

Relevant Sections Clonburris SDZ Planning Scheme Parks and Landscape Strategy

4.0 Parks and Landscape Strategy

*'The landscape strategy maximises realistic retention of high value existing landscape features, appropriate for the future urbanised context of the SDZ lands as set out in the Planning Scheme. **The strategy is centred on the high value existing vegetation along the canal corridor, particularly along the northern edge of the canal.** The Canal is identified as a Strategic Green Corridor in the Planning Scheme and it forms an important 'spine' to the landscape strategy. The strategy proposes to retain and enhance the existing vegetation and **extend this habitat into the proposed parks where possible.***

The landscape strategy has also been co-ordinated with DBFL Consulting Engineers to integrate the attenuation required as set out in the Planning Scheme sensitively within the landscape strategy.'

4.1 Existing Tree, Hedgerow & Vegetation Retention

'Developments on the lands should identify and protect, where possible, the existing green infrastructure elements on the lands including green open spaces, hedgerows, large trees, watercourses and other natural physical features as these are a strong part of the lands history and will define the character of areas and help to create attractive neighborhoods.

'New green spaces will be interconnected with existing green infrastructure to form biodiversity corridors.'



Above: Parks and Landscape Strategy Diagram

- Legend**
- Strategic Open Space
 - Local Parks and Squares
 - Urban Spaces
 - Strategic Green Corridor
 - Local Green Corridor
 - Local Link
 - Local Street
 - Existing Vegetation Retained
 - Existing Vegetation Retained where possible
 - Existing and Proposed Water Bodies
 - Proposed All Weather Pitches
 - Proposed Natural Soccer Pitches
 - Proposed Natural Play Areas
 - Proposed Tennis / Basketball Courts
 - Proposed Community / Park Hub Buildings
 - Proposed Pumping Stations



Above: Diagram illustrating Existing Trees, Hedgerows and Vegetation to be retained

- Legend**
- Strategic Open Space
 - Local Parks and Squares
 - Urban Spaces
 - Existing Trees, Hedgerows and Vegetation to be retained
 - Existing Trees, Hedgerows and Vegetation within local parks and squares to be retained where possible, except where limited removal is required to accommodate infrastructure such as roads, footpaths, cycle lanes, bridges and drainage

4.3 Surface water and wastewater management

Strategic open space will accommodate SUDS measures such as attenuation ponds, detention basins and below ground attenuation.

These have been integrated into the overall open space strategy for Clonburris and will contribute to the amenity and ecological value of the parks and open spaces.

Further to the necessary surface water management, **the SUDS features across the lands will form part of the high quality open space and will feature landscape elements such as walkways, planting, wetlands and habitats. Additional SUDS features will be designed into the streets, public spaces and open space network in accordance with the SDZ Planning Scheme.**

The type, design and exact location of attenuation has been agreed with South Dublin County Council and a detailed Surface Water Management Plan has been prepared by DBFL Consulting Engineers on behalf of Clonburris Infrastructure Ltd., outlining proposed measures.

Specific details of SUDS features such as green roofs, tree pits, permeable paving and ponds have also been included.

