

Park Hood

LANDSCAPE DESIGN AND ACCESS STATEMENT

DEVELOPMENT AT BROOMHILL, TALLAGHT, DUBLIN

MAY 2022 / PROJECT NO. 7116



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DOCUMENT DETAILS

Project Number: 7116

Project Name: Development at Broomhill, Tallaght,
Dublin

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Prepared	Reviewed	Issue date	Revision
MP	AA	27/08/2021	X
MP	AA	15/10/2021	A
MP	AA	15/04/2022	B
MP	AA	09/05/2022	C



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1.0 Introduction

Park Hood have prepared the following report as part of the landscape submission for the proposed Strategic Housing Development scheme on lands at Broomhill Road, Tallaght, Dublin. This Report is to be read in conjunction with the following drawings:

BHR-PHL-XX-XX-DR-L-2000-LandscapeProposal
BHR-PHL-XX-XX-DR-L-2001-LandscapeProposal-RoofPlan
BHR-PHL-XX-XX-DR-L-2801-Sections

Development Description

Garyaron Homes intends to apply to An Bord Pleanála for a 5 year planning permission for a Strategic Housing Development scheme on lands at Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24, D24E124 on a site of approximately 1.4 ha.

The proposed development will consist of: (a) the demolition (total area approx. 4,319.9 sqm) of the existing buildings on site and the existing front boundary treatment; and (b) the construction of a new residential and mixed use scheme of 242 no. apartment units in 5 no. blocks (Blocks A to E) ranging from 4 to 7 storeys in height as follows:

- Block A (5 storeys) comprising 40 no. apartments (4 no. 1 bed, 31 no. 2 bed and 5 no. 3 bed units)
- Block B and C (7 storeys) comprising 102 no. apartments (45 no. 1 bed and 57 no. 2 bed units)
- Block D (5 - 7 storeys) comprising 36 no. apartments (16 no. 1 bed and 20 no. 2 bed units)
- Block E (4 - 5 storeys) comprising 64 no. apartments (31 no. 1 bed and 33 no. 2 bed units)

Block D will accommodate a Childcare Facility/ creche of approx. 465sqm at ground floor level. The proposal will also provide for a café of approx. 50.9 sqm at the ground floor of Block C. Residential amenity areas will be provided in the form of a

reception of approx. 125.1sqm, resident lounge of approx. 45sqm, a letting office of approx. 11.8sqm, a rentable room/studio space of 39sqm, a public gym of approx. 128.5sqm and a public co-working space of approx. 128.4sqm, all at the ground floor level of Blocks B & C.

Each residential unit will be afforded with private open space in the form of a balcony or terrace. Communal open space of 1,797.4sqm is proposed in the form of 2no. roof top terraces at Blocks D and E, courtyard space at ground level, outdoor seating and planting and pedestrian and cyclist links. Public open space of 1,400sqm is also proposed in the form of outdoor seating, paved areas, a lawn area, play areas and an outdoor seating area to the front of the proposed café at Block C.

A total of 136no. car parking spaces are provided at ground floor level, including 7 no. Accessible spaces at surface level; and 426 no. bicycle spaces (Visitor and Resident in bike stands and secure stacked bike spaces) are proposed.

The development shall be served via a new vehicular access point from Broomhill Road. Upgrade works are proposed to the vehicular access point to facilitate the proposed development and to provide for improved access and egress for the overall development. New pedestrian and cyclist access points will be provided on to Broomhill Road from the site.

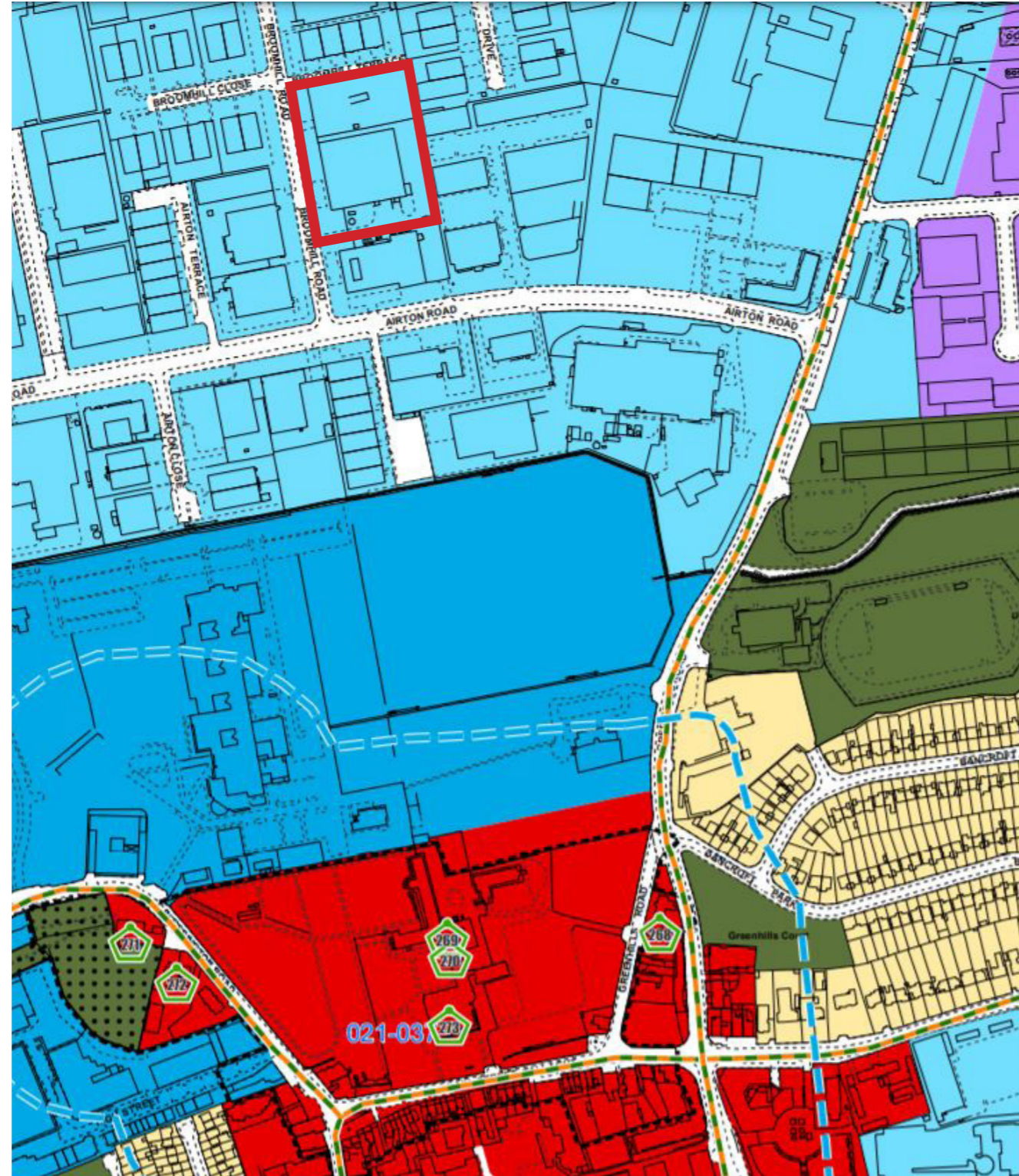
The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.

















