

murray & associates  
landscape architecture

## LANDSCAPE ARCHITECT'S REPORT

for

**ABP Ref. 308088-20**

**Garter's Lane Amendment Application  
at Garter's Lane, Saggart, Co. Dublin**

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## 1. Introduction

This report was commissioned by the applicant and has been prepared to accompany the planning application for ABP Ref. 308088-20 – Garter's Lane Amendment Application.

The purpose of the report is to explain the changes to the permitted landscape scheme under the afore-mentioned grant of permission on the site in the context of the change to a scheme for Senior Living Accommodation, the design rationale for any changes proposed and management requirements for the landscape works as proposed on the accompanying drawings.

This report should be read in conjunction with the following drawings:

1799-SL_PL_P_01	Masterplan Landscape Plan	A1	scale 1:250
1799-SL_PL_S_01	Landscape Sections	A1	scale as shown

*All other drawings, details and specifications will be as per the details submitted with the permitted development.*

## 2. Description of Amendments to the Permitted Development

The proposed development is an amendment to the previously granted development on this site at Garter's Lane (Planning Register Reference ABP Ref. 308088-20) and comprises of the following:

- The provision of residential facility / amenity areas (incl. concierge facilities and amenity areas) at ground, 1<sup>st</sup> and 3<sup>rd</sup> floor levels within permitted Block C resulting in the replacement of 2 No. 2-bed units with 3 No. 1-bed units at 1<sup>st</sup> and 3<sup>rd</sup> floor levels.
- The provision of residential facility / amenity areas (incl. concierge facilities and amenity areas) at ground, 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> floor levels within permitted Block D resulting in the replacement of 3 No. 3-bed units with 3 No. 2-bed units at 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> floor levels.
- Rearrangement of basement layout within permitted Blocks C & D to provide for senior living accommodation residential amenity space, requiring extension of the permitted basement by some 43.8 sqm.
- Rearrangement of basement layout within permitted Blocks A & B to provide for 2 No. sprinkler / attenuation tanks and plant rooms, resulting in the loss of 5 No. car parking spaces and the relocation of bin store access doors.
- Provision of PV solar panels at roof level on Blocks A, B, C & D.
- Alterations to the landscape scheme to adapt to the revised use for Senior Living Accommodation.

Most of the changes to the permitted development are internal to the buildings and don't impact the landscape proposals as permitted. However, with the change to Senior Living accommodation two of the landscape spaces associated with blocks C and D have been adapted to suit this demographic and adjusted to remove play equipment from the outdoor spaces, making them more open and flexible, suited to a wider range of uses. The intent is not to remove the capacity for play, as it is – of course – very likely that senior residents will have visitors who are children and the spaces should be suitable for that consideration too. However, fixed play equipment would obstruct the use of open spaces for other uses by the senior citizens and more open, flexible space is considered to be of greater suitability.

### 3. Site Location and Description

The site is located on the corner of Garters Lane and Fortunestown Lane in Saggart, Co. Dublin adjacent to the current Saggart terminal of the Luas red line.

The site is 0.4 km away from Saggart Village, 0.7km from the Naas Road N7, and 1 km from Citywest Shopping Centre. The surrounding lands to the north and east have received planning permission for mid-density and high-density residential development respectively.

West of the site, across Garters Lane, there are several structures on the National Inventory of Architecture Heritage and south of the site, across Fortunestown Lane. There are also several blocks of existing apartments.

