REPORT: LANDSCAPE DESIGN DEVELOPMENT REPORT

PROJECT: TANDYS LANE VILLAGE Phase 2

DATE: April 2022.

The provision of permeability and improved overall pedestrian and cyclist's movement is one of the core principles of the site layout design. This principle is coupled with the design objective to provide landscape amenity areas which offer comfort, passive supervision, ease of access and a safe amenity space for all end users.

Second to the core principle of design is the development of a palette of materials for both hard and soft landscaping to both the amenity lands and the streetscape. To aid us during the process to select materials we have developed a simple check list of both hard and soft landscape materials.

Hard works materials must.

- Allow for ease of movement for all users
- Enhance the space and not conflict with the building finishes
- Work and look attractive in both wet and dry conditions
- Have a long timeline appeal with a low maintenance requirement

Soft works plant materials must;

- Be suitable for the Irish climate
- Be non-invasive
- Collectively provide visual interest all year round
- Enhance biodiversity and habitat creation
- Be disease resistant

By approaching the overall landscape design of the scheme at both macro and micro levels, the scheme delivered will provide a high level of amenity. Consideration will be given to the provision of a workable, aesthetically appealing, and robust scheme upon completion.

2.0 LANDSCAPE PROPOSALS AND GREEN INFRASTRUCTURE

It is proposed that both the streetscape and landscape amenity areas proposed will receive a landscape treatment of a high standard in terms of materials and specification; both for hard and soft landscape elements.

The existing hedgerows pertaining to the site lands have been surveyed as BS 5837:2012 by the Project Arborist The Tree File, the completed survey, and associated drawings form part of the application submission to South Dublin County Council.

To comply in principle with the site layout as detailed in the Tandy's Lane tile of the Adamstown SDZ requires the removal of most of the existing hedgerows. As part of the planning design stage a detailed review was undertaken with the project Ecologist during which the retention of short lengths of the hedgerows were examined. The outcome being that the limited ecological value of these short sections of retained hedgerow and their impact on the design and layout of the pocket parks negated their retention.

Tandy's Lane Village tile within the adopted Adamstown SDZ.

As part of the detailed design of the pocket parks and the wider site areas, to ameliorate against the loss of green infrastructure, further ecological compensatory measures are proposed. These include the provision of bat boxes at appropriate locations see Landscape Plan LP-01-PP for their location, the planting of native hedgerows linking to the retained hedgerow in the Tandy's Lane Village Phase 1 open space, developing new compensatory tree planting with the planting of 409Nr. trees across the site including flowering trees which are beneficial for pollinators, the planting of native species hedgerows, diverse meadow mixes, woodland edge planting beneath the canopy of proposed cluster tree planting in the pocket parks and managing key grass areas zones as meadows within the three pocket parks.

The key objectives of the landscape proposals specific to this development are:

- To provide a landscape scheme which delivers a high level of visual amenity and passive recreation for the residents all year round.

Active and passive recreation areas.

Working with the topography to enhance the landscape proposed is considered key, and in particular regarding the establishment of an informal play area within the pocket parks which can accommodate robust play.

Attenuation through a Sustainable urban Drainage systems SuDs

As part of the design and development of the open space areas, the development of a sustainable urban drainage systems will be included, these measures will work collectively to reduce surface run off rates. The measures will include;

- Roadside Bioretention Swales,
- Bioretention tree pits.

Working with the Project Engineers Waterman Moylan the listed SuDs measures have been developed to work within the site design and have been incorporated where appropriate into the landscape and streetscape design. These measures work collectively to reduce surface water run-off.

Consideration has also been given to the development of flood routes to remove the risk of surface water entering ground level units, these flood routes which channel surface flood water away from units have been developed with the Project Engineers.

