



Cairn Homes Properties Ltd

Clonburriss Phase 1A

Landscape Design Report

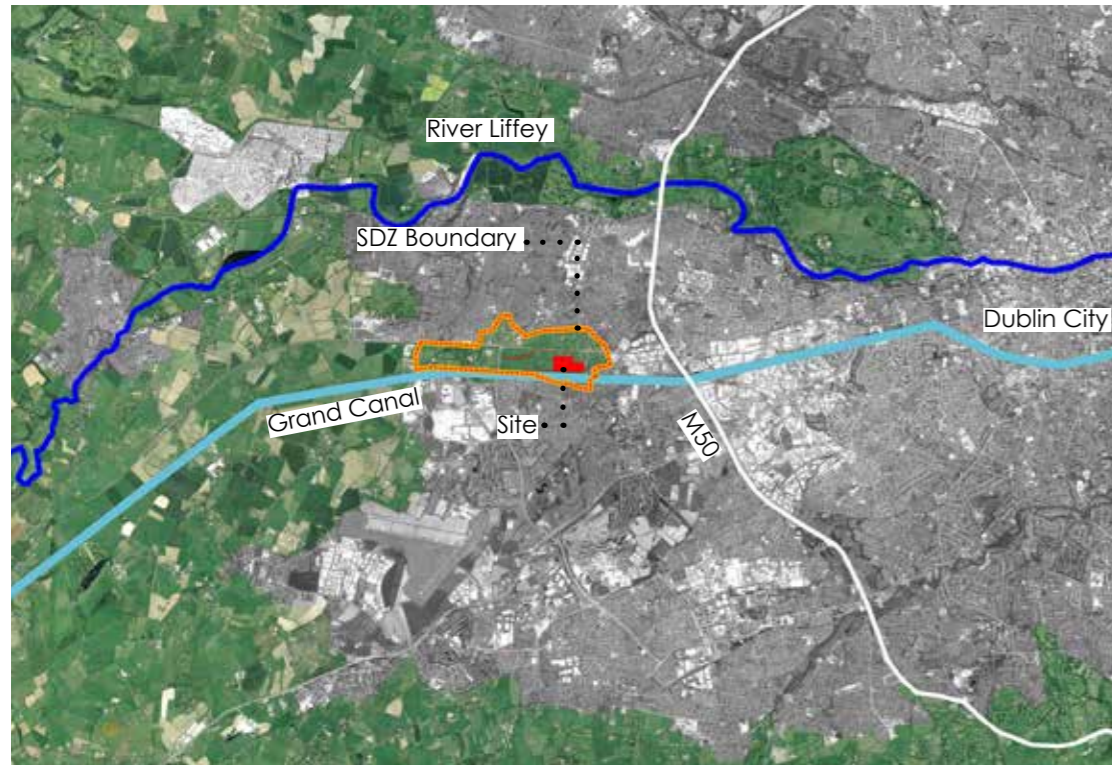
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murray & associates
landscape architecture

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Site Location



View north from R113



View of train station from site

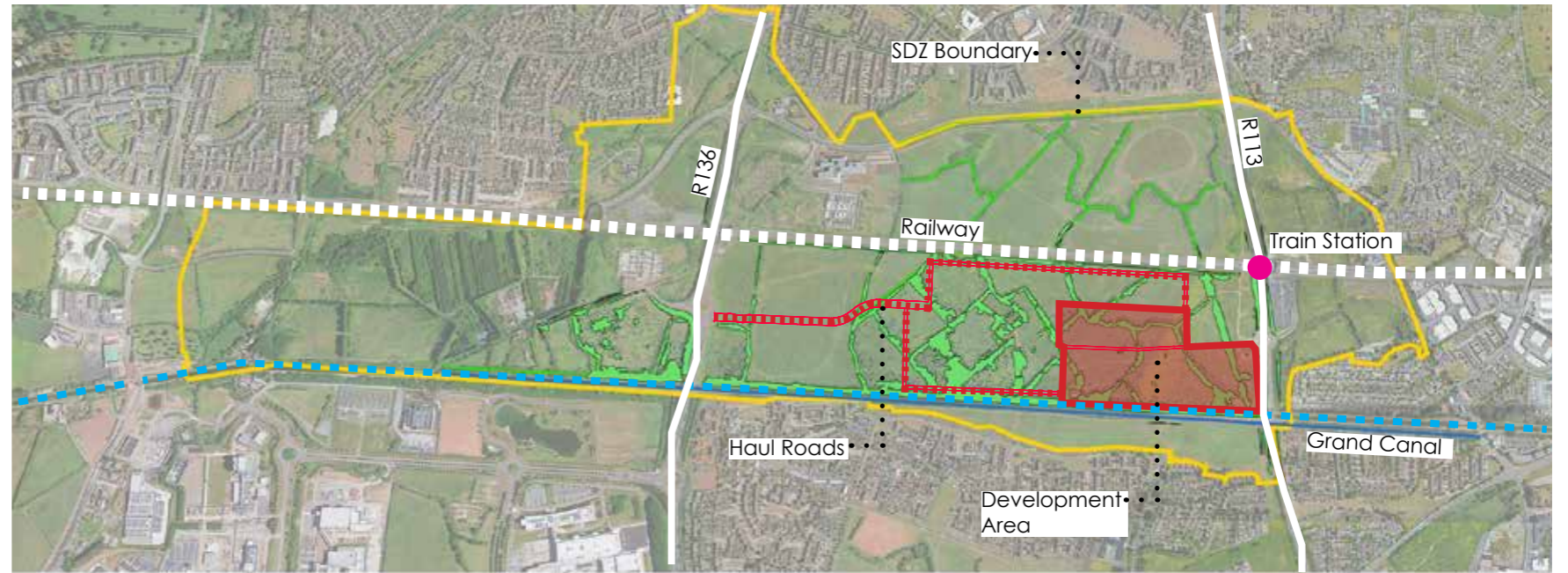


View north-west towards site from Grand Canal roadway crossing

This report outlines the landscape strategy for the residential development of Cairn Homes PLC lands to the south-east portion of the Clonburris Strategic Development Zone. The SDZ Planning Scheme was published in 2019 by South Dublin County Council.

