

Clonburris SDZ,
Dublin 22

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Landscape Architects & Consultants

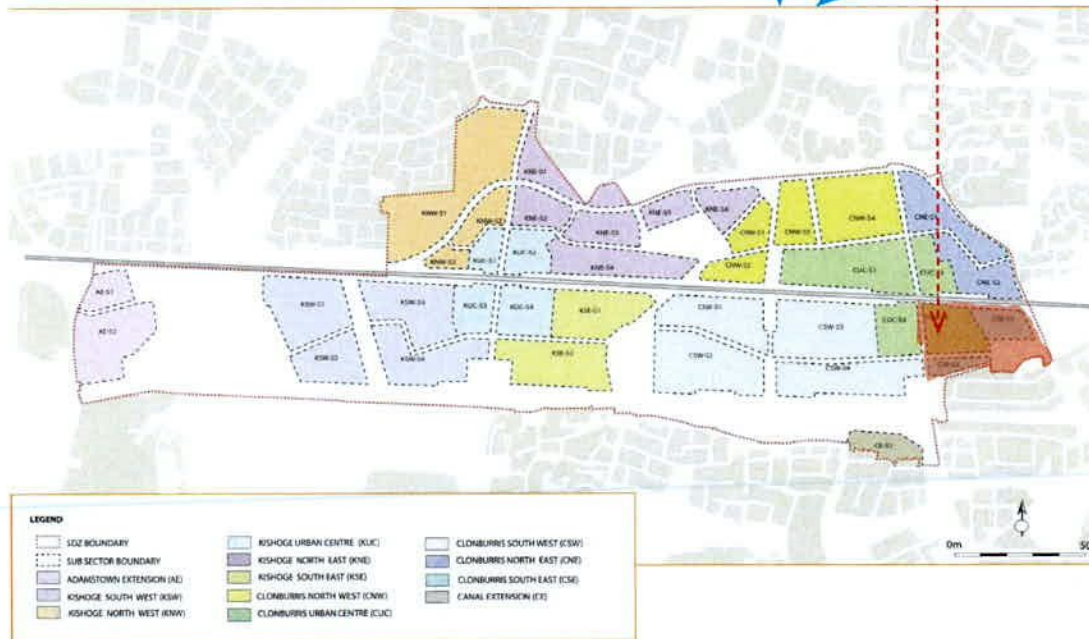
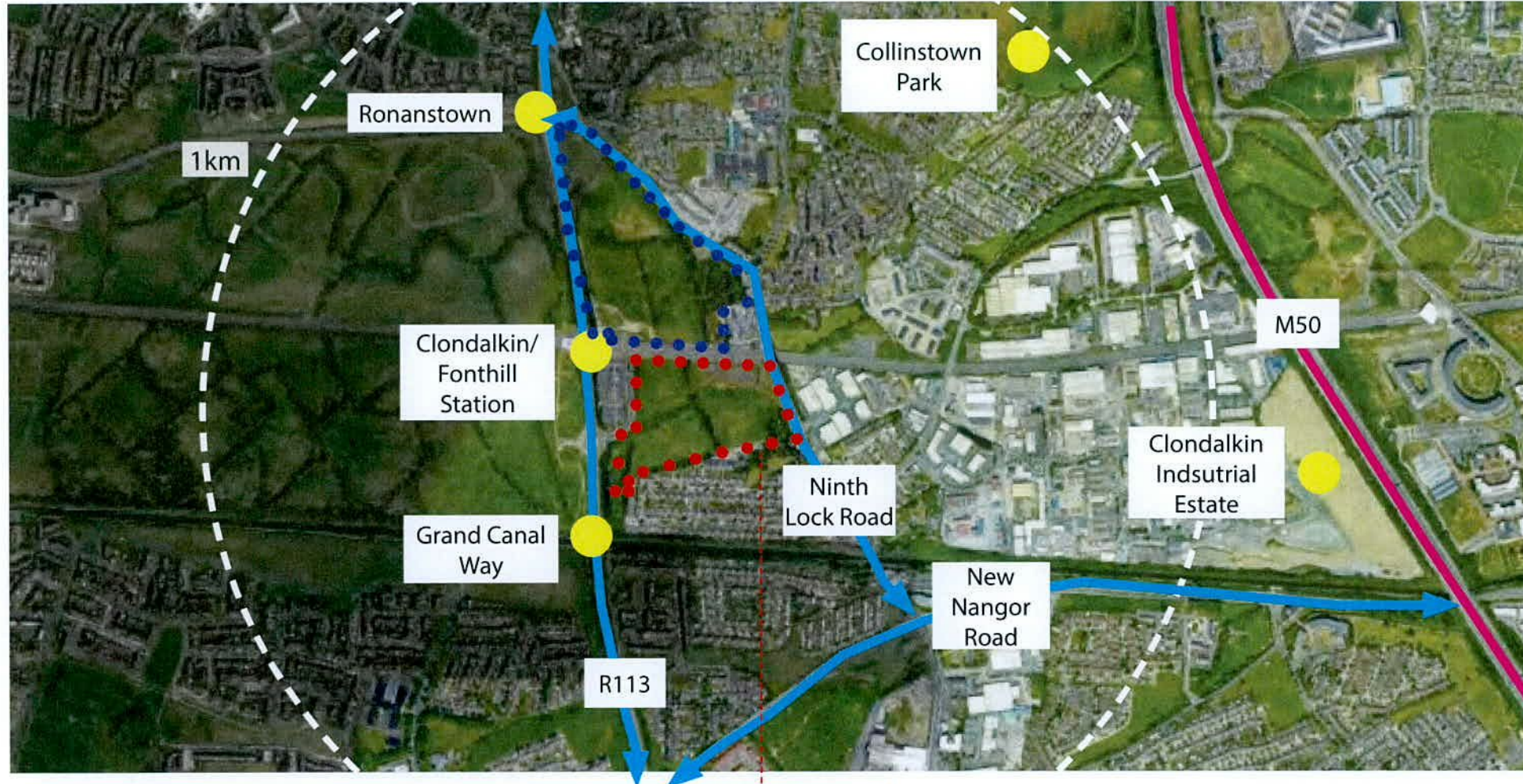


LANDSCAPE RATIONALE

June 15th 2022



SITE CONTEXT



Development Location - as part of the wider SDZ

Location of Proposed Development Marked in Red

Site Location



Introduction

The proposed development forms part of an overall SDZ Strategic Development Zone.

The proposal includes a portion of the Clonburris Urban Centre and Clonburris South East, CUC & CSE respectively.

Clonburris

The Clonburris Character Area will comprise clustering of residential, retail and commercial uses to form a centre located around the Clondalkin- Fonthill Railway Station.

The centre will comprise medium to high density development located close to the public transport hub of heavy rail and planned Core Orbital bus services. Civic and community uses will also locate at the Clonburris centre and will contribute to the creation of an active and busy centre organised around a high quality designed Urban Square at its retail core.

Development will transition outwards from the centre to medium and lower density residential development with local nodes, community floorspace, schools and high quality open spaces. Development will benefit from park and canal frontage to the south and west.

Clonburris Urban Centre

The area will contain a diverse, mixed use development, containing the main retail, commercial and civic uses for the new urban centre based around a public plaza and a transport interchange on Fonthill Road North. A major public plaza; Clonburris Square will be located in the north west section of the Urban Centre, to form a dynamic, vibrant place which will form part of the urban identity of the lands as a whole.

Clonburris South East

Mixed development area with medium density residential development close to the main Urban Centre. It shall have paved driveways, trees & tree pits. Open Spaces and a play space.

SITE LOCATION



Clonburris is in the Electoral Division of Clondalkin, a suburban town situated 10 km south-west of Dublin city centre, Ireland, under the administrative jurisdiction of South Dublin.

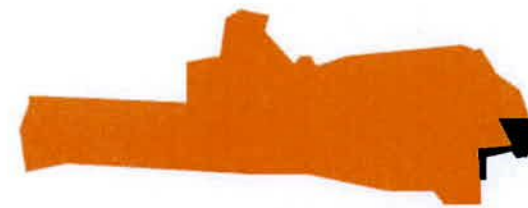
The Irish name for Clonburris is Cluain Buiríosa .

Where possible, existing natural and landscape heritage elements to be protected while enhancing biodiversity – key hedgerows and field drainage features.

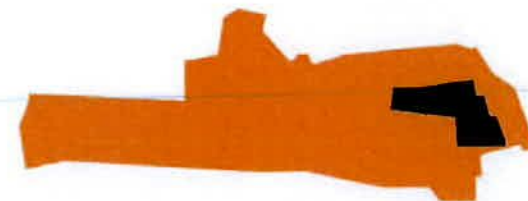
The proposed development forms part of an overall SDZ Strategic Development Zone.

The Graphic taken from the SDCC SDZ document shows the portion of the Clonburris Urban Centre and Clonburris South East, CUC & CSE that is proposed to be developed, under the administration of South Dublin County Council.

