

# Landscape Design Strategy and Masterplan

**ORCHARD GATE SHD** Apartment Development  
CHERRY ORCHARD INDUSTRIAL ESTATE, PALMERSTOWN  
for AAI Palmerstown Ltd

December 2021

Project: **ORCHARD GATE SHD**

Description: The development will consist of the demolition of an existing warehouse / factory building and the construction of a residential development of 144 no. apartments with supporting tenant amenity facilities (gym and activity areas, lounges and meeting room), employment uses including 2 no. incubator units and a remote working space, building management facilities and all ancillary site development works.

Vehicular access to the proposed development will be provided via an entrance from the existing estate road as accessed from Kennelsfort Road Upper.

The proposal includes improvement works on the northern side of the junction at the estate road/Kennelsfort Road Upper, new pedestrian/cycle paths on the estate road to the south of the site, and provision of a controlled pedestrian crossing on Kennelsfort Road Upper to the west as part of enabling infrastructure. The proposed development provides for outdoor amenity areas, landscaping, external podium lift, under-podium and street car parking, bicycle parking, bin stores, ESB substation, public lighting, roof mounted solar panels and all ancillary site development works.

Client: AA1 Palmerstown Ltd.  
Doc Title: Landscape Design Strategy  
Status: SHD Planning Application  
Revision: P.0  
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**ORCHARD GATE SHD - Palmerstown** Apartment Development

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## SHD PLANNING PROCEDURE - RESPONSE TO PRE-APPLICATION CONSULTATION

Multiple design alterations have been made since the tripartite meeting in response to An Bord Pleanála (ABP) and South Dublin County Council's (SDCC) comments.

The changes to the built form and architectural layouts have been itemized in ShipseyBarry's Post Tri-Party Alteration Report.

The architectural changes to the street and podium levels have been carefully coordinated with the landscape design to address the concerns raised by South Dublin County Council and An Bord Pleanála.

The primary amendments to the Landscape Design following the Tripartite meeting include:

- Increase in the size of the podium and the addition of new amenity areas to provide new play facilities as well as covered seating areas. These create interactive spaces for all age groups within the communal outdoor space.
- Omission of the podium access from the eastern boundary to create a single, large, well overlooked access point on the southern street interface that will contribute to the public realm.
- Provision of a gated colonnade at the top of the steps leading up to the podium for Cherry Orchard Estate Road to clearly demark public open space from residential communal space.
- Improving the podium edge at street level by replacing non- active facilities like storerooms with active non-residential facilities.
- Provision of a new pedestrian crossing on Kennelsfort Road Upper and alterations to junction radii.

The various design solutions proposed to address the items raised by ABP and SDCC, extend across all disciplines of the design team but most items influence the design of the landscape and public realm to a lesser or greater degree. This Section seeks to address Items 3, 4, 5, 6, 9 and 12 which have had a direct or indirect impact on the landscape design proposals.

## SPECIFIC LANDSCAPE DESIGN RESPONSE TO INSPECTOR'S REPORT AND RECOMMENDED OPINION

### Item 3:

*Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public open space. Any deviation from policy requirements should be highlighted and consideration as to whether a material contravention arises.*

### Response:

The public open space measures 1,385sqm and the extent of space which provides this measurement is clearly illustrated in turquoise on the Public Open Space Strategy drawing as well as, in Chapter 05 of this report.



SITE AREA	8,544sqm
Public Open Space	1,385sqm (16.2% of the site (blue) area)
Communal Open Space (red)	1,303sqm

The percentage of public open space over the site area is 16.2% which is in excess of the requirement to provide a minimum of 10% of the site area as stated in Section 11.3.1 (iii) of the SDCC Development Plan.

## SHD PLANNING PROCEDURE PRE-APPLICATION CONSULTATION OPINION

Since the tripartite meeting, significant architectural changes to the edges of the podium at street level have been made, to bury plant rooms and bicycle stores deep into the plan and ensure that more active, non-residential uses address the street.



*CGI Image of new public space and reconfigured podium edge on western boundary at entrance to the development.*

This has ensured more passive surveillance and a more animated interface with the street which will benefit the quality and functionality of the public open space enormously.

The quality of the public open space is described in detail in each precincts in Chapter 04 of this report

*Credit: All CGI (computer generated images) by ShipseyBarry Architects*

## SPECIFIC LANDSCAPE DESIGN RESPONSE TO INSPECTOR'S REPORT AND RECOMMENDED OPINION

### Item 4:

*A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same.*

*Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children is also required. Consideration of security of access to communal amenity space is also required.*

### Response:

An area of 1303sqm of Communal or Semi -Private Open Space is provided at podium level. This area is for the use of residents and exceeds the minimum amenity space required of 864 sqm..

Access to the podium from Cherry Orchard Estate Road is actively overlooked by daily activities such as the gym, communal amenities and apartments. The open, glazed fenestration of the gym ensures regular, passive surveillance of the steps and area in front of the lift.

An entrance colonnade is located at the top of the steps to secure the podium providing clear distinction between public and semi-private/residential space.



CGI Image of steps leading from Cherry Orchard Estate Road to the podium creating south facing, terraced seating overlooking the new public space.

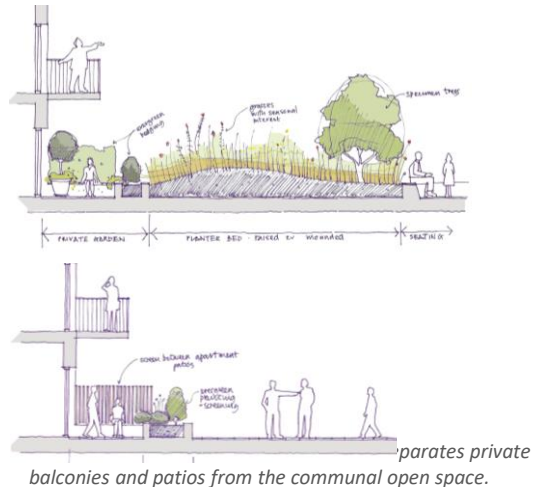
## SPECIFIC LANDSCAPE DESIGN RESPONSE TO INSPECTOR'S REPORT AND RECOMMENDED OPINION

The semi-private or communal space on the podium is designed to create a variety of spaces to suit the needs of all age groups and break the large courtyard area into smaller, more human scaled spaces which will encourage use and help to animate the shared courtyard space.