This report is to be read in conjunction with the following Murray and Associates Drawings:

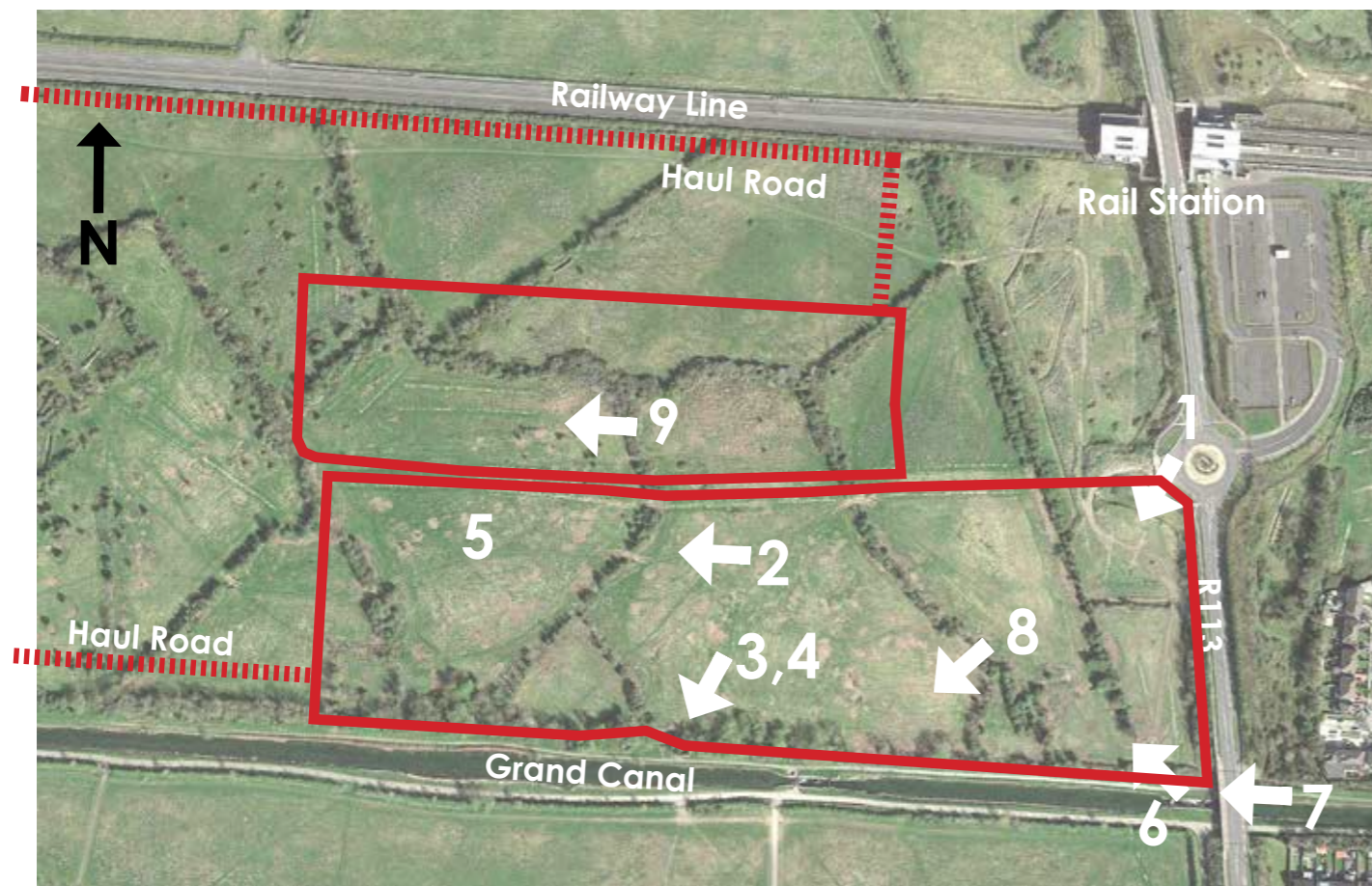
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| 1738_PL_P_01_RevA-Trees | 1738_PL_P_07_RevA-Boundaries |
| 1738_PL_P_02_RevH-Masterplan | 1738_PL_P_08_RevB-Omer-Play |
| 1738_PL_P_03_RevD-Grand Canal Park | 1738_PL_P_09-Gateway |
| 1738_PL_P_04_RevC_Site-Plan-01 | 1738_PL_S_01_RevB_Sections1 |
| 1738_PL_P_05_RevC_Site-Plan-02 | 1738_PL_S_02_RevB_Sections2 |
| 1738_PL_P_06_RevC_Site-Plan-03 | |



Existing Site Context



Existing Site with SDZ Masterplan Context



Exist Site Conditions

The site consists of a total of 17.07 hectares of historically agricultural lands with associated hedgerow and drainage features. The Dublin-Kildare rail line runs east/west is approximately 170 metres to the north of the development area. The Grand Canal is adjacent to the south of the site, also running east/west. To the east the Fonthill Road (R113) runs north/south with the Clondalkin Fonthill Railway Station approximately 300 metres to the north-east. To the west the agricultural lands are bounded by the elevated R136 roadway running north/south.

The site is relatively flat overall, with gentle undulations over the extent of the land. There is a larger level difference between the site and the raised northern bank of the Grand Canal in some areas, between two and three metres.

Within the site the existing vegetation is mainly comprised of hedgerows and associated tree lines. More recent planting is evident as a result of new infrastructural roadway development (R113 and R136).

Much of the land between the hedgerows has reverted to scrub or re-colonised bare ground following the cessation of agricultural activity or management over the recent decades.

The Grand Canal to the south has significant and established vegetated zones with matures trees on both sides of the water body.