-  Development Location
-  Grand Canal Way
-  Railway Line & Clondalkin/Fonthill Station
-  Link from Grand Canal Corridor & Omers Lock House to Ninth Lock Road



Development Location - as part of the wider SDZ Development Area Clonburris South East



Development Location - as part of the wider SDZ Development Area: Clonburris Urban Centre (portion of)



LANDSCAPE PLAN



Homezone Shared Surface



Natural Play Ground



Entrance Plaza

Central Park

Attenuation Park



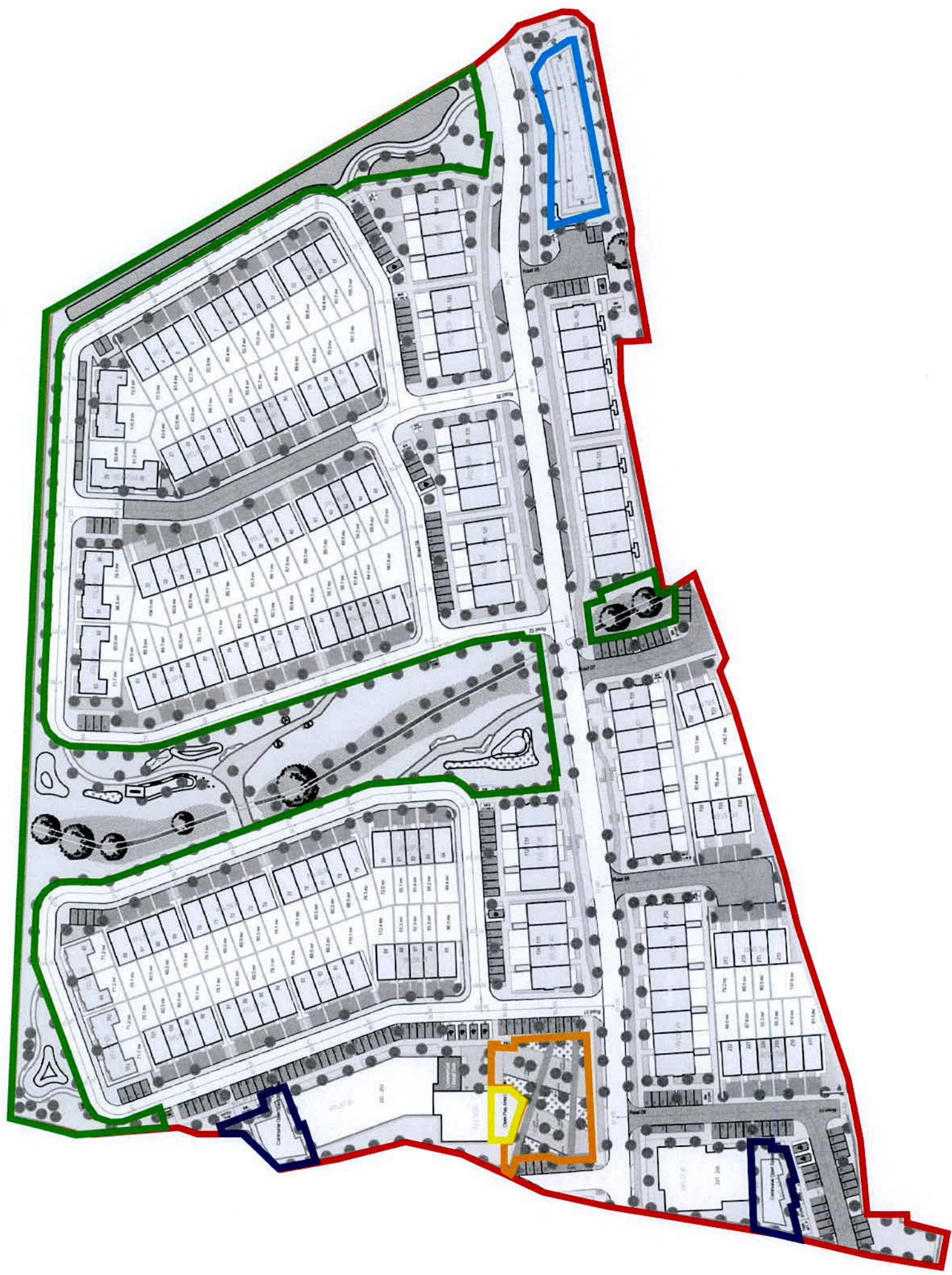
The design is composed of several multi-use community areas, biodiversity walkways and wildflower meadows. A series of open & communal open space are located throughout the site.W

The public realm design (entrance plaza) focuses on creating a strong sense of urban character, through materiality and scale, to improve public realm environments, whilst also maintaining distinctive landscape features.

Within the scheme, there are distinctive spaces:

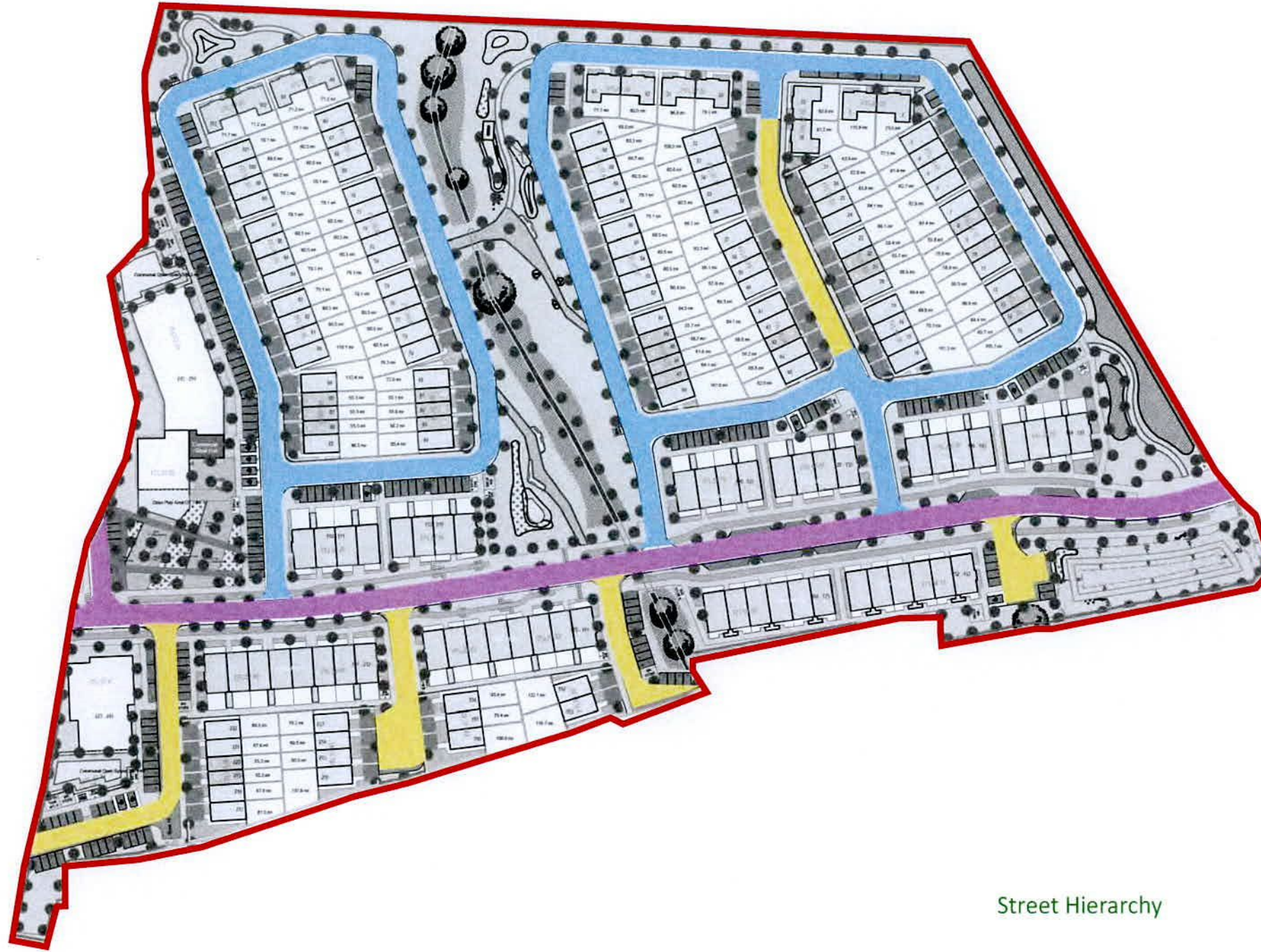
- Central Park
- Pocket Park
- Play Areas
- Attenuation Pond
- Entrance Plaza area to West

OPEN SPACE HIERARCHY



- █ Public Open Space
- █ Creche Open Space (Private)
- █ Communal Open Space
- █ Entrance Plaza
- █ Attenuation Pond



