

Park Hood

LANDSCAPE DESIGN AND ACCESS STATEMENT

BELGARD ROAD

JUNE 2022/ PROJECT NO. 7160



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DOCUMENT DETAILS

Project Number: 7160

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1.0 Introduction

Park Hood have prepared the following report as part of the landscape submission for the proposed mixed-use development at Belgard Road.

The information has been prepared with consideration of the SDCC Development Plan and Draft Development Plan requirements and this statement has been prepared to meet those requirements.

This Report is to be read in conjunction with the following drawings:

- 7160-XX-XX-DR-2000-Landscape Plan
- 7160-XX-XX-DR-2001-Landscape Plan - Roof
- 7160-XX-XX-DR-2100-Sections
- Landscape Management & Maintenance Plan

DEVELOPMENT DESCRIPTION

The proposed strategic housing development comprises a mixed-use development including 310 no. "Build-to-Rent" residential apartments, a creche and commercial units (c. 2,289 sqm) on a c. 1.26 ha site at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24.

The proposed development will consist of the demolition of existing boundary wall and construction of:

1. c. 2,289 sqm of retail/commercial floor space across 10 no. units including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels;
2. 310 no. build to rent residential apartments including 99 no. one bedroom units, 203 no. 2 bedroom units and 8 no. three bedroom units within a part 6 to part 12 no. storey development across 3 blocks over partial basement;

3. c. 2,223 sqm of communal external amenity space provided in the form of a ground floor garden and external terraces at fifth, sixth, seventh and eighth floor levels; c. 1,026 sqm of public open space provided in the form of a central courtyard with landscaped areas at site perimeters;
4. c. 1,785 sqm of resident support facilities and services and amenities provided at basement, ground and first floor levels;
5. Vehicular access to the basement development from a new access point at Belgard Square East;
6. A new tertiary route will be provided in the southern part of the site linking Belgard Square East and Belgard Road;
7. Provision of 130 no. car parking spaces (including 8 no. club car spaces and 6 no. disabled access spaces) at basement level in addition to 5 no. set down spaces (4 no. serving creche) and 1 no. disabled access space at ground level, layby on Belgard Square East, 6 no. motorcycle spaces and a total of 763 no. bicycle parking spaces;
8. Provision of 4 no. Ø0.3m microwave link dishes to be mounted on 2 no. steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level at Block B;
9. Provision of 3 no. ESB substations with switch rooms and plant rooms at basement level, hard and soft landscaped areas, bin and bicycle stores, public lighting, attenuation, green roof, plant at roof level, service connections and all ancillary site development works.



Google Earth

2.0 Site Context

The proposed site is located in a mixed-use part of Tallaght suburb, with TU Dublin Tallaght Campus, the old palace gardens and grounds of the priory, and the Square shopping mall in its neighbourhood. LUAS Red Line Terminus is situated in 375m distance from the proposed site.

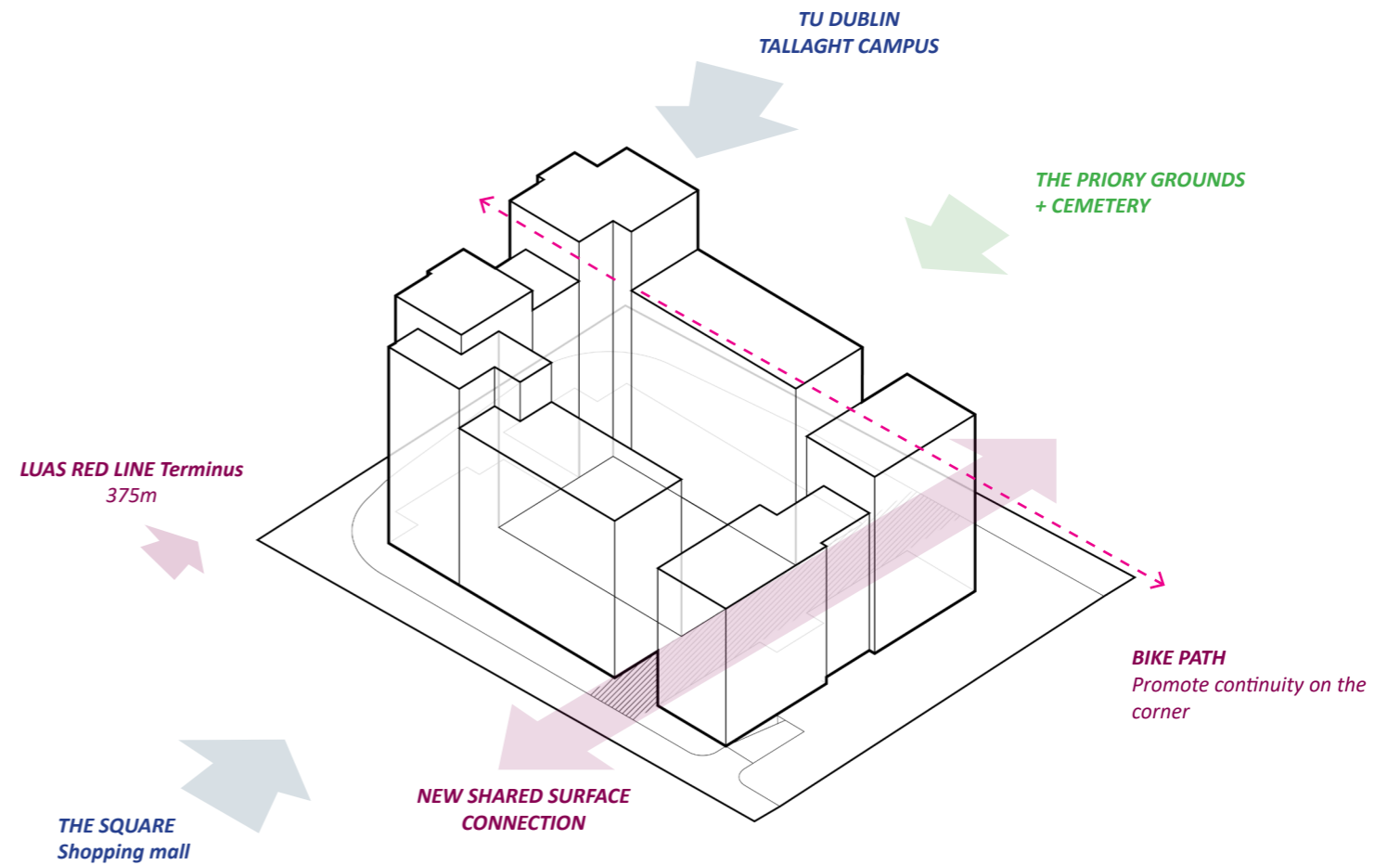
The site is bound by Belgard Square East (neighbouring with the Square shopping mall), Blessington Road (North) and Belgard Road on the West. A new East-West pedestrian connection is planned to go through the site to connect with Abberley Square.

The proposed site consists of ca. 1.25ha.



Extract from Tallaght Town Centre Local Area plan 2020

 Site Boundary

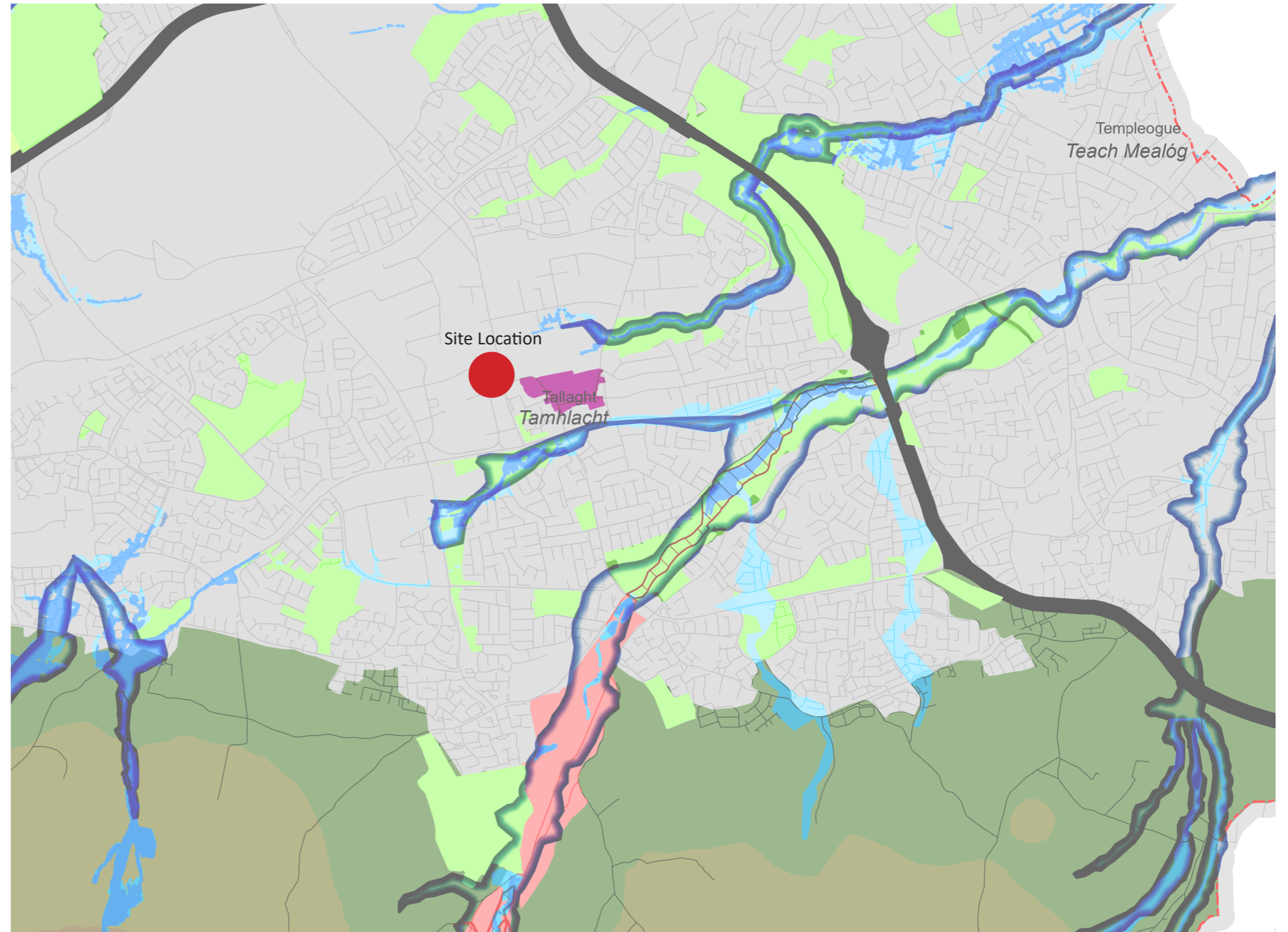


3.0 Green Infrastructure Context

Site context in context of the wider Green infrastructure as per SDCC Green Infrastructure & Flood Risk plan.