1 View south-west from R113 - vegetated bank on left



2 Existing overgrown hedgerow with gaps



3 Overflow stream adjacent to Omer Lock House



4 Omer Lock House - derelict & overgrown



5 Undulating nature of site with unmanaged hedgerows



6 View north-west: unmanaged agricultural lands



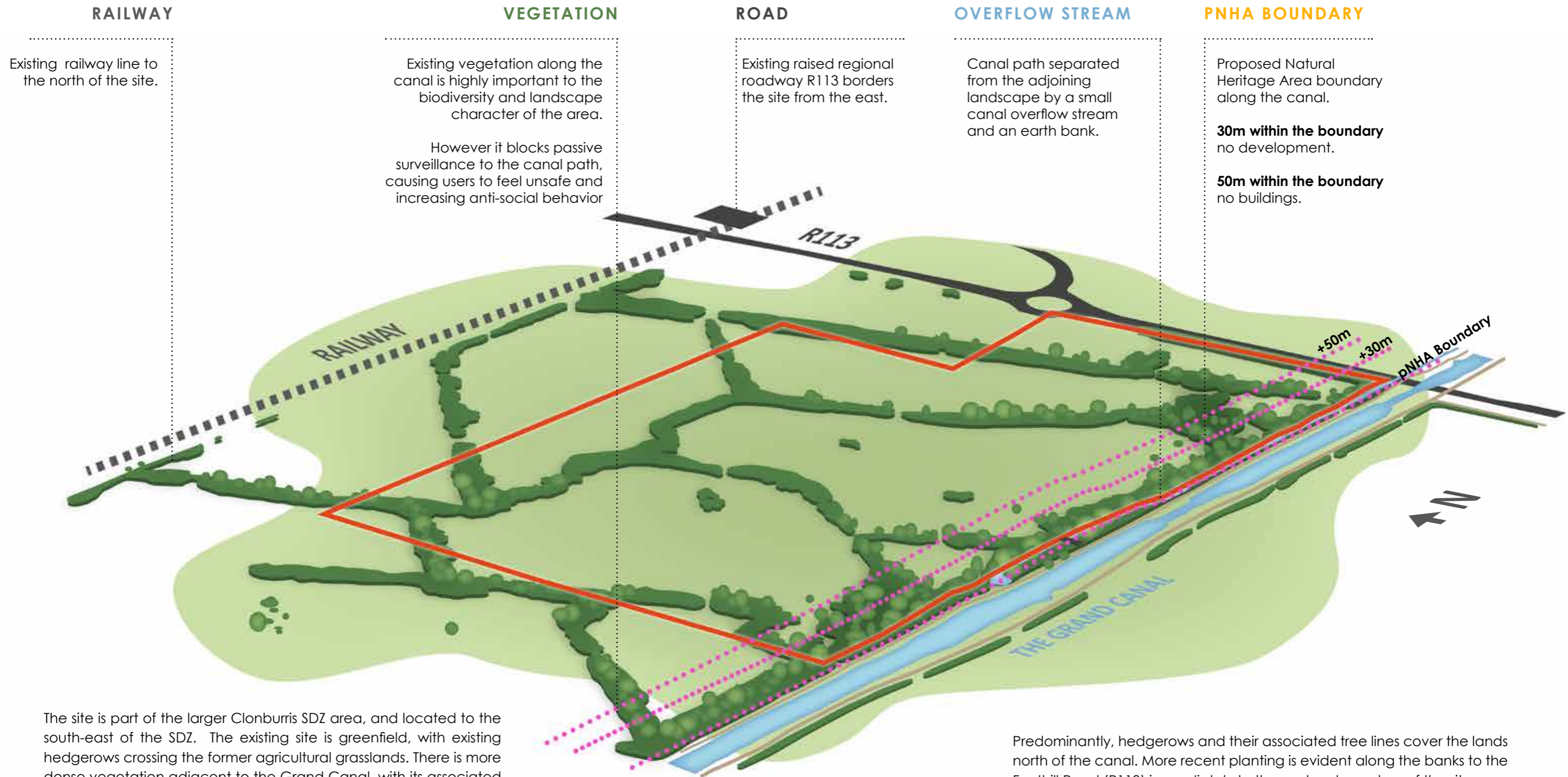
7 View from R113: Existing canal buffer vegetation adjacent to canal path



8 View to south-west: Existing canal buffer vegetation and unmanaged agricultural lands



9 View to west: Colonising vegetation within agricultural fields



The site is part of the larger Clonburriss SDZ area, and located to the south-east of the SDZ. The existing site is greenfield, with existing hedgerows crossing the former agricultural grasslands. There is more dense vegetation adjacent to the Grand Canal, with its associated Proposed Natural Heritage Area (pNHA).

As part of the SDZ, all buildings must be set back 50m from the pNHA boundary, with all development (except footpaths) set back 30m.

The Clondalkin / Fonthill station is located northeast of the site, which will be a main transportation hub for the development. The Fonthill Road (R113) with cycleway and foot path, edges the site to the east.

Predominantly, hedgerows and their associated tree lines cover the lands north of the canal. More recent planting is evident along the banks to the Fonthill Road (R113) immediately to the eastern boundary of the site.

Much of the land between the hedgerows has reverted to scrub or re-colonised bare ground following the cessation of agricultural activity or management over the recent decades.



The design intent is to create a high quality and appropriate landscape for future residents, which will meet their recreational needs and provide an attractive visual setting and associated social amenity spaces. The principles of inclusivity for all age groups, universal accessibility and sustainable development are applied to ensure an inclusive and environmentally responsible design solution.

A restrained palette of materials will also be used to integrate the proposed architectural forms and materials within the landscape.

There are two main open spaces identified within the Phase 1 Lands. The Local Park (1.56ha) and a portion of the wider Grand Canal Park (2.56ha), totaling 4.12 Hectares. Out of a net developable area of 14.12 ha, this accounts for 29% Public Open Space within the development.

Regarding the Communal Amenity Space there is a requirement over the whole site (as per Design Standards for New Apts (2020) of 2,570sqm. Space provided totals 3,936 sqm over the entire site, with appropriate locations adjacent to the respective duplexes and apartments. This accounts for a 53% increase on the required area.

This mosaic of open spaces gives every resident easy and convenient access to recreational amenity and allows distinct landscape treatments and elements to be applied to different spaces. This aids way-finding and contributes towards giving areas within the development a recognisable character.

-  **Green Link - Shared Cycle & Pedestrian Link**
-  **Open Space**
Local Parks for public use.
-  **Communal Amenity Space**
Local open space for residents/public use.
-  **Play Areas**
Equipped with Natural and Formal elements
-  **Future Connections**
To further detailed design stages



The subject site is located in the south-eastern section of Clonburris SDZ (Strategic Development Zone) and forms a section of the Clonburris Character Areas CSW3 and CSW4 within the Clonburris Planning Scheme.

The development will consist of the construction of 569 dwellings, (comprising of a mix of houses, duplex units and apartments) a creche and an innovation hub.

Vehicular access will be from the permitted Clonburris Southern Link Street and R113 to the east (along with provision of internal haul routes (for construction) to connect to the R136 to the west).

The main open space elements comprise of a local park to the north-west and a northern portion of the Grand Canal Park (as designated within the Clonburris SDZ Planning Scheme). Further landscape works include communal amenity areas for the duplexes and apartments, and associated public realm landscape treatments.



