No. Residential Cycle parking spaces
6	96 No. Residential Cycle parking spaces
Total= 650	

Residential cycle stands required - 548
Residential cycle stands provided Block A-E = 554
Residential cycle stands provided Block A-G = 650

The Residential Cycle parking is located within Block A,B,C, D and E. Two further cycle stores are located in the communal open space and adjacent to Block E which includes facilities for Cargo Bikes. A further four cycle stores were included in the original application for Blocks F and G.

The majority of the cyclists will be travelling south towards Drumcondra, therefore the main point of access for cyclists will be from the southern end of the site. This will allow for cyclist users to easily access the residential cycle store provided in the northern side of Block C. Generous space has been provided for residents to disembark their bike and walk alongside any pedestrians using the site.

There will also be a volume of cyclists entering the site north of Block A from DCU and GAA pitch.

The Semi Basement can be easily accessed from the southern road via the south of Block E.

DCC CONCERNS	RESPONSE
<ul style="list-style-type: none">COS – try introduce larger canopy trees	Larger canopy trees have been introduced in the communal open space as key locations. 2 No. Populus tremula trees have been proposed in the central area of the communal open space. One has been proposed in between Blocks D and E to create a focal point from the public open space. They have been chosen due their seasonal interest and will act as feature trees within the landscape,
<ul style="list-style-type: none">Apartment guidelines, play space provision is required in COS	<p>The Apartment guidelines suggests thats a play should be included for both toddlers and older children alike in schemes which have 100 or more apartments apartments with two or more bedrooms.</p> <p>Hartfield Place falls into that category and we have provided play facilities within the Public Open Space of the development.</p> <p>There are no changes proposed within the public open space as part of the amendment application.</p> <p>Natural play has also been indicated within the communal open space with the boulders and tree logs providing oppotunity for young children to explore within close proximity of their apartment for those residents within Blocks A-E.</p>
<ul style="list-style-type: none">Green roof – species mix improvement with species mix	A sedum planting mix has been proposed for green roofs. Please refer to the the Landscape Masterplan for species selection.
<ul style="list-style-type: none">Sheltered seating areas for COS	A sheltered seating area has been provided in the communal open space. This has been positioned in a way which is south facing for both residents and visitors alike to enjoy a sheltered seating area which looks over the communal open space and is enclosed by shrub planting which will enhance the users experience with species selected for the sensory attributes.
<ul style="list-style-type: none">Fob access to F and G to the communal access.	Gated access has been provided to give privacy to residents. Refer to site plan drawing. The communal open space will be enclosed with a 1.2m high steel railing which has been selected to tie in with the architecture and provide a contemporary boundary treatment to the communal open space.