Architectural changes since the tripartite meeting, have increased the size of the podium providing additional new amenity areas on the east and western edges including a lawn with play equipment on the east side of the podium and a covered seating area on the west side.

A play area for young children in the center of the podium courtyard is well overlooked and enjoys sun for much of the day.

Podium level apartments are screened from the communal open space with a buffer of hedging outside their private patio / balcony and in some places, large planters provides a more significant buffer.



## SHD PLANNING PROCEDURE PRE-APPLICATION CONSULTATION OPINION

### Item 5:

*Cross sections of the development should be submitted, clearly detailing the change in levels from the site to the surrounding public realm areas and how this will be addressed.*

*The inclusion of a ramp instead of a lift should be considered where this is demonstrated to be achievable, a comprehensive explanation of the arrangements for security and management of the lift should be outlined.*



Conceptual sketch illustrating proposed steps and terracing between the street and podium.

### Response:

While a ramp is always a clear choice where the level change is minimal, it was considered, after investigation, that a fully compliant, universally accessible ramp would have a negative impact on the public open space and would be too long to be convenient to anyone who may be unable to use the steps.

A well overlooked, external, public lift was considered far more practical, and the space has been given over to generous steps and wide terracing which creates an amphitheatre – like interface with the proposed public space on Cherry Orchard Estate Road.

**SPECIFIC LANDSCAPE DESIGN RESPONSE TO INSPECTOR'S REPORT AND RECOMMENDED OPINION**

**Item 6:**

*Drawings to be provided giving comprehensive detail of all areas of the 'podium edge' within the development.*

**Response:**

As noted in Item 3, significant architectural changes to the edges of the podium at street level were made, to bury plant rooms and bicycle stores deep into the plan and ensure that more active, non-residential uses address the street.

Access to the carpark has been relocated from the eastern boundary to the northern boundary and new work units including a workshop / studio has replaced plant rooms to create a more active street on the eastern boundary which will improve passive surveillance.

The relocation of the carpark entrance has increased activity and footfall around the perimeter of the site which will discourage antisocial behavior.



*CGI'S of reconfigured podium edges created with new active podium edges.*

**SPECIFIC LANDSCAPE DESIGN RESPONSE TO INSPECTOR'S REPORT AND RECOMMENDED OPINION**

**Item 9:**

*A report that specifically addresses the proposed materials and finishes of the buildings, landscaped areas and screening / boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.*



*CGI'S of the communal open space provided on the podium. Extensive planters provide opportunities for nature n-based water management.*

**Response:**

The proposed palette of materials for hard landscaping surfaces is selected from a tried and tested range of attractive and hard-wearing materials that are suitable for both pedestrian and vehicular traffic.

Details of hard landscape surface finishes, street furniture and boundary treatment is given in Chapter 07 of this report and on the Hard Landscaping Finishes Plan submitted as part of the planning application.

The final colours and sizes of paviors and the paving patterns will be presented to South Dublin County Council for approval.

**SPECIFIC LANDSCAPE DESIGN RESPONSE TO INSPECTOR'S REPORT AND RECOMMENDED OPINION**

**Item 12:**

*Additional details and / or revised proposals in relation to comments from the Drainage Division at the Planning Authority.*

**Response:**

Nature based solutions to surface water management is an intrinsic generator of the design of the landscape at both street and podium level.

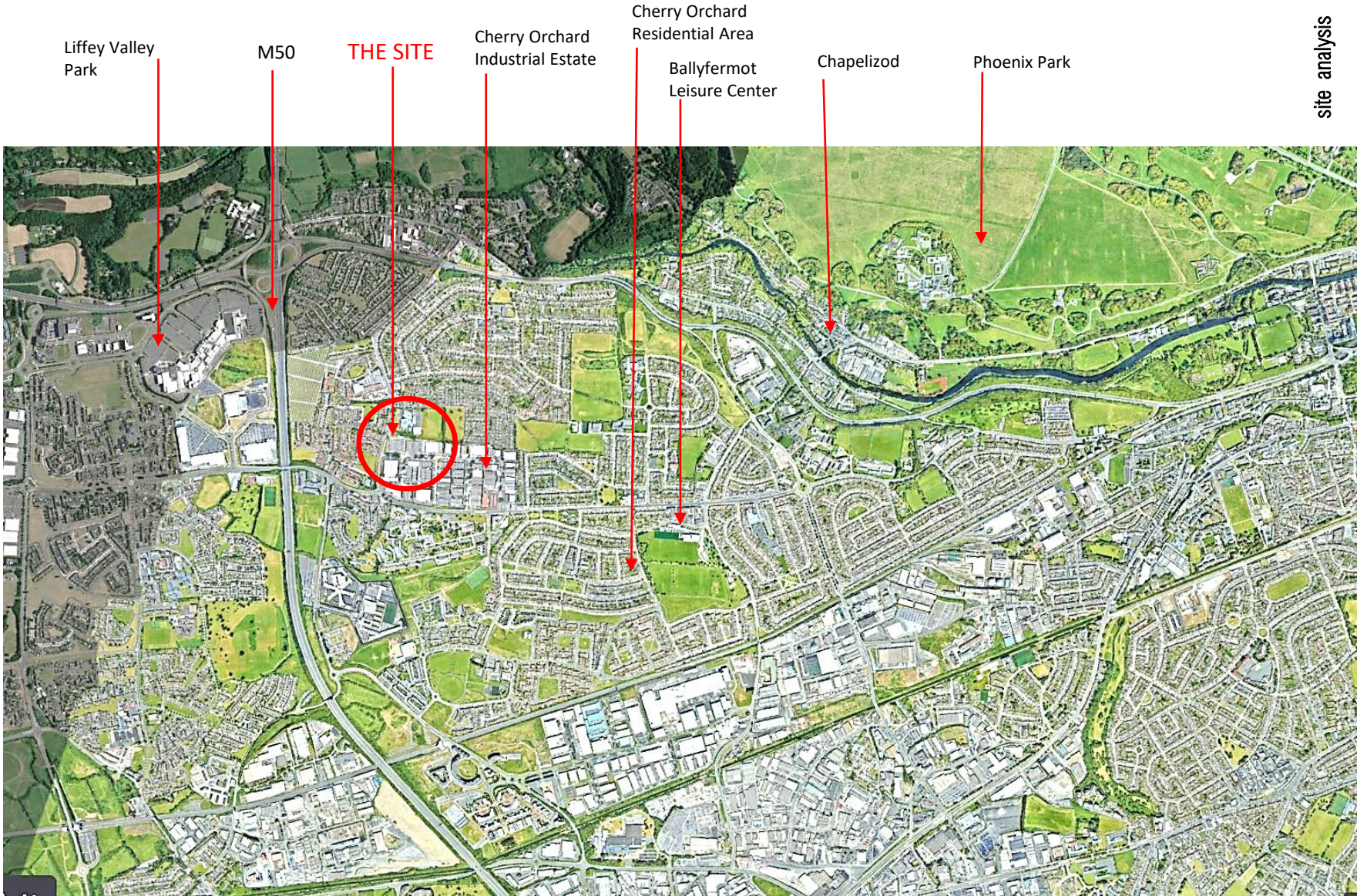
At street level extensive rain gardens and tree pits on Cherry Orchard Estate Road and Kennelsfort Road Upper deliver massive benefits including the retention of existing mature trees, the potential to manage surface water in a natural way, provide an attractive buffer to separate the pedestrian environment from the road and most importantly to create an attractive, biodiverse asset which contributes enormously to the quality of the public realm.