Pedestrian and cycling infrastructure

A key aspect of the scheme design is the development and delivery of coherent and comfortable pedestrian and cycling routes through the development. With the inclusion of homes zones and side streets across the development an emphasis is placed on sustainable movement and the provision of permeability within the site concentrating on links to the neighbourhood park / Central Green and the delivery of connections to the wider environs in particular the Tandy's Lane Village Phase 1 open space and the currently under construction Airlie Park to the south west of the site. The delivery of sustainable movement is important in the creation of a safe permeable neighbourhood in which the external environment improves the civic quality of the lives of the residents.

Site lighting

The design of the landscape design has been developed in line with the provision of site lighting to all public and communal areas. We have worked with Sabre Electrical Services Ltd. to ensure that the landscape design works with the proposed site lighting to safeguard that all required lux levels are provided in a manner which works with the proposed site wide planting to deliver a considered and safe landscape.

In parallel to ensuring that the site lighting works with the street trees planting the lighting to the surround of the pocket parks has been designed to ensure that the lux levels within the parks is kept to a minimum, in areas where bat boxes have been proposed the lux levels are at 1.0 which corresponds approximately to moon light on a clear night. This has been achieved through the location of the lights and through the installation of front and rear deflectors to reduce unnecessary light spillage into the planted areas.

3.0 SITE DESIGN

The site layout plan has been developed to comply with the Adamstown SDZ. This includes the provision of three pocket parks. The location of these parks has been developed with the project architects and presented to SDCC for review as part of the preplanning process. See the overall landscape plan LP-01-PP for the location of each pocket park and their location within the wider context of the complete Tandy's Lane Village tile.

The three pocket parks can be referred to under their location which are,

1. Northern Pocket Park,
2. Southern Central Pocket Park,
3. South Eastern Pocket Park,

While the design layout and content of each pocket park is unique, the requirement for the parks to provide passive and active recreation to all members of the community regardless of age, gender or ability is a principle which all pocket parks must meet. In parallel to this the design of pocket parks is as per the core principles detailed in section 2.0. Each park will include an informal natural play area.

Research has shown that,

- Natural play areas help children to be more active with a natural play setting lending itself to increased levels of activity
- Natural play areas are more accessible and therefore have a greater level of use
- Natural play encourages imaginative play
- Natural play areas improve social skills
- Natural play areas aid in the development of motor skills

Tiger mulch to base of a climbing frame and round about.

As part of the SUDS regime across the site, the three pocket parks will include grass swales and bio retention tree pits to absorb surface water run-off from the adjoining roads and parking.

Each pocket park will deliver a community 'back garden' for use by the residents for active and passive recreation. An area which is supervised and accessible to all, a safe space for community enjoyment, an informal play area, a football pitch, a social space. As they mature, these pocket parks will become the centre of the community a series of village greens which are connected via shared surfaces and green streets.

Adamstown Alderlie, an example of the provision of active and passive recreation in a pocket park.

The parks are linked via a series of tree lined streets to create a green infrastructure network within the site and to connect with the green infrastructure of the adjoining site, in particular to the large open space immediately to the east of the south eastern pocket park as part of the Phase 1 Tandy's Lane Village development currently under construction.

The surface finish to the parks will follow that of the phase 1 pocket park using a resin bound gravel surface with a precast concrete kerb edging. The resin bound gravel surface provides a durable hear wearing surface with a high visual aesthetic.

Tandy's Lane Village Phase 1 pocket park with street trees, resin bound surface finish and precast concrete kerbing

A tree lined lawn is in the eastern portion with an area of 175 Sq/mtr. (12x14.5mtr). At the eastern end of the lawn recessed from the north / south pathway is a seating area which provides direct supervision to the lawn area.

The western portion of the pocket park contains items of active amenity including two items of outdoor gym equipment (Horizontal ladders and later pull and chest press) set in an area of 46 Sq/mtr. and items of play including spring rockers and multi-use climbing frames set in an area of 124 Sq/mtr. The details and age profiles for all provided elements of play are noted on landscape drawing PG-02-PP.