Accessible and shared pedestrian/cycle routes



Integration with existing canal vegetation



Seating provided regularly within open spaces



Play areas within easy walking distance



See Murray & Associates Landscape Masterplan Dr. No. 1738_PL_P_02_RevJ for details

The Local Park provides amenities at neighbourhood level, complimenting the amenity provision within future strategic parks (Griffen Valley Park, Na Cluanite and parts of Grand Canal Park).

As set out in the SDZ planning Scheme (Table 2.10.2) a variety of elements have been included within the space.

A Multi-Use Games Area is positioned to the north-east of the open space to take advantage of the slope in this area for a natural grassed amphitheatre-type setting.

The park allow acts as a detention basin to cater for the 1:100 year stormwater runoff, with a further attenuation facility below the grassed area. The grassed area is accessed by accessible ramps to allow for universal access.

The park is enclosed with shelterbelts of native woodland planting. These give shelter from the surrounding roadways while also providing enough visibility through to the park for good passive observation.



Simple path network with open spaces for passive recreation



Robust Seating and Natural Play areas

The open space to the south of the proposed site is part of the Grand Canal Park, a large linear open space that runs along the entire southern portion of the SDZ lands, linking in at certain points with the SDZ landscape network via the Griffeen Valley Park and the Na Cluainte Park.

The entire SDZ Grand Canal Park encompasses both sides of the canal and contains significant ecological and biodiverse landscape elements, particularly to the northern bank of the Grand Canal. The canal is covered by a Proposed Natural Heritage Area (pNHA) designation, with no significant development within 50 metres of the pNHA boundary.

As such, the proposed landscape layout takes the retention of this strategic ecological corridor as of prime importance within the park design, and is designed to ensure that future expansion of the park to the west is easily achieved, with the linear landscape structure of the existing vegetation to the northern banks being retained and enhanced with additional native planting where needed.

While the existing vegetation to the northern bank is retained, there is also additional planting of native woodland, native meadows, native hedgerows and native trees within the open space, with the intention of enhancing and increasing the ecological diversity along this important strategic green infrastructure corridor.

A single wide path catering for pedestrians and cyclists weaves through the space from east to west, off which various spaces and routes open up. The path links together grassed kickabout spaces, native meadows, woodland spaces, a large natural play area, seating spaces and allows for further connection to the west.





A proposed further link utilising the existing crossing over the overflow stream from the existing canal towpath northwards towards the Fontill Road gives additional pedestrian/cycle connectivity. There is also opportunity to link the development with the canal at certain points, to future detailed design and agreement with the relevant authorities.



Existing canal vegetation retained



Integration of paths, seating, play and SuDS elements form open space network

-  - Proposed Linkages
-  - Potential Future Linkages
-  - Proposed Native Meadow
-  - Proposed Native Woodland

See Murray & Associates
Dr. No. 1738_PL_P_03_RevE for details



Communal Amenity Spaces (Open)

The open Communal Amenity Spaces provide residents with an intimate, human scale open space. The spaces are not gated from the wider development; this is to aid permeability for residents of the wider development.

While open access is permitted, the security, privacy and enclosure of the spaces is provided by constricted entrances and the soft division of spaces through structural planting. Change of material to high quality pre-cast concrete block also contribute towards making these spaces feel intimate.

Seating areas are provided within each space along with natural play elements, integrating both active and passive uses.

Planting within these spaces is proposed to be of year-round interest, with shrubs giving a strong structural and textural background with drifts of colour provided by perennials from spring into late summer.

Communal Amenity Space (Secure)

A secure communal amenity space is proposed to the courtyard of Apartment Block 1. Access is provided from the north and the south. The boundaries are vertical steel railings that provide visual permeability to the public realm.

Within this space is a play area for toddlers with some exercise equipment included within the play space.

A sensory garden is also proposed, providing a calm and interesting space for residents and also giving increased biodiversity benefits. Areas within the sensory garden can be kept free from planting to allow future residents to plant their own crops or cut flower garden.



Communal Amenity Spaces (Open)