Key

- River Valley
- Green Space
- Urban Fringe/Periurban
- Historical Urban
- Grand Canal
- Limestone Farmlands
- Foothills
- Hills
- Mountains
- Existing Parks
- Proposed Natural Heritage Areas
- Special Area of Conservation (SAC)
- Special Protection Areas (SPA)
- Riparian Corridor
- Flood Zone A
- Flood Zone B
- Transport Corridors
- County Boundary



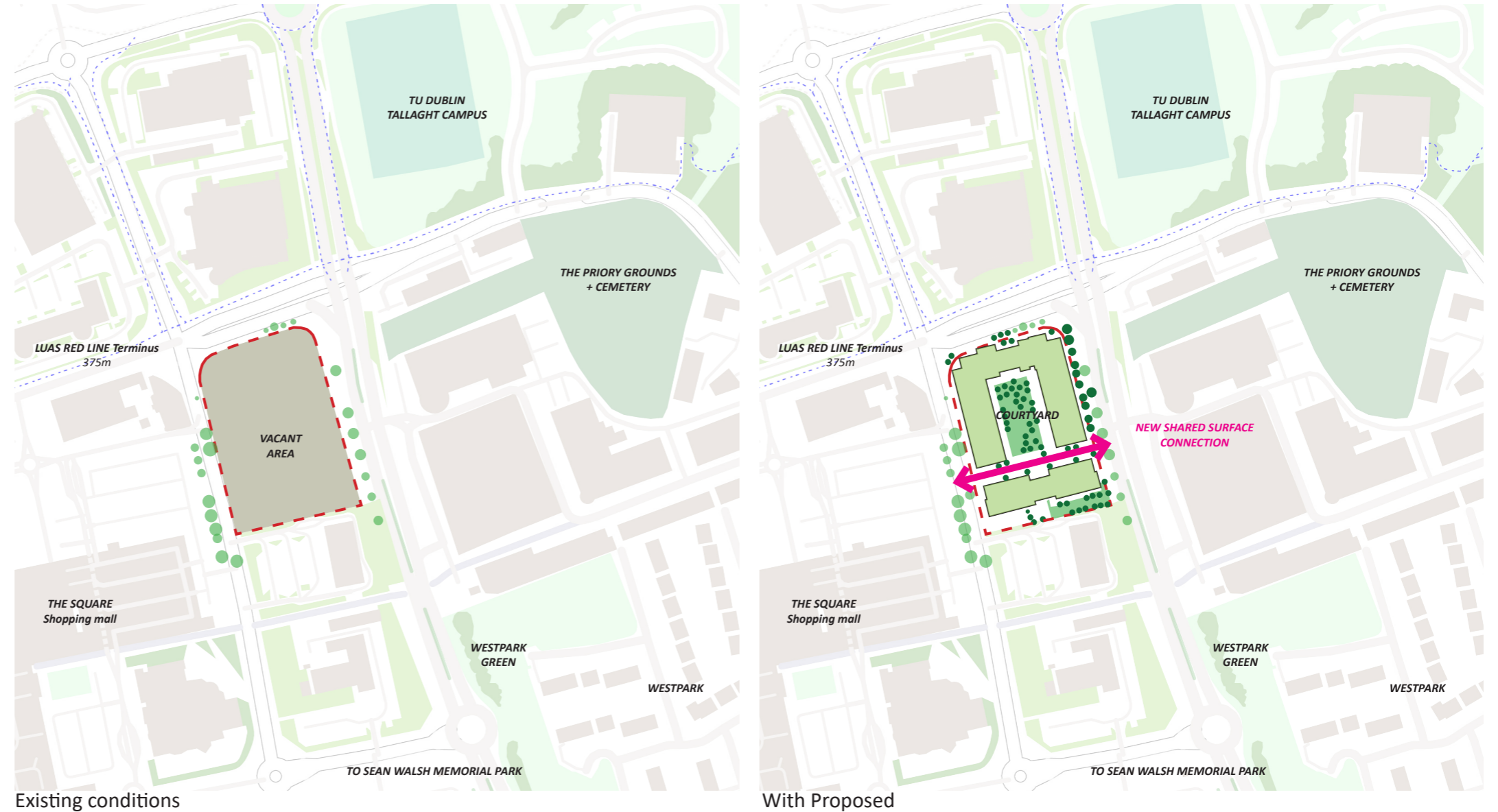
SDCC Green Infrastructure & Flood Risk plan
 Extract from SDCC Country Development Plan 2022-2028

3.1 Green Infrastructure

The site is currently vacant and underused. Site tree cover comprises of naturally regenerated buddleja, silver birch, Italian alder, and sycamore. These are all of a young or semi-mature age and none are considered to be notable specimens. There was no immediate evidence of invasive species on visual inspection.

It is surrounded by a number of notable green spaces, including the Priory Grounds, Westpark Green and TU Tallaght campus.

The proposed scheme aims to embellish and strengthen the green infrastructure connections through retaining existing trees where feasible and embellishing these green routes with new trees, shrub planting, roof gardens and green roofs.



- Legend:
- Vacant site / paved landscape
 - Cemetery
 - Park
 - Proposed Rooftop Gardens / Green Roofs
 - Existing Trees
 - Proposed Trees



4.0 Site and Tree Survey Plan

Tree Survey Report:
 "Tree Survey & Constraints Plan" PREPARED BY
 Charles McCorknell Arboricultural Consultancy
 dated august 2021

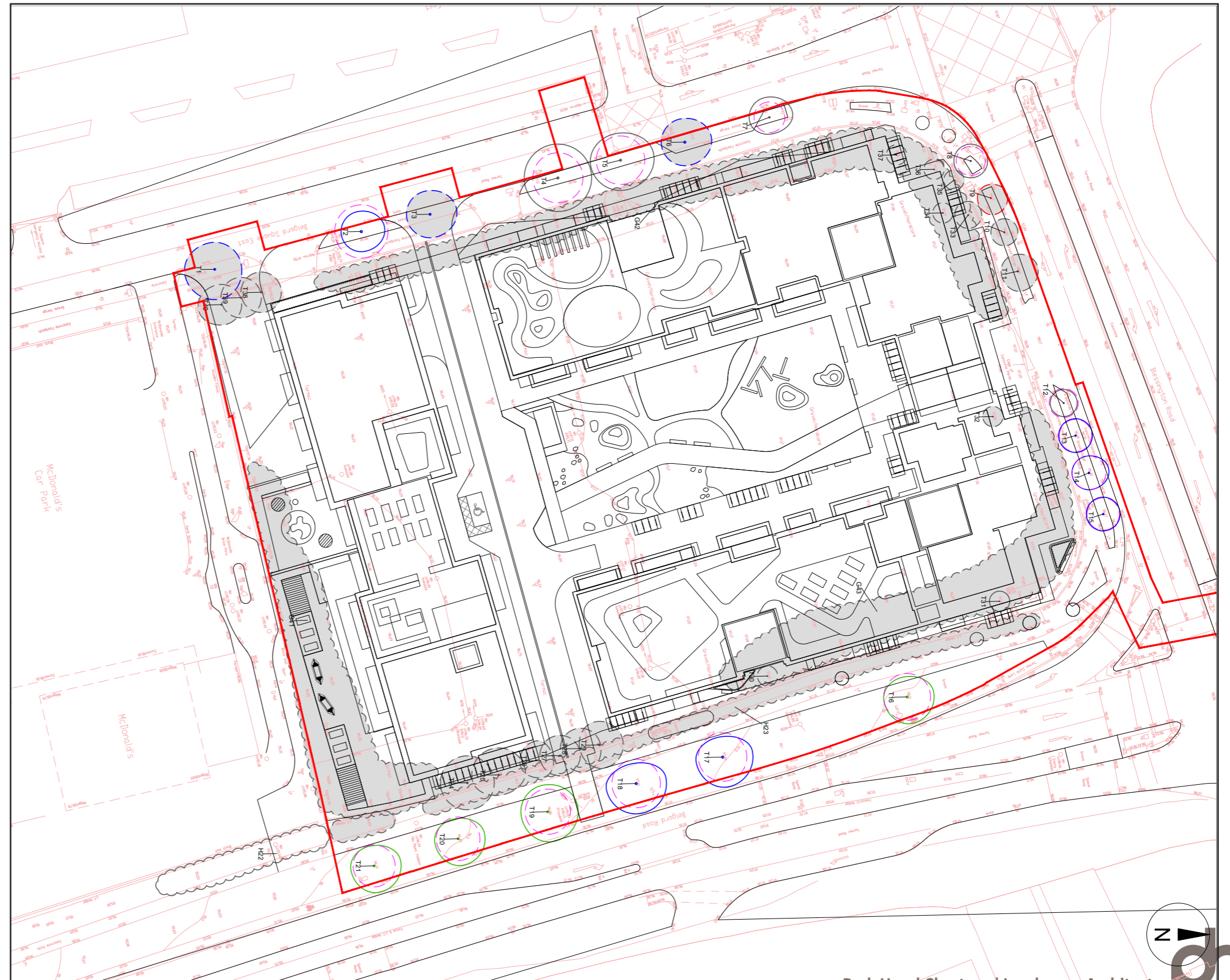
Refer to drawing:
 210812-P-10



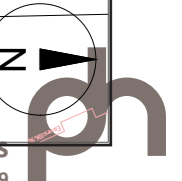
BS5837:2012 Tree Categorisation		Key	
	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years		Root Protection Areas The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.
	Category B Trees of moderate quality with an estimated life expectancy of at least 20 years		Tree, Shrub or Hedgerow Group.
	Category C Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	T10	Reference Number for Tree, Group or Hedgerow.
	Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		Application Site Boundary.