The park is set out in a formal arrangement with the positioning of the north / south and east / west pathways framing the open space areas within the park. The provision of tree lined pathways help to subdivide the park and provide visual interest.

3.3 South Eastern Pocket Park

The third pocket park with an area of 464 Sq/mtr. is immediately to the east of the south-central pocket park. The location of this park is important as part of the green infrastructure development of the site, and its position within the Tandy's Lane Village Phase 2 layout was discussed and detailed with the project Architects and Engineers during the design / development and preplanning stages of the project to ensure its position at this key location within the wider Tandy's Lane Village tile.

See Landscape Plan LP-01-PP for the location of the pocket park within the wider context of the Tandy's Lane tile. The location of the south eastern park works within the green infrastructure networks of the Tandy's Lane tile as a junction and connection point between the phase 1 under construction development and the proposed phase 2 development.

South eastern pocket park

From the south eastern pocket park the under construction open space of the Phase 1 development runs south to the Tandy's Lane Road connecting to the St Helens developments and east toward the Tandy's Lane Park recently completed by South Dublin County Council and onto the Somerton development to the east of Tandy's Lane Park. With an area of 464 Sq/mtr. this park is integral to the green infrastructure of the development within the context of the wider Adamstown lands.

The park is arranged with a central green area of 210 Sq/mtr. which includes the primary amenity provisions, with a 62 Sq/mtr. lawn for ball games and an informal play area situated on mounded area of 34 Sq/mtr.

To the east and west of this central area the remaining areas are planted with trees, shrubs, and native hedgerows. The planting of native hedgerows in this location provides a link to the retained hedgerow in Phase 1 and helps to mitigate the impact of the loss of hedgerows in Phase 2.

To the east of the central green area within the planting are proposed bat boxes and an element of outdoor gym equipment (Trinity cycle) which through its design can be used by both abled and less abled. This area of the park also includes the provision of additional informal play with tree trunks and boulders. See PG-03-PP for details of the amenity and play items proposed as part of the South eastern pocket park.

Trinity cycle gym equiment

3.4 Green Streets

The delivery of 'green streets' and street trees is essential in the successful delivery of the Tandy's Lane Development. With lessons learned from Tandy's Lane Village Phase 1 and Aderrig Phase 1 and 2 on the volume of land required for services and exclusions zones required by utility providers and lighting columns, this development has been designed to provide additional space for street trees to be located in the public realm so they can be readily taken in charge. Streets have been configured to allow for a landscape strip between the public pathway and internal

Examples of front boundary planting to public pathway and homezone at Alderlie Adamstown.

Seasonal colour with the 'backbone' of an evergreen hedge

In tandem with the promotion of ecology and biodiversity, we are also proposing the promotion of nature through education. This will be done by adding name tags to selected shrub, hedge, and tree species, including information signs and notice boards to highlight the benefit of the ecology and biodiversity and how correct plant selection can promote wildlife. These small but informative measures will be located throughout the pocket parks at relevant points on pathways, allowing schools and residents to walk these pathways and learn to identify the surrounding planting.

Ecology rich wild flower meadows.

5.0 PLANT SELECTION

Key to the development of a positive considered open space area are the selection of plants, consideration has been given to all proposed planting across the site as detailed in the following

Feature trees within public open space

The trees in the formal open spaces have been selected to create a visually appealing mix of specimens. The trees here are largely a mix of deciduous and evergreen and are positioned as informal grouping; either in mix species groupings or as single species. Some of the species proposed include Betula utilis 'Jacquemontii , Pinus sylvestris, Betula pubescens, Fagus sylvatica, Acer platanoides, and Carpinus betulus fastigiata and as referenced below.

From left to right; Betula utilis 'Jacquemontii, Pinus sylvestris, Betula pubescens

From left to right; Carpinus betulus, and Prunus lusitanica

Some of the species proposed include Carpinus betulus, and Prunus lusitanica. Refer to fig 8.0. The latter species listed is evergreen in nature and offer a strong and formal hedge and would be maintained at a height of 1.0-1.2mtr. The Hornbeam hedge (Carpinus betulus) is a deciduous hedge, however as the hedge creates continual juvenile foliage it tends to hold onto a large element of its leaves during winter which are brown in colour and offer good texture and seasonal interest.