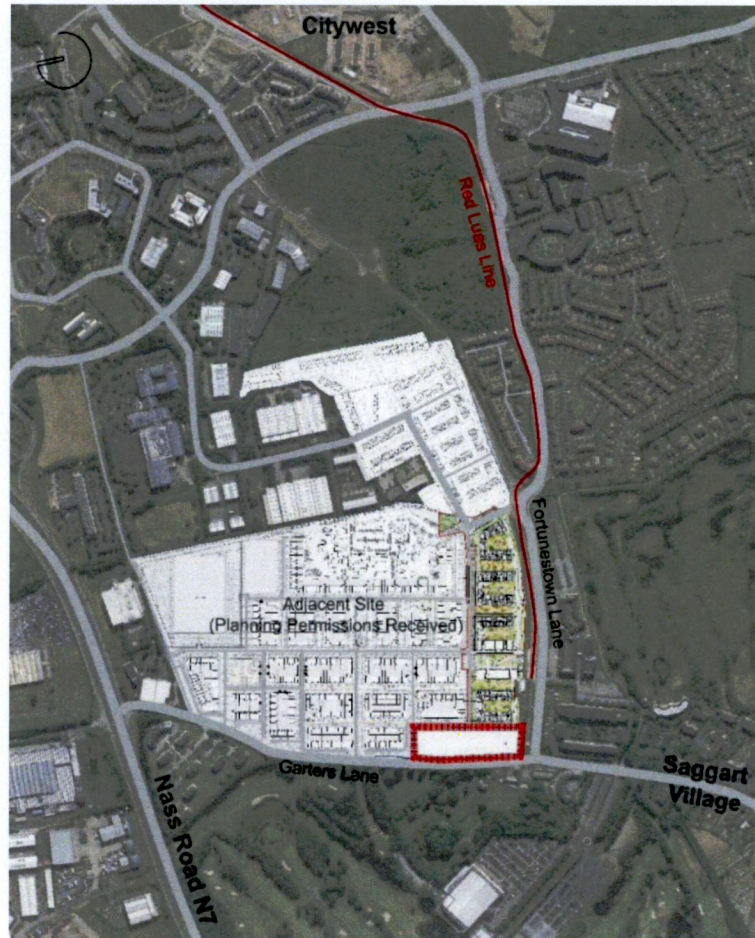


Figure 1 - Context Diagram, site outline in red (nts, rotated north to the left)

The existing site is 1.2 Ha in area. The site is gently sloped with a change of approximately  $\pm 4.5\text{m}$ , elevation 111.30 to 114.91, with earthen mounding in certain areas and a continuous mound, 1.5-2m high, at the eastern base of the hedge along Garters Lane.

Vegetation on the site has recently been removed in accordance with the development proposals as permitted.

#### 4. Planning Context

The development is located in South Dublin County Council and is part of Fortunestown Local Area Plan (LAP). The site, and the surrounding lands, are zoned *RES-N* in the South Dublin County Development Plan and *Objective A1* in the Fortunestown LAP, both descriptions are the same: "To provide for new residential communities and in accordance with approved area plans". Since the surrounding lands have received planning permission, this site is the last piece in the urban fabric of the zoned block.

The Fortunestown LAP has relevant objectives to have pedestrian permeability and allow movement within new developments. Additionally, there is an objective in the LAP to have connected green infrastructure within adjacent developments. Similarly, the open spaces should be integrated and accessible. The Fortunestown LAP requires a minimum\* of 14% public open spaces provision, which can include the biodiversity strips, such as hedgerows and tree lines (objective G18). The LAP also recommends that these spaces have a hierarchy within the space, providing functional spaces for residents. Additionally, play facilities shall be provided at a rate of 3 square metres per dwelling as per the Fortunestown LAP (objective G19) and 'Planning Guidance on the Provision of Children's Play Facilities in New Developments' (2007).