5.0 Development Impact on Existing Trees

Tree numbers and condition is based on:
 Tree Removal Plan: 210812-P-11
 PREPARED BY Charles McCorknell Arboricultural
 Consultancy dated October 2021



BS5837:2012 Tree Categorisation		Key	
	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years		Root Protection Areas The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability.
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	Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		Site boundary.



6.0 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.

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 that residents and guests can navigate around the site easily. The use of urban furniture with trees, hedges and other planted areas, help to create areas of seclusion and privacy for the residents in the inner yard.

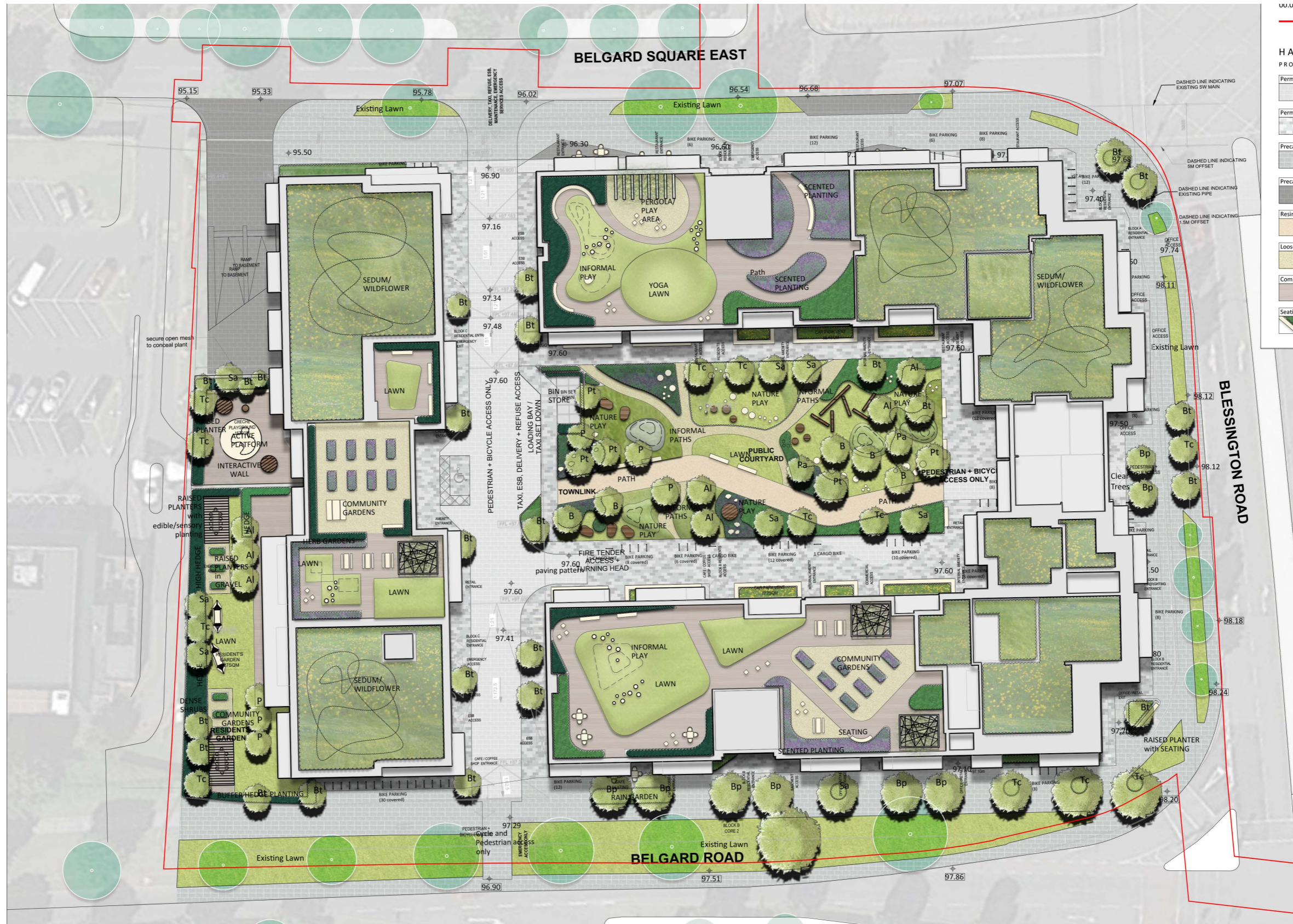
The planting scheme uses a mix of native and ornamental tree and shrub species to create a seasonal landscape that is functional, whilst sympathetic to the surrounding environment.

The design will create high quality public spaces including carefully designed public realm and a pedestrian connection through the site. A pocket courtyard park on the ground floor and roof terrace gardens will ensure that residents on all levels readily have access to exterior garden spaces. The creche outdoor spaces have been carefully sheltered from the view and noise from the street with a planting buffer.

The design includes an open space for natural play, passive and active recreation thanks to flexible lawn area, but also social/communal interaction for a diverse type of user.



7.0 Design Proposal



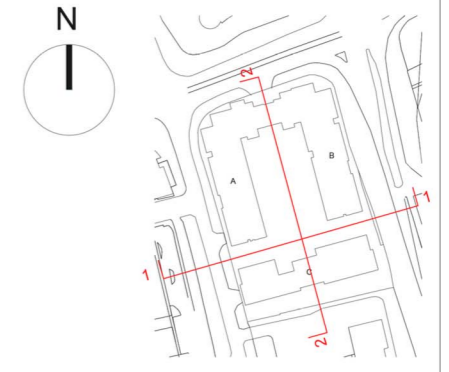
7.1 Ground Floor Plan

Refer to Drawing:
7160-XX-XX-DR-2000-Landscape Plan



7.3 Section AA

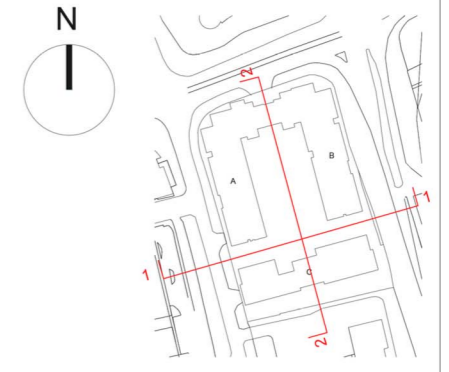
Refer to Drawing:
7160-XX-XX-DR-2100-Sections



1 PLAZA ELEVATION WEST
1:200

7.4 Section BB

Refer to Drawing:
7160-XX-XX-DR-2100-Sections



2 **PLAZA ELEVATION SOUTH**
1 : 200

8.0 Site Boundary Treatments

The landscape design proposes various boundary treatments to address the surrounding characteristics of the environment.

Private buffer planting





The southern boundary treatment provides screening for more private areas such as the residential units and crèche facilities. Native hedging at 1.5m high with tree planting will provide privacy and security.

Public realm improvements

Along Belgard Square East, Blessington Road and Belgard Road, the aim is to improve the public realm quality into the site. Additional street tree planting is proposed to compliment the existing tree planting. Street trees have been carefully selected to have light canopy branch structure, which helps minimise any impact of shading to the adjacent windows.

Rain Garden treatments

In addition to the street tree planting, the design proposed rain gardens along the public realm to improve the quality of the space and contribute to SuDs for the development.

- Legend:
-  Private buffer planting and hedge 1.5m
 -  Public realm improvement
 -  Rain Garden treatments
 -  Lawn Verges retained