Change in materials denotes change of use



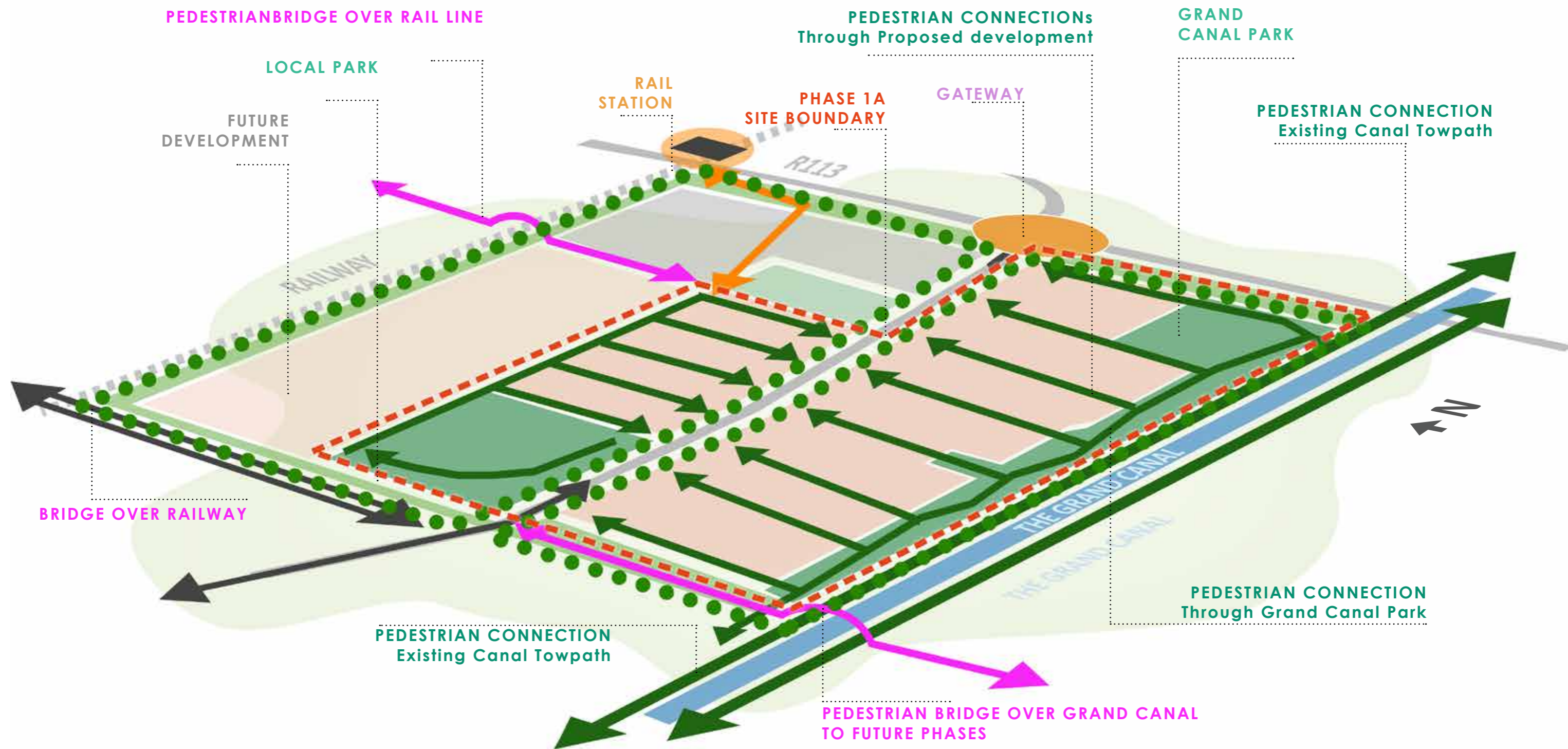
Structural planting encloses spaces



Intimate yet robust communal spaces



Communal spaces are part of the wider pedestrian network



The proposed development and associated open spaces are linked with a permeable pedestrian network.

This network allows links from the Canal Park to the south northwards through the development, on to the Local Park and eventually to Fonthill Road, the existing Railway Station and the future developments to the north of the railway.

The proposed pathways through the Canal Park incorporates existing vegetation and allows for a continuation of the park network to the west.

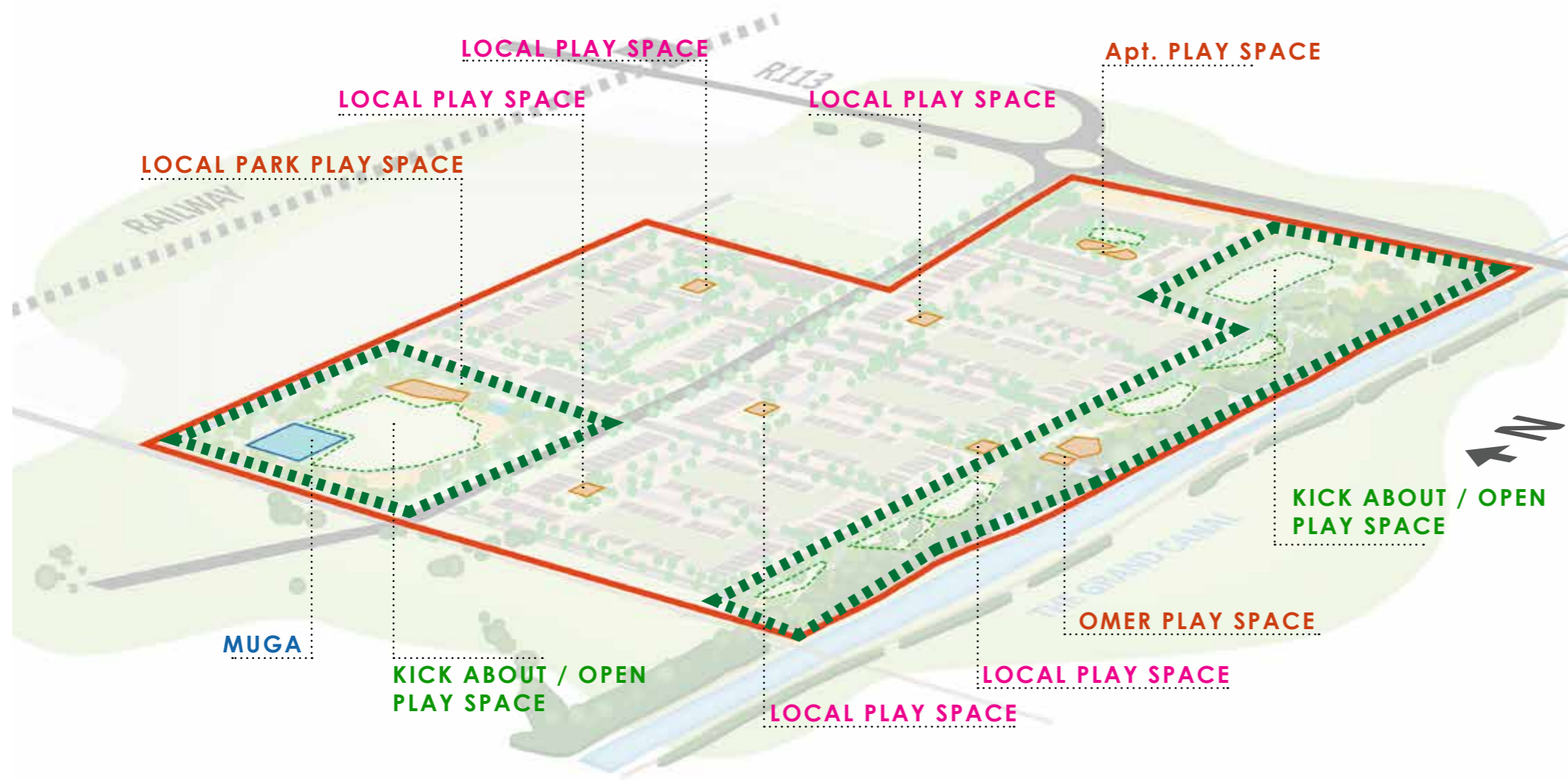
Open Spaces and play areas are adjacent to main pathways to provide ease of access and interconnected public realm.



Part M accessible pathways within open spaces



Clear legible routes with ample seating



Play is dispersed through the development, so that all residents can be in close proximity (2 - 3 minutes walk) to informal and formal play areas.

There is a large neighbourhood play area to the north within the Local Park and a large neighbourhood play area to the south, within the Canal Park.

Within the Local Park there is a multi-use games area, a natural & formal play space, and large open kick-about area. Younger children are also catered for within this space.

The neighbourhood play space within the Canal Park incorporates natural and formal elements and also caters for younger children. This space also incorporates a sensory woodland garden area, and there is scope to include play areas closer to the overflow stream, that allows for water and sand play spaces.