Ornamental large feature shrubs/small trees in private gardens

Where planting is to be supplied close to windows, shrubs have been selected regarding their suitable size in terms of restricted areas, visual appeal, and ease of maintenance. Some of the species selected include Abelia Edward Groucher and Agapanthus Bressingham White.

From left to right Abelia Edward Groucher & Agapanthus Bressingham White

The above shrubs all noted above are deciduous and offer 'flower' and strong bar colour from the period of late winter through to mid-summer. These species would grow to some 750mm to 1m in height over the course of some 10 years; and would not grow much taller thereafter.

Ornamental shrub planting

Ornamental shrub planting is proposed throughout the site in private and public areas. The shrubs have been selected for their ability to create form to spaces as well as providing seasonal variation, movement, scent, and colour throughout the scheme. It is envisaged that the shrubs will be a mix of evergreen and deciduous which will be complementary as part of companion planting arrangements. It is envisaged that shrub planting would not be taller than 900mm. An evergreen 'structure' will be present in all planting zones to allow the scheme to carry through the winter months.

Some of the species selected include Carex pendula, Buxus sempervirens, Ribes rubrum Rosmarinus officinalis, Hydrangea Annabelle and Sarcoccoca confuse.

From left to right; Carex pendula, Helleborus orientalis and Buxus sempervirens.

From left to right; Rosmarinus officinalis, Hydrangea 'Bobo' and Sarcoccoca confusa

Ornamental herbaceous planting

The herbaceous planting proposed for the scheme has been chosen for its robustness, ease of maintenance, movement' and visual appeal. These species shall be largely block planted in a single species and shall be edged with evergreen shrubs to ensure the planted structure is maintained throughout the winter period. Ornamental grasses have been included to create movement and appeal to a variety of the senses. Largely ornamental shrub planting is cut back each spring to allow for new growth; underplanting of ornamental bulb planting has been proposed in connection with herbaceous planting to offer added interest during the season.
Some of the species selected include Acanthus mollis and Calamagros 'Karl Foerster', Agapanthus sp., Verbena x bonariensis and Miscanthus sinensis 'Gracillimus'.


From left to right; Acanthus mollis & Calamagrostis 'Karl Foerster


From left to right; Verbena x bonariensis and Miscanthus sinensis 'Gracillimus'

Bulb planting

Bulb planting is proposed in the form of naturalised bulb planting within grass zones or as companion planting to mixed herbaceous species. Some of the species selected include Tulipa 'Triumphator' and Allium hollandium 'Purple Sensation'.


From left to right; Tulipa 'Triumphator', Allium hollandium 'Purple Sensation'

6.0 CONCLUSION

The landscape proposed as part of the Tandy's Lane Village Phase 2 development has been designed and arranged in consultation with the entire project team.

When completed the landscape will complement the Tandy's Lane Phase 1 development. Creating a landscape that softens and works with the built environment, providing pocket parks with visual interest, for passive and active recreation. Delivering a landscape that enhances the site infrastructure, furnishing 'green streets' which connect the three pocket parks of the Tandy's Lane Phase 2 development to the adjoining pocket park and large open space of the Tandy's Lane Phase 1.

Providing a landscape which facilities community activities for all and works to improve the civic quality of the lives of the residents.

From left to right; Fagus sylvatica, Acer platanoides and Carpinus betulus

These specimen trees are suitably placed within the scheme where they are grown in accordance with their shape and form and overall structure. The species are largely deciduous however some feature evergreen trees have been included to offer greater 'depth' to the scheme particularly during the winter months. It would be envisaged that over the course of a 10-year period post planting, the tree stand would vary in height between 10-14m tall and would develop further in accordance with their species and site conditions thereafter.