8.1 Site Boundary Treatments - Proposed

Existing Site Boundary Treatment



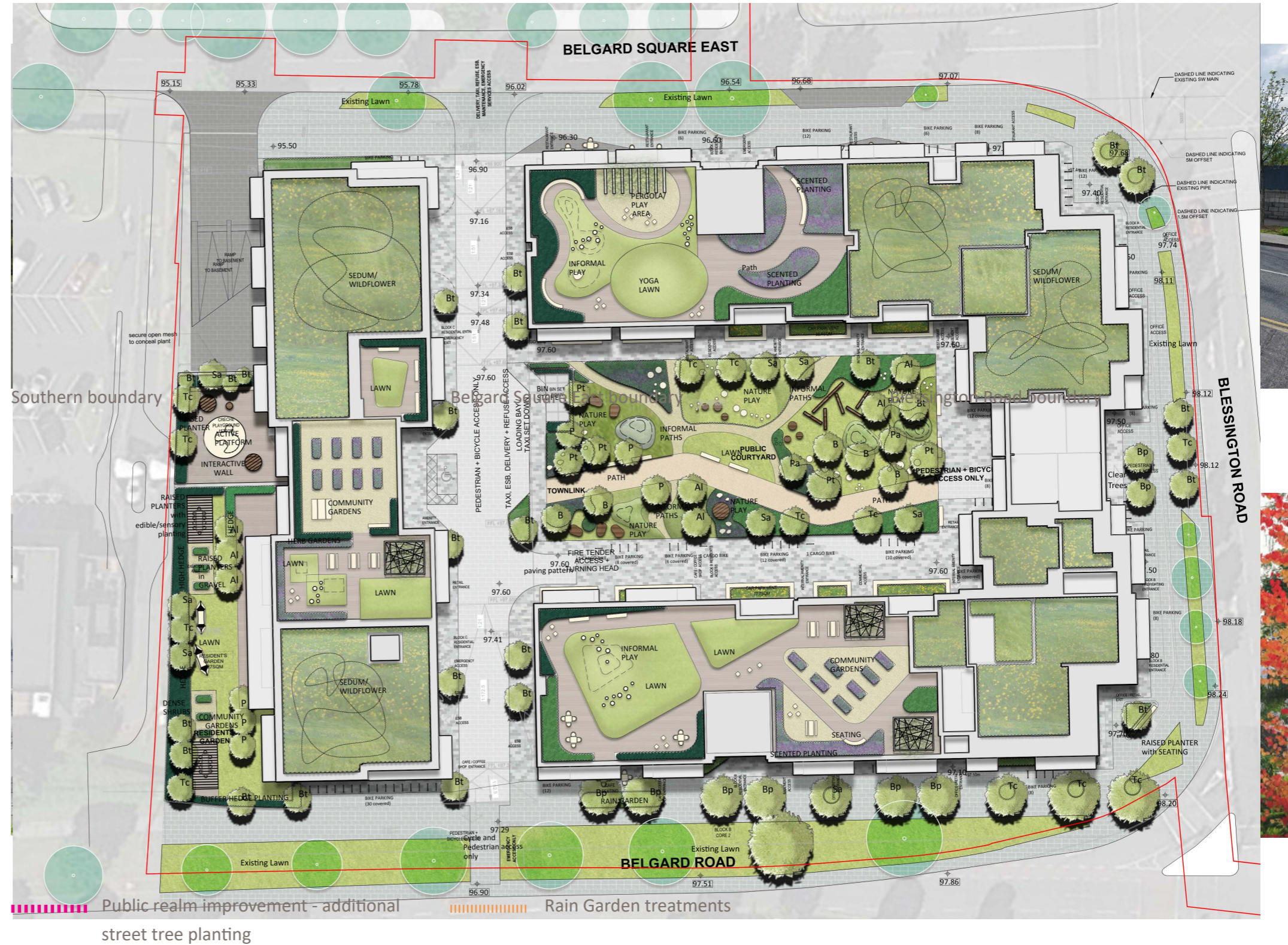
Belgard Road boundary

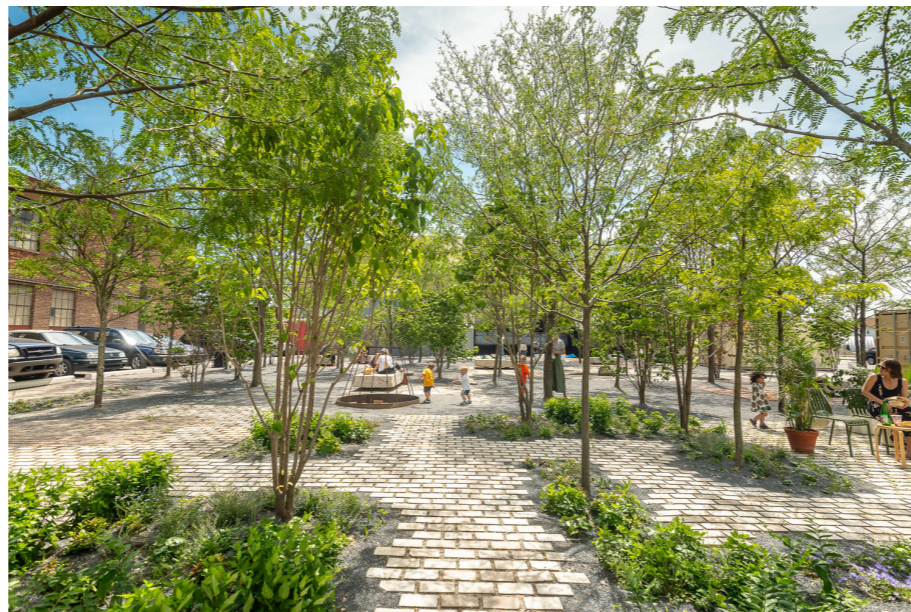
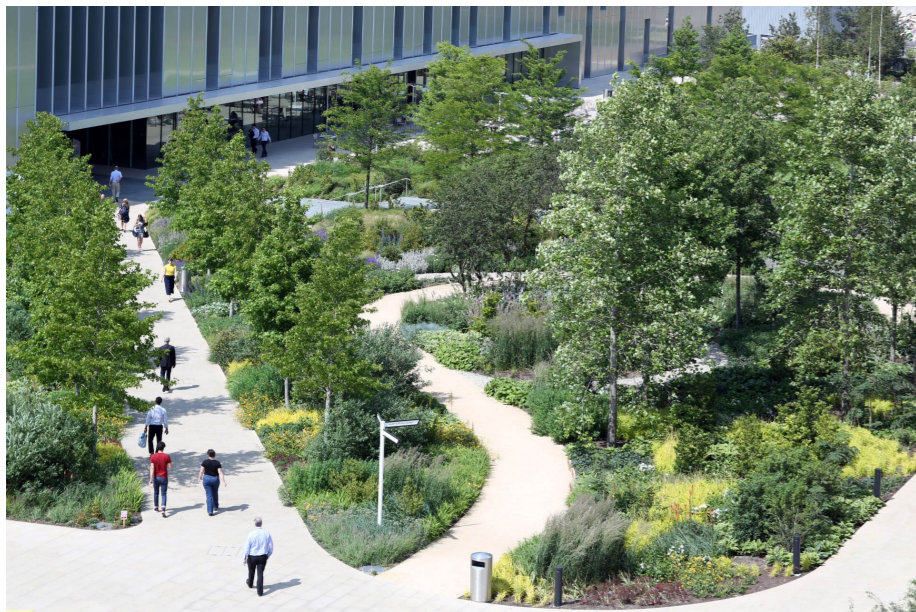
Proposed Site Boundary Treatment



Fagus sylvatica hedge at 1.5m high

Private buffer planting and hedge 1.5m





Examples of Planting used to create shelter/buffers

10.0 Public/ Communal Open Space

The plan indicates the breakdown of public and communal open space.

Public Open Space

The main courtyard on the ground floor will provide opportunities for seating, recreation and soft areas of landscaping. The public open space will provide natural play provisions integrated into the design. The total public open space is approx. 11.3% of the development site area.

This is above the 10% threshold as required in the SDCC Development Plan.

Communal Open Space

The communal open space areas are provided on the ground floor and the roof terraces. These areas provide residence areas for informal play, gathering, and community gardens.



- Legend:
- Public Open Space: 1026m²
 - Communal Open space: 2223m²
 - Ground floor: 452m²
 - Roof Terraces: 1771m²
 - Outdoor Creche Playground: 157m²
 - Area to be 'Taken in Charge'



11.0 Play Requirements

Encouraging Children's Play

It is proposed that the central courtyard area becomes a Local Landscaped Area for Play, a green space imaginatively landscaped to encourage play with informal play opportunities provided for use by children and young teenagers alike.

The activity area is circa 1000m² and is to provide a mix of areas for both physical activity and relative calm.

Early Play

These areas of play should accommodate relative calm play experienced for early play years, with good visibility for supervision and accessibility.

Teenage Play

Young adult play areas will provide more adventurous play opportunities and experiences that could include larger structures and gym activities.

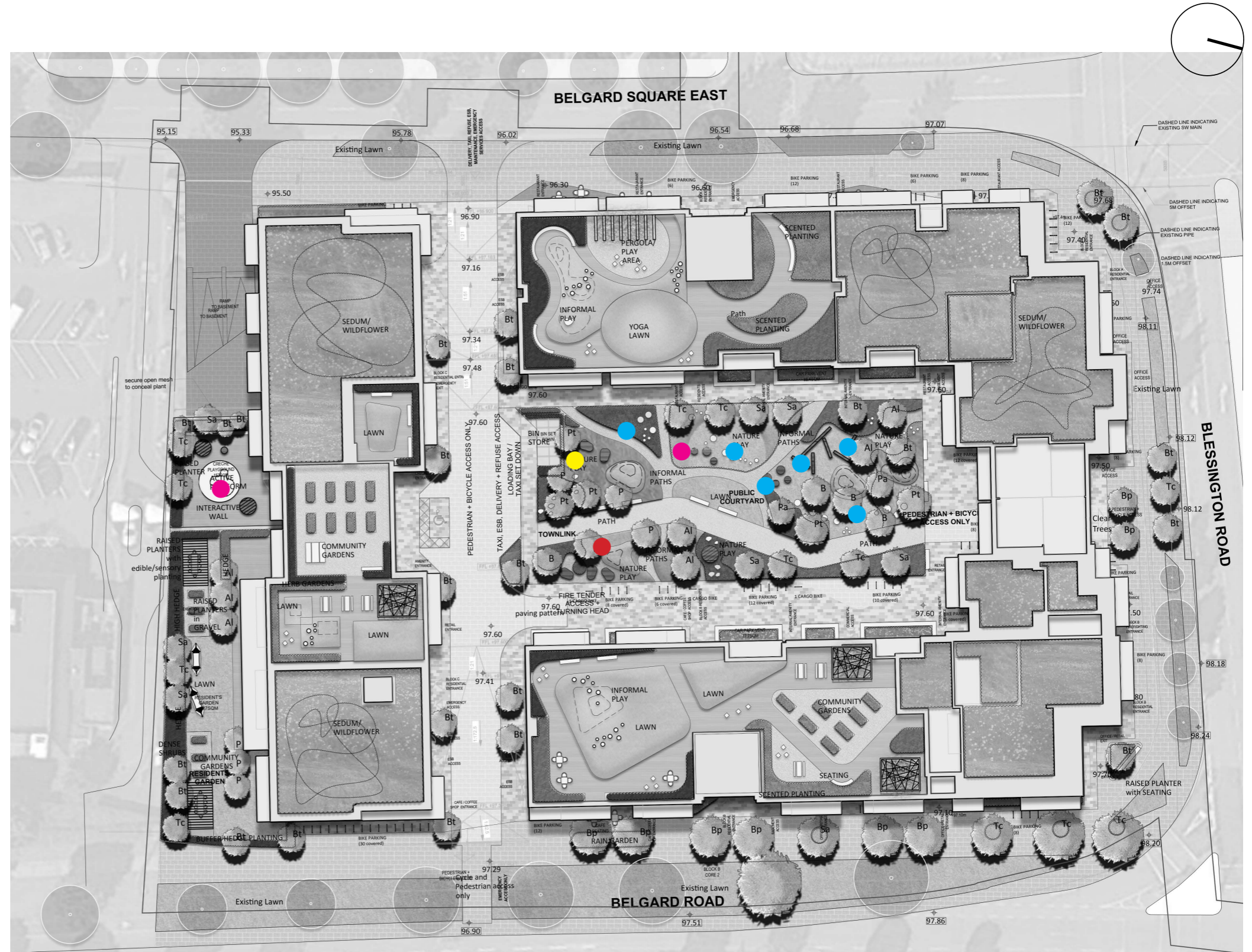
Accessible Play

A range of accessible and inclusive play provisions should be made for a range of users.