114

Landscape Sections



01 Landscape Section 01
Sectional Elevation
Scale 1:200



02 Landscape Section 02
Sectional Elevation
Scale 1:200

114

Landscape Sections



114

Landscape Sections



01

Landscape Section 06
Sectional Elevation

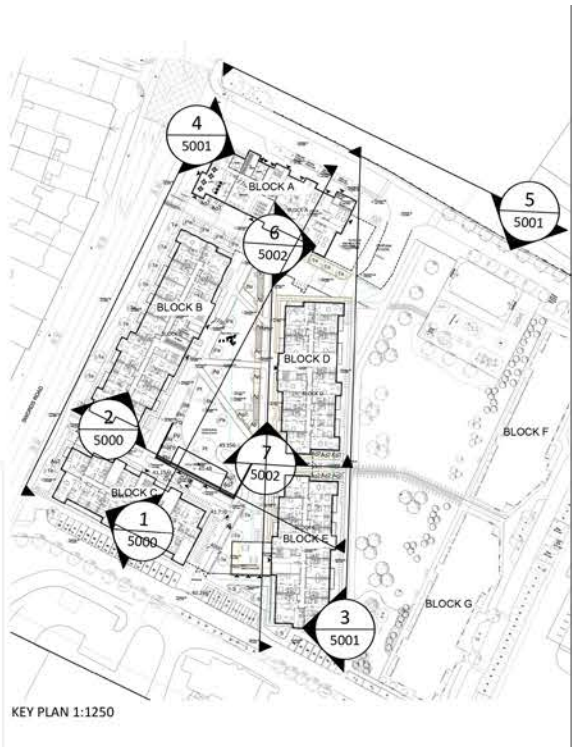
Scale 1:200



02

Landscape Section 07
Sectional Elevation

Scale 1:200



1.15 Hardscape and Furniture

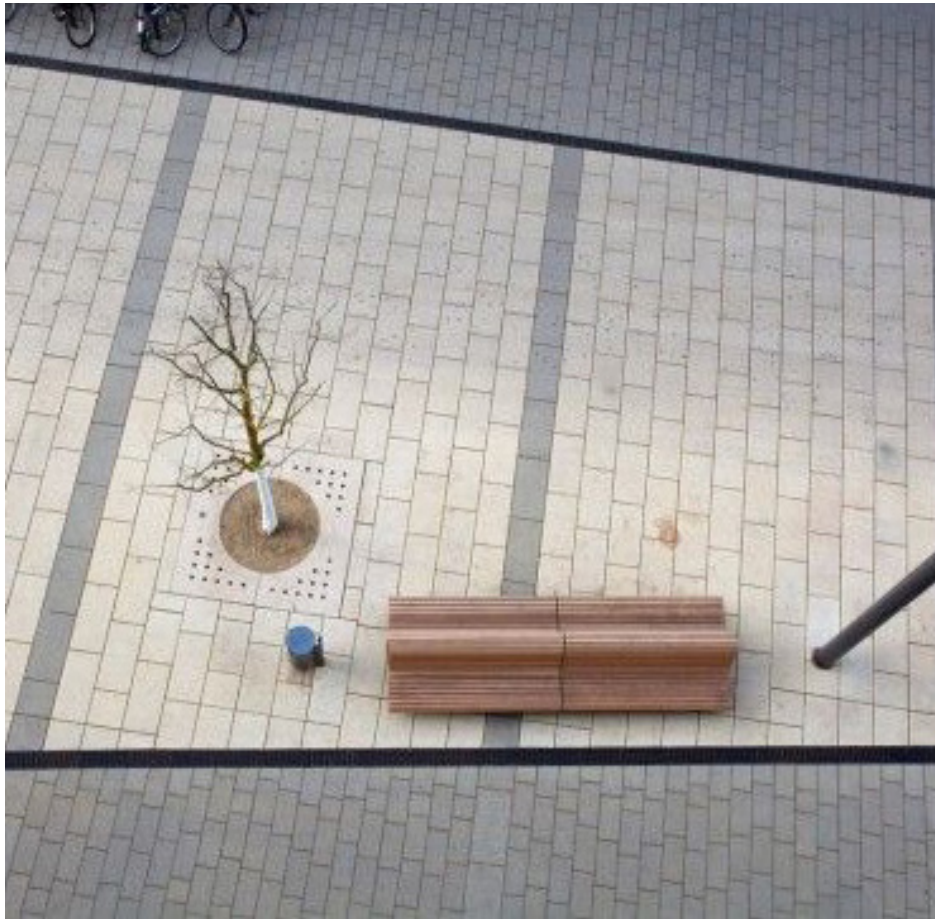
▼ Resin bound gravel



▼ Active Travel Facility



▼ Straight paving lines to define spaces



▼ Natural stone block paving



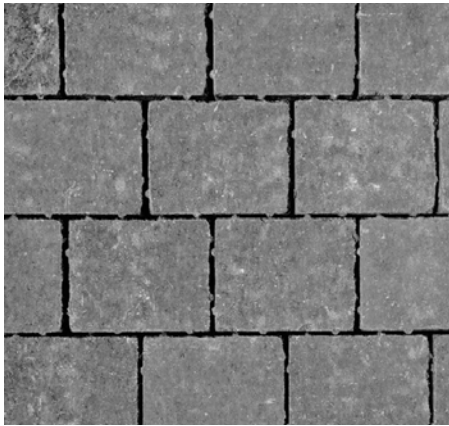
▼ Sheltered seating



▼ Pre- Cast concrete with granite aggregate block paving



▼ Permeable paving



Landscape Summary / Conclusion

The amended application seeks to improve the previously permitted development by integrating ESB, switchrooms and cycle stores into the landscape. The basement car park has been reduced which has given a opportunity to to improve landscaping and provides less restriction on tree canopies.