*Sketch illustrating linear rain gardens on either side of the cycle lane on Cherry Orchard Estate Road.*







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SITE ANALYSIS

LANDSCAPE DESIGN STRATEGY

Palmerstown Manor Residential Development

Kennelsfort Rd Upper

THE SITE

Palmerstown Sport Complex

Cherry Orchard Industrial Estate

Gaels-Drumfinn Avenue Park



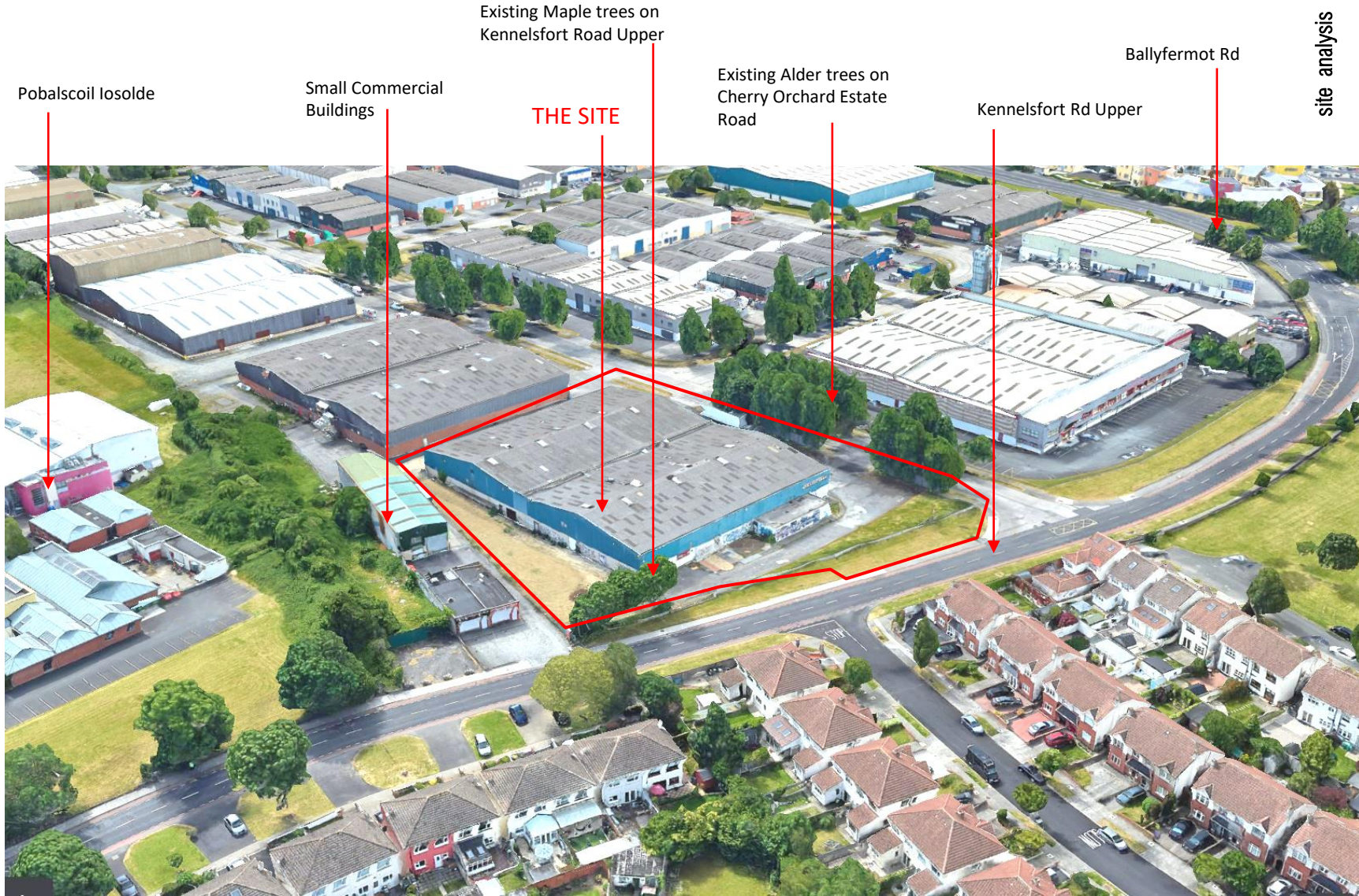
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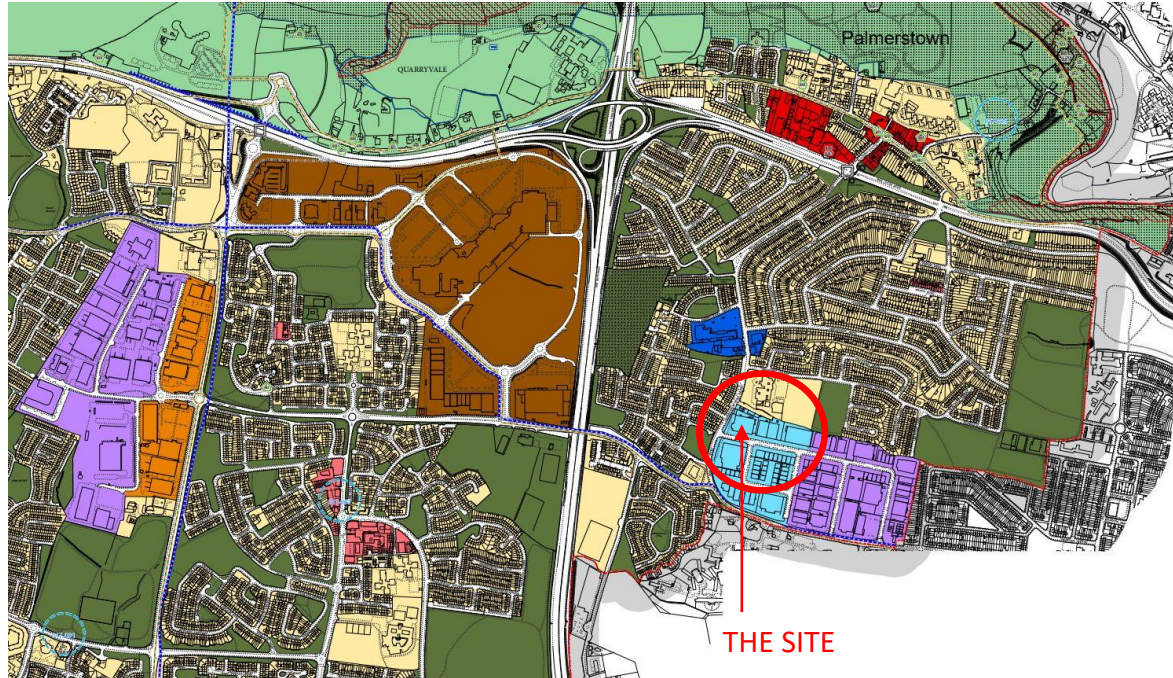
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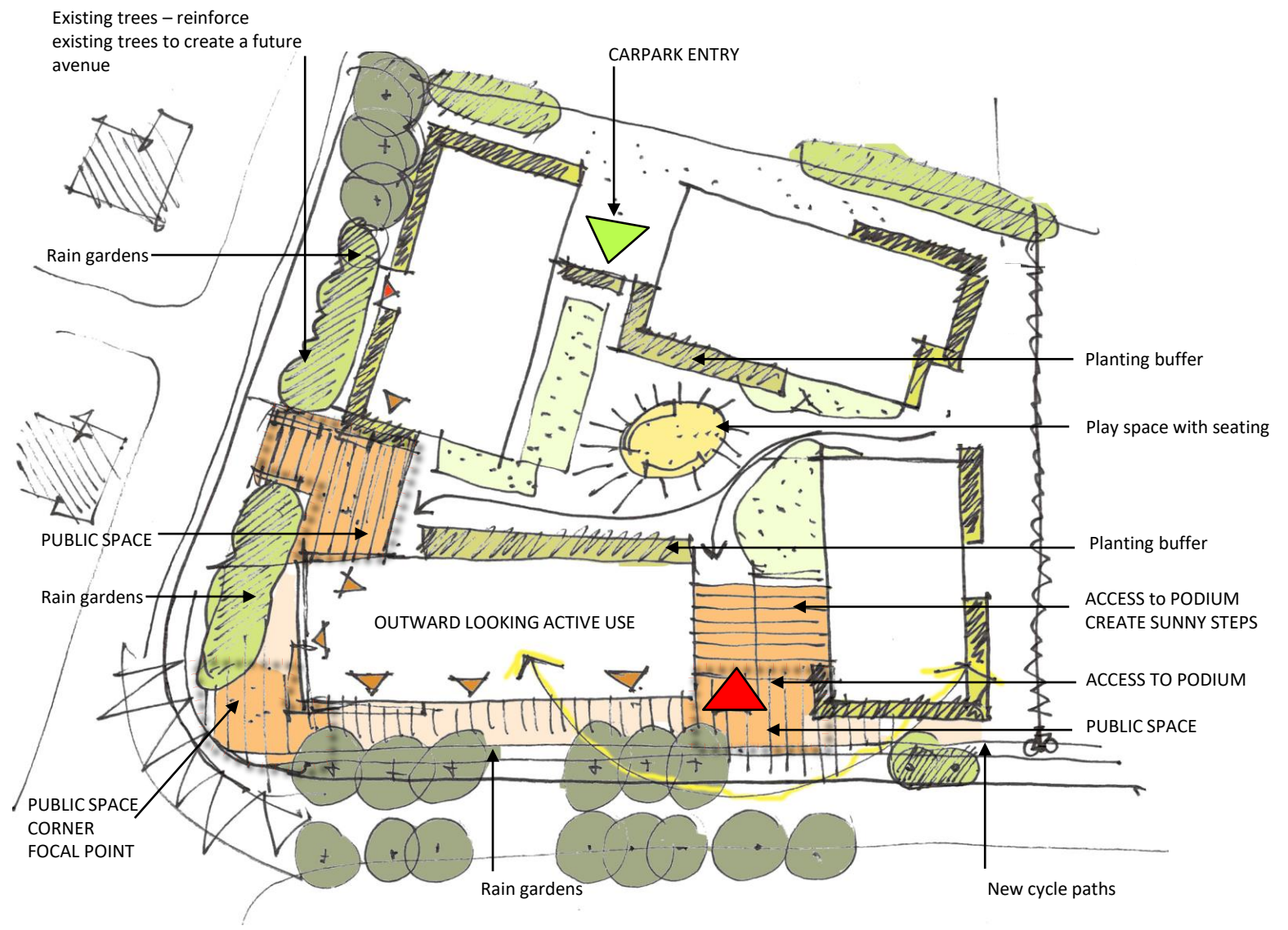
## Use Zoning Objectives

	Objective RES	To protect and/or improve residential amenity
	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
	Objective DC	To protect, improve and provide for the future development of District Centres
	Objective VC	To protect, improve and provide for the future development of Village Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RW	To provide for and consolidate retail warehousing
	Objective EE	To provide for enterprise and employment related uses
	Objective OS	To preserve and provide for open space and recreational amenities
	Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

Extract from Map 2, South Dublin County Council Development Plan 2016-2022. The subject site is zoned REGEN in accordance with the Core Strategy Policy 1, Objective 2 to promote and support the regeneration of underutilized industrial areas.