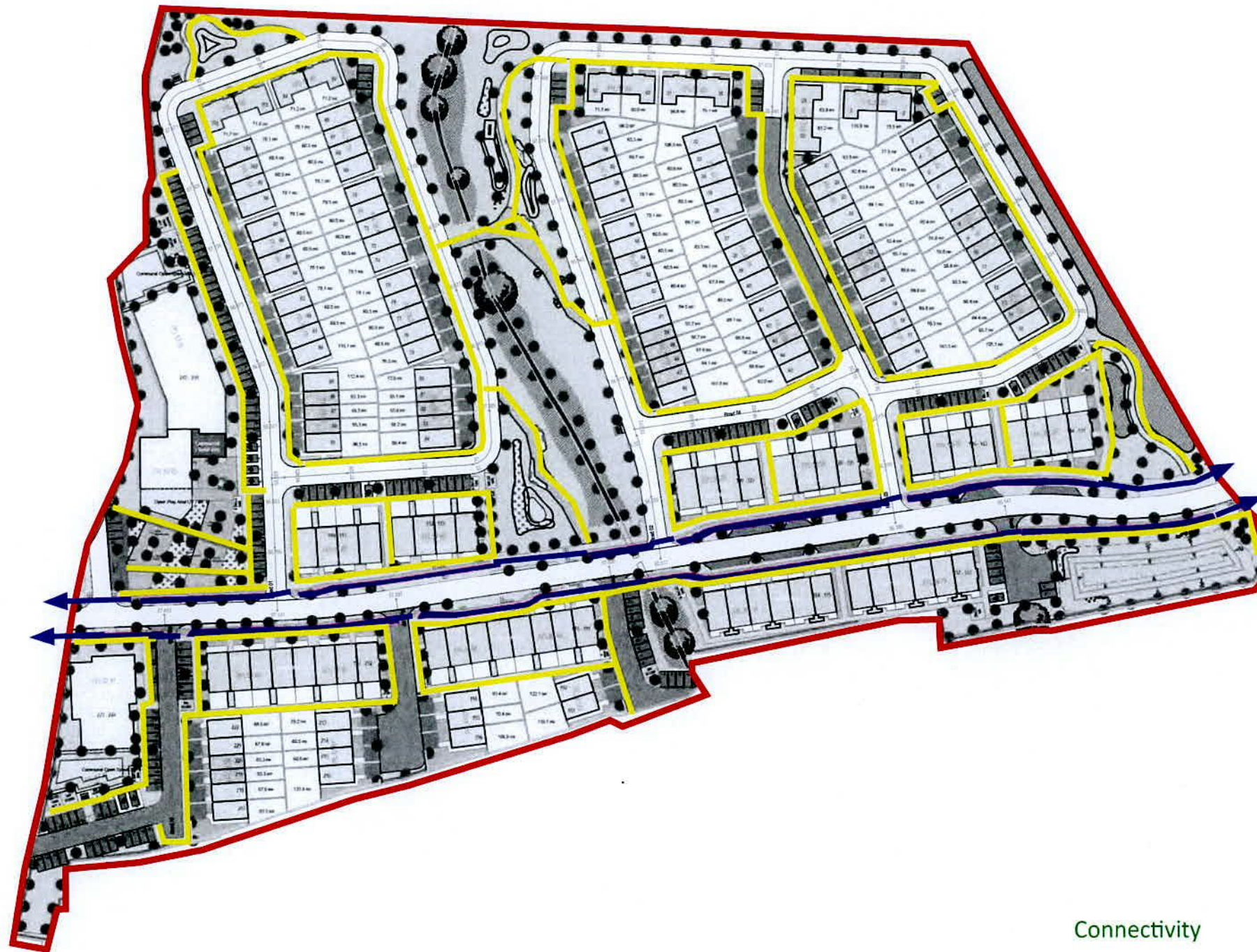


- Primary Road – Main access, tree lined
- Secondary Road
- Tertiary Road – 4.8m min width roads opposite tree planting, Homezone area/ Pedestrian Priority

Street Hierarchy

The street network for the proposed development aims to provide a permeable street layout that emphasises pedestrian priority and clearly defined street typologies.

Street trees and horizontal deflection will limit traffic speeds and increase pedestrian comfort, while defensive planting define individual residential units.



- ← Cycle Way
- Pedestrian walkway

Connectivity

A key objective of the scheme to reduce car dependency by providing high quality pedestrian and cycle networks.

The provision of green infrastructure integrates the new development with the existing landscape.



RETAINED & ENHANCED BIODIVERSITY



Native Hedge Mix to Site Perimeter & P.O.S
& Ornamental hedge to house fronts

Retention and enhancement of biodiversity ensures that the natural, cultural, and health requirements of communities are integrated into, and not compromised by, the new development.

This green infrastructure strategy follows an overarching strategy of protecting, creating, enhancing, and connecting the natural heritage and biodiversity value of the lands.

The provision of native trees, along with shrub, wildflower, and bulb planting, thread through and surround the built environment and connect to one another, maximising the environmental benefits and habitat creation.

- Existing Hedgerow Retained - 202m (linear metre)
- Proposed Bulb Planting – 622m²
- Proposed Hedge Planting – 1,469m (linear metre)
(House Fronts & Open Space)
- Proposed Shrub Planting - 3,475m²
- Proposed Wildflower Planting - 1458m²



EXISTING HEGDEROW RETENTION & LOSS



Existing hedgerows and mature trees are proposed for retention where possible.

Where necessary, the existing hedges will be supplemented with native hedge mix.

Existing Hedge to be retained (approx 202 linear metres)

Existing Hedge to be removed (approx 117 linear metres)

Trees/Scrub Overgrowth to be removed

Hedgerow to be retained and enhanced where necessary.

Refer to Arborist report for infrastructure works SDZ 20A/0021

The use of native tree, shrub and hedge mix will help mitigate the loss of the existing hedge and scrub to the south of the site.

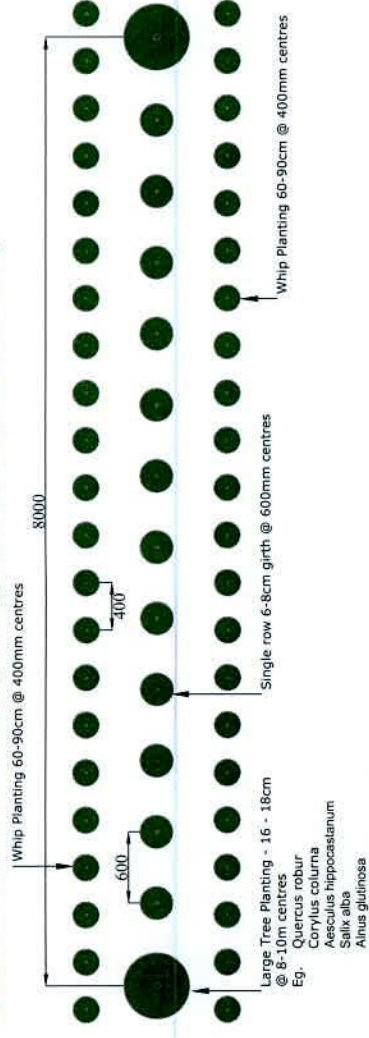
Bulb and wildflower planting has been implemented to provide for pollinators.

It will also enhance the biodiversity value throughout the site.



Enhancement of existing hedgerow where necessary

- Existing Hedge to be retained (approx 202 linear metres)
- Wildflower Planting
- New Native Hedge Proposed (964 linear metres proposed)
- Hedge to House Fronts



Proposed Hard Landscape Elements

Elements Palette

Landscape Elements

Wooden seating element, some areas to incorporate lines of Yeats poems along side of bench



Hartecast HC2001S Bench
- 1950x540x450mm



Flush Slipform
Concrete Kerb



Sheffield Cycle Stands
- 1000mm x 1000mm

Tree Pit Grilles



Paving Palette

Feature Paving

Light colored flags to maximum light within courtyards w/ contrasting paving blocks



Paving
- Graphite 300x150x100mm



Paving
- Silver 300x150x100mm

Traffic Area & Parking

Permeable Surface
dim. 200x100x60mm with contrasting parking dividers



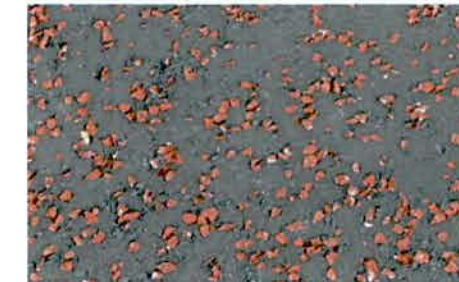
Paving 200x100
Pedestal Pavers - Bracken



Paving 200x100
Pedestal Pavers - Heather

Surface Palette

In-situ Surfaces



Colored Chip Surface



Tarmac
(cycle path)



Brushed Concrete with trowel
edge finish (streets)

Resin Bond Paths

Resin-bound surfacing for high impact areas across the development -
in open space