Smaller trees more suited to limited space/constrained planting zones

Where space is more limited, smaller trees have been proposed which will offer visual appeal, year-round interest and 'companion' relationship with nearby tree and shrub planting. These trees are considered more 'delicate' in nature and offer wonderful flowering; however, they are sufficiently robust to ensure they are suited to site conditions and aspect. Some of the species proposed include, *Hamamelis mollis and Crataegus monogyna*

From left to right; Hamamelis mollis and Crataegus monogyna

The above tree species all noted above are deciduous and offer 'flower' from the period of late winter through to mid summer. These species would grow to some 2.5-4.0m in height over the course of some 10 years; and would not grow much taller thereafter.

Street trees (columnar/ fastigiate in form)

Specific trees have been selected for the formal streetscapes within the schemes. These are all fastigiate or upright in form with a narrow canopy to avoid interference with landscape elements such as lighting, vehicular infrastructure, and the built environment. The species selected are considered 'tried and tested' in terms of streetscape design; however, they have also been selected for their seasonal interest.

Some of the species proposed include Carpinus betulus 'Frans Fontaine', Pyrus calleryana 'Chanticleer' and Fagus sylvatica 'Dawyk's Gold'.

From left to right; Carpinus betulus 'Frans Fontaine' & Dawycks Green & Gold, prunus padus

Fig 5.0: From left to right; Pyrus calleryana 'Chanticleer' and Fagus sylvatica 'Dawyk's Gold'.

All the above species noted are deciduous in nature; and after a period of some 10 years post planting, these would grow to a height of 6-7.5m tall. The 10-year period post planting is considered the most active growth period; and whilst they would grow taller after this period it would be at a slower rate.

Hedging

Hedging throughout the scheme will aim to define spaces which offer capacity for varying functions, create a backdrop to seating zones and edge pedestrian walkways. Every effort has been made to include hedgerows with a native element to improve the sites biodiversity; whilst several hedgerows offer visual appeal by utilising ornamental 'garden' species.

roads. This strip coupled with larger parking islands can accommodate street trees which are located within areas proposed for taking in charge by South Dublin County Council.

Examples of street tree planting to homezone and within a road side grass verge in Adamstown

The landscape plan LP-01-PP indicates the location and regular rhythm of street trees being proposed across the site. The provision of street trees between the public pathways and internal roadways will have a positive impact on the overall development with the creation of tree lined streets.

As part of the overall site wide planting plan a total of 409Nr. trees are proposed. Of these 180Nr. are street trees located in public areas for taking in charge by South Dublin County Council. A further 45Nr. are proposed in the northern pocket park, 40Nr. in the southern central park and 36Nr. in the south eastern pocket park. The remaining 108Nr. trees are planted in areas to be maintained by a management company.

These tree lined streets have both a positive visual impact and an ecological impact as they develop a green infrastructure network linking the pocket parks within the development to the wider open space areas currently under construction in particular the Phase 1 park and its retained trees and hedgerows.

Through consultation with the project team a series of homezone / shared surface streets are proposed as part of the development. These streets are developed to reduce traffic speeds and deliver a safer slower environment which encourages sustainable transport namely walking and cycling. The location of these homezone and shared surface streets is indicated on Landscape Plan LP-01-PP.

3.5 Remaining site areas

Outside of the noted areas the remainder of the site is provided with a high level of landscape treatment in terms of hard surface finishes and planting. Where possible street trees have been introduced in public areas for taking in charge with communal and private areas being provided with grasses, ornamental shrub, hedge, and tree planting which are site specific and have been selected to provide year-round interest and a strong visual amenity.