2.0 Site Context

The proposed site is located in South Dublin County Council, and noted as an area of 'REGEN.' in the SDCC Development Plan 2016-2022. REGEN areas have been set out to facilitate enterprise and/or residential-led regeneration.

The site is at the corner of Broomhill Road and Broomhill terrace, North of Airton Road.



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

3.0 Landscape Design Statement

The landscape design aims to create a sense of connectivity between spaces and promotes a sense of place and well-being within the mixed use residential development at Broomhill Road.

This will be achieved through the use of high quality materials and the establishment of a carefully considered planting scheme.

A coherent pedestrian footpath network ensures residents and guests can navigate around the site easily. This aims to encourage residents to interact and use the public open space created within the landscape design.

The proposal also includes public open space and inviting entrance off of Broomhill Road that will encourage a vibrant and engaging public realm. The main public open space incorporates play spaces to ensure the landscape is interactive for children all ages. Open space within the development is provided within the site entrance, roof terraces and central courtyard. The open space includes areas of hard landscape, tree planting, lawns, ornamental planting including seating / passive amenity areas, and active community areas.

Tree and hedge planting helps create areas of seclusion and privacy for the residents. The planting scheme uses a mix of native and ornamental tree and shrub species to create a seasonal landscape that is functional, whilst also being sympathetic to the surrounding environment.

Overall the design will create high quality public open space including areas roof terraces, pocket parks, play facilities, areas for passive and active recreation and social/community interaction. This strategy aims to form a residential and public realm space which fulfils the criteria of South Dublin County Council Local Area Plan of Council 2016-2022.