Ballylusk Dust Path
(pedestrian path)



Colored tarmac or black tarmac
(cycle path)

TREE PITS - SUDS

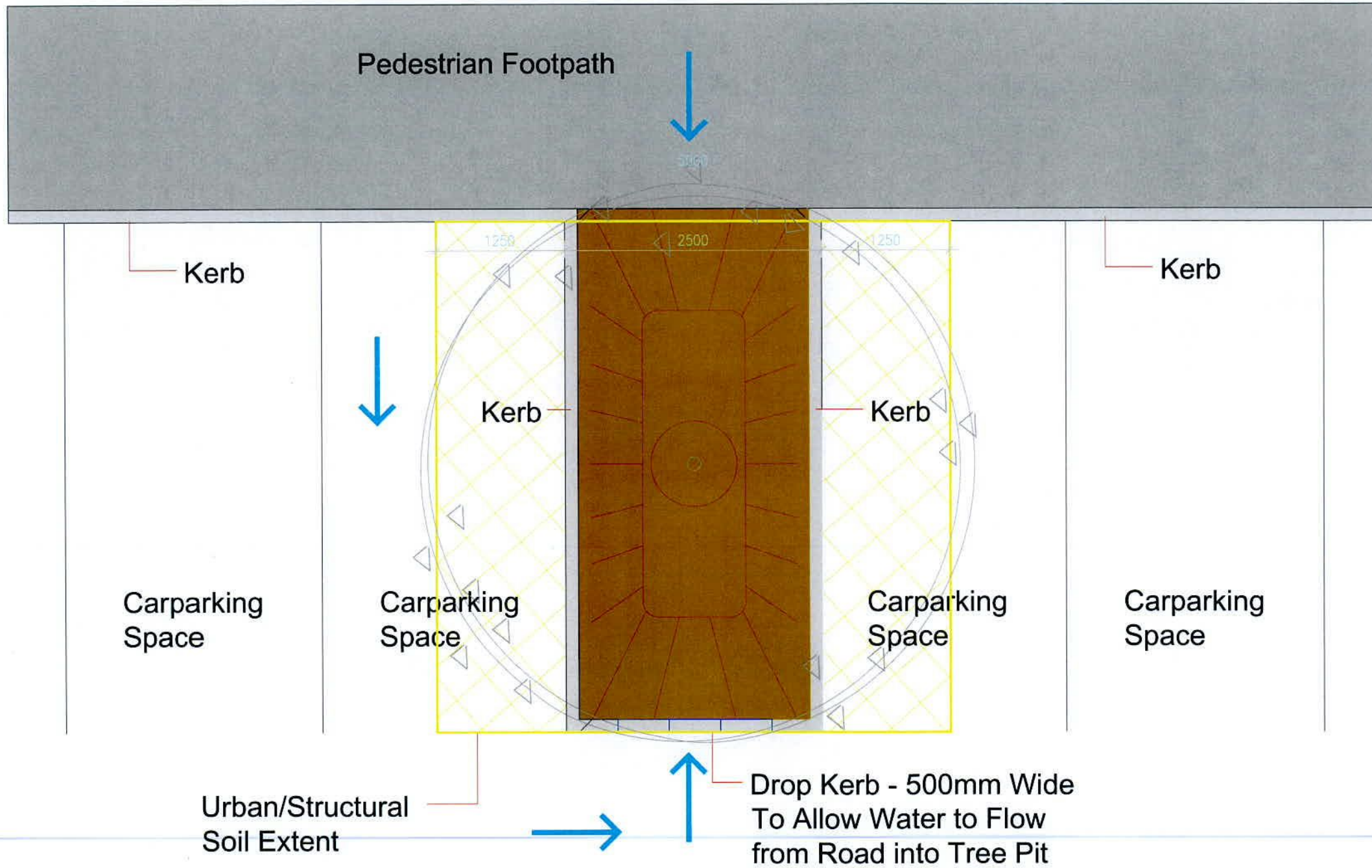
Individual Tree Pit for Public Realm



○ Suggested Tree Pit Location

○ Proposed trees will be a part of the Road Contract (Main Road Avenue)