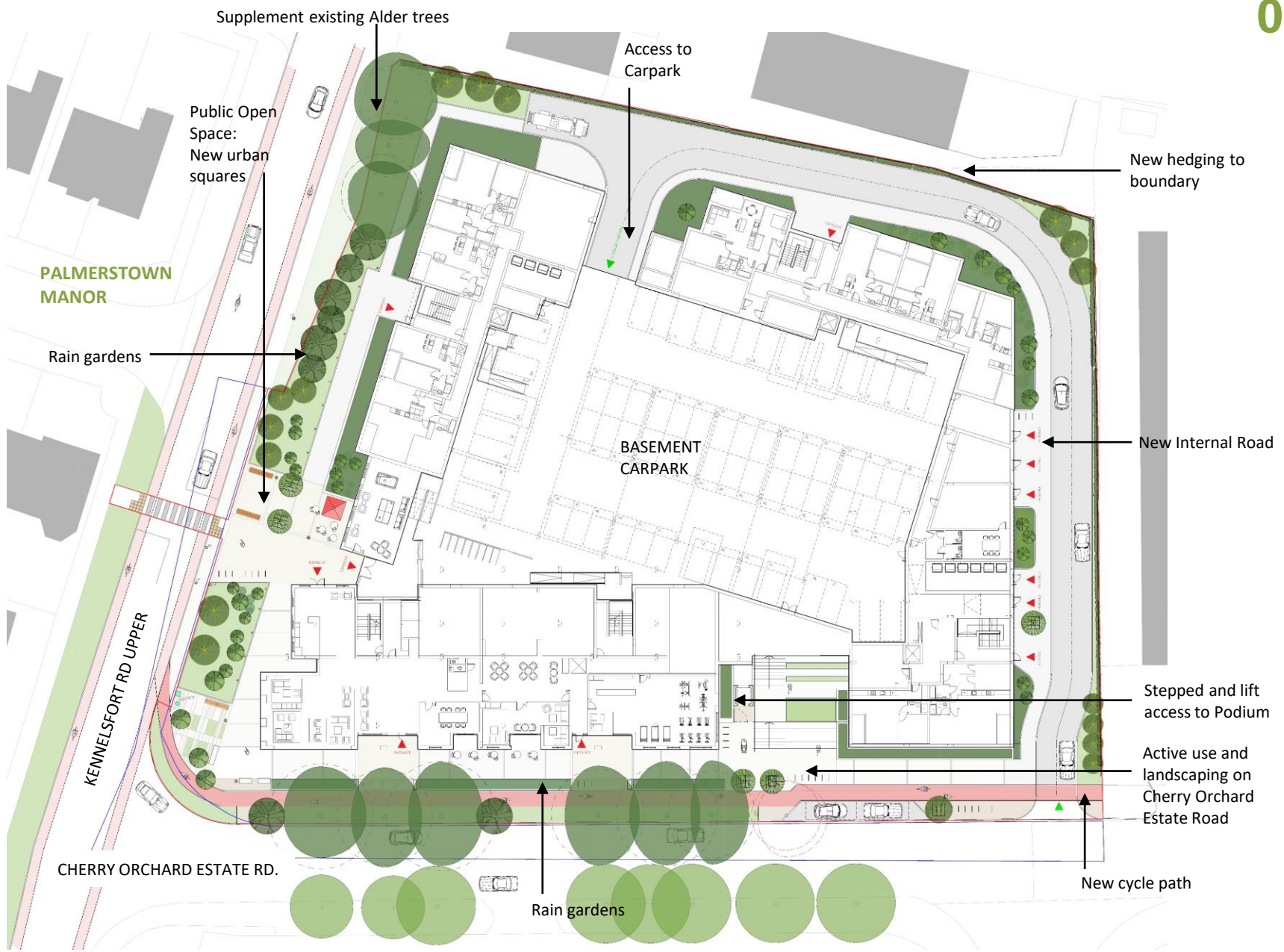
DESIGN CONCEPT

LANDSCAPE DESIGN STRATEGY



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Public Open Space:  
New urban squares

Supplement existing  
alder trees

Playground within central  
raised planter

Access to  
Carpark

New hedging and  
trees to boundary

New hedging  
to boundary

Lawn with play  
elements

New Internal Road

Stepped and lift  
access to Podium

Active use and  
landscaping on  
Cherry Orchard Rd Lower

PALMERSTOWN  
MANOR

KENNELSFORT RD UPPER

CHERRY ORCHARD ESTATE RD

CHERRY ORCHARD ESTATE ROAD

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Image of proposed square on Kennelsfort Credit ShipseyBarry Architects

**KENNELSFORT ROAD UPPER – STREET INTERFACE**

The interface with Kennelsfort Road Upper on the western boundary is animated by locating active usages at street level. These include non-residential facilities like meeting rooms, lounges and games rooms which are open to both residents of the proposed development as well as the general public.

The new streetscape is enhanced with a generous footpath which is protected from the road with a wide planter of new and existing trees, underplanted with evergreen shrubs and perennial grasses. The footpath is articulated in parts to create wider areas for seating and congregation.

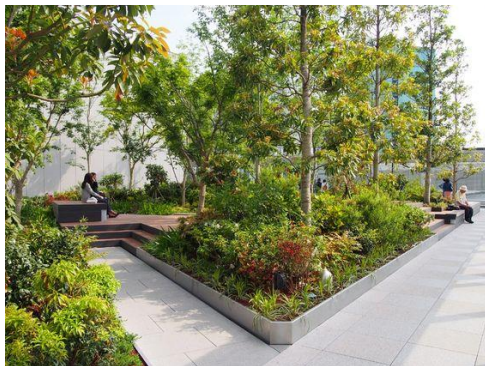
A new public space has been created close to the western apartment entrance and this has been furnished with benches, lights and seating built into the raised planter walls.

A new pedestrian crossing is proposed opposite the apartment entrance which will calm traffic on Kennelsfort Road Upper, and also provide connectivity with neighbouring estates. An existing bus stop close to the proposed square and the provision of bicycle racks integrates sustainable forms of transport into the public realm. Refer to Engineer’s Report for further information on road works improvements.

Ground floor apartments located toward the northwest corner are buffered from the street by a wide planter which accommodates the existing Norway Maple trees.