Figure 2 – 1990s Aerial with site outlined in red, not to scale; Source: GeoHive

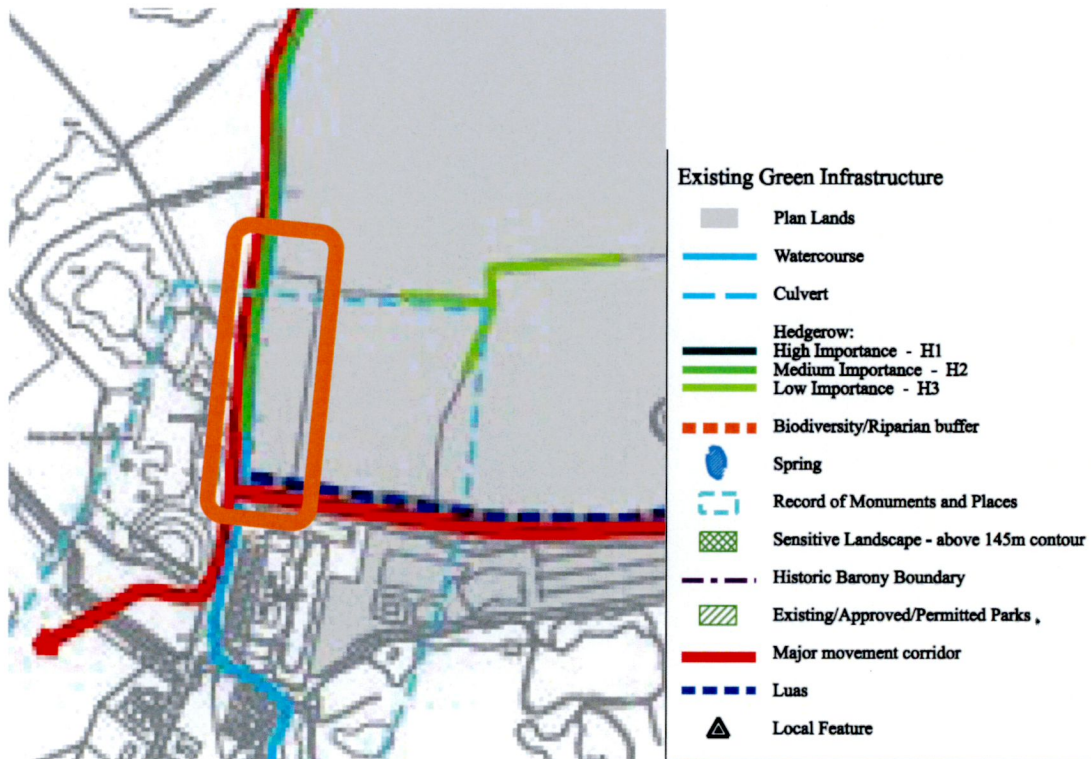


Figure 3 - Existing Green Infrastructure (site outline in orange added by author) (Fig 4.4 Fortunestown Local Area Plan, SDCC)

**5. Site History**

In regard to historic boundaries and hedgerows, the hedgerow's alignment along the western boundary (Garters Lane) can be seen clearly on historic maps since 1837-1842. The Fortunestown LAPs listed the hedgerow as low-medium importance. Further analyzation of aerial maps in GeoHive.ie, the site was cleared in the 1990s. During this, the hedge was replaced with mono-culture non-native species, which is likely the reason for the low importance placed on the hedge in the 1990s approximately.

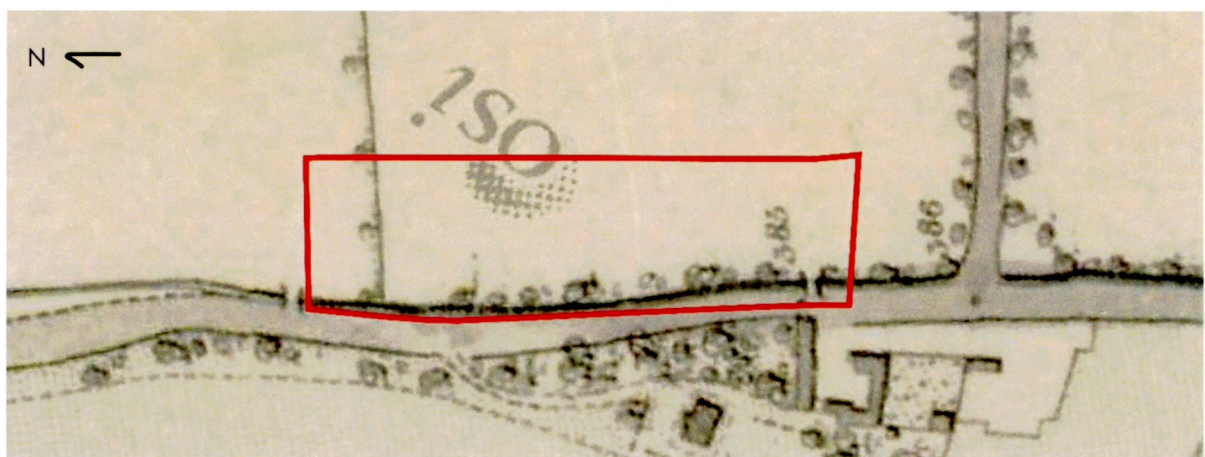


Figure 4 - Historic Map from 1837-1842 with site outlined in red, not to scale; Source: GeoHive

### 6. Landscape Design Amendments

The majority of the site will remain as per the permitted landscape proposals, with play and plaza areas to the south, associated with Blocks A and B, and streetscape and boundary treatments remaining as they were. The spaces marked OS1 and OS2 below are the only spaces which will change to adapt to the Senior Living Accommodation use. The changes are described in more detail in the following pages.