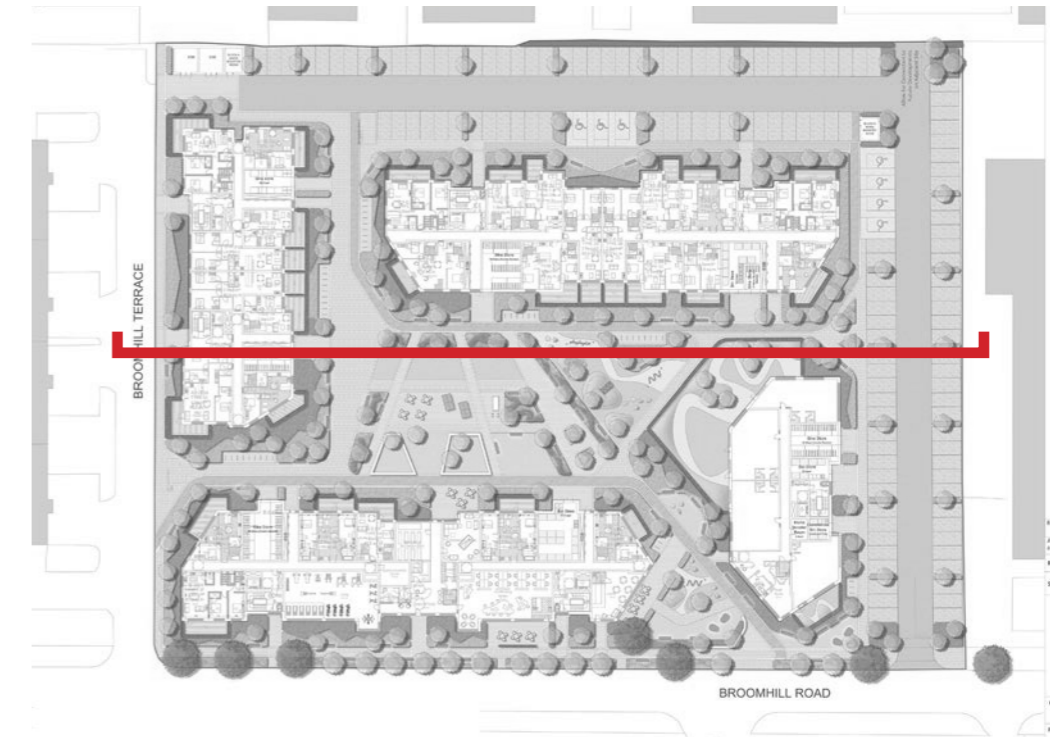
3.1 Ground Floor Plan



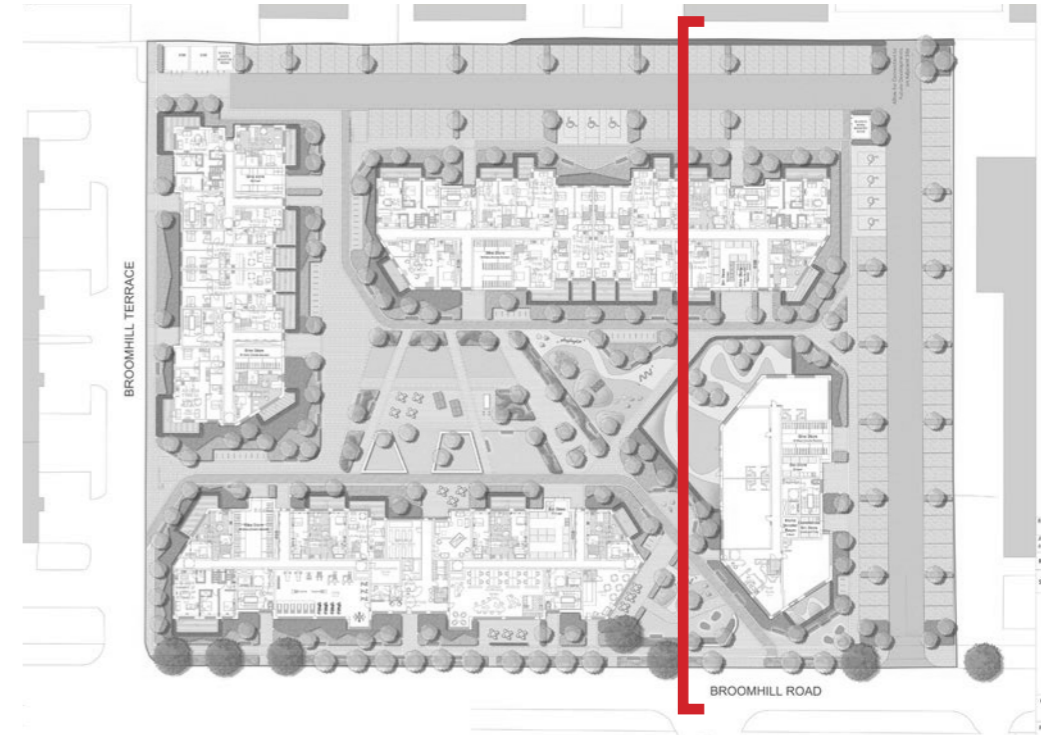
3.2 Roof Plan



3.3 Section AA



3.4 Section BB



4.0 Site Boundary Treatments

The landscape design proposes various boundary treatments to address the surrounding characteristics of the environment. Park Hood proposes to replace any tree loss as a result of the development. Proposed tree planting will enhance the avenue effect along Broomhill Road.

Treatment Type 01

Tree and Shrub Planting

Treatment Type 02

2.0m High - Security Fence

Treatment Type 03





1.8 m High - Ivy Screen

Treatment Type 04

1.6-1.8m High - Hedge

A detailed layout is provided in drawing:

BHR-PHL-XX-XX-DR-L-2000-LandscapeProposal

- Legend:
-  Tree and Shrub Planting
 -  2.0m High - Security Fence
 -  1.8 m High - Ivy Screen
 -  1.6-1.8m High - Hedge



4.1 Site Boundary Treatments

Existing Site Boundary Treatment



Broomhill Road



Broomhill Terrace



Existing Entrance to Site



East Site Boundary

Proposed Site Boundary Treatment



Tree and Shrub Planting



Boundary Security Fence



Ivy Screen



Boundary Hedge

Tree and Shrub Planting

Fence

Ivy Screen

Boundary Hedge

5.0 Public/Private Access

Vehicle Access

The main vehicular entrance location for the proposed development is located off of Broomhill Road. This entrance provides access to the parking for the development.

Pedestrian Access

The main pedestrian access points to the development are located along Broomhill Road and Broomhill Terrace.

Cycle Stands

Throughout the development are 108 No. cycle stands located at strategic nodes or meeting points.

Public Access

There is public access throughout the development, with the ability to access outdoor seating areas and the central courtyard.

Communal Access

Roof terraces on Block E and D will be dedicated communal areas for residents.

Private Access

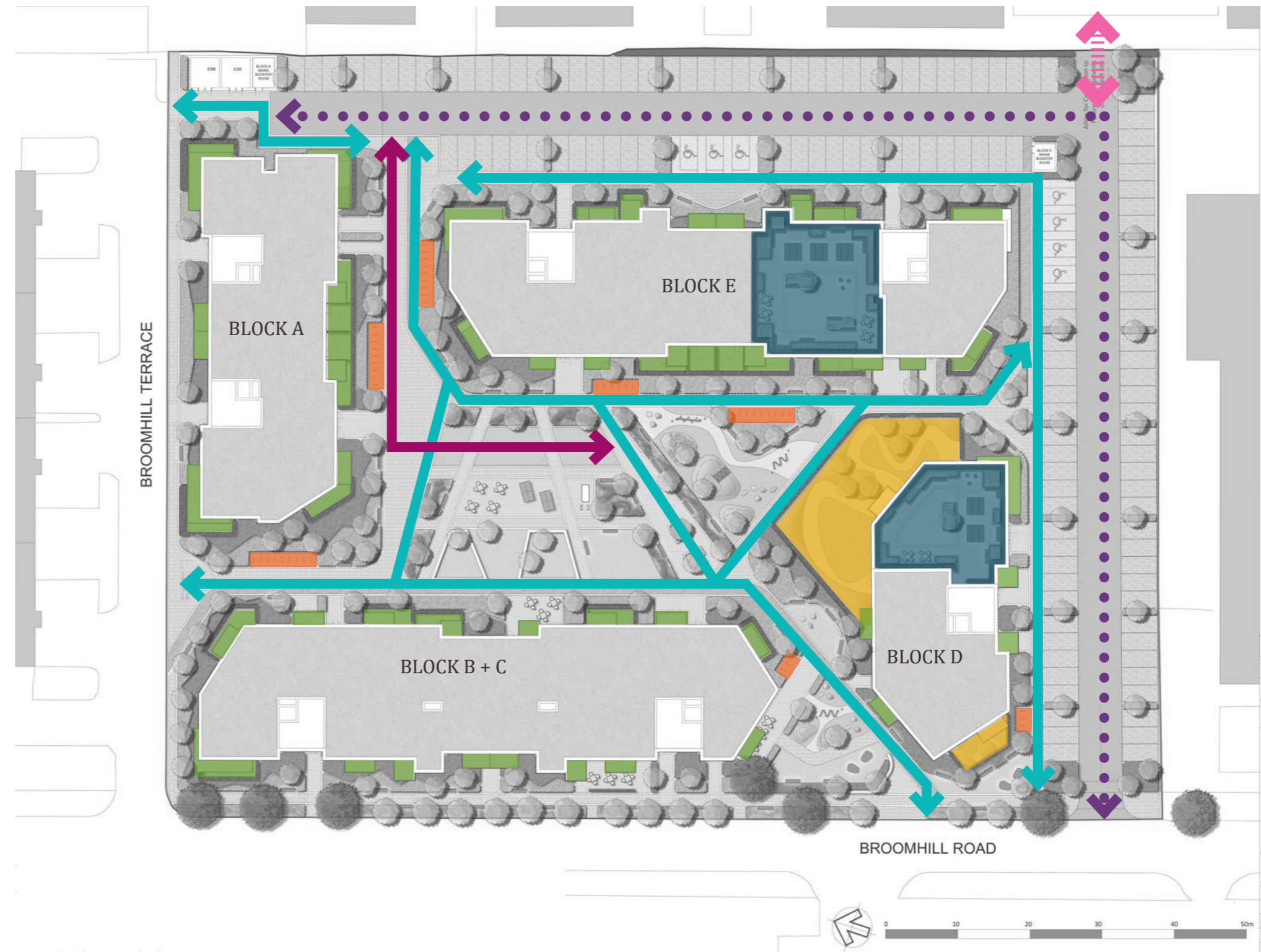
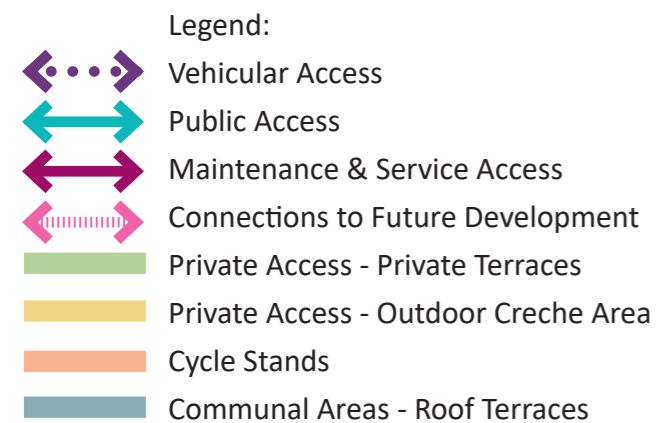
Private access within the development occurs for the private terraces and the outdoor crèche area.