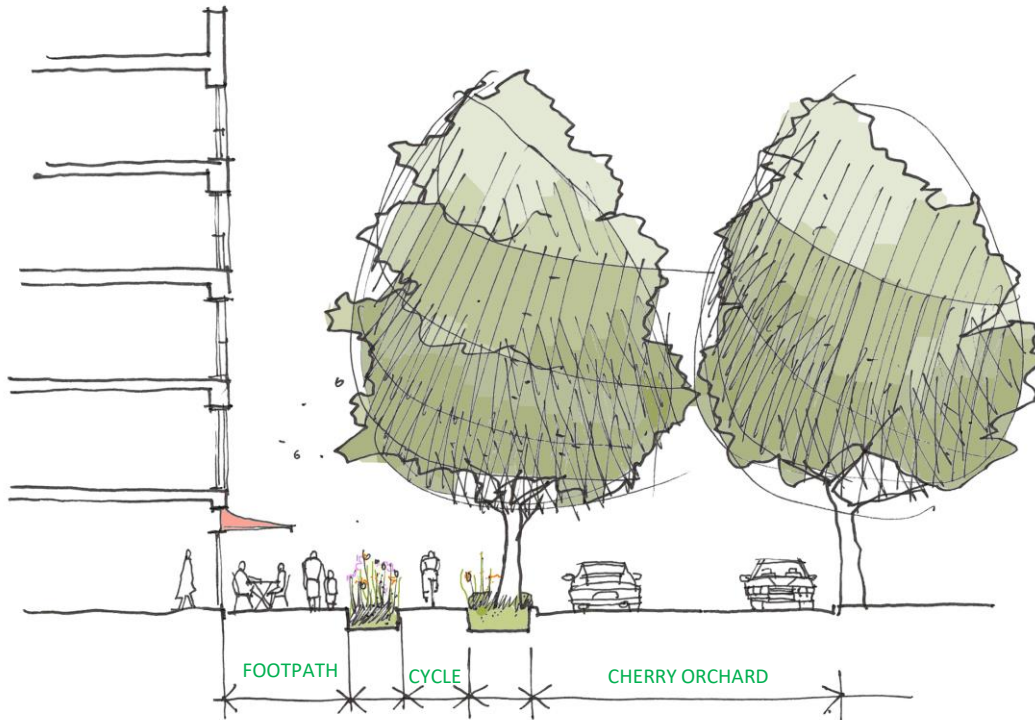
Images of small urban spaces made in widened areas of the footpath



Example of seating areas within pockets of plants and trees creating calm in an urban environment

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Sketch section demonstrating proposed treatment of Cherry Orchard Estate Rd street interface.



Cherry Orchard Interface



Example of active streetscape



Footpath separated from road

CHERRY ORCHARD ESTATE ROAD – STREET INTERFACE

The interface with Cherry Orchard Estate Road on the southern boundary is enhanced with a generous footpath furnished with good quality paving, street furniture lighting, trees and planters.

Active frontage on the street is achieved with the location of non-residential facilities which are open to both residents of the proposed development and the general public. These include a gym, resident’s lounge, communal areas for hot desking and meeting rooms.

The paved footpath is protected from the road with a wide rain garden / planter of trees underplanted with evergreen shrubs and perennial grasses. A new cycle path bisects the planter and is both protected from the street and the footpath with planting on either side.

Existing mature Alder trees have been incorporated in the landscaped verge and these are supplemented with additional new Native Irish trees. The existing trees are in poor condition, and it is recommended that a new generation of indigenous trees are grown amongst the existing trees, to replace these trees in the future.

Extensive rain gardens, level with the paving offer opportunities for surface water retention and the extensive planting beneath the trees creates opportunities for more bio-diverse, natural planting.

The proposed trees and planting provide a buffer between pedestrians and traffic which will hopefully create a precedent for more street trees and possibly a full avenue on Cherry Orchard Estate Road as the REGEN lands are developed.



### CHERRY ORCHARD ESTATE ROAD – TRANSITION TO THE PODIUM

The main access point to the podium is celebrated as an important public space which takes advantage of its south facing aspect and opportunities for elevation above the street.

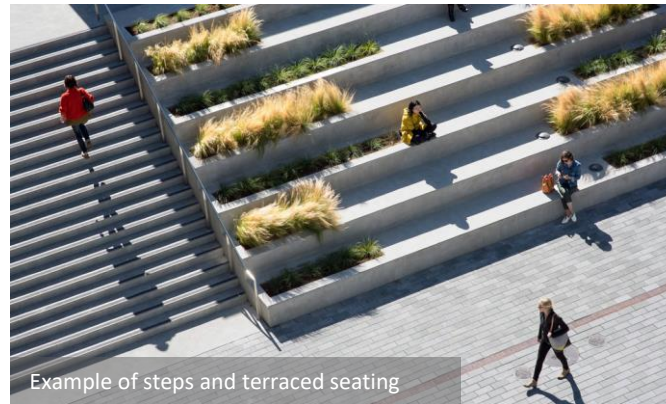
A wide flight of steps, is modified on one side to create terraced seating with areas of planting as can be seen in the images below .

The steps to the podium rise from a new public square formed by a widened area of footpath.

Street lighting, additional trees, bicycle stands, and benches are introduced to animate the space and improve the pedestrian environment both during the day and during the evening.

The gym at street level has been relocated to overlook the external lift and steps ensuring passive surveillance late into the evening.

Sketch of proposed steps and terraced seating creating a new public space in the transition between the street and the podium courtyard



## ORCHARD GATE SHD - Palmerstown Apartment Development





Image of proposed communal podium

Credit ShipseyBarry Architects

### PODIUM COURTYARDS

Communal / semi-private open space at podium level is very clearly separated from the public open space with a gated entrance at the top of the steps leading from Chery Orchard Estate Road.

The landscaping treatment of the podium is focused on achieving a number of key objectives :

- Providing amenity for all generations
- Incorporating nature and selecting plants to provide colour, movement and seasonal awareness .
- Creating a green edge around the perimeter to soften the space and provide a green buffer between private patios and the communal courtyard.
- Introducing play areas for younger children with simple, timber play equipment.
- Taller trees are proposed in raised beds which provide additional soil for roots. The edges of the planters are designed at seating walls.
- Trees are specifically selected for their light crown which will not create dense shadow but will provide brightness and movement. The tree species selected have great seasonal interest.
- A mix of more open and slightly screened social spaces are provided.

Access to the podium is provided by lift and steps from Chery Orchard Estate Road. The podium access is overlooked both at street and at podium level ensuring passive surveillance .

A playground containing very simple, low level play pieces is proposed within the centre of the podium courtyard.

Equipment includes balance beams, stepping poles etc. The final selection will include a number of items of play equipment that are universally accessible, and all items and the layout will be agreed with the Public Realm Section of South Dublin County Council.

The semi -private podium offers many types of seating and socializing opportunities including benches and raised planters with seating walls.