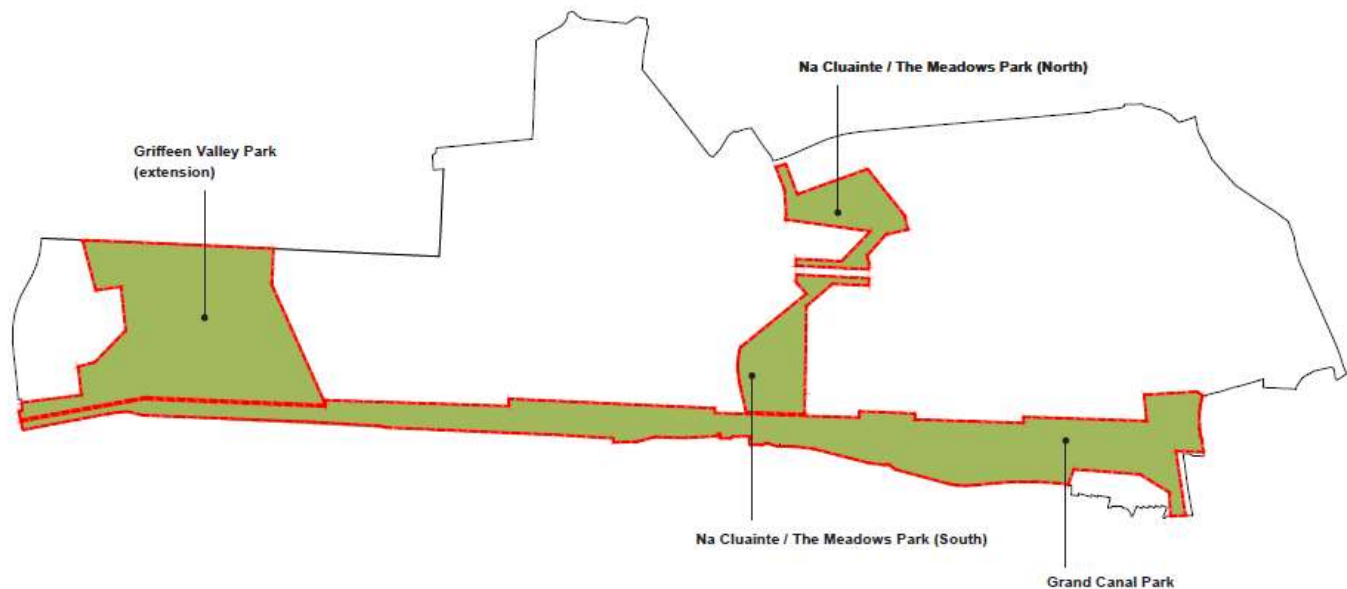


Above: Diagram illustrating surface water and pumping station infrastructure within or adjacent to open space

- Legend
-  Attenuation Pond
 -  Detention Basin
 -  Below Ground Attenuation
 -  Proposed Pumping Stations

5. Landscape Design of Strategic Park

5.4 Grand Canal Park



Encompassing both the north and south side of the canal banks, and open space to the south east, the ecology of this park is of significant importance.

The Omer Lock House, well located on the northern banks of the canal, with a south-facing aspect, provides a unique opportunity to create a cafe on the canal bank with attention paid to the ecology zones surrounding the building.

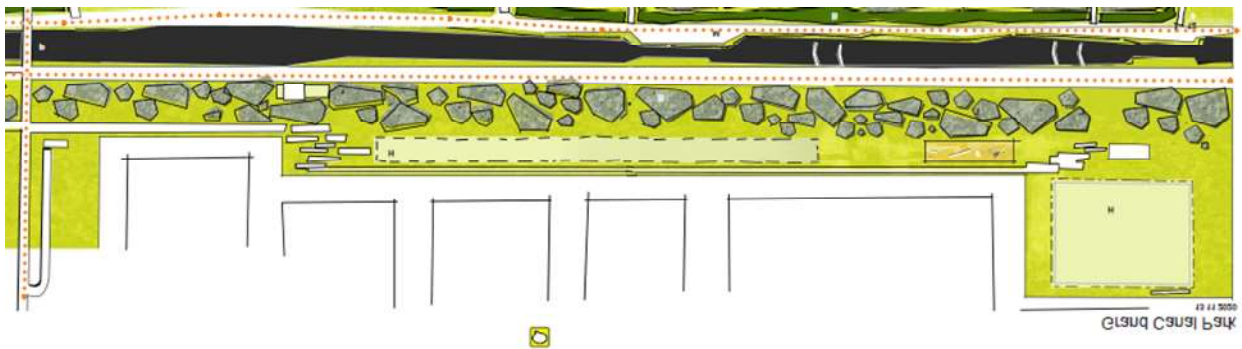
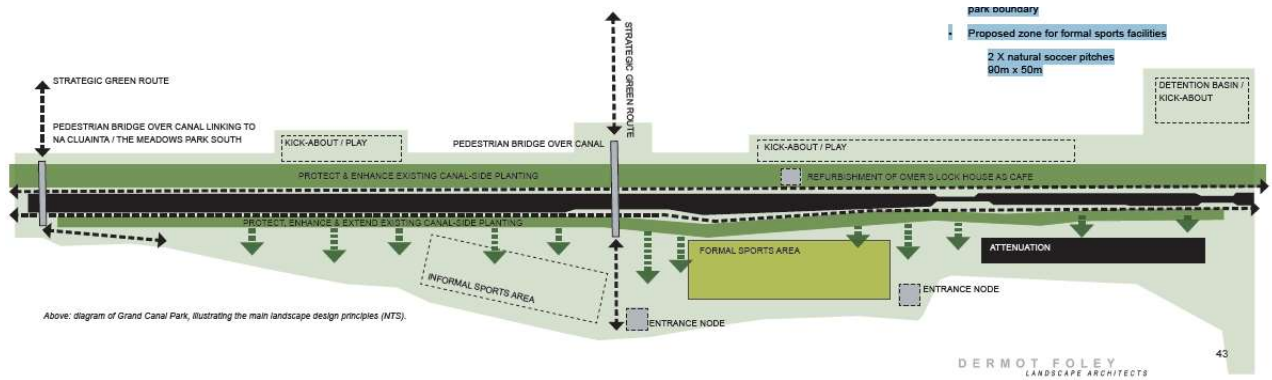
*Currently the open space to the south-east of the canal is operated under the All-Ireland Pollinator Plan, therefore **any meadow areas which remain following development should continue to adhere to a pollinator friendly planting regime.***