Maintenance and Service Access

Access has been provided into the central courtyard for the maintenance and service of the pumping station.

Connections to Future Development

Creating allowance for connections to future development on adjacent sites.



6.0 Roof Terraces

Roof terraces located on Block E and D, provides additional outdoor amenity space for residents within the development.

The roof top gardens are designed with a mixture of hard landscaping, faux lawn, seating, feature multi-stem trees, and low ornamental shrub planting.

The roof terraces are proposed to be a 'flexible open space' with moveable furniture and open areas. This allows the space to be utilised in a variety of ways.



7.0 Communal Open Space

The plan indicates the breakdown of communal open space within the development.

Communal Open Space

These areas will provide opportunities for seating and soft areas of landscaping. The total open space is approximately 12.3% of the development site.

The communal open space includes green infrastructure (including bio-retention areas), roof terraces, pocket parks, urban furniture, shared spaces and designated play spaces. The site layout will ensure properties face areas of open space (and streets) to provide passive supervision / ownership ensuring no hidden corners

Legend:
Communal Open Space : 1,797.4 m²



8.0 Public Open Space

The plan indicates the breakdown of public open space within the development.

Public Open Space

Public open space starts at the entrance to the site off of Broomhill Road and extends into the central courtyard of the site. These areas will provide opportunities for seating, play and soft areas of landscaping. The total public open space is approximately 10% of the development site.



9.0 Play Requirements

Encouraging Children's Play

In line with the SDCC development plan, the landscape plan incorporates natural features to promote children's play. Provisions for children's play are proposed within the central courtyard, public open space through a Local Equipped Area for Play (LEAP) and natural play elements.

The landscape design proposes three main areas of 'play'.

The first natural play area is located to the entrance of the development along Broomhill road. This area provides opportunities for play within the public open space.

The second play area is located in the central courtyard space of the development.

The third play area is adjacent to the Crèche on the corner of Block D. This outdoor play area will be a private, designated for those utilising the Crèche services.

This area will be imaginatively landscaped to encourage play, although no play equipment has to be provided. Natural play options and subtle mounding will provide engaging play areas for toddlers as well as older children. The space is designed to provide stimulating and challenging play experiences. A variety of elements will be included to provide opportunity for both physical activity and relative calm/ reflection.



Nature Play



Teenage Play



Various Experiences



Accessible Play



Early Play



Natural Play Options

9.1 Play Elements



Legend:

- Play Area - Public Access
- Crèche Outdoor Area - Private Access



10.0 Hard Landscaping

The selection of hard landscaping materials has been chosen after much consideration of their suitability for long term use and suitability for water management. All of the specified materials are robust in nature in order to maximize the longevity of the development and minimize maintenance issues but also permeable where possible.

A consistent selection of materials is specified throughout the design, with variations being provided in the form of shape unit size, mix and colour. It is suggested to use local materials to minimise the environmental impact and carbon footprint.

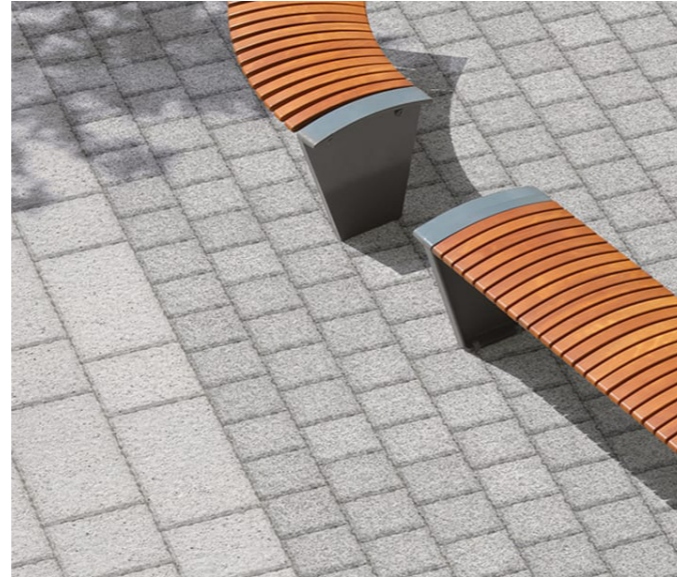


- Legend:
- Permeable Paving - Pedestrian Access
 - Permeable Paving - Parking Bays
 - Asphalt - Vehicular Access
 - Permeable Rubber Mulch