The amended application allows for more privacy for residents with access to Blocks D and E now from the communal open space.

The site layout will ensure apartments face areas of open space and provide passive surveillance. The different spaces are unified through materiality and provide places for people to sit, gather and socialise.

The planning application is accompanied by Landscape Management and Maintenance Plans setting out the objectives for management of external spaces or public realm areas for a 20-year period. Regular monitoring will be undertaken to determine success of landscape operations and ensure they are behaving in the manner anticipated at design stage. If required, elements of the design can be adapted to accommodate changes required by actual field experience. Landscape works to be undertaken by an ALCI approved landscape contractor and in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

As a result of the addendum the scheme benefits from the following:

- ① ESB substations were previously located on the gable ends of the apartment blocks. They have now been integrated into the landscape as key features.
- ② More privacy created within the COS with stepped access to the POS.
- ③ Plaza area improved & permeability enhanced with reduction in car park access ramp.
- ④ Cycle and car parking revised throughout the site.
- ⑤ Frontage to swords road softened creating more privacy for residents at ground level of Block B with the inclusion of dense planting.
- ⑥ Landscape buffer providing privacy to the external creche space.

Reduction in underground car parking has allowed for a more established landscape with large canopy trees that will also provide seasonal interest.
- ⑦ The East of Blocks D & E was previously taken up with ground ventilation has now amended with vents along the facade of the semi basement allowing for a landscape buffer.
- ⑧ Active travel facility included to serve cyclists using the site.
- ⑨ Ventilation has been integrated into the landscape within raised planters.



Green Infrastructure Plan

What is a Green infrastructure Plan?

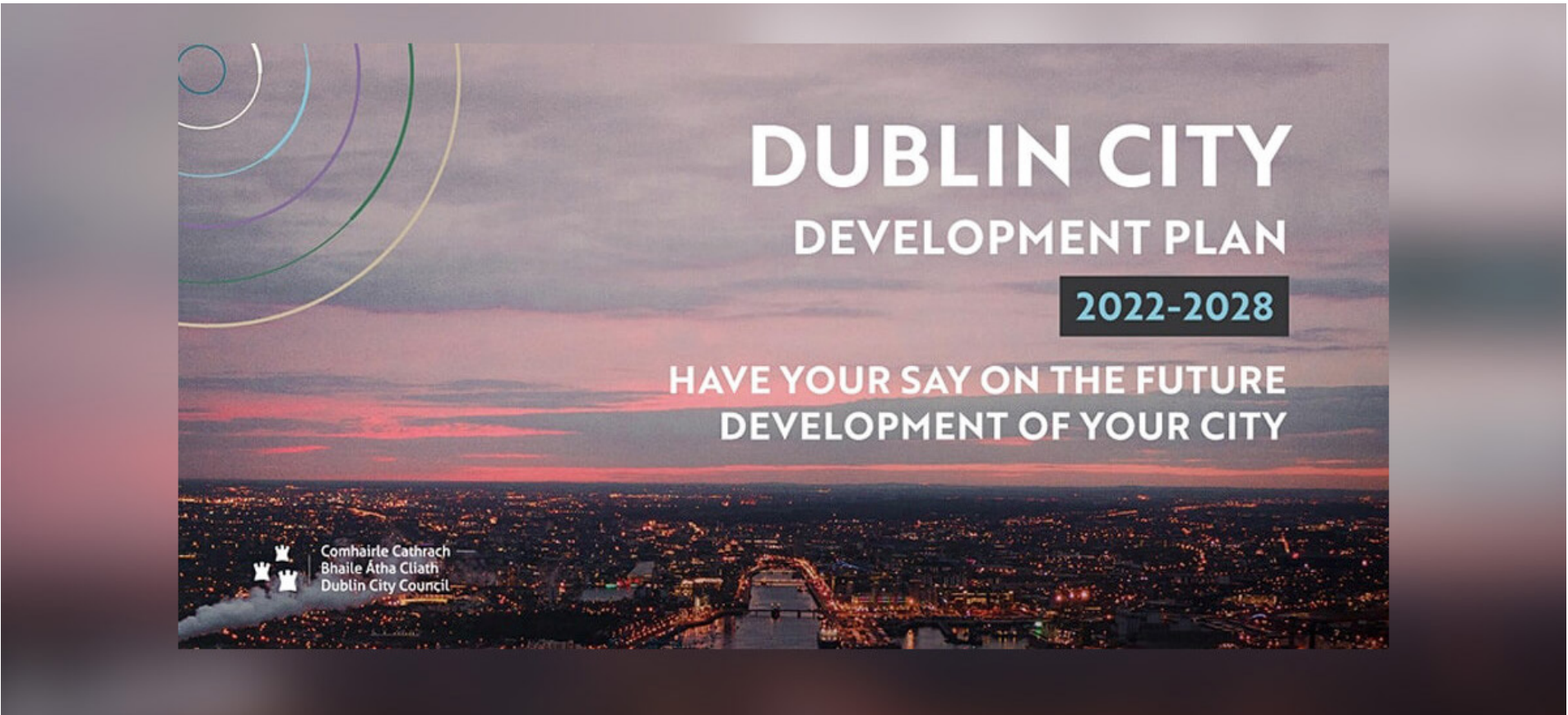
What is a Green Infrastructure Plan? The Glossary within the Dublin City Development Plan 2022-2028 summarises “Green Infrastructure” as follows:-