Nature play

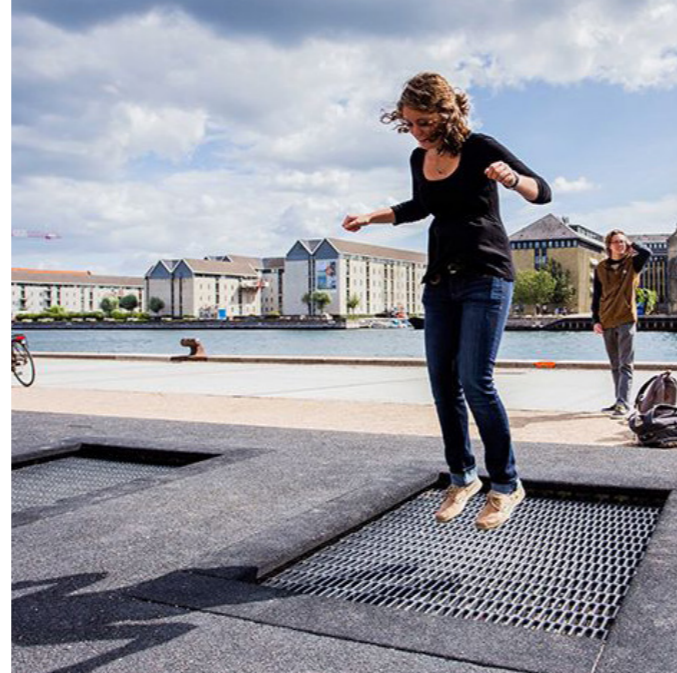
Through out the landscaped areas of play, the aim is to provide a minimum of six play experiences, that engage with nature and natural elements in the landscape.

- Legend:
- Early Play elements
 - Teenage Play elements
 - Accessible play areas
 - Nature play elements





Early Play



Accessible Play



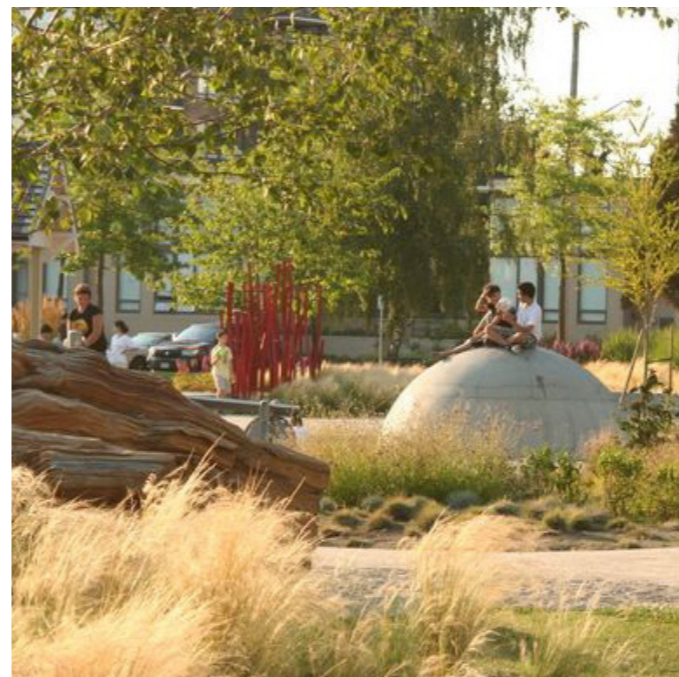
Nature Play



Early Play



Teenage Play



Nature Play

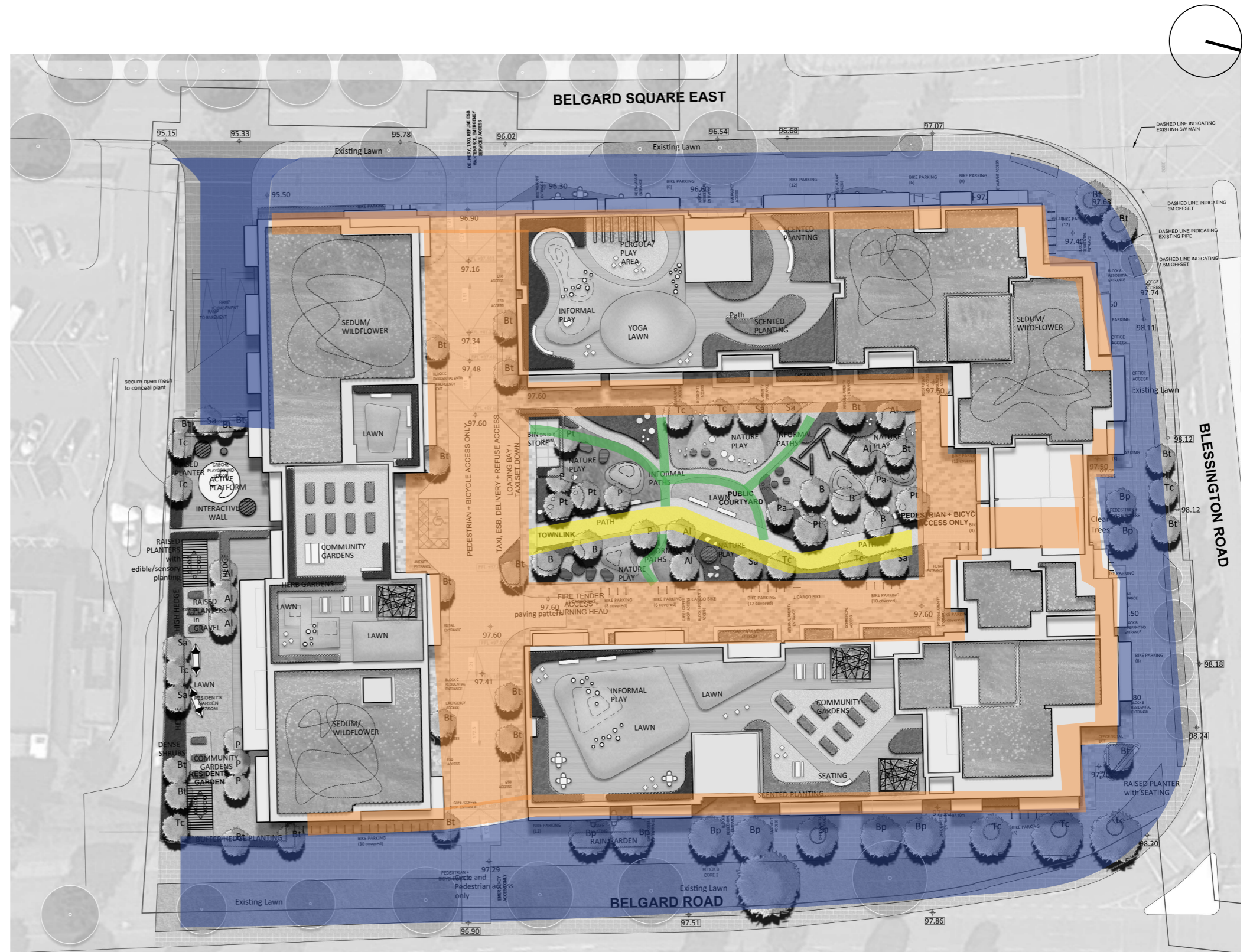


Nature Play in Planters

12.0 Hard Landscaping

The selection of hard landscaping materials has been chosen after much consideration of their suitability for long term use and 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 to implement climate mitigation solutions 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 highly suggested to use local materials to minimise the environmental impact and carbon footprint of chosen materials.