Playful landscaping within the raised planter





PUBLIC OPEN SPACE STRATEGY

	SITE AREA (defined with red line) including pedestrian crossing and road junction radii changes	8,544sqm
	PUBLIC OPEN SPACE Enhanced streetscape and public realm	1,385sqm 16.21%
	PODIUM/ SEMI PRIVATE SPACE Communal gardens, amenity and play space at Podium Level  The 1,303sqm usable, communal amenity space on the podium exceeds the minimum of 864sqm required.	1,303sqm

PROVISION of PUBLIC OPEN SPACE

The architectural approach to the site and the landscape design strategy seeks to address the existing poor street interface on Cherry Orchard Estate Road and Kennelsfort Road Upper.

The scale and design of the proposed buildings and landscaping provides an opportunity to create a lively and attractive streetscape by locating active, outward looking uses at street level and imbuing the wide footpath with high quality materials and street furniture.

The new footpath is conceived as a linear public space which is buffered from the road with extensive planting within the proposed rain gardens.

The paved area widens in parts to create small public squares where people might gather.

Public Open Space is concentrated on the south and western faces of the site. 1,385sqm of Public Open Space represents 16.2% of the total site area which is in excess of the requirement to provide a minimum of 10% of the site area as stated in Section 11.3.1 (iii) of the SDCC Development Plan.

Semi-private or communal open space is provided at podium level and takes the form of a landscaped courtyard which is connected to the public open space at street level, via steps and a lift leading up from Cherry Orchard Estate Road.

Public opens space is provided as follows

SITE AREA	8,544sqm
Public Open Space	1,385sqm (16.2% of the site area)
Semi-private Open Space required	1,303sqm (min 864sqm required)

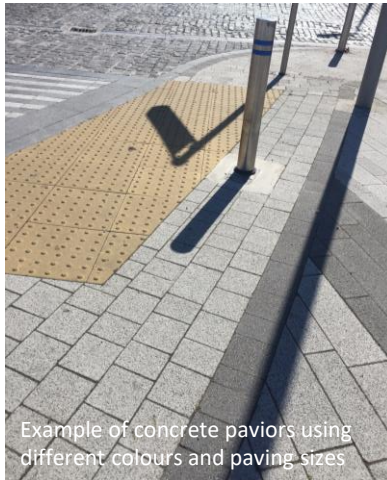




Reinforced grass to service road on northern boundary



Coloured tarmac proposed for cycle paths



Example of concrete paviors using different colours and paving sizes



Example of concrete paviors using different paving sizes



Example of concrete paviors using granite stripes for patterns



Example of cobbles in proposed in limited areas



Example of coloured safety surface

## HARDLANDSCAPING / PAVING

The proposed palette of materials for hard landscaping surfaces is selected from a tried and tested range of attractive and hard-wearing materials that are suitable for both pedestrian and vehicular traffic.

The final colours and sizes of paviors and the paving patterns will be presented to South Dublin County Council for approval.

### Materials associated with the Pedestrian (footpath):

- A combination of high quality, textured concrete paviors with natural granite details and patterns. The paving pattern and rhythm is formed using colour and paving size selection.

### Materials associated with the Podium:

- A combination of high quality, light coloured, textured concrete paviors with natural granite details and accents to achieve subtle pattern.

### Materials associated with the New Access Road:

- The new access road on the eastern boundary to be porous asphalt.
- Parking bays /Set Down on Cherry Orchard Road - concrete permeable paving

### Materials associated with Playgrounds:

- Recycled rubber safety surface with coloured top layer to depth appropriate to the anticipated fall height from the selected playground equipment.

### Materials associated with Cycle Paths

- Pigmented tarmac





**NORTH and EAST BOUNDARY**  
Existing palisade fence to be screened with new hedging and trees

Portuguese Laurel hedge – Attractive, low maintenance, evergreen hedge to screen existing palisade fences.



**BOUNDARY TREATMENT**

The site is located on the boundary between an industrial area to the east and south, and an established residential area to the west on Kennelsfort Road Upper.

Cherry Orchard Estate Road extends along the southern boundary and is flanked on both sides for most of its length with industrial and retail warehouse use.

The proposed boundary treatments are as follows:

**PUBLIC STREET BOUNDARIES**

- South - Cherry Orchard Estate Road
- West - Kennelsfort Road Upper

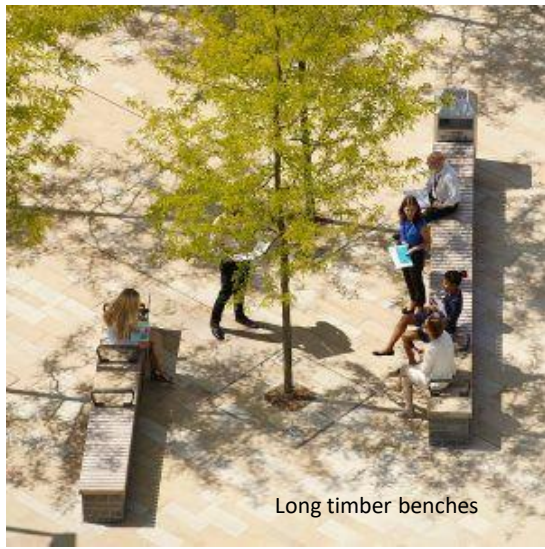
A new streetscape is proposed on the two public roads adjoining the site as part of the provision of public open space and enhancing the public realm.

**BOUNDARY TREATMENT – EAST**

A new access road is proposed along the eastern boundary which serves the proposed car park and will eventually provide access to future development of lands to the east. The existing palisade fence is to be retained but screened by a new, evergreen Portuguese Laurel hedge.

**BOUNDARY TREATMENT – NORTH**

The new access road proposed along the eastern boundary extends around as a service road along the northern boundary. The existing palisade fence is to be retained but screened by a new, evergreen Portuguese Laurel hedge. New Lime trees are proposed where space allows on the boundary.