“This term is used in two ways. It can describe a network of connected, high quality, multifunctional open spaces, corridors, and the links in between, that provide environmental services and multiple benefits for people and wildlife. It is also used to describe a broad range of design measures, techniques and materials that have a sustainable character and have a beneficial environmental impact such as solar panels, wind turbines etc.”

The Dublin City Development Plan 2022-2028 Executive Summary notes the new plan includes a proactive green infrastructure strategy for the city which seeks to balance the need for the city to grow and to protect and enhance vulnerable natural assets. Relevant policies include:-

- Policy CA9 – Climate Adaptation Actions in the Built Environment states under item (f) the policy for “...promoting, developing and protecting biodiversity, novel urban ecosystems and green infrastructure”.
- Policy CA29 – Climate Action and Green Infrastructure seeks “to protect, connect and expand the city’s Green Infrastructure while optimising the climate change adaptation and mitigation services it provides”.

- Policy SC13 – Green Infrastructure set out the policy “To recognise and promote Green Infrastructure and landscape as a key mechanism to address climate change and as an integral part of the form and structure of the city, including streets and public spaces”.
- Policy CCUV44 New Development notes that “... development proposals should deliver a high quality public realm which is well designed, clutter-free, with use of high quality and durable materials and green infrastructure. New development should create linkages and connections and improve accessibility.”
- Policy G128 New Residential Development states the policy “To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including play facilities for children and that it is accessible by safe secure walking and cycling routes.”
- Policy G140 Tree Planting – General states the policy “To require appropriate and long-term tree and native hedgerow planting in the planning of new development, urban spaces, streets, roads and infrastructure projects. New development should seek to provide for additional tree planting using a diversity of species including



- native species as appropriate to the location of the development in the interests of natural heritage, amenity, environmental quality and climate resilience.”
- Policy G152 Children’s Playing facilities in New Residential and Mixed Developments states the policy “To seek the provision of children’s playing facilities in new residential developments and mixed developments with a residential element. To provide playgrounds to an appropriate standard of amenity, safety, and accessibility and to create safe and accessible places for socialising and informal play.”

How it relates

The amendment application builds on the 2022 permission in creating a well connected network of open space which will benefit people through the improved permeability of the open space with the increase in width of the plaza area.

It will also benefit wildlife with the approved bat coordior that runs through the public open space to the west of Block F and G. The amendment application seeks to enhance the biodiversity of the site with an increase in hedge planting to the Swords Road and further species