Sports pitches and play areas for different age groups provide active amenity spaces. Existing residential developments to the south of the park have a number of access points to the park and these will consist of high quality surface material. The strategic routes throughout the park should take into account the Grand Canal proposed Natural Heritage Area (pNHA) and local access points should be carefully considered and coordinated with a qualified arborist and ecologist.

Outline Design Principles

- Existing northern canal habitat retained and enhanced
- Proposed attenuation area
- Proposed natural play areas: 2 X Destination Play
- 2 X informal play / kick-about areas on northern

park boundary



Legend

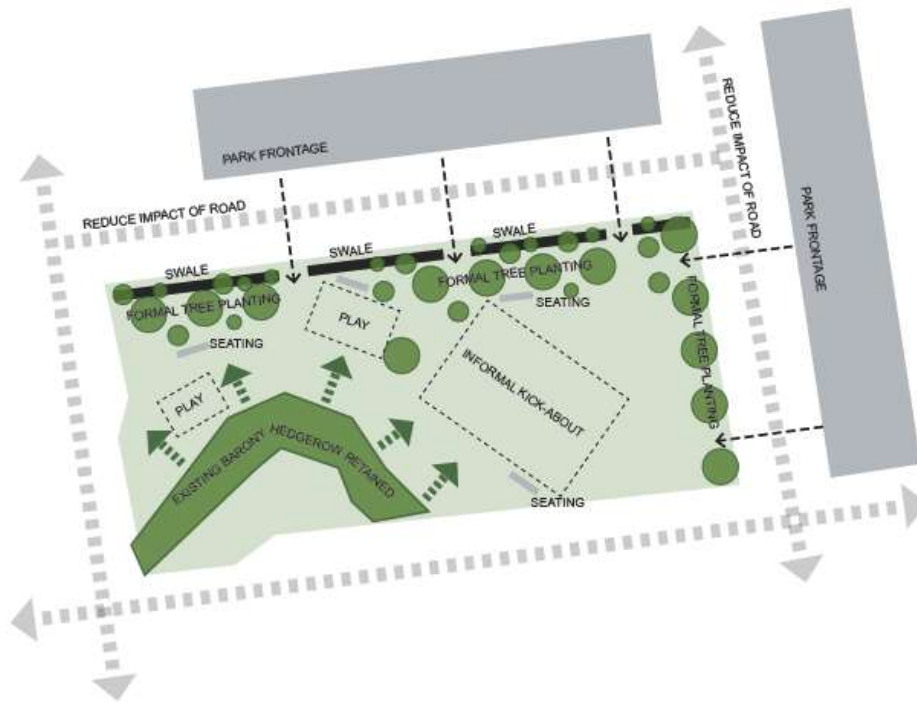
A Canal	G Proposed ramp to pedestrian / cycle bridge over canal	L Proposed seating wall - 450mm height
B Existing canal-side vegetation retained	H Proposed open lawn for informal kick-about	M Existing canal low path retained
C Proposed attenuation pond	I Proposed natural Soccer Pitch 90m x 50m	N Existing road retained
D Proposed woodland / habitat areas	J Proposed managed meadow areas	O Pumping station
E Proposed individual / clustal tree planting	K Proposed low wall to boundary 450mm height	P Proposed bridge over canal
F Proposed natural play areas		