Plan View of Tree Pit



→ Surface Water Flow

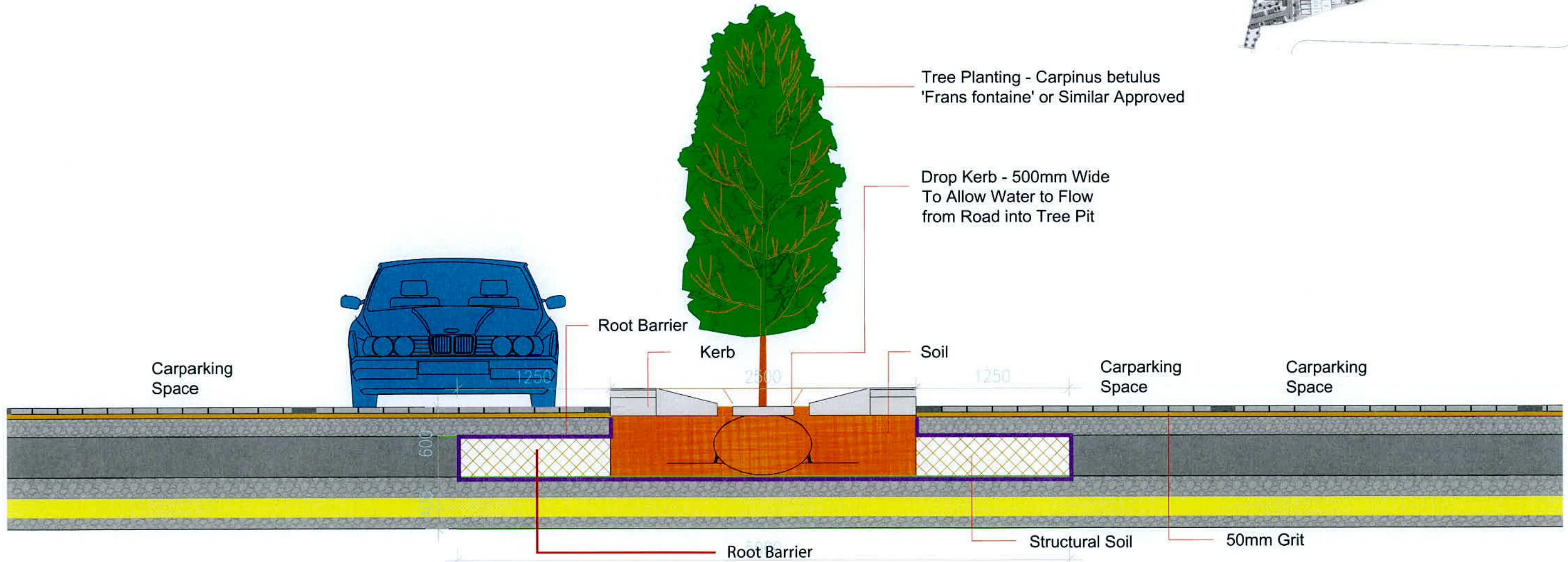
Suggested Tree Pit Location



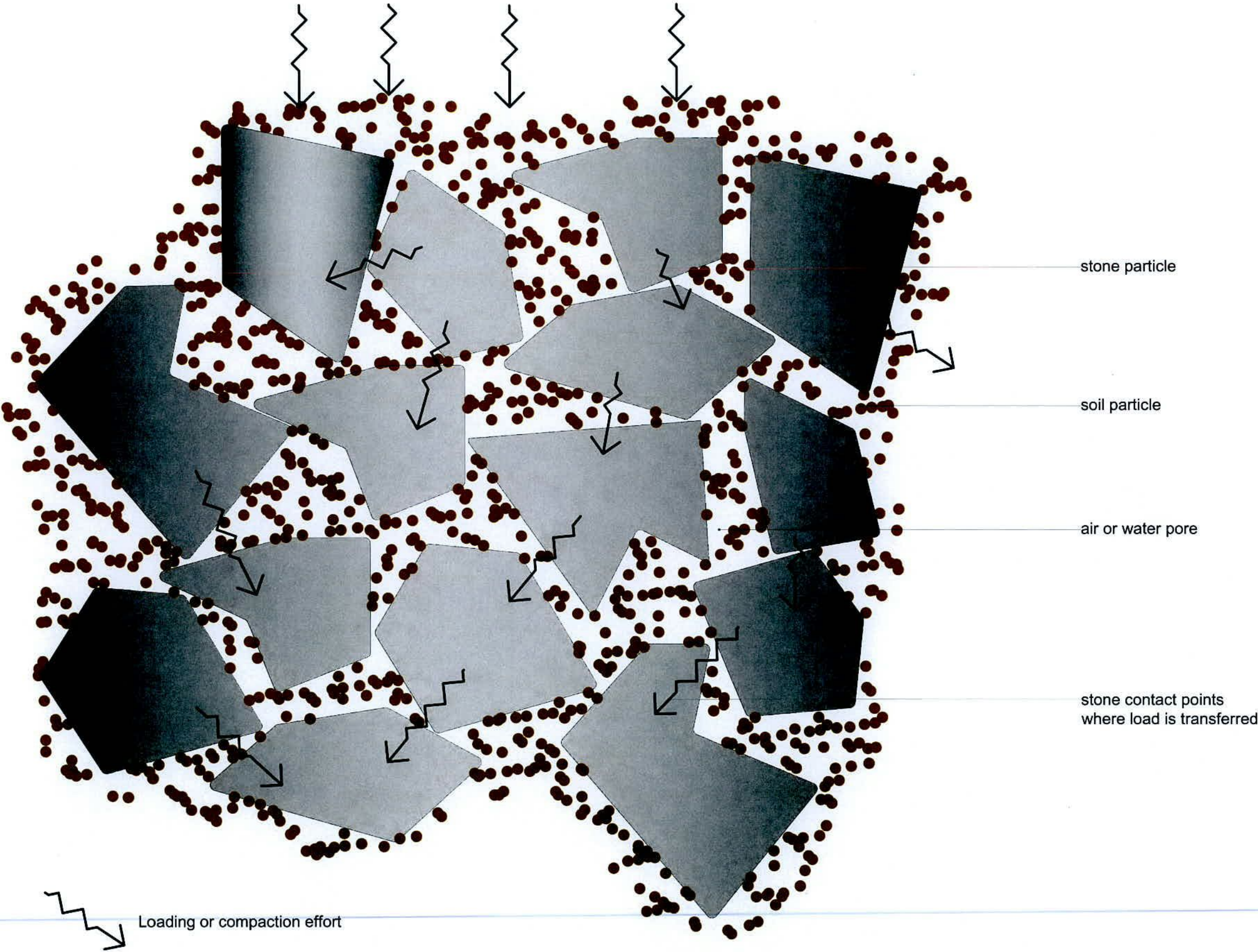
Suggested Tree Pit Location



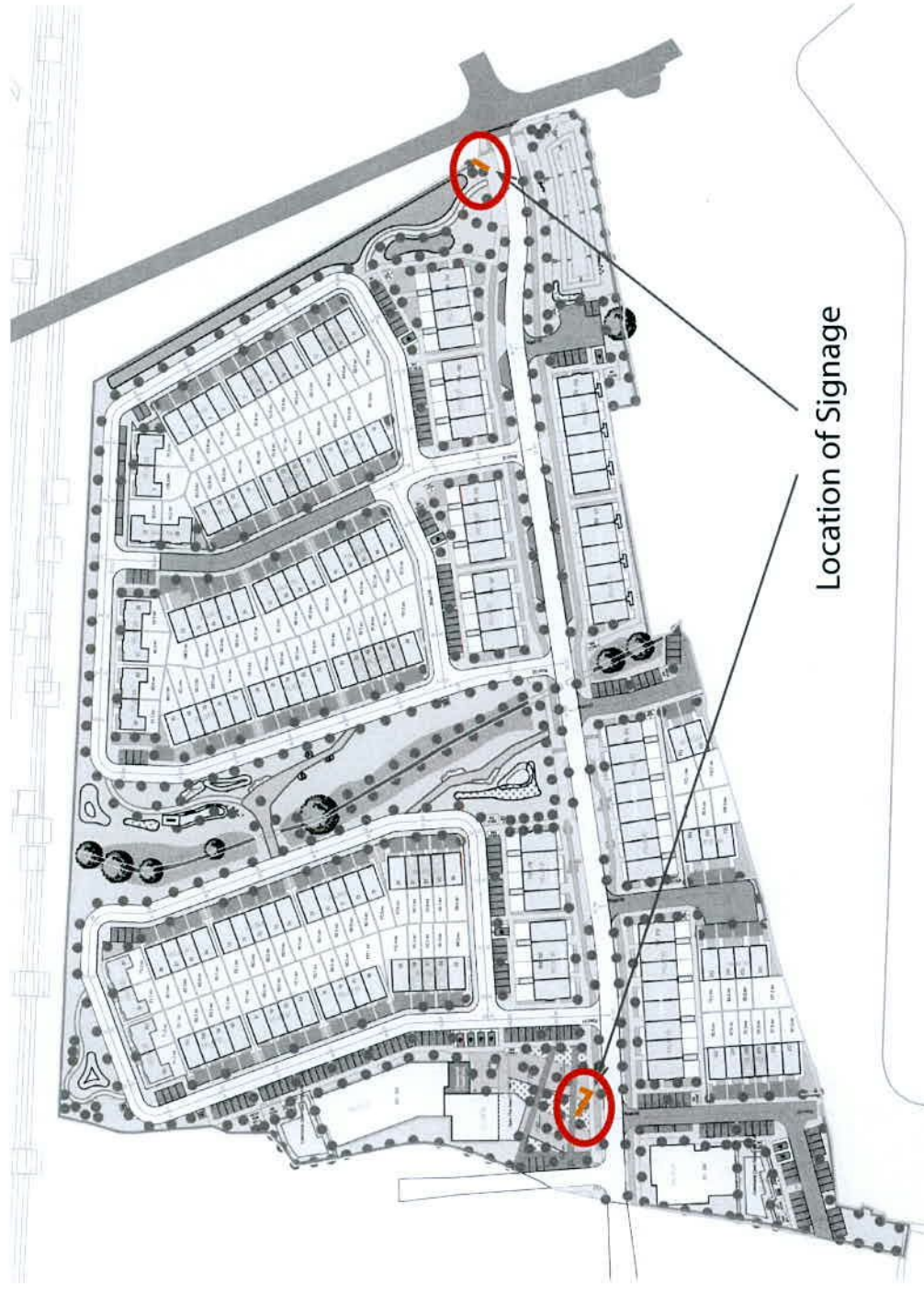
Front View of Tree Pit



STRUCTURAL SOIL FOR TREE PITS



SIGNAGE FOR ENTRANCE



SIGNAGE FOR PLAZA



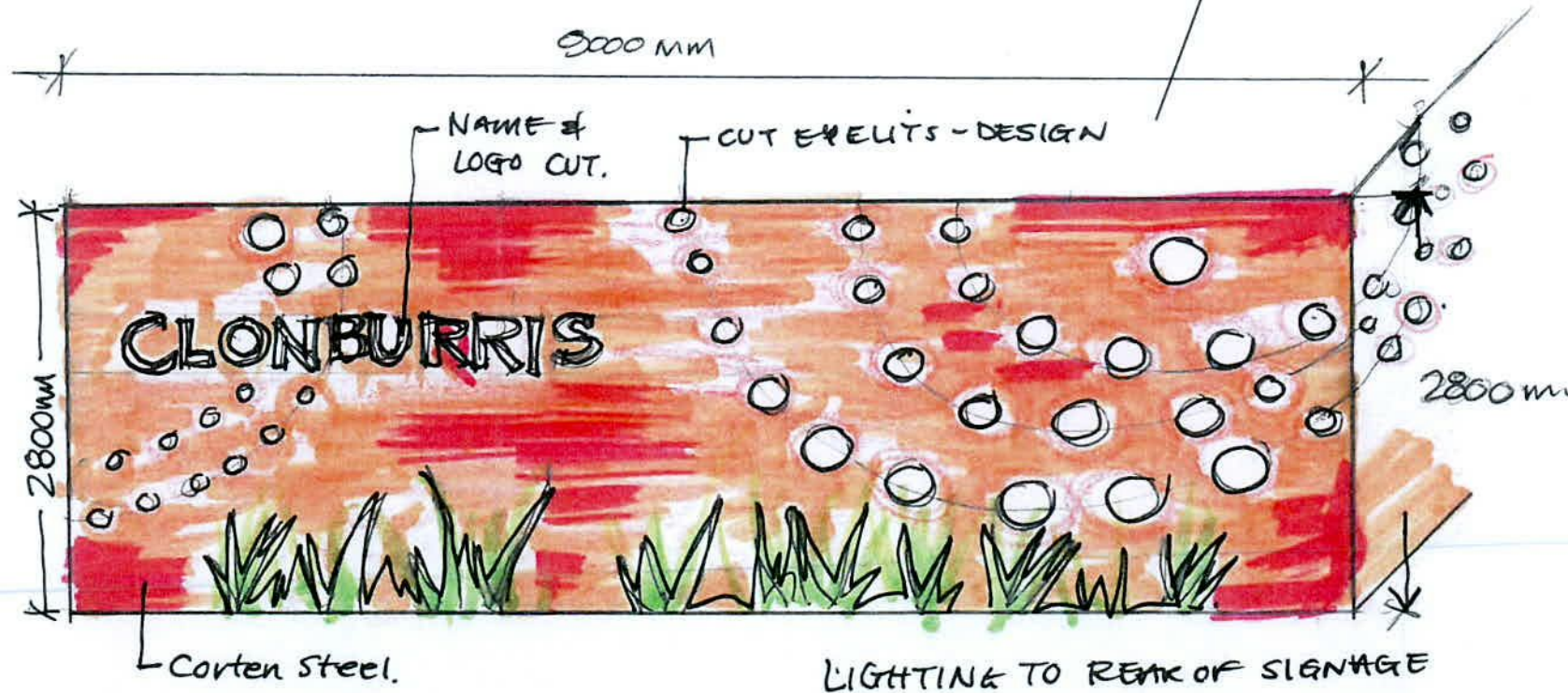
Plaza

The Urban Plaza will act as the entrance to the site of Clonburris.