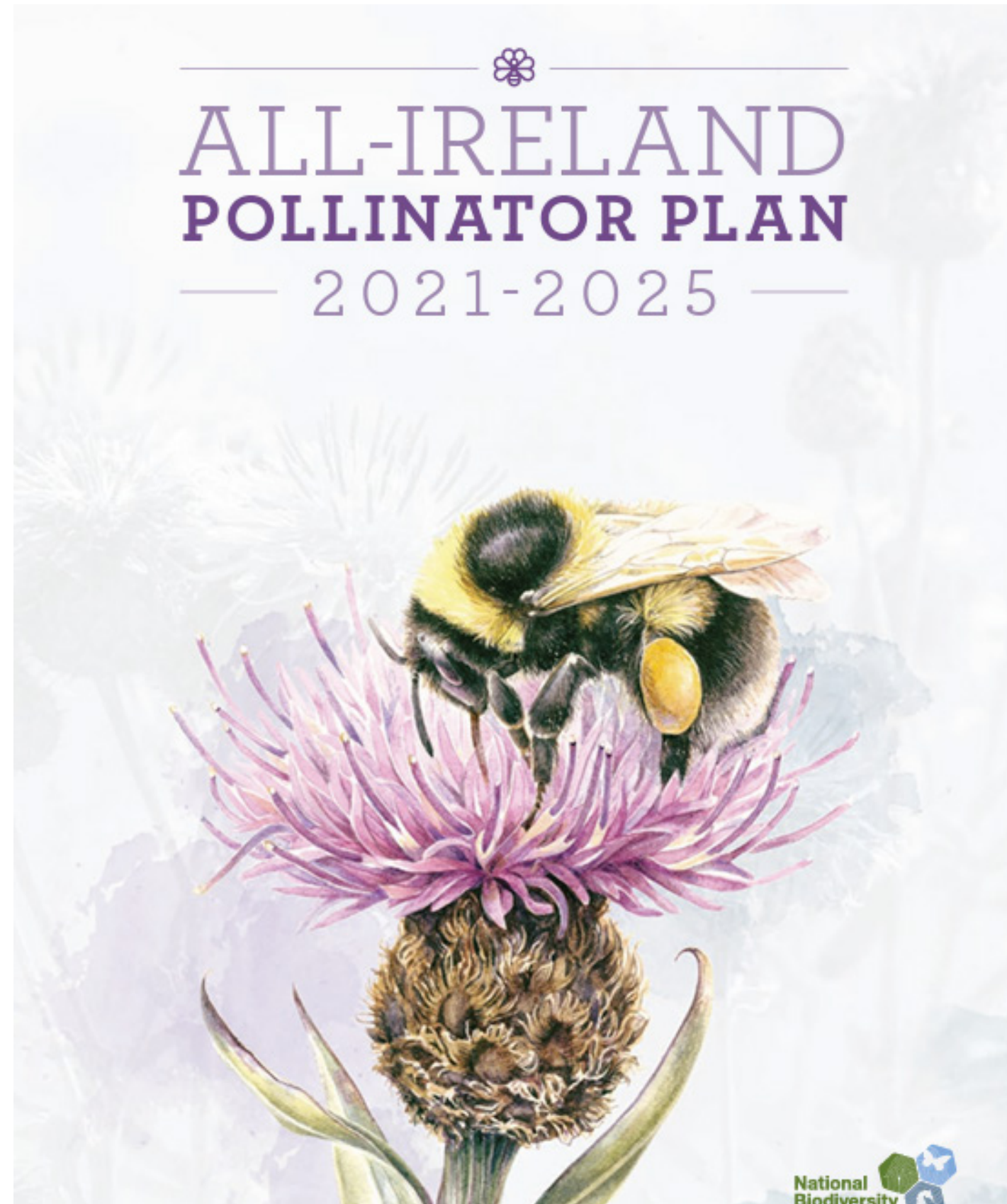
have been provided for the sedum roofs, tree planting and climbing plants.

An active travel facilitiy has been incorporated within the development which will further benefit the site as per Policy G128.

Native species are proposed within the tree, hedge and shrub planting to support native biodiversity along corridors and within open space. Species have been chosen with reference to the All Ireland Pollinator Plan 2021-2025 as per Policy G140.

Play facilities have been provided within the public open space and additional areas of natural play are included within the communal open space as per Policy G152.

What is a Green Infrastructure Plan?



The Development Plan notes that green infrastructure has a critically important role to play in making Dublin a climate resilient, healthy and green city. The key relevant section within the Development Plan to this document is Chapter 10: Green Infrastructure and Recreation for which the Executive Summary states as follows:-

- Supports the implementation of the Dublin City Biodiversity Action Plan 2021-2025.
- Supports a co-ordinated and managed network of multifunctional green spaces linked to the wider regional Green Infrastructure network.
- Supports the integration Green Infrastructure and an ecosystem services approach into new developments / new growth areas.
- Supports the protection, maintenance, and enhancement of the watercourses and their riparian corridors in the city.
- Supports the protection and enhancement of the coast shoreline and marine environment as open space and valuable natural habitats.
- Requires tree planting in the planning and development of new development and to protect existing trees as part of new development.