6 Local Parks and Urban Squares

6.1 Local Parks

Design Principles:

- **Retention and enhancement of existing trees, hedgerows and vegetation where possible**
- Proposed natural play areas for children up to 8 years of age
- Proposed smaller sports facilities, such as multi-use games areas and informal kick-about
- Proposed seating
- **Proposed swales and bio-retention areas to be incorporated into the landscape**
- Proposed formal and informal tree planting arrangement to create distinct character



7 Strategic Routes and Local Links

'The proposed strategic routes and local links will create a network between open spaces. The SDZ Planning Scheme has planned these to incorporate existing green infrastructure elements of the lands including hedgerows and watercourses, forming biodiversity corridors. Existing vegetation is to be retained where possible and carefully managed in accordance with the specifications of a qualified arborist. Additional planting is to be incorporated to supplement loss of vegetation and to improve the proportion of native species on site. Where connections are required to be made through existing hedgerows, all works are to be coordinated with an arborist and ecologist as part of the planning application process.'

7.1 Strategic Routes

Design Principles:

- **Retention and enhancement of existing trees, hedgerows and vegetation where possible**
- Provision of safe cycle and pedestrian routes
- Proposed new pedestrian and cycle bridges
- Provision of seating and amenity areas
- **Coordination of lighting provision with ecologist**
- Managed vehicular access for loading and emergency services



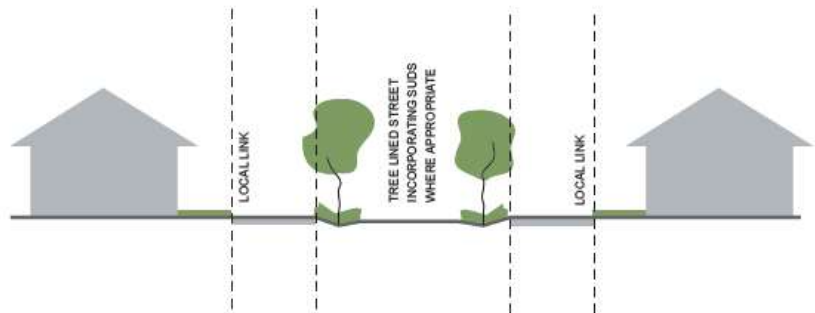
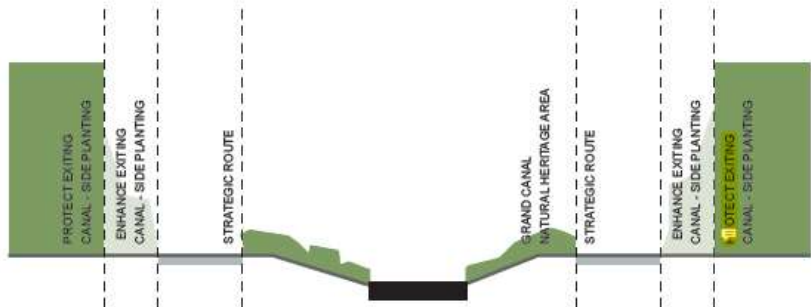
Grand Canal corridor at Clonburris SDZ lands