Example from Tandy's Lane Village Phase 1 of planting and knee rail to front of dwellings

4.0 ECOLOGY, BIODIVERSITY AND EDUCATION.

The central design principle for the public realm has been the design of positive open space and the development of amenity both passive and active for all residents and the wider community. Coupled with this is the development of landscapes which promote ecology and biodiversity through a series of measures including:

- Appropriate plant selections, including a focus on native and flowering species
- The inclusion of bat and bird boxes
- The development of tree and understorey planting with a native 'element' to develop habitats for wildlife
- The translocation of hedge plants from the removed phase 2 hedgerow to the retained phase 1 hedgerow
- Outward connections to promote and enhance wildlife corridors

Active amenity through the provision of a central grass area to the pocket parks

3.1 Northern Pocket Park

Located in the northern section of the site lands the largest of the three pocket parks has an area of 1,305 Sq/mtr. The park is bound by tree lined roads to the east and west, by a line of residential dwellings to the south and a shared surface roadway to the north.

The park has been laid out to provide a series of active and passive recreation areas, at its core is a central lawn with an area of 400 Sq/mtr. (15x26.5mtr). This lawn area can cater for small scale informal ball games. To the east of the lawn is an informal play space with an area of 125 Sq/mtr. containing elements of informal play which include balancing ropes, tree trunks, a slide, and boulders. The play elements have been arranged in a mounded area surrounded by tree planting, see the Landscape Planting Plan PP-01-PP for details of the proposed species.

To the east of the informal play area is a triangular space formed by the north / south pathways which traverse this section of the park. The social spaces with an area of 40 Sq/mtr. will contain seating, tree / shrub planting and an outdoor ping pong table. 6 Nr. bike stands are in two groups of 3 to the south and north west of the informal play area and items of outdoor gym equipment including push up bars and a rower are located immediately to the west and north west of the large lawn area. See drawing PG-01-PP for details of the amenity elements being delivered as part of the northern pocket park.

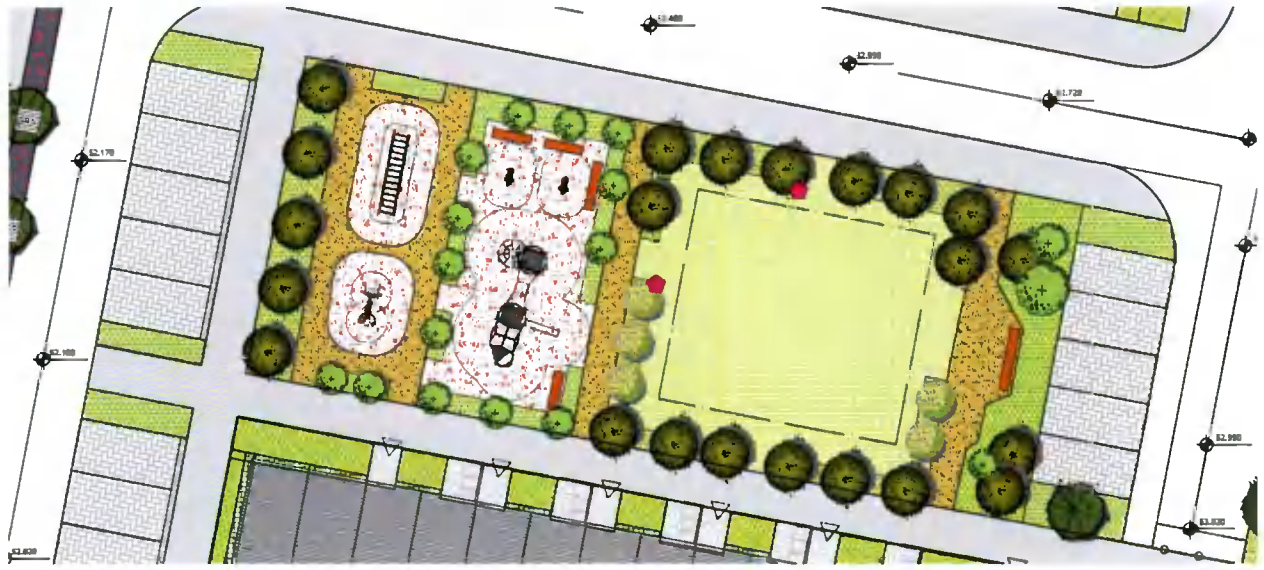
Northern Pocket Park See Landscape Plan LP-01-PP and PG-01-PP for details.