Within Chapter 15.6.1 Green Infrastructure and Landscaping, it states the following measures to strengthen the city green infrastructure (GI) network plan will be required.

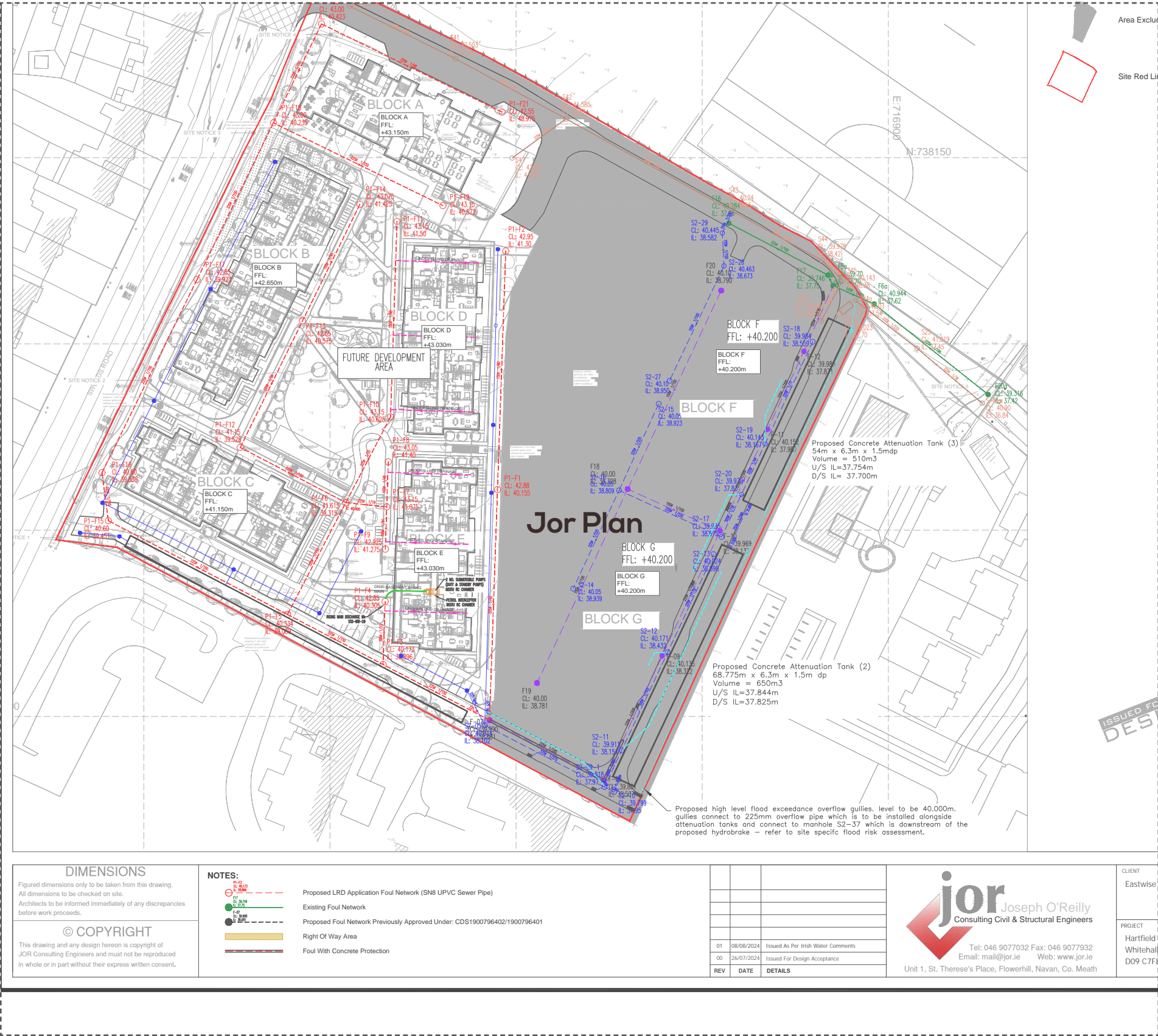
- Increase habitat protection to support the wider GI network.
- Provide additional green space to meet deficiencies in connectivity of the GI network.
- Ensure retention of mature habitats and provide for long-term ecological succession.
- Increase connections and improve accessibility for pedestrians and cyclists to the wider GI network.
- The use of drainage systems (SuDs) and soft/ nature-based engineering solutions for surface water management to control the rate of run-off, protect water quality and mitigate the environmental impacts of flooding and erosion.
- Provide for public access to ensure that the benefits of access to the GI network is available to all citizens.
- Ensure that proposed developments do not create negative impacts on the existing GI network.