Local Play spaces within the development include smaller intimate play spaces for local use by adjacent residents within the communal amenity spaces. Young children, up to six years of age, are catered for in these spaces.

As per the Parks and Landscape Strategy, there is a requirement of 3sqm of play space activity per unit. Within this application there are 569no. units, which equates to a requirement of 1707sqm. The application provides 1838 sqm of defined play spaces with an additional 900 sqm allocated to the MUGA.



Play elements for multiple ages



Playful Element integrated into the landscape



Natural Play

Change in Topography



Within all play areas there are elements of Natural Play proposed.

Natural play incorporates a number of elements that enable play spaces to blend in with their natural surroundings, and encourages interaction with the natural landscape.

These components represent the larger wild environment in a way that feels safe and manageable to young visitors. A few man-made components might also be carefully integrated to support creative play, encourage confident exploration and help children develop a lasting affinity for the natural world.

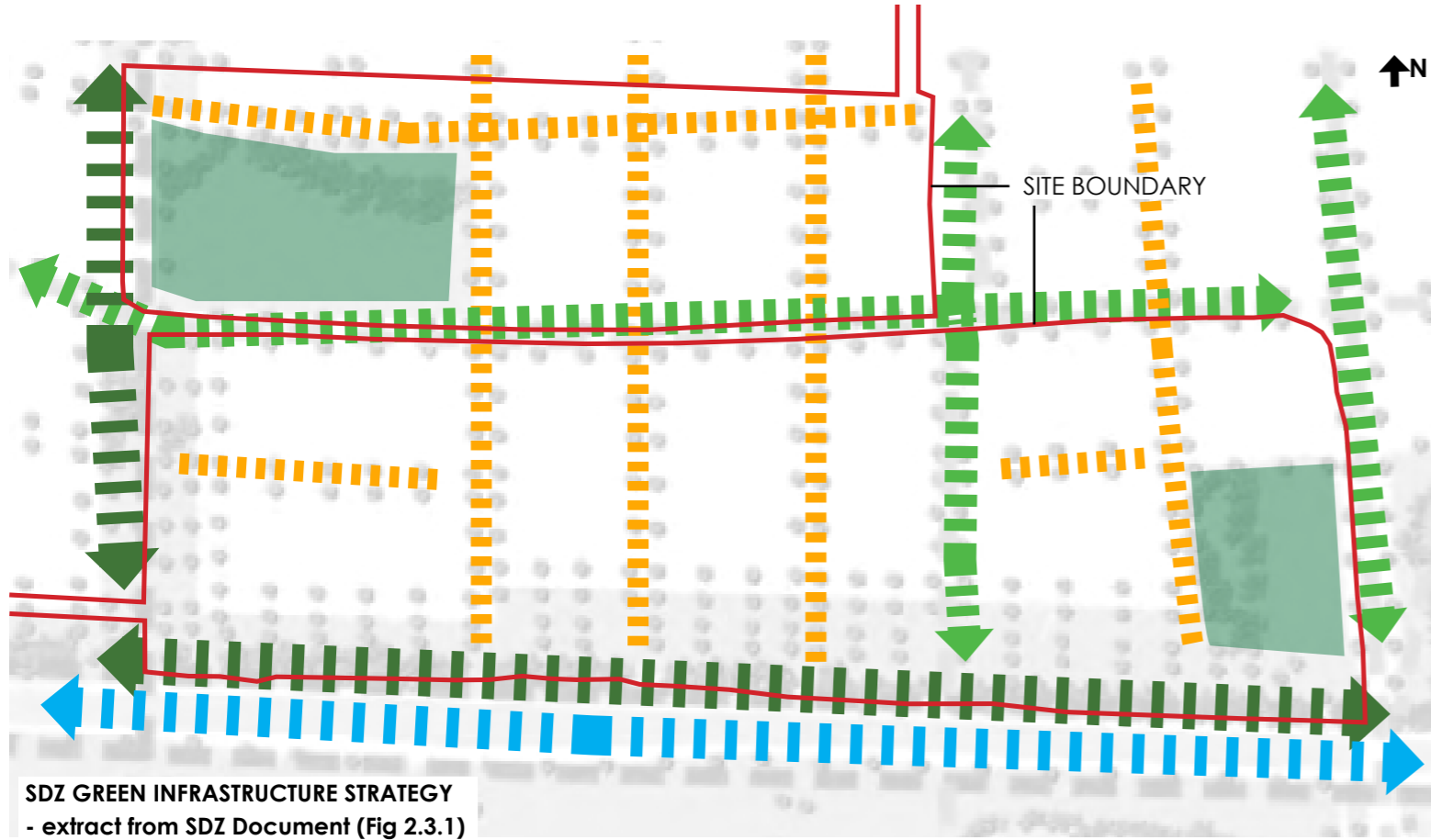
Enclosure



Natural Materials



COMPARISON OF SDZ G.I. STRATEGY AND PROPOSED SITE G.I. STRATEGY



The Clonburris SDZ planning Scheme and associated Parks and Landscape Strategy set out the requirements for a green infrastructure network strategy and hierarchy within the SDZ boundaries (see top diagram to left).

The proposed green infrastructure strategy has taken the above documents into account and included developed proposals within the site. This includes the retention and enhancement of landscape elements and additional 'green corridors' throughout the proposed development.

These include vegetated and grassed swales, permeable paving where possible, tree planting with gardens, additional native hedge planting, and retaining and enhancing the existing canal strategic green route.



Planted Swales and permeable paving



Connected Green Infrastructure Network



GREEN INFRASTRUCTURE HIERARCHY (SDZ PLANNING SCHEME)

- Strategic Green Corridor**
 - Grand Canal Ecological Corridor
 - Railway Ecological Corridor
 - Green Bridge Link
 - Protection/Enhancement Vegetation
 - Ped/Cycle Routes
 - Regular Rest/Amenity areas
- Local Green Corridor**
 - Tree Lined Streets
 - Grassed and Planted Swale/Filter Strips
 - Ped/Cycle Links
 - Small scale SUDS
- Street Tree Lines/Permeable paving**
- Additional Local Green Corridor**
 - Grassed and Planted Swale

The various open spaces and public realm areas will have a defined appearance by the use of different varieties of trees and planting within certain character areas. This reinforces the architectural placemaking and aids wayfinding within the development.

In order to minimise the need for mowing, extensive lawn areas are avoided where possible; meadow areas or wilder, natural open space areas are included in their place. Where mown areas are required they should cater for informal play.