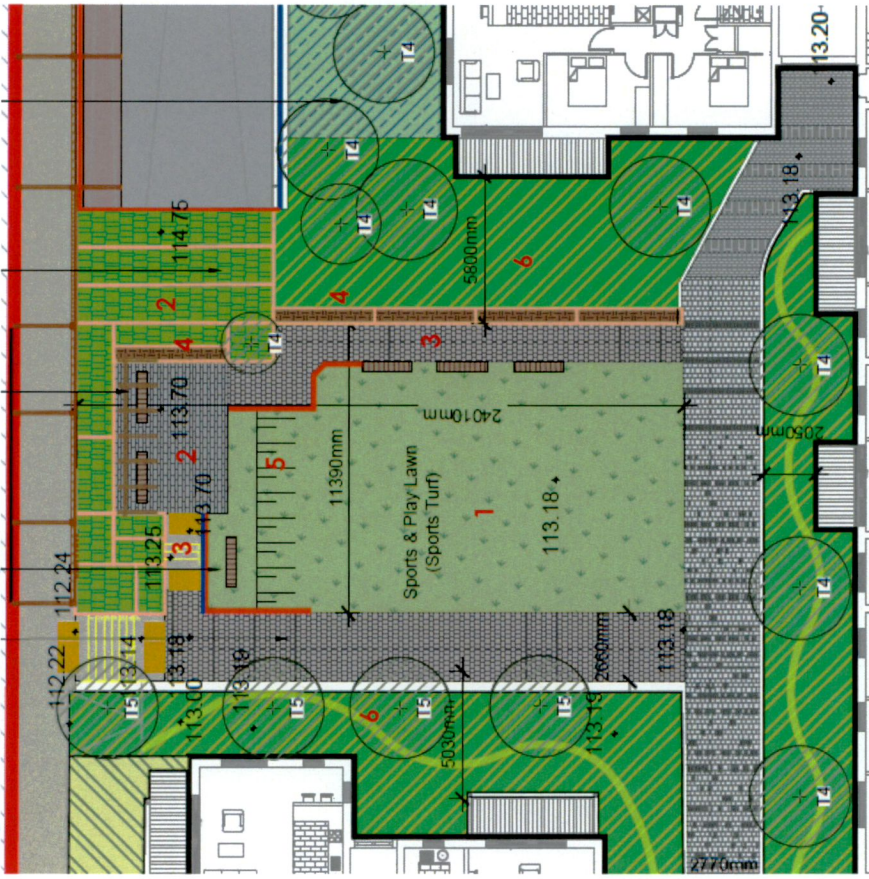


Figure 5 – Gartners Lane Landscape Plan – rendered masterplan



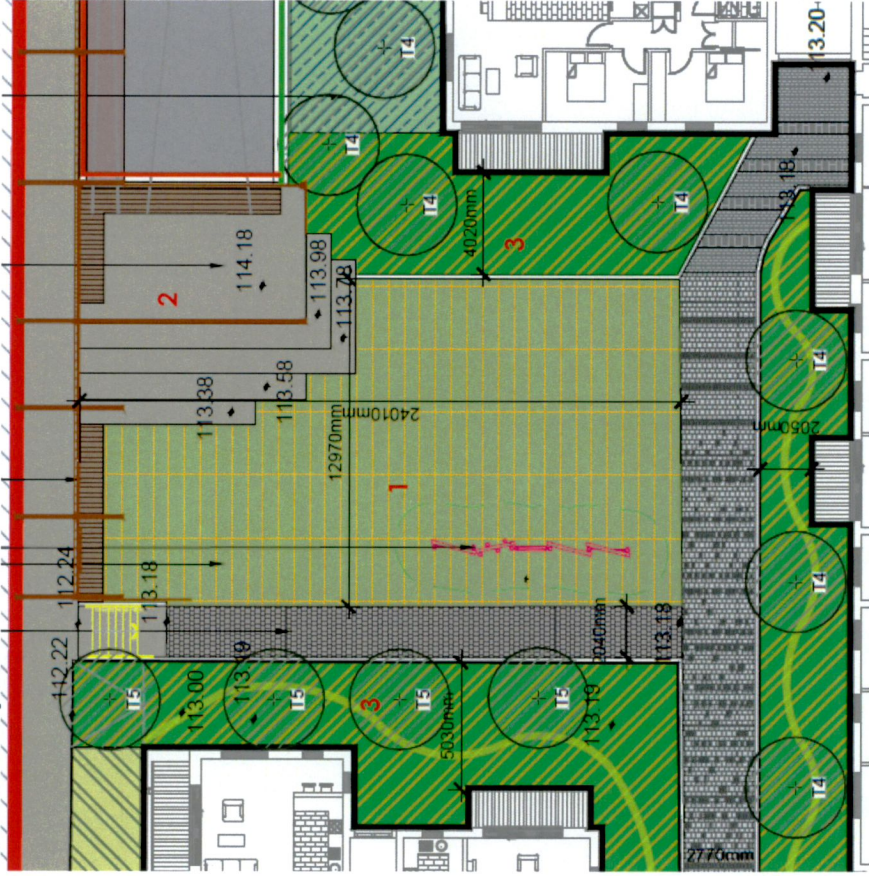
**OS1. SOFT PLAY / ACTIVITY SPACE**

**Proposed Amended Layout**



1. Sports & Play Lawn in Sports Turf with seating
2. Seating Area overlooking lawn, tiered ornamental planting
3. Accessible Paths & Steps to Part M
4. Community Gardening – raised planters
5. Grass Terrace – 1:3 slope; playful space element
6. Buffer Planting

**Permitted Layout**



1. Reinforced Grass Play Area with Natural Play Equipment
2. Stepped Seating Area
3. Buffer Planting

The main changes from the permitted layout for the above area include: removal of fixed play equipment and play safe surfacing; reconfiguration of stepped seating area which was considered to be relatively difficult to access for people with potentially limited mobility.

The space is now proposed as a high quality lawn suitable for exercise and age-inclusive sports / activities / games such as bowls, croquet, etc., as well as informal play for visiting children. A new seating area with pergola is proposed overlooking the lawn space and large numbers of seats are proposed. The change in level for the lawn is considered as a positive and a grass terrace at a slope of 1:3 is proposed as a playful element, which children would enjoy rolling down. Beds for community horticulture are also proposed around the perimeter of the space and there is a buffer of native, ornamental and pollinator planting, which is tiered over the ramp access into the basement to provide sufficient rooting depth for planting.