The subsequent requirements in relation to the assessment and incorporation of biodiversity, green infrastructure and landscaping include the following:

- Surface Water Management and SuDs
- Green / Blue Roofs
- Green Wall / Living Wall
- Urban Greening
- Sensitive Ecological Areas
- Landscape Design Rationale
- Landscape Plans and Design Reports
- Trees and Hedgerows
- Tree Removal
- Public Open Space and Recreation
- Boundary Treatments

Surface water management and suds

The subject site is not subject to flooding and the associated Drainage Report for this application demonstrates there is no risk of flooding on the site. Working with the project engineers, natural SUDs measures are incorporated into the proposal including swales, permeable paving to correlate with Policy CA9, CA28, SI21, SI22 and G15. The proposal includes a Storm Water Management Plan prepared by the project engineers based on guidance and recommendations set out in the Greater Dublin Strategic Drainage Study and the SuDs Manual.



2.3

Urban greening

In broad terms the Application Site extends to 27,463m² of which the 12,291m² will be left as per the parent permission. Of the 15,171m² which is being amended, development extends to 5094m². The remnant area of the site is to be landscaped with access paths and open space set out as public, communal or private open space. In total the proposed planting within the amendment application includes the following:

- 68 no. Standard Trees;
- 636 linear meters of new hedgerows;
- 1443 m² of grass seeding.
- 1217 m² of shrub planting.

The integration of green infrastructure on the site boundaries and new landscape areas will allow for improved tree cover and corridors across the wider site. The collective planting and landscape works will contribute to the wider green infrastructure in relation of landscape character benefit, ecological / environmental worth and visual amenity of the site. Planting and species follow those identified within the All-Ireland Pollinator Plan.

Legend

Corridors

Existing Open Green Space

Public Open Green Space as consent under SHD Ref. 313289-22.

Proposed Communal Open Green Space

Bat and Bird Corridor as per consent SHD Ref.313289-22



▲ Green Infrastructure Diagram

2.4

Trees

There are no Tree Preservation Orders in place on this site
The proposed development includes the planting of 77 no. trees with the species mix being as follows:-

- Populus tremula
- Tilia europea
- Prunus avium
- Sorbus acuparia
- Alnus glutinosa
- Acer platanoides
- Amelanchier x grandiflora 'Robin Hill'
- Betula utilis var. jacquemontii
- Prunus padus 'Bird Cherry'

There will be a five year guarantee after construction that all the proposed planting works still exist and have established in line with landscape design expectations. This will ensure that no planting has been removed or damaged due to the subsequent construction or plant failure. Procedures will be implemented whereby any failed or stressed vegetation or grass planted will be replaced as soon as they are identified. Monitoring will also ensure that there is no ponding of water due to differential settlement or any other severe differential settlement of surface layers. Regular monitoring will be undertaken to determine success of landscape operations and ensure they are behaving in the manner anticipated at design stage. If required, elements of the design can be adapted to accommodate changes required by actual field experience.

The amendment application will see an improvement of a more established landscape due to the reduction in the underground car parking. This has allowed us to propose a further 2 no. large canopy trees as feature trees within the landscape.



▲ Tilia europea



▲ Prunus avium



▲ Sorbus acuparia



▲ Alnus glutinosa



▲ Populus tremula



▲ Acer platanoides



▲ Amelanchier x grandiflora 'Robin Hill'



▲ Betula utilis var. jacquemontii



▲ Prunus padus 'Bird cherry'

2.4 Planting

High Ornamental Mix. Combination of deciduous and evergreen flowering shrubs



Dianthus barbatus
'Sweet' is an extremely fragrant sweet William cultivar. Clusters of sweetly scented flowers in shades of red, white and purple are borne on sturdy stems from June to September.