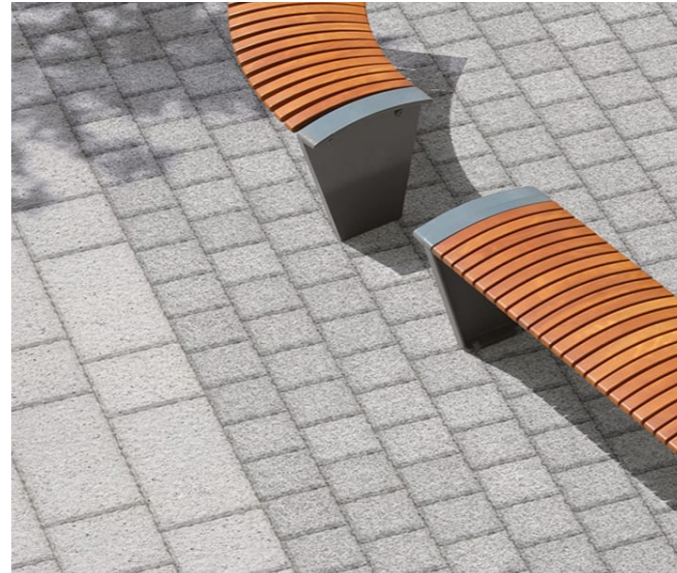


Legend:

- Permeable concrete paving
- Resin bound gravel
- Informal paths - (Compacted earth/loose gravel/play mulch)
- Non permeable concrete paving



Pedestrian Access - Permeable Concrete Paving



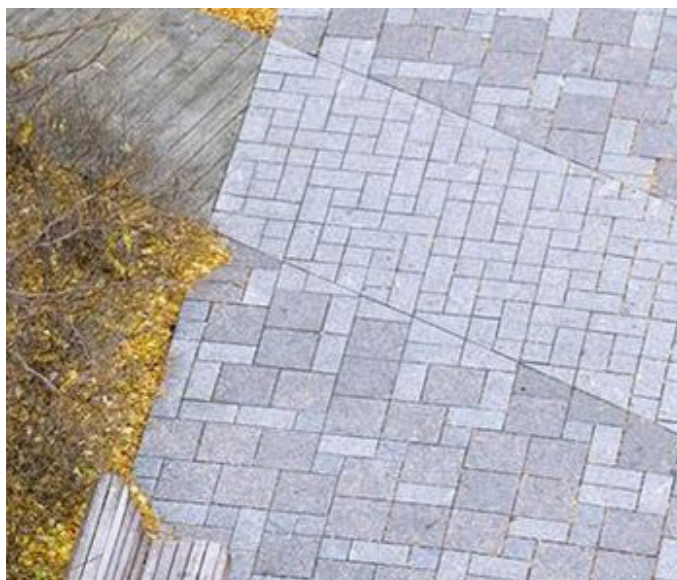
Permeable Concrete Paving



Edging / Banding - Concrete Block Paver



Permeable Rubber Mulch - Play Surfacing



Permeable Paving - types and pattern



Resin bound gravel



Informal path areas



Permeable Paving - types and pattern

13.0 Soft Landscaping

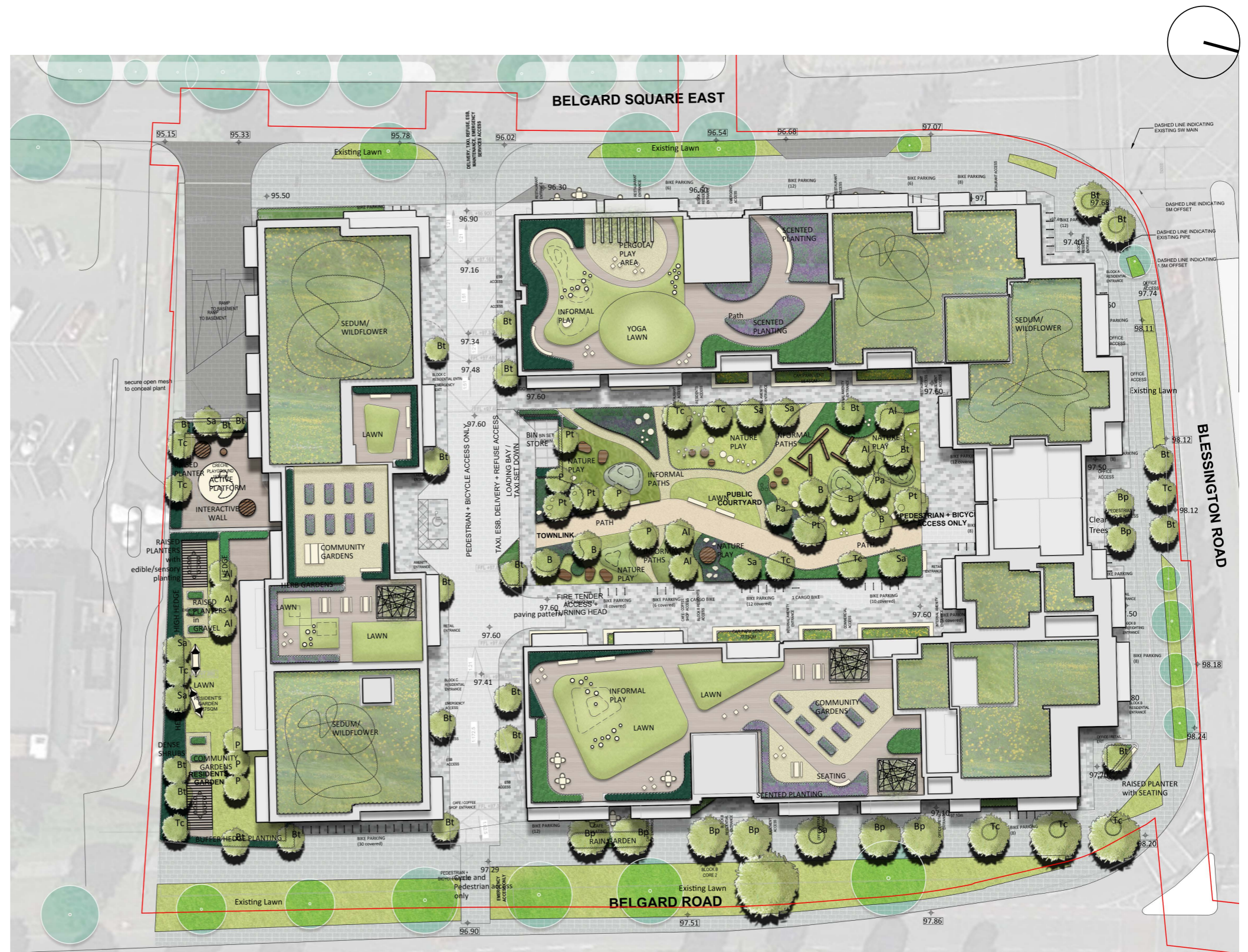
The landscape plan proposes a mix of tree species to create a natural and welcoming environment for people. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site, but also to consider climate mitigation by choosing hardy, locally sourced plants.

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.



13.1 Tree Planting

Native Street Tree Planting



Sorbus aucuparia



Betula pubescens

Pollinating Street Tree Planting



Pyrus calleryana 'Chanticleer'



Tilia cordata 'Greenspire'

Native Open Space Tree Planting



Prunus avium



Sorbus aucuparia

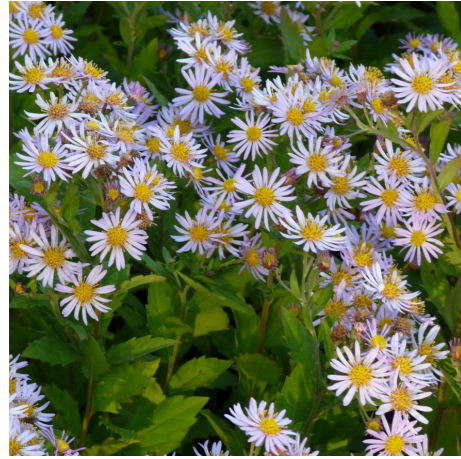
Pollinating Open Space Tree Planting



Prunus serrulata 'Tai Haku'

13.2 Planting Palette

Ornamental pollinator friendly mixes



Aster 'Asran'



Allium schoenoprasum



Nepeta 'Walkers Low'

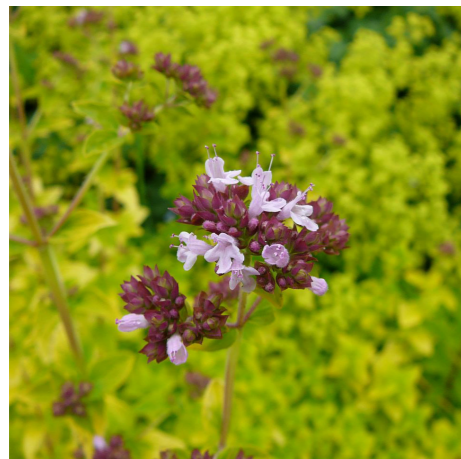


Geranium 'Cambridge'

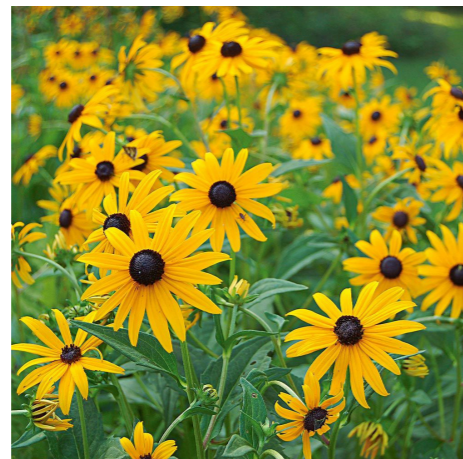
Native Hedgerow



Fagus sylvatica



Oregano 'Golden'



Rudbeckia 'Goldstrum'



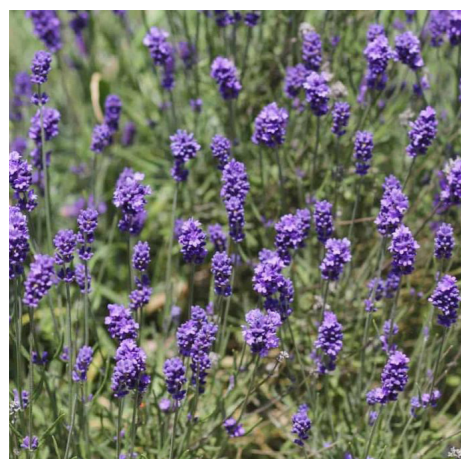
Sedum 'Autumn Joy'



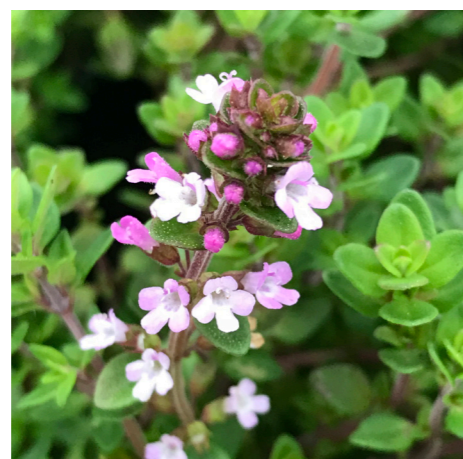
Stachys 'Byzantina'



Ligustrum vulgare



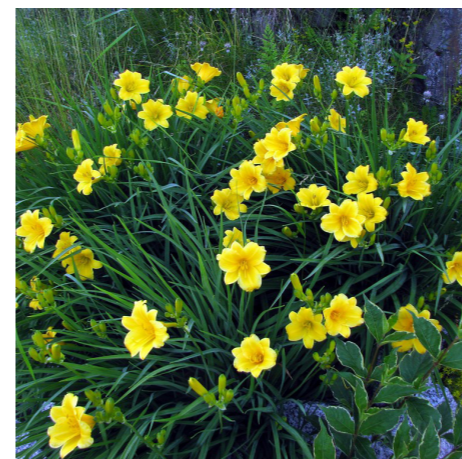
Lavendula



Thymus spp.