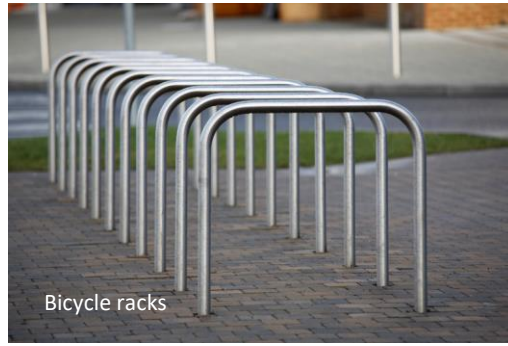
Long timber benches



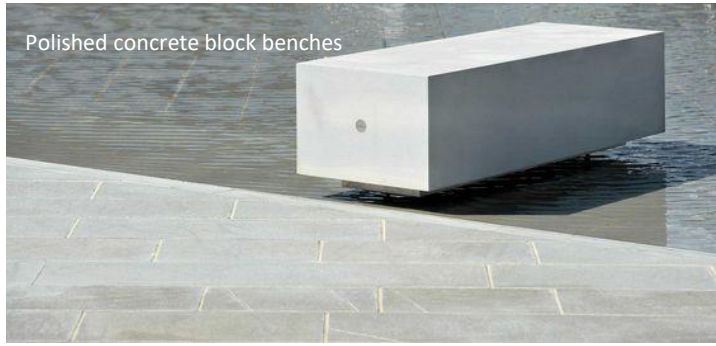
Contemporary tree grates



Commercial umbrellas



Bicycle racks



Polished concrete block benches

**STREET FURNITURE**

The final selection of street furniture and lighting will be agreed with the Public Realm Section of South Dublin County Council.

The street furniture proposed as part of this proposal includes the following :

**Seating to accommodate all generations:**

A combination of polished concrete block benches and timber benches are proposed. Benches with back and arm rests are also provided in all locations.

**Tree grates / grilles:**

Slightly over scaled tree grates flush with the paving are proposed within the footpath. The grates allow surface water to permeate into the root zone. The tree pit detail is designed as a bio retention pit in compliance with Sustainable Drainage (SUDS) guidelines.

**Bicycle Racks:**

Stainless steel bicycle racks are proposed in small groups on both the southern and western street boundaries.

**Public Lighting:**

DKP International have prepared a public lighting plan, however, final details and light fittings will have to be agreed with South Dublin County Council as part of the planning conditions.





*Acer campestre* (Field Maple) – good street trees with seasonal colour proposed on the Kennelsfort Road boundary



*Quercus palustris* (Pin /Swamp Oak) – Spectacular Oak tree suitable for urban environments proposed on the south boundaries.



*Betula pendula or ermanii* (Birch) – Native Irish tree suitable for urban environments proposed on the south boundaries. **Thirsty trees – good for rain gardens**

Street trees

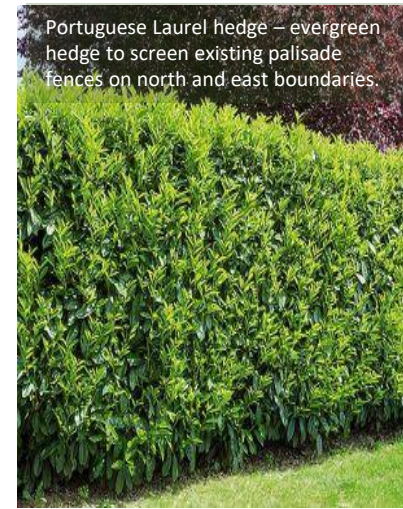


*Amelanchier lamarckii* – proposed on the podium in raised planters.



*Betula pendula* – Native Irish tree proposed in clusters within raised planters

Podium trees



Portuguese Laurel hedge – evergreen hedge to screen existing palisade fences on north and east boundaries.

Hedging



PROPOSED PLANTING

LANDSCAPE DESIGN STRATEGY



Evergreen mounds provide robust, low maintenance structure and winter colour. These plants provide a backdrop to more colourful seasonal perennials.

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Galvanised metal grate flush with footpath allows surface water to permeate into the natural ground



SUDS – SUSTAINABLE URBAN DESIGN

Large rain gardens and individual trees with metal grates are located on the western and southern interface with Kennelsfort Road and Cherry Orchard Estate Road.

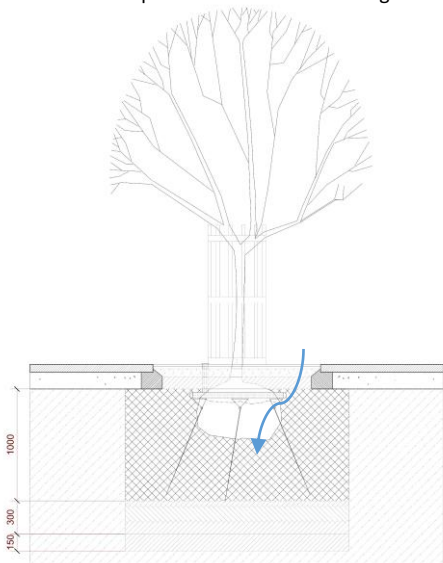
Both the rain gardens and the individual trees are level and flush with the footpath paving, thereby providing opportunities for surface water retention.

The extensive surface area of free draining treatment such as rain gardens, planters, lawns and grates around trees allows surface water to be collected and managed on site at street level.

The buildup of drainage layers in the root zone provides a natural and sustainable way of managing surface water.

At podium level, surface water is collected via permeable surfaces or aco drains and is stored in the gravel layer above the car park deck, before being discharged into the mains system.

Refer to reports by Hayes Higgins Partnership.

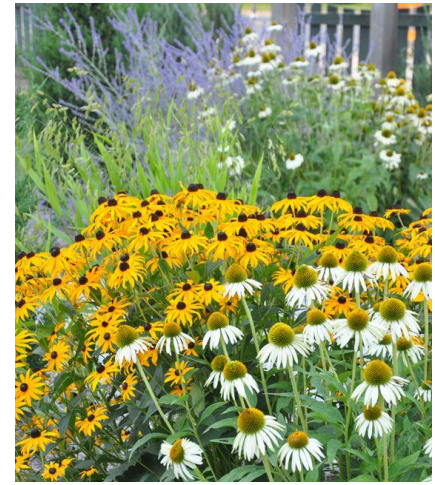


Detail through a tree pit illustrating how surface water can be naturally drained using free draining layers under the metal grate



## PROPOSED PLANTING

## LANDSCAPE DESIGN STRATEGY



Colourful herbaceous perennials and ornamental grasses are mixed with evergreen structure.

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## IMPLEMENTATION

All hard landscaping and planting will be completed within the Construction Contract period immediately following completion of the Apartment Buildings.

Where existing specimen trees have to be pruned, the work will be undertaken under the guidance of a qualified Arboriculturist and in accordance with BS 3998:2010.

Condemned trees shall be removed prior to construction and all trees to be retained shall be protected in accordance with the guidelines of a qualified Arboriculturist and installed in compliance with BS 5837:2012.

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