The arrangement and layout of the park is such that passive and active supervision will be provided to all amenity areas. The surface finish is a mix of resin bound gravel and concrete surfacing. While the park is open and accessible to all a low 450mm high knee rail is proposed to the western, northern, and eastern edge to increase safety for younger users.

3.2 Southern Central Pocket Park

Located in the southern sector of the site this is the second largest of the three pocket parks with an area of 621 Sq/mtr. See drawings LP-01-PP and LP-03-PP detailing the location and layout of the park.

The park is bound to the west and east by carparking, to the south by a line of residential dwellings and to the north by a shared surface roadway. The park layout as per the northern pocket park has been arranged to deliver active and passive amenity to all age groups and abilities. The park is split in a 50-50, east – west arrangement.



Southern central pocket park

Overall Landscape Plan LP-01-PP

An example of a tree trunk used to provide natural play in Tandy's Lane Park

The use of boulders to provide informal natural play.

The elements of play within the natural play areas will be installed on an absorbing surface (Tiger mulch) providing a safe ground finish for younger children and toddlers. These areas will include seating which will provide parents / guardians with a social space.

- To create an attractive, high-quality landscape for the residents and their lifestyles. Well-designed landscapes, especially in neighbourhoods contribute to an overall sense of well-being by providing places for people to meet up for a walk, for collaboration or just to chat. People places are successful places.
- To ensure that the plant material proposed are suitable in terms of scale, species selection, on-going maintenance, and overall longevity.
- To adopt a repetition and rhythm of plant species to ensure a cohesive style and an overall consistency.
- To adopt ecological compensatory measures for the scheme, which will provide a positive aspect to the landscape and offer significant ecological mitigation measures.
- To sensitively integrate the required surface water attenuation measures into the landscape design for the public open space, in doing so developing a SUDS strategy which caters for surface water attenuation without impacting on the amenity as part of the open space within the development.

Aesthetics

The landscape and in particular the planting has been designed to ensure year-round interest. All selected planting must.

- Be suitable for the Irish climate
- Be non-invasive
- Collectively provide visual interest all year round
- Enhance biodiversity and habitat creation
- Be disease resistant
- Be cognisant of the local environment

The use and mix of trees, shrubs and herbaceous plants have been considered in detail to be robust enough to establish, while still offering seasonal interest, movement, and a focussed expression. Many of the herbaceous perennials have been under planted with bulb species to offer 'flurries' of colour from early to late spring. Leaf colour, bark colour and berries have all been considered for the scheme which allows for good contrast and again, seasonal variation as referenced in a series of images below.

Seasonal colour and variety.

By approaching the overall landscape design of the scheme at both macro and micro levels, the scheme delivered on completion will provide a high level of aesthetic appeal, for all residents and surrounding community.

Performance

The landscape design post construction will provide year-round visual interest, accessibility and use ability providing the residents with the opportunity to develop a heightened experience of nature within the development. The completed landscape will be functional, comfortable, and distinct to the development.

Inclusive Design

The site wide landscape has been designed to cater for the needs and age profiles of all residents. The open-minded nature of the design will not limit use of the open spaces because of age, gender, or ability. The use of a low-level knee rail to the surround of the three pocket parks will define their boundaries and help contain access providing a safer park for younger children. See Landscape Boundary Plan BP-01-PP and Boundary Detail drawing BD-03-PP for the location and detail of the knee rail to the surround of the pocket parks.

Durability

A long-term focus on improving health benefits has been considered from the outset; including the provision of formal and informal play. Linking pedestrian connections both within and to the outward surrounding environs has been considered.

Landscape Design Development Report.