Native trees and shrub species are predominantly used throughout the areas where possible, and suited to the micro-climatic conditions. Where native species are not proposed, planting should have reference to the All-Ireland Pollinator Plan.

Ornamental shrubs, perennials and hedging are proposed adjacent to seating areas and entrances to add interest in these intensively used spaces. This intensification of planting can also be proposed around other thresholds and pedestrian nodes, and can aid wayfinding.

These public realm planting mixes are to be selected for vigour and once established should require minimal maintenance.

Larger groups of tree planting are proposed, creating new networks and enhancing the existing green infrastructure networks. An intensification of planting can be proposed at appropriate locations within this open space: play areas, seating spaces and path intersections.

While there are 54no. trees to be removed relating to this application (36no. due to construction, 18no. due to poor condition), 34no trees within the application redline will also be removed under the CIL Roads application (Ref SDZ20A/0021). In total there will be approximately 6,762 new trees planted with the development and the open spaces (including all bare-root woodland areas). Within this, there are 1,170 standard trees proposed. Of this, 63no. trees are on-curtilage to the street, with 172no. in rear gardens. This accounts for 12% of the total trees planted.

Additionally, within the open spaces here will be 4,967 sqm of native woodland and 5,770 sqm of native meadow planting. Also included is 480 linear metres of native hedgrows planting (approx 1000m removed due to construction). Also within the development area there will be approximately 11,505sqm of shrub and perennial planting. Where native planting is not specified, specific attention will be paid to species specified with the All-Ireland Pollinator Plan.

This additional planting associated with the proposed development will greatly enhance the existing habitat and landscape potential of the lands, leading to a strongly positive impact on the landscape in the medium to long term.



Open Spaces: 14-16cm girth

Acer campestre, *Alnus glutinosa*, *Betula pendula*, *Fagus sylvatica Pendula*, *Pinus sylvestris*, *Prunus avium*, *Prunus padus*, *Sorbus aria*, *Sorbus aucuparia*, *Quercus robur*, *Betula nigra*, *Crataegus spp.*, *Malus 'Rudolph'*, *Salix alba 'Tristis'*, *Ulmus 'Loebel'*, *Sorbus aucuparia*, *Corylus avellana*, *Castanea sativa*, *Juglans nigra*

Bare-Root: *Alnus glutinosa*, *Betula pendula*, *Betula pubescens*, *Crataegus monogyna*, *Malus sylvestris*, *Quercus robur*, *Prunus avium*, *Acer campestre*, *Prunus spinosa*, *Salix spp.*, *Prunus padus*, *Corylus avellana*, *Pinus sylvestris*

Link Street/Structural: 20-25cm girth

Tilia cordata 'Greenspire', *Platanus orientalis 'Minaret'*

Local Streets: 16-18cm girth

Alnus glutinosa, *Betula pubescens*, *Carpinus betulus*, *Acer camp. 'Elegant'*

Small Residential Streets/Homezones: 14-16cm girth

Corylus avellana, *Prunus 'Umineko'*, *Pyrus 'Chanticleer'*, *Betula pendula*, *Magnolia kobus*

Specimen Ornamental Tree: 14-16cm girth

Malus 'Evereste', *Liriodendron tulipifera*, *Prunus serrulata*, *Magnolia kobus*, *Sorbus 'Joseph Rock'*, *Crataegus 'Paul's Scarlet'*, *Amelanchier lamarckii*, *Betula utilis 'Jaquemontii'*, *Liquidambar styraciflua*

Rear Garden Trees: 8-10 cm girth

Betula pendula, *Prunus avium*, *Malus 'Evereste'*

See Murray & Associates Tree Strategy Plan Dr. No. 1738_PL_P_01_RevC for details



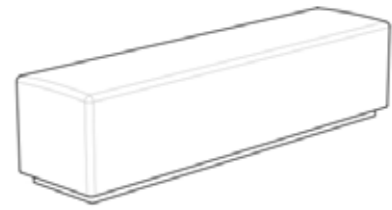
Compacted Gravel
Secondary Paths in Open
Spaces