10.1 Hard Landscaping - Materials



Pedestrian Access
Precast Concrete Permeable Paving



Central Courtyard
Precast Concrete Permeable Paving



Edging and Banding
Precast Concrete Block Paving



Safety Surfacing
Permeable Resin Bonded Rubber Safety Surface



Parking Bays
Precast Concrete Permeable Paving

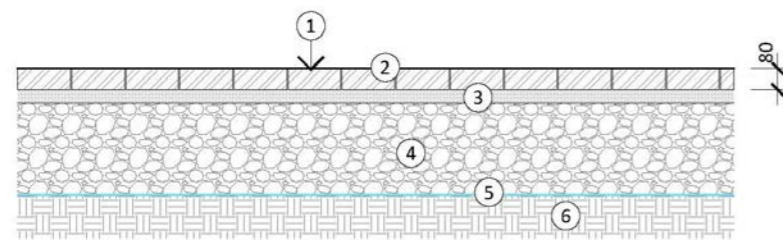


Vehicular Access
Asphalt



Maintenance Access Routes
Permeable Precast Concrete Grass Paving System

10.2 Hard Landscaping - Typical Details



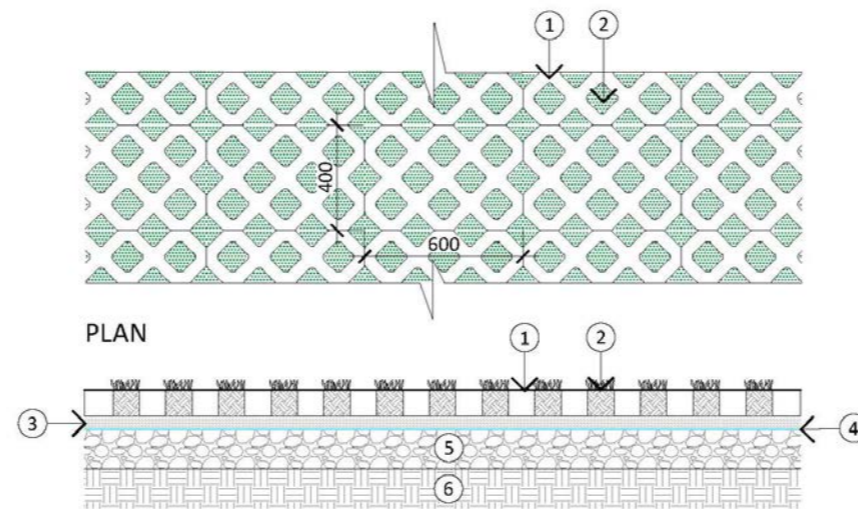
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Precast concrete block paving .
2. 6mm grit brushed into the joints until they are completely filled.
3. 50mm thickness of 6mm grit
4. 350mm thickness coarse graded aggregate
5. Geotextile
6. Well compacted sub-grade

Permeable Precast Concrete Block Paving



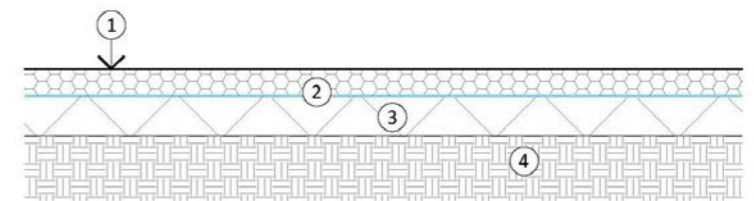
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Precast concrete grass paving system. Size 600 x 400 x 100mm depth.
2. Lawn and topsoil.
3. 50mm sharp sand laying course.
4. Geotextile
5. 150mm thickness coarse graded aggregate
6. Well compacted sub-grade

Permeable Precast Concrete Grass Paving System



SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Bonded rubber mulch safety surface, resin bound, placed around play equipment, depth dependant on play equipment, to be determined by specialist contractor. To comply with BS EN 1177 and BS 7188.
2. Permeable Geotextile with 250mm overlap.
3. Crusher run sub-base.
4. Well compacted sub-grade

Permeable Bonded Rubber Safety Surface

11.0 Soft Landscaping

The landscape plan proposes a mix of tree species to create a natural and welcoming environment for people. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site, but also to consider climate mitigation by choosing hardy, locally sourced plants.

Specific planting mixes are also considered for rain gardens, lighting conditions (sun and shade-loving species) and emphasis on pollinators (with reference to the All Ireland Pollinator Plan 2021-2025) to enhance the biodiversity at the site.

Trees are used to provide a natural buffer between spaces and punctuate pedestrian routes to reinforce the paths. They also create shelter and focal points within the landscape.

The use of semi-mature tree planting ensures the site will provide an instant positive contribution to the surrounding environment

Native planting will be used to reinforced the existing characteristics of the environment.