A Corten steel sign will be erected within the urban plaza signifying the main entrance.

The plaza will act as a space for congregation and provide a public square for the adjoining retail and crèche unit.

Location of Signage



PROPOSED TREE PLANTING

Open Space / Parkland Trees

Planting species and sizes were selected for their visual interest, robust and hardiness, habitat, and quality they will bring to spaces.



Quercus robur 'Koster'



Tilia cordata 'Greenspire'



Tilia Tomentosa 'Brabant'



Carpinus betulus Fastigiata'



Malus 'John Downie'



Platanus x acerifolia



Prunus avium 'Plena'



Betula pendula



Amelanchier lamarckii



Sorbus aucuparia



Acer griseum

- Acer campestre 'Elsrijk'
- Acer platanoides 'Columnare'
- Acer griseum
- Alnus glutinosa*
- Amelanchier lamarckii
- Betula pendula*
- Carpinus betulus 'Fastigiata'
- Corylus avellana*
- Platanus x acerifolia
- Prunus avium 'Plena'
- Sorbus aria
- Sorbus aucuparia
- Tilia Tomentosa 'Brabant'
- Quercus robur 'Koster'

Street Trees

Note: Planting shown throughout rationale are mature and are not indicative of size that shall be planted first.



PROPOSED PLANTING

Residential Edging Buffer



Athyrium filix-femina

- Viburnum x bodnantense 'Dawn'
- Viburnum opulus
- Cornus sanguinea
- Phalaris feeseey
- Calamagros 'Karl Foerster'
- Miscanthus sinensis 'Gracillimus'
- Lonicera pileata
- Helleborus foetidus
- Cornus alba
- Heuchera 'Palace Purple'
- Artemisia vulgaris
- Athyrium filix-femina
- Helichrysum italicum

Shrub Planting: Front of Houses



Astilbe 'Rheinland'

- Astilbe 'Rheinland'
- Hipericum 'Hidcote'
- Viburnum davidii
- Lavandula 'Hidcote'
- Sarcococca humilis
- Rosmarinus officinalis 'Roseus'
- Lonicera pileata

Undergrowth Planting Shrub



Rosmarinus officinalis 'Roseus'

- Sambucus nigra
- Rosmarinus officinalis 'Roseus'
- Ilex crenata 'Helleri'
- Heuchera villosa
- Mentha x piperita
- Stachys byzantina
- Artemisia 'Powis Castle'
- Athyrium filix-femina
- Helichrysum italicum
- Hebe x franciscana



Cornus sanguinea



Viburnum davidii



Sambucus nigra



Heuchera villosa

Hedge Planting



Ligustrum Ovalifolium



Elaeagnus x ebbingei



Ilex aquifolium

Note: Planting shown throughout rationale are mature and are not indicative of size that shall be planted first.



PROPOSED BULB PLANTING



Daffodil – Narcissus 'Early Sensation'



Daffodil – Tamara



Crocus tommasinianus



Daffodil – Dutch Master



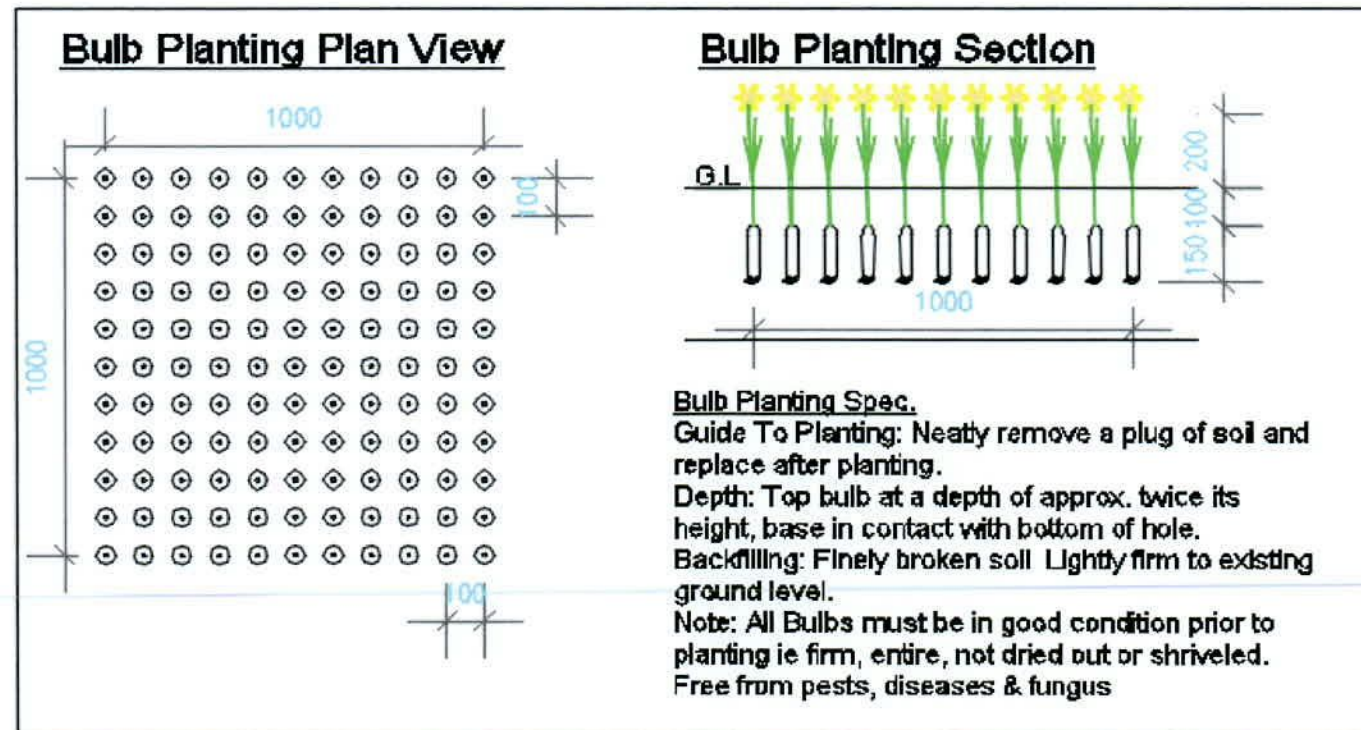
Tulip - Apeldoorn



Camassia – Leicht caerulea



Allium - Sensation



Name	Time of Flowering	Variety	Bulb Size At Planting	Planting Guide	Plant Height
A - Daffodil	January	Early Sensation	14-16cm	15cm Deep, 50/m ²	20cm
B - Daffodil	February	Tamara	14-16cm	15cm Deep, 50/m ²	20cm
C - Crocus	February	tommasinianus	14-16cm	10cm Deep, 15cm Apart, 50/m ²	7-15cm
D - Daffodil	March	Dutch Master	14-16cm	15cm Deep, 50/m ²	20cm
E - Tulip	April	Apeldoorn	12-14cm	15cm Deep, 10cm Apart, 50/m ²	20-45cm
F - Camasisa	May	Leicht Caerulea	14-16cm	10cm Deep, 20cm Apart, 50/m ²	45cm
G - Allium	June	Allium sensation	10-12cm	15cm Deep, 15cm Apart, 50/m ²	100cm



PROPOSED WETLAND PLANTING (ATTENUATION POND)

Proposed Planting

Wetland Habitat



Marsh bedstraw *Galium palustre*



Greater bird's-foot trefoil *Lotus pedunculatus*



Sneezewort *Achillea ptarmica*



Purple loosestrife *Lythrum salicaria* (tall)



Hemp-agrimony *Eupatorium cannabinum* (tall)



Marsh violet *Viola palustris*



Angelica *Angelica sylvestris* (tall)