Asphalt Path in Open Spaces



High Quality Concrete Paving to Gateway and Seating Spaces



Simple & Robust Street Furniture



Permeable Paving - Driveways



Concrete Block Paving to thresholds and private paths



Play Areas - Bark Chip and Grass Matting

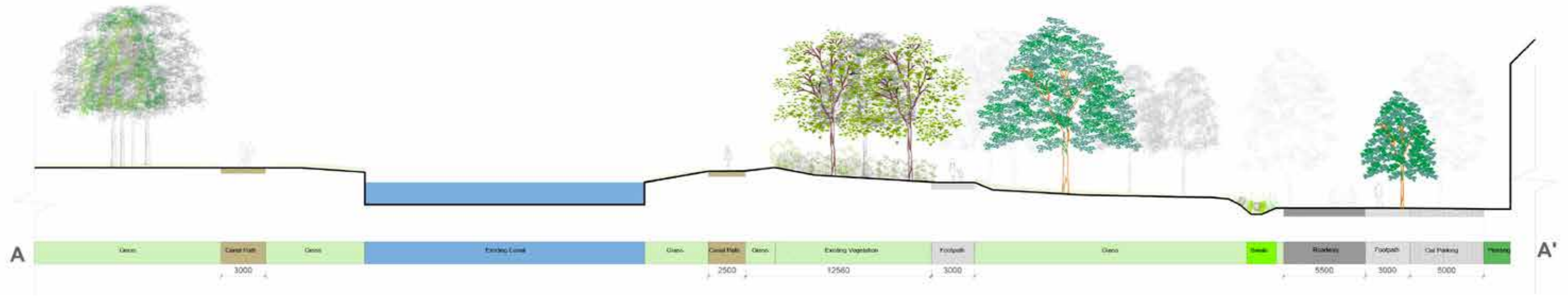


Asphalt Cycleways with Line Marking

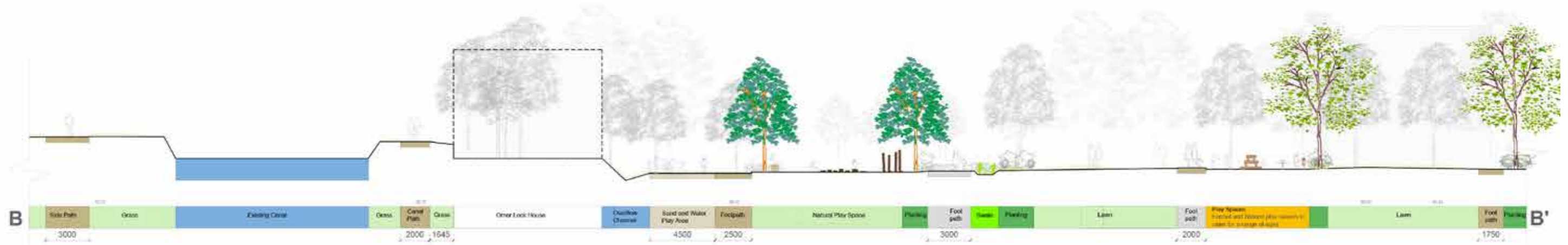


Homezones - Coloured SMA

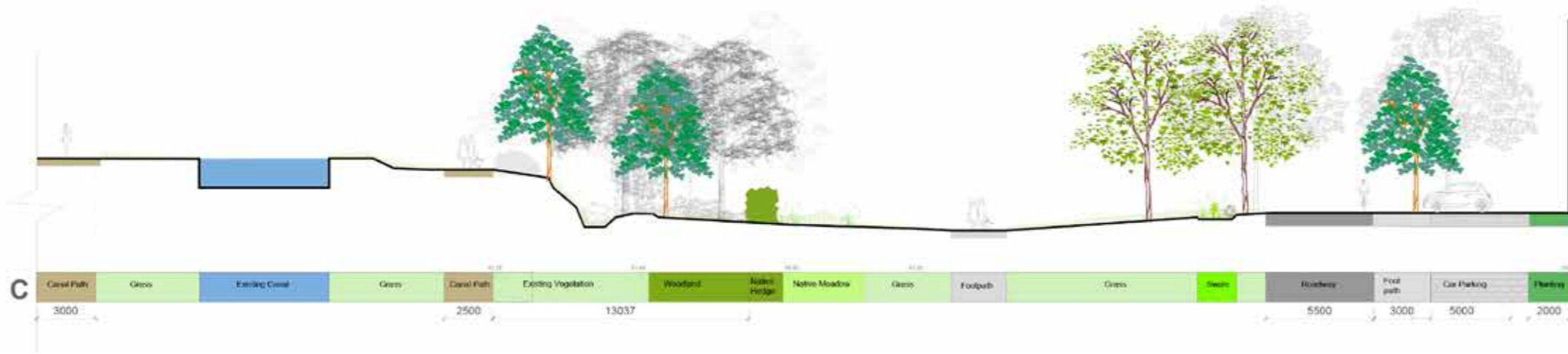
Section A-A'



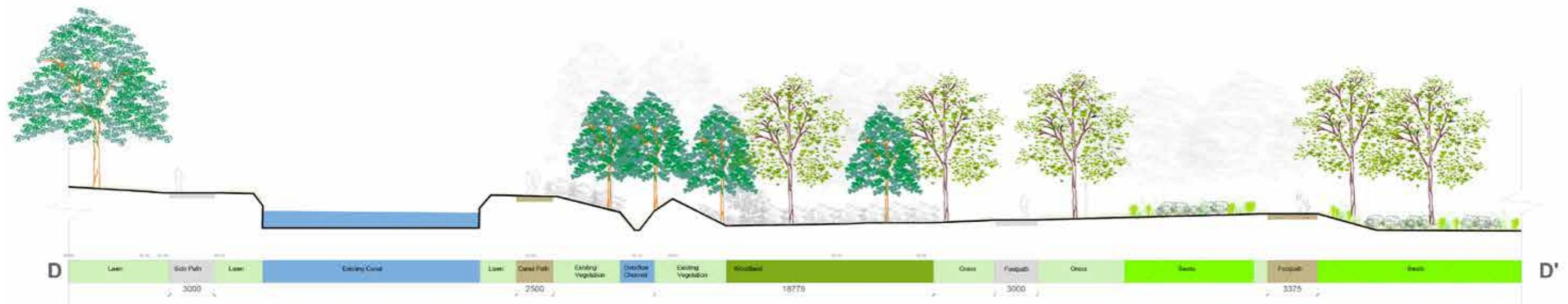
Section B-B'



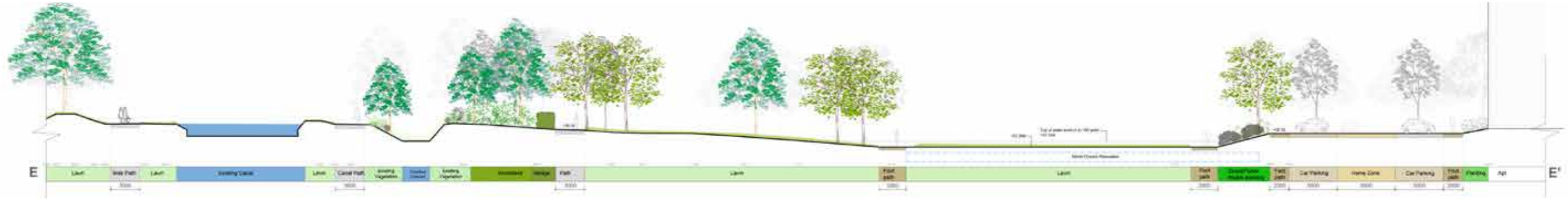
Section C-C'



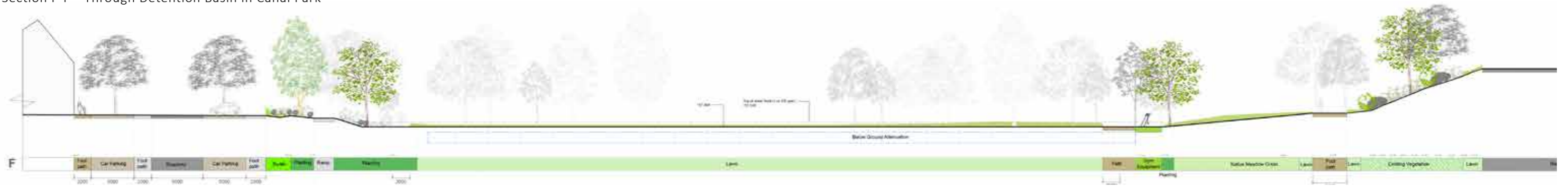
Section D-D'



Section E-E' - Through Detention Basin in Canal Park



Section F-F' - Through Detention Basin in Canal Park



Section G-G' - Through Detention Basin in Local Park



Section H-H' - Through Detention Basin in Local Park