11.1 Planting Schedule


SOFTSCAPE:


PROPOSED PLANTING





Standard Trees					
Tree Tags	Species	Girth	Height	Spec	
A	Aesculus hippocastanum	18-20cm	6.0-6.5m	4xtr. (R/B)	
Tc	Tilia cordata 'Greenspire'	18-20cm	6.0-6.5m	4xtr. (R/B)	
T	Tilia x euchlora	16-18cm	6.0-6.5m	3xtr. (R/B)	
Pc	Pyrus calleryana 'Chanticleer'	16-18cm	6.0-6.5m	3xtr. (R/B)	
P	Prunus 'Tai-haku'	14-16cm	4.5-5.5m	3xtr. (R/B)	
C	Crataegus monogyna 'Stricta'	14-16cm	5-5.5m	3xtr. (R/B)	
S	Sorbus sargentiana	14-16cm	5-5.5m	3xtr. (R/B)	

Multistem Trees					
Tree Tags	Species		Height	Spec	
B	Betula utilis var. jacquemontii	MST	3.5-4m	3xtr. (R/B)	
Al	Amelanchier lamarckii	MST	3.5-4m	3xtr. (R/B)	


Hedge Planting					
High Hedge					
	Species	Stock	Height	Spec	Density
	Crataegus monogyna	RB/C	1.8cm	Double staggered row	4/linm

Low Hedge					
	Species	Stock	Height	Spec	Density
	Ligustrum vulgare	RB	0.8m		5/lin m
	Carpinus betulus	RB	0.8m		5/lin m


Ivy on Frame					
	Species	Stock	Height	Spec	Density
	Hedera helix	frames	1.8m		

High Ornamental Shrub Planting					
	Species	Stock	Height	Spec	Density
	Pyracantha 'Orange Glow'	C5	60-80cm	Branched	2/m2
	Cornus alba 'Sibirica'	C5	60-80cm	Branched	2/m2
	Elaeagnus x ebbingei	C5	60-80cm	Branched	2/m2
	Photinia x fraseri 'Red Robin'	C5	60-80cm	Branched	2/m2
	Sarcococca hookeriana	C5	60-80cm	Branched	2/m2

Shrub Planting					
Medium/Low Ornamental Shrub Planting					
	Species	Stock	Height	Spec	Density
	Euonymus fortunei 'Emerald'n Gold'	C5	15-25cm	bushy	5/m2
	Lavandula angustifolia 'Hidcote'	C5	30-40cm	bushy	5/m2
	Potentilla fruticosa 'Goldfinger'	C5	30-40cm	bushy	4/m2
	Skimmia japonica	C5	30-40cm	bushy	4/m2
	Spiraea japonica 'Goldmound'	C5	30-40cm	bushy	4/m2
	Hebe 'Green Globe'	C5	30-40cm	bushy	4/m2
	Skimmia x confusa 'Kew Green'	C5	30-40cm	bushy	4/m2

Understorey Planting					
	Species	Stock	Height	Spec	Density
	Pachysandra terminalis 'Green Carpet'	P9		bushy	12/m2
	Vinca Minor	P9		bushy	8/m2
	Narcissus 'Minnow'	Bulb			6/m2
	Narcissus 'Juanita'	Bulb			6/m2

Bio-Retention Area Planting					
	Species	Stock	Height	Spec	Density
	Iris pseudoacorus	C2	30-40cm		4/m2
	Geranium 'Gerwat'	C2	30-40cm		4/m2
	Miscanthus sinensis 'Kleine Fontäne'	C2	30-40cm		4/m2
	Miscanthus sinensis 'Yakushima Dwarf'	C2	30-40cm		4/m2
	Lythrum salicaria	C2	30-40cm		4/m2
	Hemerocallis 'Luxury Lace'	C2	30-40cm		4/m2
	Hemerocallis 'Burning Daylight'	C2	30-40cm		4/m2
	Primula japonica 'Miller's Crimson'	C2	30-40cm		4/m2
	Rosa rugosa 'Roseaie de l'Hay'	C2	30-40cm		4/m2

Lawn	
	Lawn areas seed with Coburns "Low Maintenance" mix: 60% (Perennial Ryegrass) + 35% (Slender Creeping Red Fescue) + 5% (Browntop Bent) + Sowing rate: 35g/m2 (350kgs/ha) Cutting height: Between 20-50mm

Green Roof	
	

11.2 Tree Planting



Sorbus sargentiana



Crataegus monogyna



Aesculus hippocastanum



Pyrus calleryana 'Chanticleer'



Tilia x europea



Tilia cordata 'Greenspire'



Prunus serrulata 'Tai Haku'



Betula utilis var. jacquemontii



Amelanchier lamarckii

11.3 Planting Palette

High Ornamental Mix



Pyracantha 'Orange Glow'



Cornus alba 'Sibirica'



Eleagnus ebbingei



Photinia x fraseri 'Red Robin'



Sarcococca hookeriana

Medium - Low Mix



Skimmia japonica



Euonymus fortunei



Potentilla fruticosa 'Goldfinger'



Spiraea japonica 'Goldmound'



Hebe 'Green Globe'



Skimmia 'Kew Green'

Understory Planting



Pachysandra terminalis



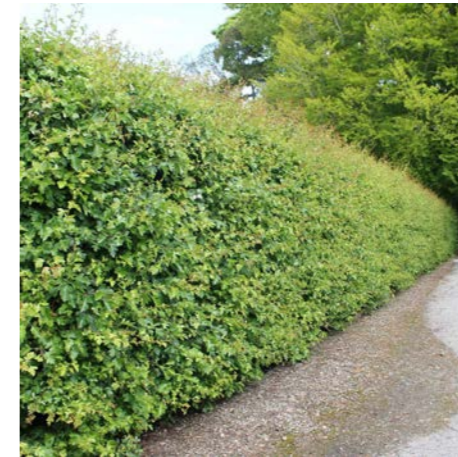
Vinca minor



Narcissus Minnow



Narcissus Juanita



Crataegus monogyna

11.4 Bio Retention Area - Planting



Iris Pseudacorus



Geranium 'Gerwat'



Miscanthus sinensis 'Kleine
Fontäne'



Miscanthus yukushima dwarf



Lythrum salicaria



Hemerocallis 'Luxury Lace'



Hemerocallis 'Burning Daylight'



Primula Japonica 'Miller's Crimson'



Rosa Rugosa

12.0 Furniture Strategy

The selection of furniture provides a mix of loose and fixed units with inclusive design for a range of users.

Furniture is to be located at key spaces along connections for resident and visitor use.

108 No. bicycle stands are provided within the landscape design, located at strategic node/meeting points.

- Legend:
- Fixed seating
 - Movable seating
 - Cycle stands





Seating - Seat



Seating - Bench



Group Seating - Picnic Tables



Cycle Stand

13.0 Biodiversity

In order to promote and enhance the biodiversity in the development, various strategies will be considered such as:

Green Roofs

Offer an effective and practical use of space, intercept rainfall at source and support an important biodiverse habitat. Green roofs can have both a direct and indirect effect on reducing air pollution as plants help to convert and particulates from the adjacent air.