Water mint *Mentha aquatica*



Marsh marigold *Caltha palustris*



Ragged robin *Silene (Lychnis) flos-cuculi*



Gypsywort *Lycopus europaeus*

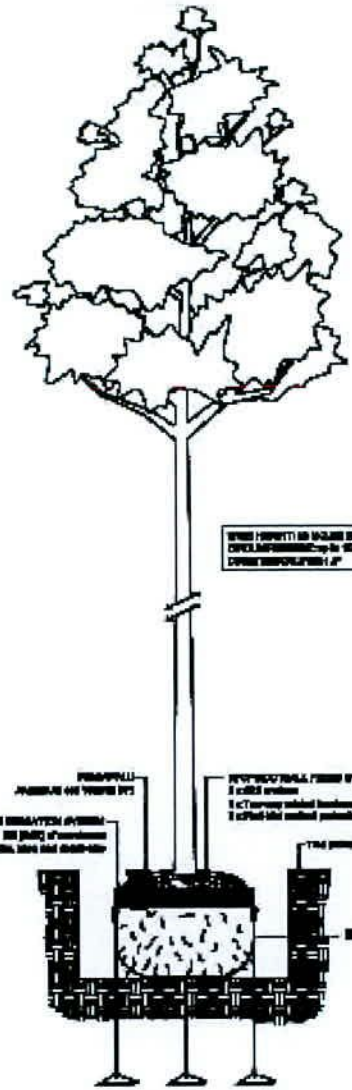


Meadowsweet *Filipendula ulmaria* (tall)

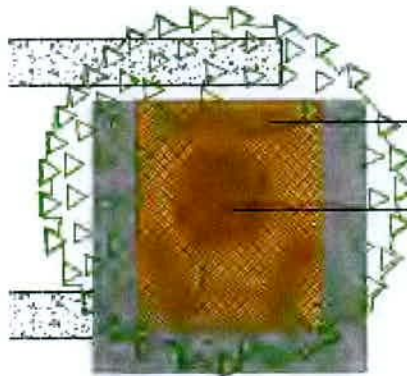


Valerian *Valeriana officinalis* (tall)

Plati-Mat Rootball Tree Anchoring Detail
(For Podium Planters)

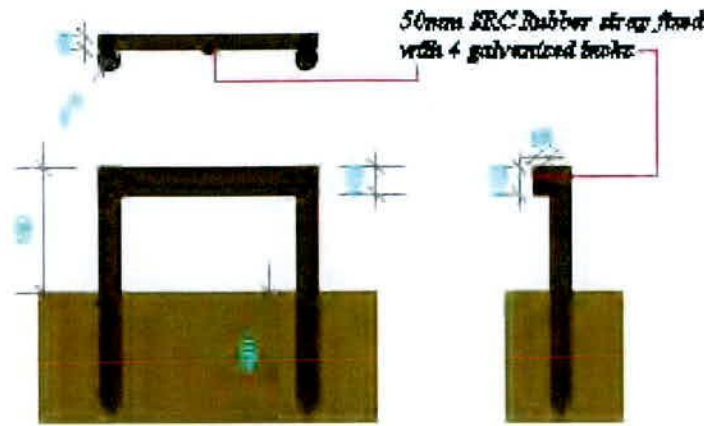


Plati-Mat Plan View Scale (1:50)

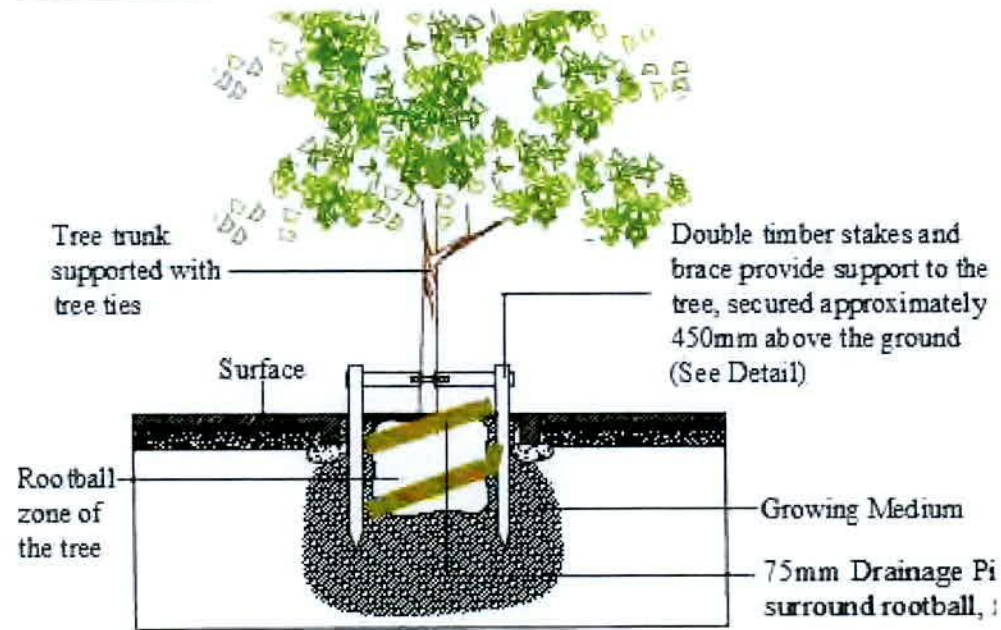


Dead man Kerbs.
Guying wires
(Use galvanised ratchet winder to tension guying wires)

Typical Double Tree staking Detail Scale (1:25)

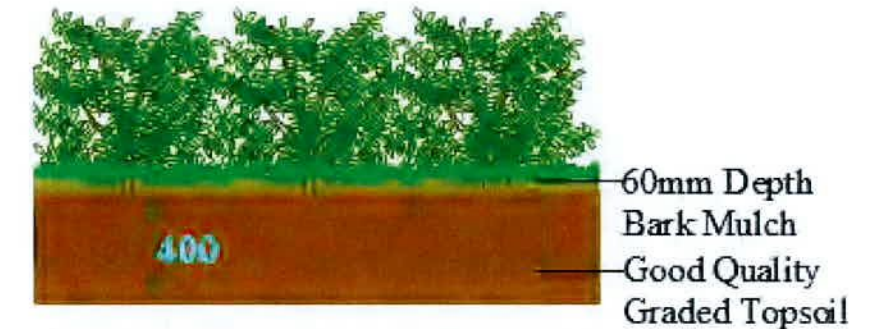
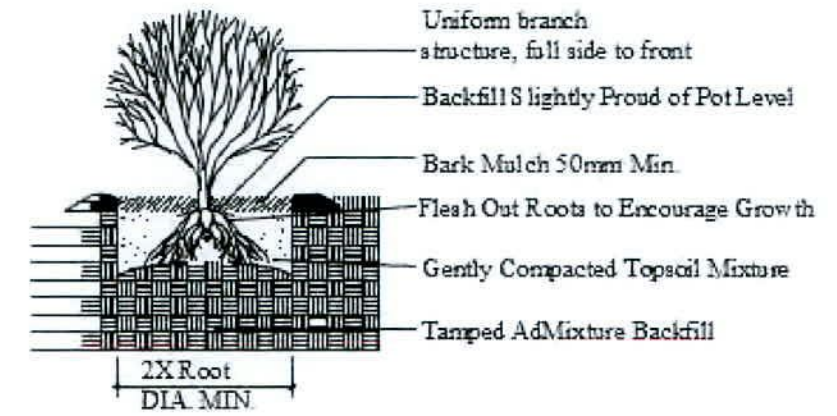


Tree Planting Detail, 12-14cm girth and greater - (for trees outside Podium Area)



Double timber stakes and brace provide support to the tree, secured approximately 450mm above the ground (See Detail)

Shrub Planting Detail



Shrub Planting Build-up Detail Scale (1:25)

PLANTING NOTES:

ALL TREES, SHRUBS AND HEDGEROW PLANTS SHALL COMPLY WITH BS 3934, SPECIFICATION FOR NURSERY STOCK. ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 4428 (1983) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL NEW TREE PLANTING SHALL BE POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3 OF BS 5837: 2005 TREE IN RELATION TO CONSTRUCTION RECOMMENDATIONS, WHICH SPECIFIES MINIMUM DISTANCES BETWEEN NEW PLANTING AND STRUCTURES.

SCHEDULE OF IMPLEMENTATION:

1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDING DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF WHEN SOIL IS NOT FROZEN, WATERLOGGED OR EXCESSIVELY DRY.