Cessinger Park, Luxembourg City, Luxembourg



Steer with SUDS, Portland, US



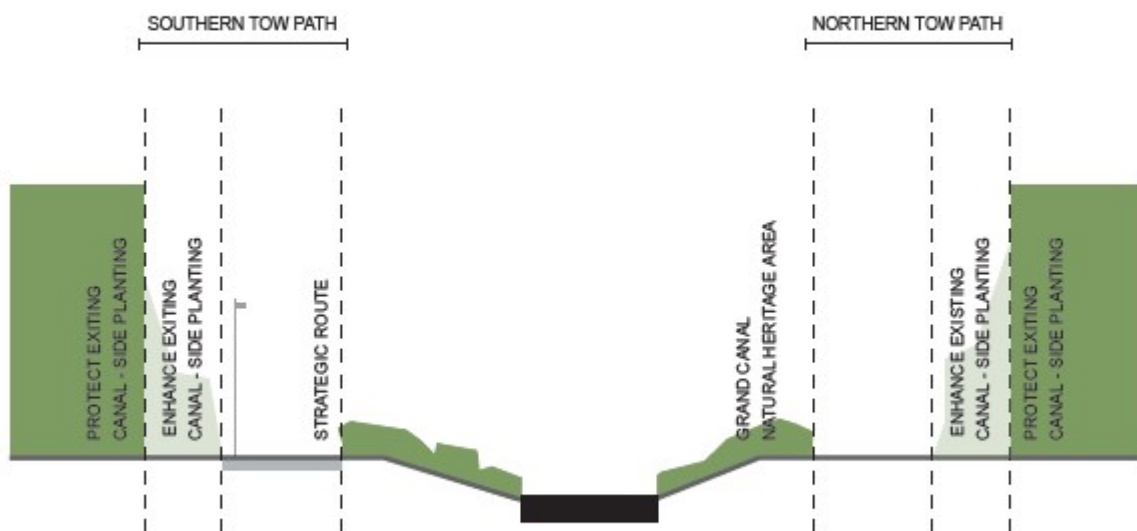
7.2 Grand Canal Corridor

The canal channel and its banks on either side are part of the Grand Canal proposed Natural Heritage Area (pNHA) of national biodiversity importance, providing a very important east-west ecological connection from Dublin City to western regions of the country. The existing vegetation within the zone is to be retained, enhanced, and, where possible, extended into the parks. The existing vegetation north of the canal is of particular importance.

The protection of the pNHA is of strategic importance for the Parks and Landscape Strategy. Proposals along the grand canal corridor need to be discussed in detail with South Dublin County Council, National Parks and Wildlife Service and Waterways Ireland. The northern tow path to the Grand Canal is to be maintained and enhanced. The intention is to retain the informal pedestrian track route and concentrate pedestrian and cycle movement along the southern tow path. Lighting and benches, bins and other furniture can be considered for the southern tow path, however, the recommendations of the Biodiversity Management Plan should be followed.

Any proposed works including footpath surfacing or **access points through the existing vegetation north of the existing northern tow path** are to be subject to detailed discussions with South Dublin County Council and will require:

- ecological surveys
- arborist survey
- consultation with National Parks and Wildlife Service
- consultation with Waterways Ireland
- site walks with all relevant stakeholders



7.62 Local Links

Local links will be incorporated in the design of each development area, linking local and strategic open spaces.

Design principles include:

- **Use of small scale SUDS features where appropriate**
- **Tree lined streets and avenues**

8 Tree Planting

Tree species should be selected for longevity, suitability to local soil conditions and micro-climate, biodiversity (native species) and suitability for close proximity to residential buildings. **A range of tree species and sizes should be utilised from semi-mature specimen trees to multi-**

stems. The All-Ireland Pollinator Plan 2015-2020 should be used to form the basis of the proposed tree species. 'South Dublin County Council's Tree Management Policy 2015-2020' has also been consulted.

8.1 Street Tree Planting

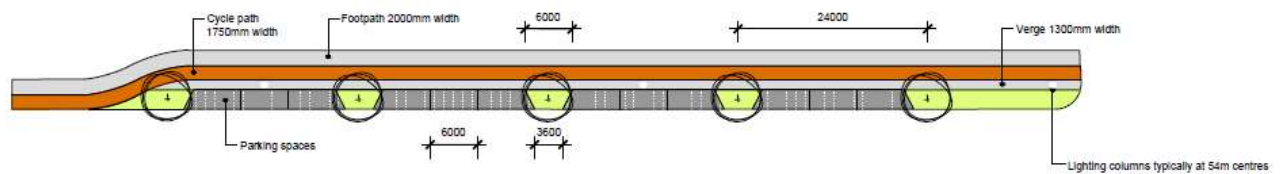
'Street trees should be considered as an integral part of the street environment (DMURS 2013) with the size and species selected proportionate to the width of the street and planted at frequent intervals.

Medians, verges and build outs should be used as areas in which to plant trees, as well as within privacy strips on residential streets.