Hedges

Provide flowers and fruits for wildlife, nesting opportunities for birds and cover for hedgehogs.

Pollinators

A variety of wild flowers and shrubs are proposed in the planting that providing shelter as well as nectar and pollen to feed butterflies and bees. The plant selection is based on recommendations within the All Ireland Pollinator Plan (2015-2020).



Legend:

- Green Roof
- Hedge Row
- Bird Box
- Insect Hotel

Green Roof



Bird homes



Insect homes



14.0 Sustainable Urban Drainage Systems

The landscape proposal aims to promote Sustainable Urban Drainage strategies in order to alleviate the demand on with surface water drainage networks. Considerations such as the following can contribute to managing surface water.

Permeable paving

Permeable paving can assist the infiltration of water into the ground rather than surface run off to be discharged into the main drainage network.

Bio-Retention Areas

Bio-Retention Areas are aimed at managing and treating runoff from frequent rainfall events.

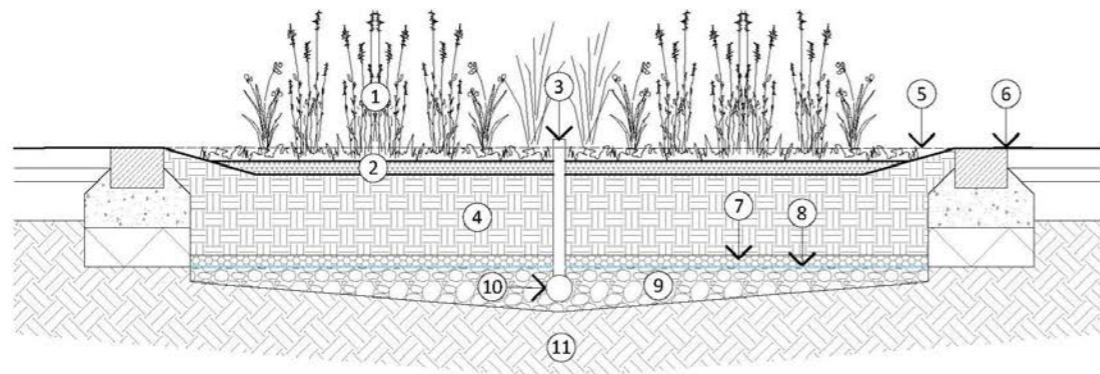
Tree Pits

Tree pits can collect and store run off. There is the option to have an additional attenuation area below the tree pit for additional storage and droughts.

- Legend:
- Permeable Surface/Paving areas
 - Bio-Retention Areas
 - Tree Pits



14.1 Sustainable Urban Drainage Systems - Typical Details



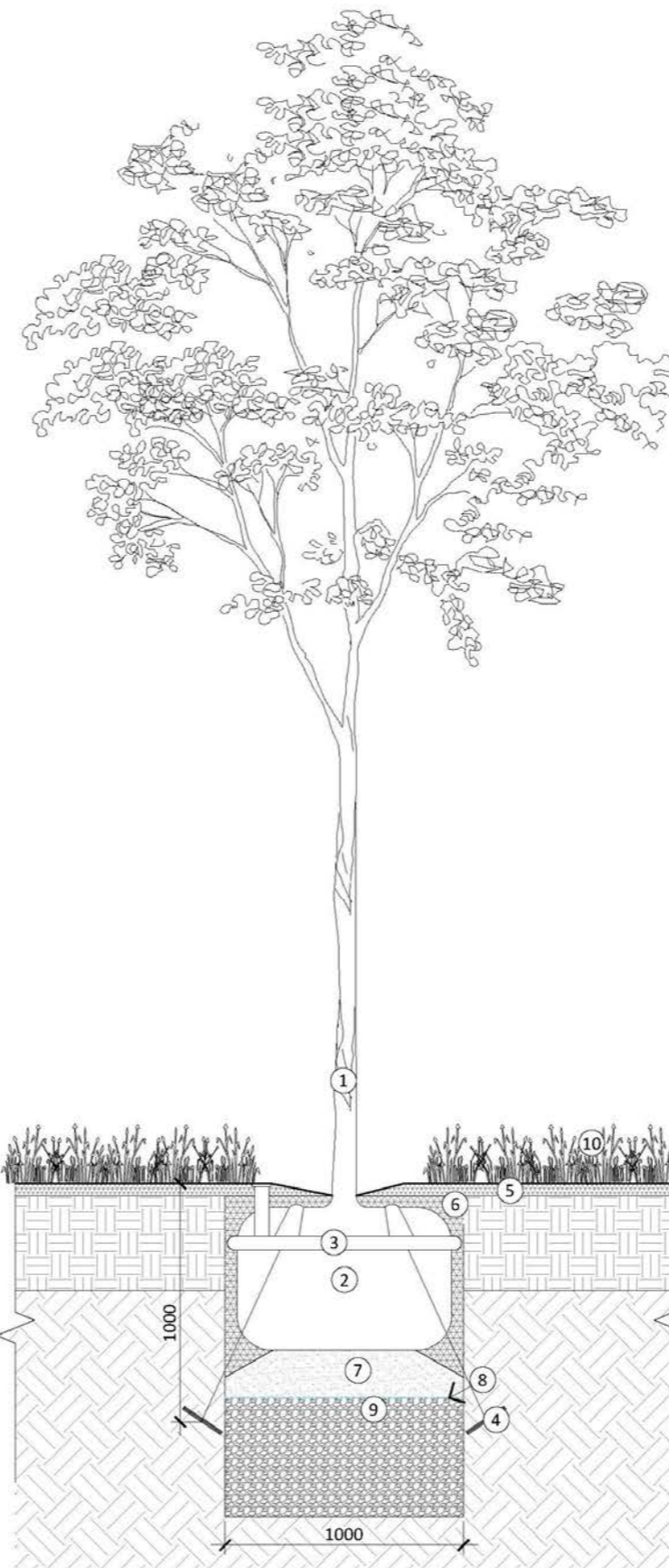
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Planting.
2. Organic mini chip mulch.
3. Inspection point and overflow.
4. Bio retentive soil.
5. Max water depth 100mm.
6. Adjacent paving and edging.
7. Peastone separator.
8. Geotextile filter fabric.
9. Coarse graded aggregate
10. Perforated underdrain.
11. Existing sub-grade