Lamium 'Pink Chablis'



Hemerocallis 'Stella d'or'

13.3 Shrubs and Perennials



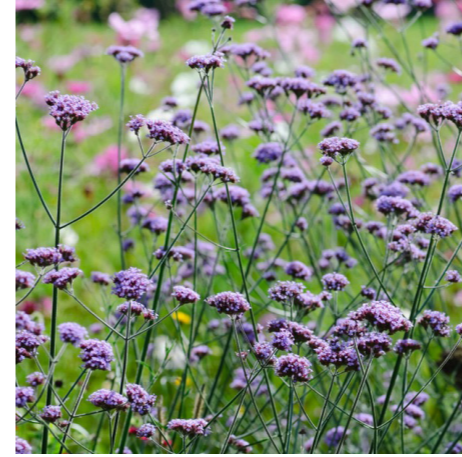
Sarcococca confusa



Pyracantha



Escallonia 'Donard Radiance'



Verbena bonariensis



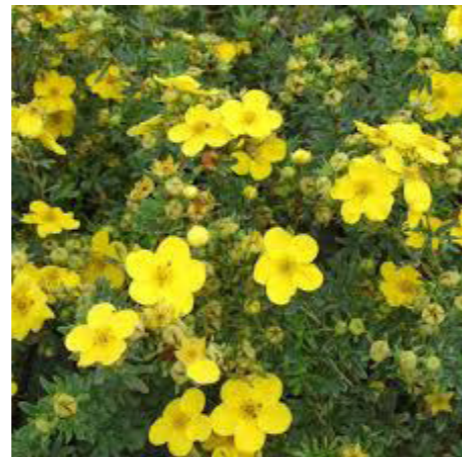
Lavandula angustifolia



Skimmia japonica



Lonicera periclymenum



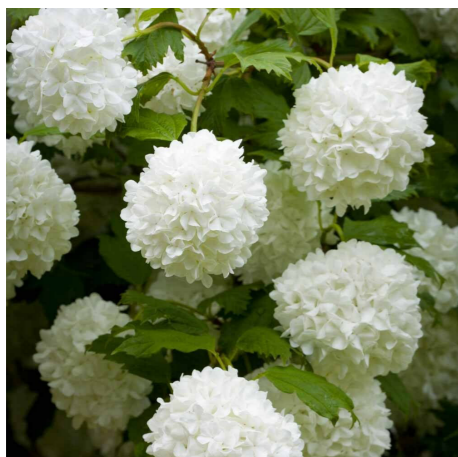
Potentilla fruticosa



Galanthus nivalis



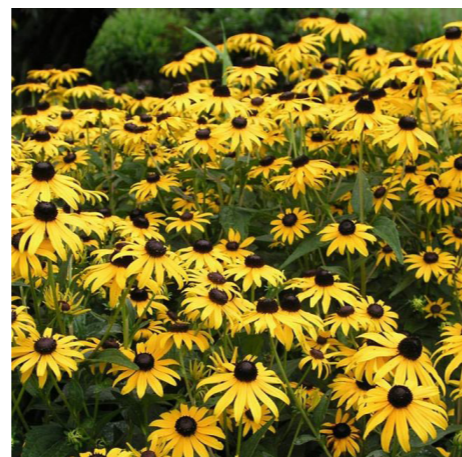
Hebe 'Green Globe'



Viburnum opulus



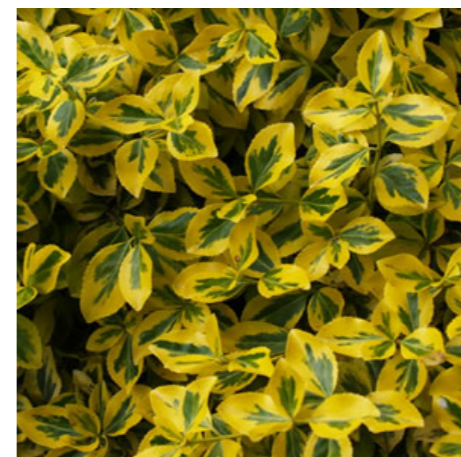
Spirea japonica



Rudbeckia 'Goldsturm'



Cornus alba 'Sibirica'



Euonymus fortunei

14.0 Furniture Strategy

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



- Legend:
- Fixed seating
 - Movable seating
 - Bike stands
 - Sheltered bike stands
 - Cargo bike stand spaces



Bike stands



Seating around trees



Seating Planters



Play furniture



Play furniture - recycled materials



Loose furniture

15.0 Biodiversity

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

Green roofs

In addition to the planted roof terraces, we propose encouraging more biodiversity on roofs by including greening of rooftops where feasible.

The current layout proposes:

- Green roofs 1352m² (31%)
- Roof gardens 1771m² (40%)
- Development area 4417m² (100%)

Bat Boxes

To support and enhance roosting opportunities for bats

Hedges

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

Wood Piles

Can be used to create habitats for amphibians, invertebrates and bryophytes micro-habitats by leaving piles of dead wood or recumbent dead logs.

Pollinators

A variety of wildflowers 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:

- Biodiverse roof
- Wildflower roof
- Bird box
- Insect hotels
- Bat Boxes



Brown Roof



Biodiverse Roof



Wildflower Roof



Extensive Green Roof



Bird homes



Insect homes



16.0 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

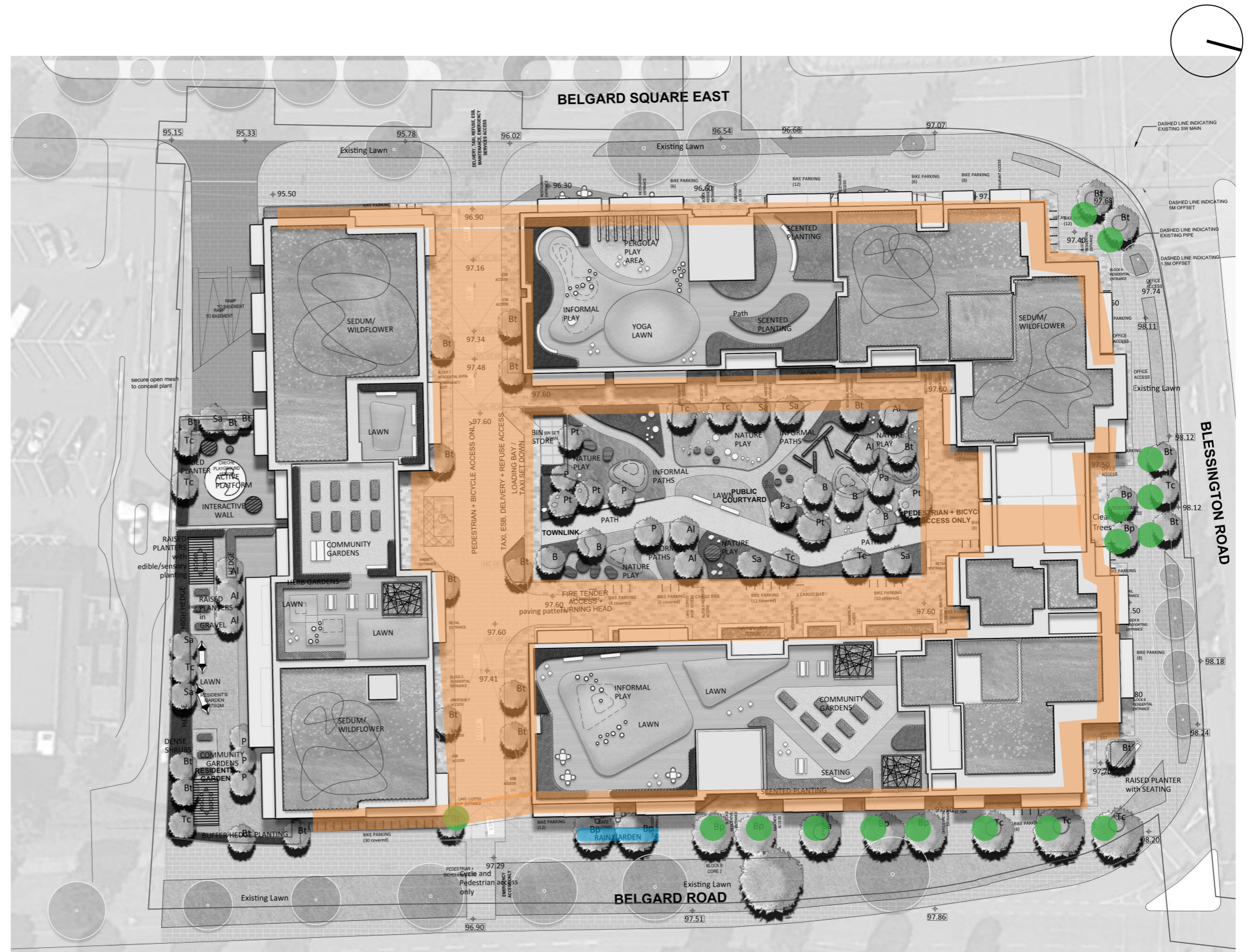
Rain Gardens

Rain garden can help attenuate surface water run off and rain in the planting medium.