Hard Landscape Palette

Finishes



Wood Seating



Litter Bins



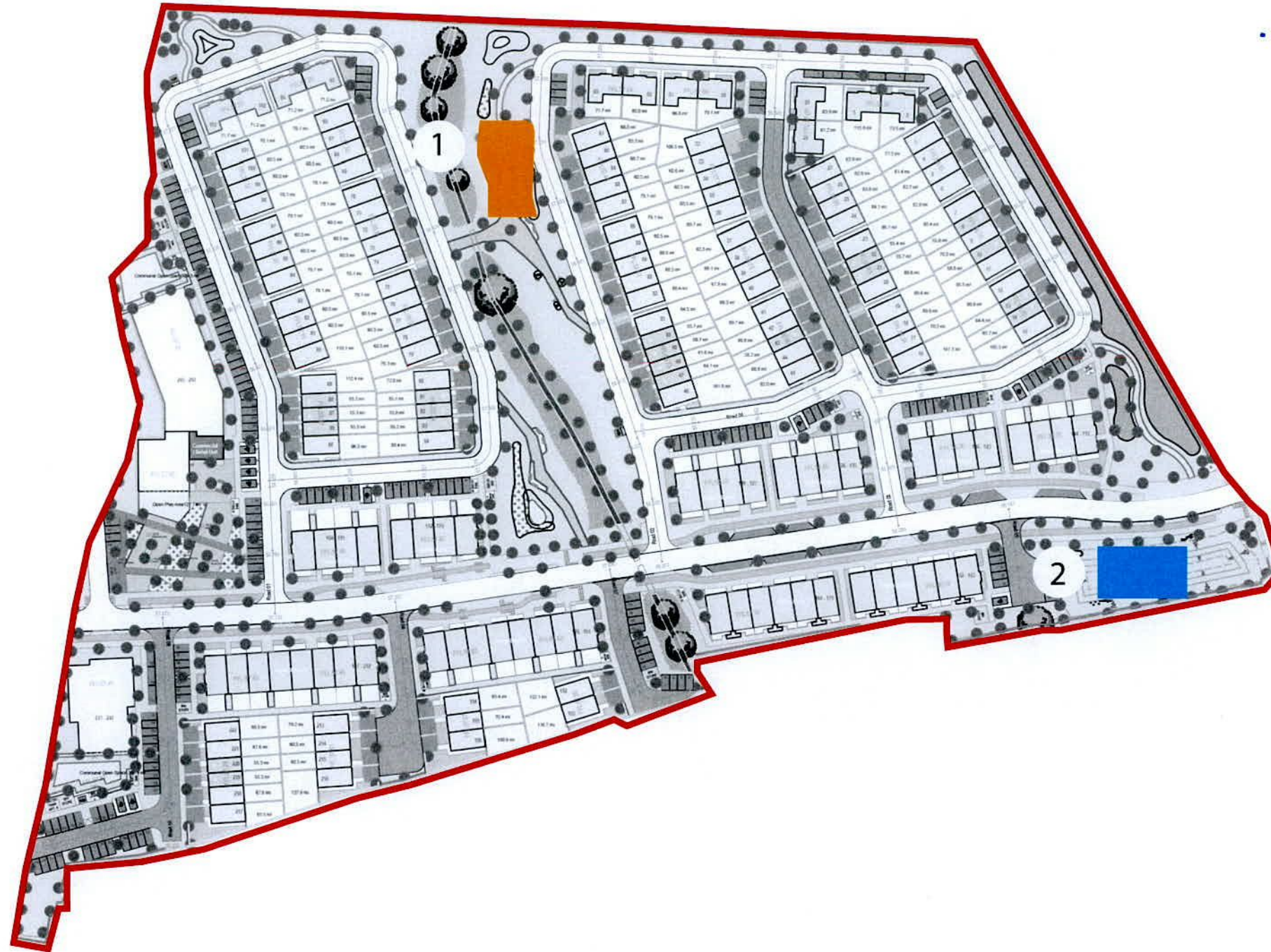
Bike Stands



Tree Grille



Planter Walls - Entrance Plaza



1. Natural Play Area (3+ years)
 - Grass Mounding
 - Timber log
 - Natural Stepping Stone
 - Stepping logs
 - Double Balancing Beam
 - Embankment slide

2. Informal Play Space
 - Timber log
 - Natural Stepping Stone

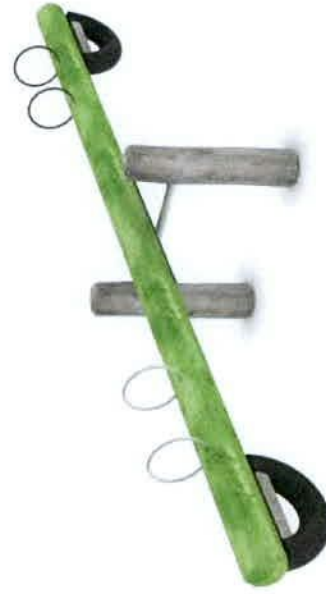
There are also kick-about areas scattered around the development in the open space areas.

-  Natural Play Space
-  Informal Play Space

Equipment Palette

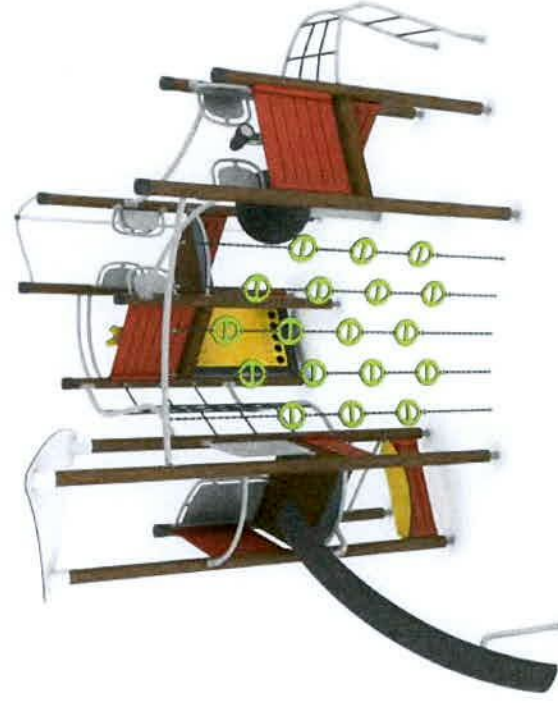
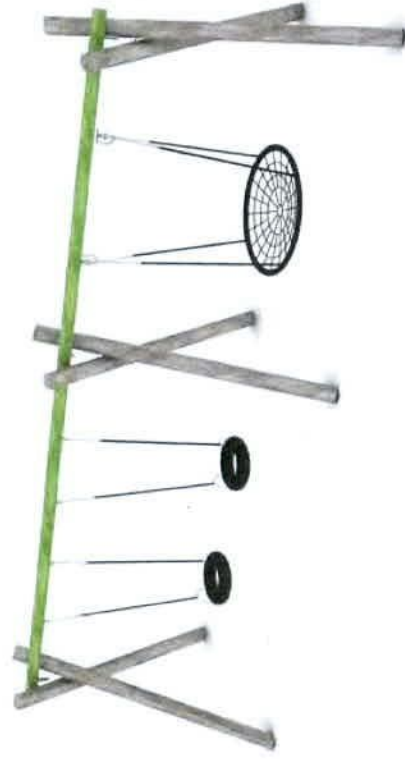
Junior Play - Under 5 years of age

All surfaces manufactured and installed to EN 1176 and all play equipment manufactured and installed to EN1177



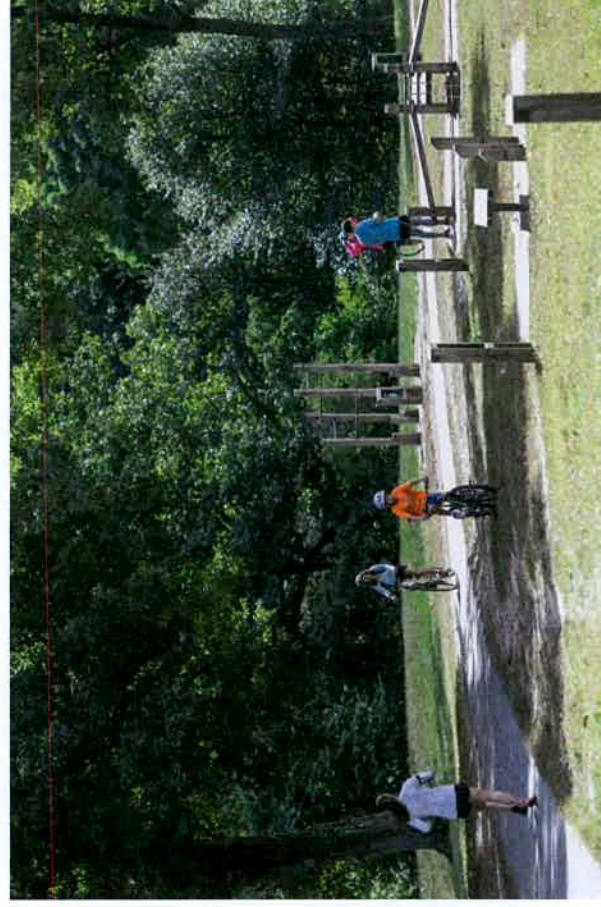
Junior Play - Over 6 years of age

All surfaces manufactured and installed to EN 1176 and all play equipment manufactured and installed to EN1177.



Adult Exercise Equipment

Natural playgrounds help children to develop other beneficial behaviors in addition to physical skills. These behaviors include social skills, cooperation, and the ability to solve problems.



Natural playgrounds stimulate a child's imagination and creativity, and integrate into level changes and the natural environment.

BOUNDARY TREATMENTS



Concrete Post & Wooden Panel Fence



Parkland Railing & Hedge



Weldmesh



Dash & Brick Pier



Dash & Rendered Pier



Note:
Existing Boundaries along Perimeter of site and along the Railway line will be retained