Bio-Retention Area - Typical Detail



SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Tree planted at nursery level.
2. Tree rootball.
3. Integrated irrigation pipe around rootball.
4. Dead man anchor rootball cradle.
5. 50mm of organic mini chip mulch. Sample to be approved prior to spreading. Grade garden mulch down to plant stem base from 200mm distance. Note: Mulch must not be placed against base of stem or plant failure could occur.
6. 600mm of good quality imported topsoil
7. Approved subsoil below rootball.
8. Terram geo-textile sheet.
9. 500mm free draining aggregate
10. Adjacent planting.

Tree Pit - Typical Detail

Bio-Retention Areas



15.0 Response to An Bord Pleanála Opinion

An Bord Pleanála Case Reference: ABP-311725-21

Addressing Relevant Landscape Issues:

ABP Comment

3. Drawings identifying the extent of clearly defined public open space and communal residential open space to be provided within the development.

Park Hood Response

The central space of the development has been designed for both communal and public use. Additional public open space has been allocated to the entrance of the site, off of Broomhill Road. This public open space will lead into the central courtyard.

There has also been additional communal open space provided in the form of roof terraces on Block E and D. Refer to Section 6.0 Roof Terraces for further information.

Refer to Section 7.0 Communal Open Space and 8.0 Public Open Space for drawings highlighting the extent of the open space and public open space provided in the development.

ABP Comment

4. A management plan which addresses the varied requirements of the proposed uses within the development, and the operation, management and maintenance of public open space on the site.

Park Hood Response:

The landscape management and maintenance plan has been updated to address the management and maintenance of the public and communal open space areas within the development.

Refer to Section 2.0 Management Plan Objectives of the Landscape Management and Maintenance Plan for further information.

ABP Comment

7. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.

Park Hood Response:

The proposed external landscape paving, surfaces and boundary treatments have been outlined and detailed in the above report.

Refer to Section 4.0 Site Boundary Treatments and Section 10.0 Hardscaping for further information and detail.

16.0 Response to South Dublin County Councils Comments

An Bord Pleanála Ref: SHD2ABP-311725-21

South Dublin County Council Pre-Planning Ref: SHDSPP006/21

Addressing Relevant Landscape Issues:

Amenity Space

The design of the development is broadly acceptable. In terms of layout, it is unclear if the central space is communal or public amenity space. Communal amenity space should be provided, as distinct from public amenity space, in line with the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (2020).

The central space does not obviously read as private in the plans, given its location 'to the rear' of the proposed blocks. If a public open space is proposed, then ground-floor own-door apartments should front onto that space, and routes through the site should be named and signposted.

If the central space is communal in its totality, then the Planning Authority will charge a development contribution in lieu, as per the Tallaght Town Centre Local Area Plan 2020 - 2026. Under section 2.7.2 of the Plan, any sites providing less than 10% of public open space shall be charged contributions in lieu.

Park Hood Response:

The central space of the development has been designed for both communal and public use. Additional public amenity space has been allocated to the entrance of the site, off of Broomhill Road.

There has also been additional communal open space provided in the form of roof terraces on Block E and D. Refer to Section 6.0 Roof Terraces for further information.

Refer to Section 7.0 Communal Open Space and 8.0 Public Open Space for drawings highlighting the extent of the open space and public open space provided in the development.

Boundary Treatments

The site provides a number of broad access points into the central space. It may be the case that these are public spaces which would work if appropriate signposting and frontage to public areas is also provided. If the central space is proposed as communal space, it should be a permission of any condition that defensive boundary treatments such as gates and fences to not close off these broad accesses. Such a treatment would severely detract from the streetscape.

Park Hood Response:

The intention is that these access points entering into the centre of the site would remain open.

Additional public amenity space has been included within the main entrance to the site off of the Broomhill Road. This addition will provide a further enhanced streetscape.

Public Realm and Ecology

The Public Realm Department has submitted a report with the main comments. The full report is provided in the appendices. The main comments are as follows:

- The applicant states that they are providing 17% public open space. This is in excess of the 10% required under the LAP however the Public Realm Section would have concerns regarding the quality, functionality and amenity value of the public open space provided within the proposed Development.
- Additional information/detail required on proposed play items contained within the landscape proposals.
- Details of tree pits incorporating SUDS required.
- Details of soft and hard landscaping required.
- The % of communal open space provided within the development is not clearly stated within the submitted information.

Park Hood Response:

Additional public amenity space has been included within the main entrance to the site off of the Broomhill Road. This additional space will provide functional space of high amenity value.

Further information and detail regarding the proposed play items contained with the landscape proposal is provided in Section 9.0 of the report.

Details of the proposed soft landscaping is provided in Section 11.0 of the report. Details of the proposed hard landscaping is provided in Section 10.0 of the report.

The % of communal open space has been noted in Section 7.0 of the report.

Water

The applicant is required to include further Sustainable Drainage Systems (SuDS) in the proposed development such as but not limited to the following:

- Tree pits included in parking areas
- Rainwater harvesting systems
- Swales, Rain Gardens and Detention basins etc in central public plaza areas

The applicant shall submit a revised Surface Water Drainage layout drawing showing the further inclusion of SuDS and how these are integrated into the surface water drainage network on site.

Note: Underground attenuation systems should be considered only as a last resort after all other SuDS features have been explored.

The applicant is requested to submit cross section details of all proposed SuDS features for the proposed development such as Porous surfaces, Tree pits, Swales, Rain Gardens, Green roofs, Detention basins and Rainwater harvesting systems.

Park Hood Response:

Bioretention areas have been added to the central area of the site. Tree pits have been proposed for the car parking area.

Further information, details and cross sections regarding the sites SuDS strategy have been provided in Section 14.0 of the report.

Coordinated response with Kavanagh Burke the consulting engineer's on the project.





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