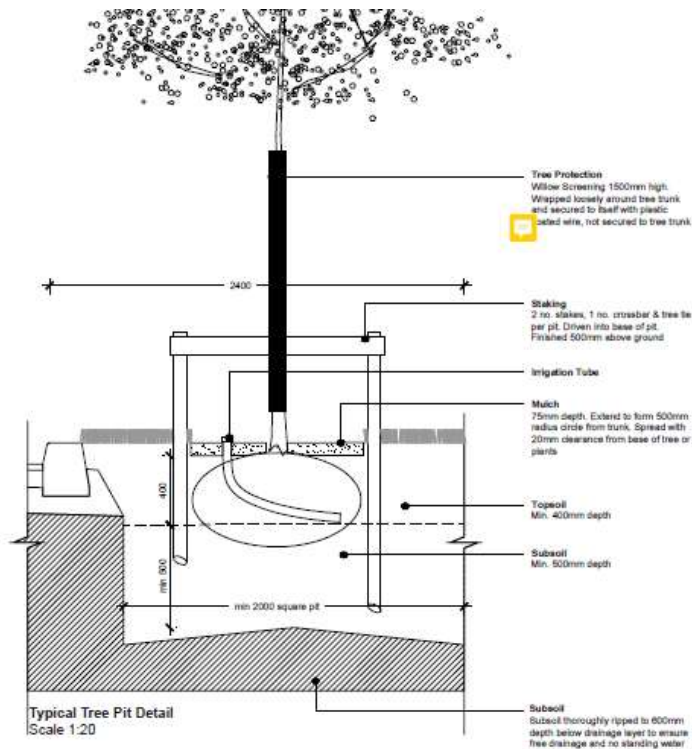
Root growth and street lighting should be considered when species are being selected with adequate space or suitable tree pit preparation provided.

Crown height and diameter at maturity should be considered for future maintenance of both, trees and nearby buildings, and/or, services such as lighting columns. Growth of tree crowns into road space can cause damage to the tree and /or vehicles, and so species with appropriate growth habits should be considered. Additionally, crown density and height should be regarded when placing lighting columns to allow for light spill onto ground surfaces.

The street tree planting detail for the strategic link roads has been co-ordinated with DBFL Consulting Engineers and is integrated within the proposed street section. Trees are proposed at approximately 24m spacing with three parking spaces (18m length) in between trees. The tree planting detail consists of 400mm depth topsoil over 500mm subsoil. Each tree is proposed to be doubled staked above ground.'



Typical street tree planting
with parking and cycle/pedestrian path (NTS)



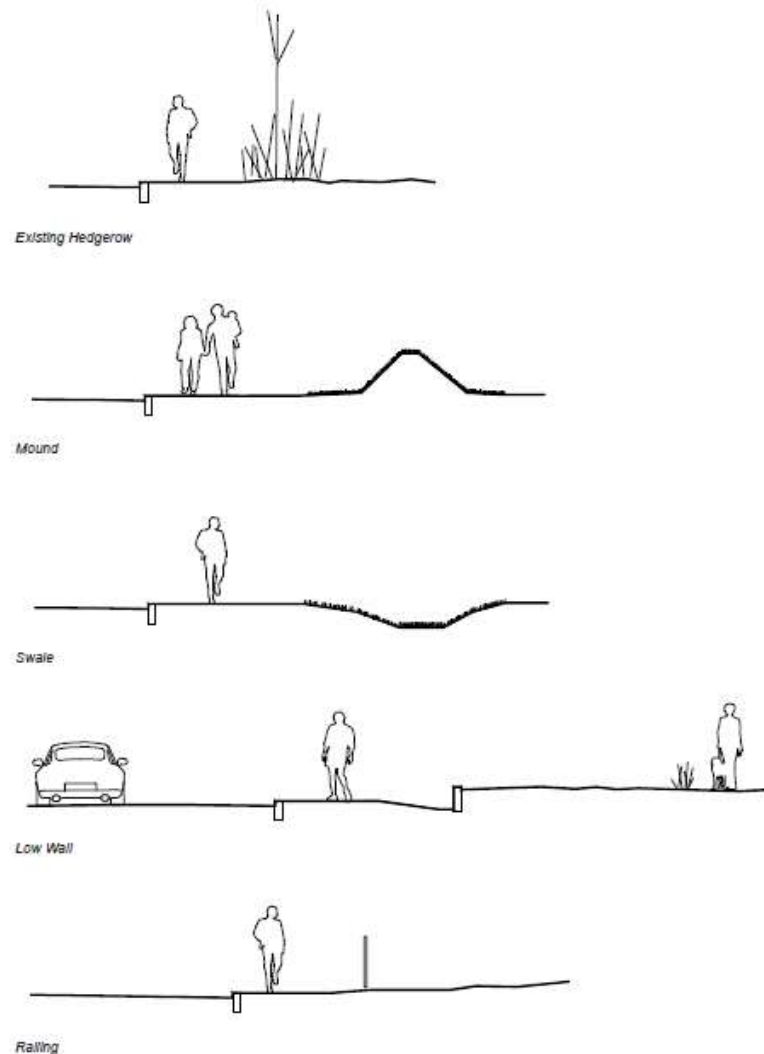
Legend	Typical Size	Suggested species
Link roads	20 -25cm girth	<i>Platanus orientalis</i> 'Minaret' <i>Tilia cordata</i> 'Greenspire' <i>Tilia x europaea</i> 'Euchlora' <i>Quercus ilex</i> <i>Juglans regia</i> <i>Ainus cordata</i>
Local road	18 - 20cm girth	<i>Ainus glutinosa</i> <i>Betula pubescens</i> <i>Carpinus betulus</i> <i>Crataegus monogyna</i> 'Stricta' <i>Malus tschonoskii</i> <i>Malus trilobata</i>
Intimate local road	16-18cm girth	<i>Amelanchier x grandiflora</i> 'Robin Hill' <i>Pyrus calleryana</i> 'Chanticleer' <i>Magnolia kobus</i> <i>Corylus avellana</i> <i>Prunus</i> 'Umineko'