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.

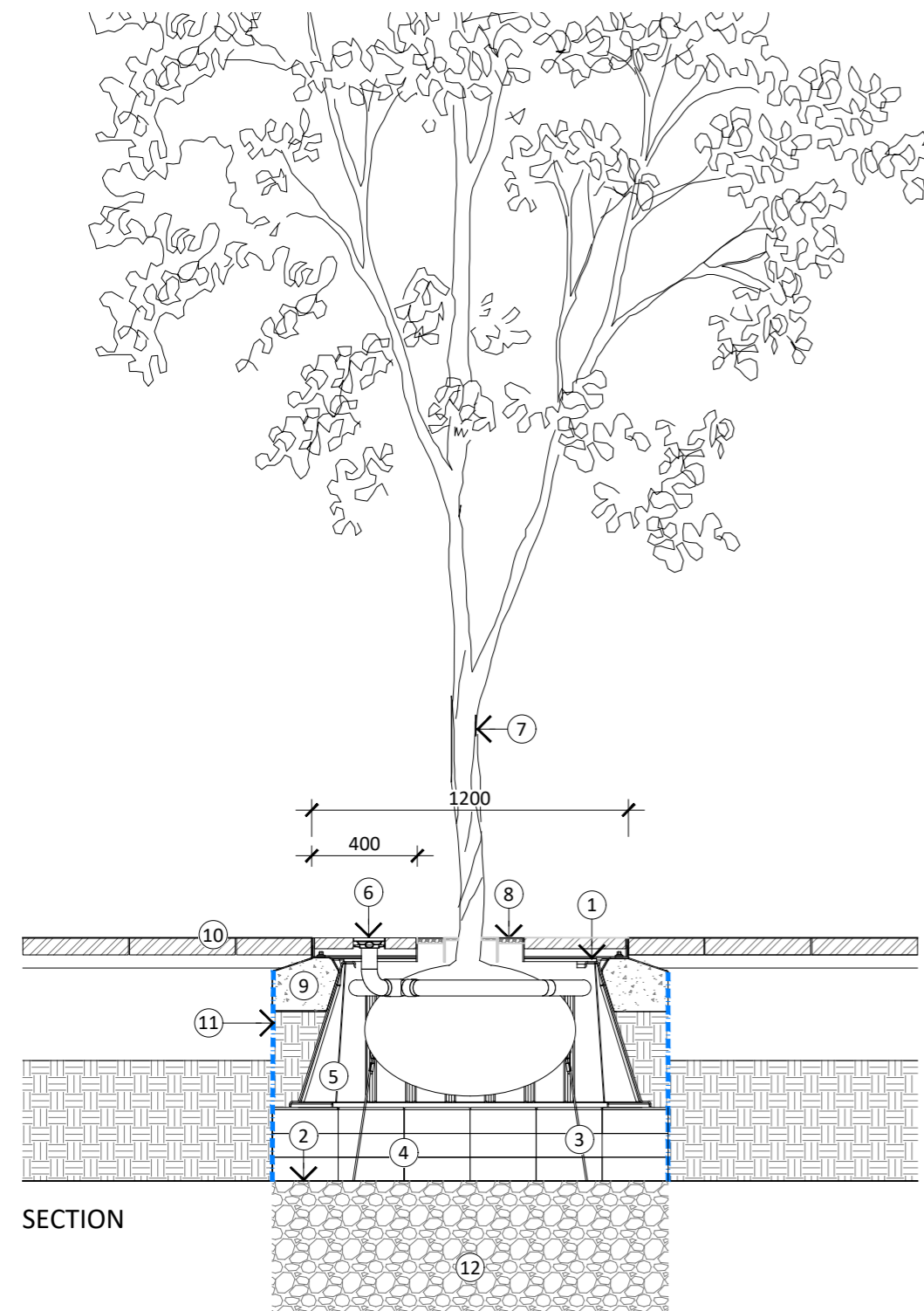
- Legend:
- Permeable paving areas
 - Rain Gardens
 - Tree pits



Rain Gardens



17.0 Sustainable Urban Drainage systems - Tree Pits



LEGEND:

1. Tree grille support frame set on concrete support 1200X1200 Castle Tree Grille 12B, Twin Tray , with Arboresin Bound Gravel infill. Install with Rootrain Precinct Irrigation Inlet. Ensure drainage hole provided in base of infill Grille.
2. Twinwall Geonet laid over root cells.
3. Strap anchor root ball guying system C/W round anchors.
4. Rootcell Structure - 3 modules deep x6 modules square. Loaded with multipurpose topsoil to BS 3882. Area around rootball within root director to be backfilled with multipurpose topsoil to BS 3882.
5. Root director
6. Irrigation system with 100x100mm cast aluminum inlet with lockable lid.
7. Tree as specified set vertical with 20mm dia. VC collar to protect trunk and retain bound gravel infill. Thin layer of resin bound gravel to be provided to tree trunk to allow future growth.
8. 20mm depth Arboresin surfacing on loose stone
9. Mass concrete surround to Engineer's detail.
10. Adjacent paving, refer to hardworks plan.
11. Root barrier, where adjacent to services.
12. Gravel attenuation layer 750 - 1000mm deep.

18.0 Planting Schedules



Standard Trees

Tree Tags	Species	Girth	Height	Spec
Tc	Tilia cordata 'Greenspire'	30-35cm	6.0-6.5m	3xtr. (R/B)
Bt	Betula pendula	16-18cm	4.5-5.5m	3xtr. (R/B)
Bp	Betula pubescens	16-18cm	4.5-5.5m	3xtr. (R/B)
Sa	Sorbus aucuparia	25-30cm	5-5.5m	3xtr. (R/B)
Pa	Prunus avium	20-25cm	5-5.5m	3xtr. (R/B)
Pt	Prunus 'Tai-Haku'	20-25cm	5-5.5m	3xtr. (R/B)



Multistem Trees

Tree Tags	Species	Height	Spec
Al	Amelanchier × grandiflora 'Robin Hill'	3.5-4.0m	3xtr. (R/B)
B	Betula utilis var. jacquemontii	3.5-4m	3xtr. (R/B)
P	Prunus 'The Bride'	3.5-4.0m	3xtr. (R/B)

Hedge Planting

High Hedge

Species	Stock	Height	Spec
Fagus sylvatica	RB/C	1.8m	Double staggered row

Low Hedge

Species	Stock	Height	Spec
Ligustrum vulgare	RB/C	0.8-1m	Bushy

Shrubs, Perennials, Grasses

High Ornamental Shrub Planting

Species	Stock	Height	Spec
Pyracantha 'Orange Glow'	C5	60-80cm	Branched
Cornus alba 'Sibirica'	C5	60-80cm	Branched
Sarcococca hookeriana	C5	60-80cm	Branched
Lonicera periclymenum	C2	60-80cm	Bushy
Rosa canina	C5	60-80cm	Branched
Cotoneaster lucidus	C5	60-80cm	Branched
Viburnum opulus	C5	60-80cm	Branched
Viburnum plicatum 'Mariesii'	C5	60-80cm	Branched
Escallonia 'Donard Radiance'	C5	60-80cm	Branched

Shrub Mix

Species	Stock	Height	Spec
Euonymus fortunei 'Emerald'n Gold'	C5	15-25cm	bushy
Lavandula angustifolia 'Hidcote'	C5	30-40cm	bushy
Potentilla fruticosa 'Goldfinger'	C5	30-40cm	bushy
Skimmia japonica	C5	30-40cm	bushy
Spiraea japonica 'Goldmound'	C5	30-40cm	bushy
Hebe 'Green Globe'	C5	30-40cm	bushy
Skimmia × confusa 'Kew Green'	C5	30-40cm	bushy

Perennial Mix

Species	Stock	Height	Spec
Persicaria amplexicaulis 'Firedance'	C2	30-40cm	full pot
Rudbeckia 'Goldstrum'	C2	30-40cm	full pot
Achillea filipendulina 'Moonshine'	C2	30-40cm	full pot
Verbena bonariensis	C2	30-40cm	full pot
Deschampsia cespitosa	C2	30-40cm	full pot
Miscanthus sinensis 'Yakushima Dwarf'	C2	30-40cm	full pot
Galanthus nivalis			bulbs
Hyacinthoides non-scripta			bulbs

Shade-tolerant Mix

Species	Stock	Height	Spec
Liriope muscari	P9	20-30cm	
Angelica sylvestris 'Purpurea'	C2	30-40cm	
Iris pseudoacodrus	C2	30-40cm	
Anemone hupehensis	C2	30-40cm	
Helleborus 'Harvington double red'	P9	20-30cm	
Geranium macrorrhizum 'Gerwat'	P9	20-30cm	

Climbers

Species	Stock	Height	Spec
Hedera Helix	C12	1.8-2.0m	
Trachelospermum jasminoides	C12	1.8-2.0m	

Rain Garden Mix

Species	Stock	Height	Spec
Salix alba 'Limpde'	C5	60-80cm	Branched
Osmunda regalis	C2	30-40cm	
Iris pseudoacodrus	C2	30-40cm	
Deschampsia cespitosa	C2	30-40cm	
Valeriana officinalis	C2	30-40cm	
Achillea filipendulina 'Moonshine'	C2	30-40cm	
Lythrum salicaria	C2	30-40cm	
Angelica sylvestris 'Purpurea'	C2	30-40cm	
Geranium macrorrhizum	C2	30-40cm	

Lawn



Native Wildflower & Pollenator Mix



Green Roof





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