Hebe rakiensis



Skimmia Kew Green



Pyracantha 'Orange Glow'
Dense, spiny, fast growing evergreen hedge with clusters of white flowers in June and masses of bunches of spherical, very colourful berries in autumn.



Cornus alba 'Sibirica'
Medium-sized suckering deciduous shrub forming a thicket of slender red stems, becoming bright crimson in winter. Leaves ovate, turning reddish in autumn.



Eleagnus ebbingei
Fast growing evergreen with very attractive, large, leathery leaves metallic grey-green above and silver underneath.



Visarum tinus 'Lucidum'
'Lucidum' is a vigorous, evergreen shrub, to 4m tall, Small, creamy-white flowers from late winter into spring and are followed by blue-black berries

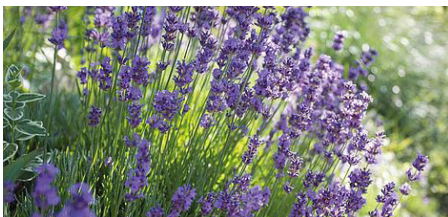


Sarcococca hookeriana
Evergreen shrub or groundcover, It is low-growing, usually between 30-60 cm high. It produces aromatic white flowers throughout winter followed by black berries.



Verbena bonariensis
A tall perennial with erect, branching stems to 2m in height, bearing sparse, oblong leaves and numerous branched clusters of small, purple flowers from Summer to Autumn.

Medium - Low Mix. Low maintenance mix of evergreen shrubs, perennials and grasses providing year round interest



Lavandula angustifolia 'Hidcote'
Bushy dwarf evergreen shrub with narrow silvery leaves and deep violet-purple aromatic flowers. Grows up to 0.5m high.



Potentilla fruticosa 'Goldfinger'
Bushy deciduous shrub, up to 1m high with small leaves and yellow flowers in the summer and autumn.



Skimmia japonica
Small bushy evergreen shrub with dark green leaves, red buds in late winter with white flowers in spring.



Spiraea japonica 'Goldmound'
Dwarf deciduous shrub with bright green foliage and pink flowers between July and August.



Hebe 'Green Globe'
Compact evergreen shrub with tight mossy green foliage.



Berberis darwinii 'Darwin's barberry'
B. darwinii is a dense, medium-sized evergreen shrub, with dark glossy green, rich orange flowers, with blue-black berries.



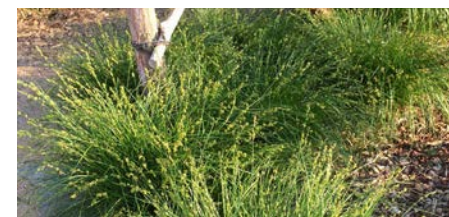
Salvia x sylvestris 'Mainacht'
This reliable perennial is ideal for the middle of a moist, well-drained herbaceous border. It flourishes in sun or dappled shade where the bright flowers help to liven up any plant scheme.



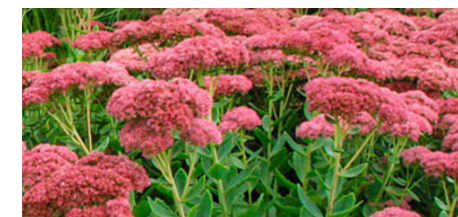
Stipa tenuissima
Wonderful, wispy, pale yellow-green leaves topped with fluffy plumes of silver-green flowers, maturing to blonde-buff.



Rudbeckia fulgida 'Early Bird Gold'
Position: full sun or partial shade
Soil: moderately fertile, preferably heavy but well-drained soil
Rate of growth: average
Flowering period: June to October
Hardiness: fully hardy



Carex divulsa
C. divulsa is a densely tufted, evergreen sedge to about 40cm with arching, dark green or greyish green leaves and short spikes of greenish-brown flowers in summer.



Sedum 'Autumn Joy'
Its flowers bloom from August into November; It is 2 feet tall and wide, with succulent stems and leaves. 'Autumn Joy' looks great with ornamental grasses.



Allium hollandicum
A. hollandicum is a robust, upright bulbous plant with long, strap-shaped leaves and dense rounded umbels 10cm across of starry, rosy-pink flowers in summer.







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