1.0 LANDSCAPE DESIGN

Doyle + O'Troithigh Landscape Architecture Ltd, are the appointed project Landscape Architects and part of the wider project team for the Adamstown Tandy's Lane Village Phase 2 residential development and have been commissioned to prepare the landscape design proposals in association with the project Architects MOLA, to develop a streetscape and three neighbourhood parks which are coordinated and implementable.

Doyle + O'Troithigh are a landscape architectural firm established in 2013 with a collective experience over 40 years in all aspects of Landscape Architecture from design development to implementation. A central core principle of our design is the development of positive open spaces.

The design of positive open space

Public spaces between buildings influence both the built form and the civic quality of the development. A balanced approach to the design of the public space centred on the relationship between the buildings and their surrounding open space will allow for the design, development and management of a public realm which can be used for a variety of amenities throughout the year, in doing so, adding to the quality of life of the future end users. The design of public open space must be 'open minded', in that it does not try to define specific activities but can accommodate a range of them. Whether large or small, good open space is human in scale.

Landscape design considerations include:

- Manipulating the external environment to enhance the outdoor experience for all residents.
- Working with the site settings, considering the influence of the elements, and positioning amenity areas whilst considering aspect and micro-climate, allowing us to add value to the landscape.
- Providing external areas which can be used year-round, adding value to the development and more importantly, acting in a positive way toward the creation of a community spirit and sense of ownership.
- Enhancing the biodiversity and ecological value of the site

LANDSCAPE DESIGN APPROACH

The development of positive open space will enhance a sense of ownership for the residents and users of the external areas and help with the development of a community spirit which will greatly enhance the maintenance of the developed lands.

Throughout the design process we have worked with all members of the project team to ensure that a holistic approach to the landscape design has been developed. One in which coordination with surface water attenuation (SUDS), site lighting, road, parking, and pathway infrastructure has been considered and altered as necessary to improve the amenity and welfare of the residents and wider community. The landscape design proposals as detailed in this report were presented and reviewed in draft form with South Dublin Council during preplanning and as part of an informal consultation with South Dublin County Council Parks Department on Friday the 25th of March.

Key landscape design items considered during the design process are.

- Manipulating the external environment to enhance the outdoor experience for all residents,
- The delivery of street trees which are planted in public areas proposed for taking in charge by South Dublin County Council. In total 409Nr. trees are proposed of which 180Nr. are street trees provided in areas of public open space proposed for taking in charge by South Dublin County Council. See Landscape Planting Plan PP-01-PP for details of the proposed street trees,
- The creation of 'green streets' which form part of a wider green infrastructure network,
- Working with the site settings, considering the influence of the elements, and positioning amenity areas while taking account of aspect and micro-climate to allow us add value to the landscape,
- Providing external areas which can be used year-round, adding value to the development and more importantly, acting in a positive way toward the creation of a community spirit and sense of ownership, as part of the Tandy's Lane Phase 2 development the area of open space being proposed is 0.239Ha, as part of the Phase 1 development an area of 1.24Ha of open space is being provided giving a total area of open space across the Tandy's Lane Phase 1 and 2 development of 1.479Ha. The quantity required under the Adamstown SDZ is 0.78Ha. As part of the Tandy's Lane Phase 1 and 2 there is an over provision of open space of 0.699 Ha,
- Wildlife and ecology, we have worked with the project Ecologist Matt Hague of Brady Shipman Martin in our preparation of the pocket park layouts, the inclusion of bat boxes and the development of the planting plans. See Brady Shipman Martin Ecology Report for greater detail,
- Open space networks, connectivity, and legibility (Making connections),
- The development of landmarks, focal points, and vistas,
- Management post construction.

The designed landscape must be comfortable, passively supervised, accessible, welcoming, sheltered, and safe. The passive and active recreation open space developed within the three pocket parks areas must provide a high level of visual amenity while allowing for a seamless connection to the external public realm and wider local amenity areas.