11. Park Boundaries

A limited palette of park boundaries should be proposed for all strategic open spaces to ensure cohesion throughout the parks. The boundaries should be as 'low impact' as possible and be designed to prohibit vehicles from entering the park areas. The boundaries should comprise natural landscape features where possible e.g. **existing hedgerows**, proposed mounding and **proposed swales**.

Where required low walls can be proposed with changes in level or a low railing of approximately 1100mm should be proposed. Bespoke or variations to the boundary types should be considered for entrance threshold areas. The detail of these boundaries should be agreed with SDCC at design stage.



13 Soft landscape

The landscape strategy promotes the integration of managed meadow areas throughout the strategic open spaces on the SDZ lands, in accordance with the Biodiversity Management Plan. Mown areas should also be included and left flexible for informal sports, events or passive uses. Meadow areas should be subject to a maintenance regime that includes mowing informal paths and mowing edges to meadow areas to indicate maintenance as a 'cue to care'.

Wildflower meadow planting should be specified in line with the All Ireland Pollinator Plan, where possible and seed mixes should be selected to suit local conditions. Drift/mass planting, as recommended in the SDZ Planning Scheme, should be considered as part of a design strategy, to define spaces and encourage biodiversity.

The landscape strategy also includes formal, intensively managed spaces, but these are limited isolated zones and primarily include the natural grass football pitches (Griffeen Valley Park extension and Grand Canal Park).

Intersection nodes within the park also provide pockets of opportunity and can become features of interest when designed with a strong planting scheme.

Low planting to include bulb, groundcover, and hedge planting should be proposed to be utilised in selected areas to create and reinforce sub-spaces within the larger landscape; for visual screening, defensible space, visual interest, ecological purposes and to guide or direct pedestrian movement. Entrance plazas, thresholds and intersection nodes, being limited in size by their function, offer good opportunities for ***creative groundcover planting*** schemes. The low planting should be conceived as subtle layering of greens. The planting is layered as follows; ***lowest - bulb planting, groundcover planting, highest - clipped hedge planting.***

*Proposed tree species should be selected for longevity, suitability to local soil conditions and micro-climate, mature size, habit, proximate user activities, biodiversity and where required suitability to close proximity to residential buildings. **Proposed tree sizes should range from semi-mature specimen trees to multi-stemmed tree planting. Proposed trees should comprise predominantly of native species.***

*Consideration should be given to planting areas of trees in **copses or groupings**, whether as an extension to an existing hedgerow, or new independent planting as these form hubs which contribute to the biodiversity matrix, particularly if linked to other hubs with corridors such as streams/rivers or hedgerows.*