**OS2. SOCIAL / GROUP ACTIVITY / PERFORMANCE SPACE**

This space has been cleared of the fixed play equipment / playful elements as previously permitted and the space is now an open paved plaza area with copious seating around the edges. The space can be used for group exercise or activities, or for outdoor performances for residents and on a day-to-day basis will be a sunny spot for meeting neighbours and friends.

**Proposed Amended Layout**



1. Paved area with seating in sociable arrangement and raised bed
2. Community Gardening – raised planters
3. Buffer Planting

**Permitted Layout**



1. Play Space with Playful Elements – mounds, wave benches
2. Buffer Planting

With the addition of senior living accommodation there has been a focus on ensuring a mix range of activities for the elderly. The primary areas closest to the senior living buildings have more sitting areas. Some areas more intimate and others more open. The spaces provided can be used to facilitate active and passive recreation. These can include group exercise and activities on the grassed areas, outdoor gathering in the seating areas, performances or entertainment for residents, outdoor meals, walking, running, birdwatching, conversing, and resting. The community horticulture facilities will also foster a sense of belonging and involvement within the new community.



Figure 6 – Raised planter Precedent

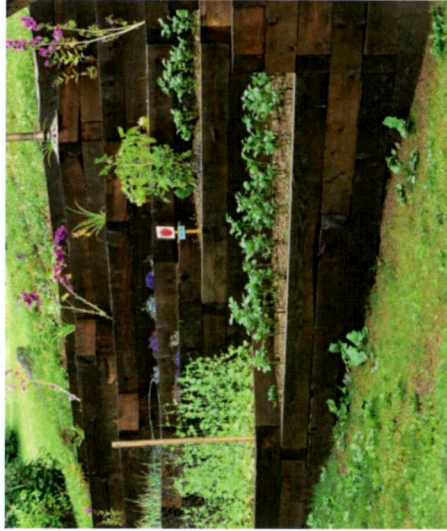


Figure 7 –Tiered Garden Precedent



Figure 8 – Seating under pergola

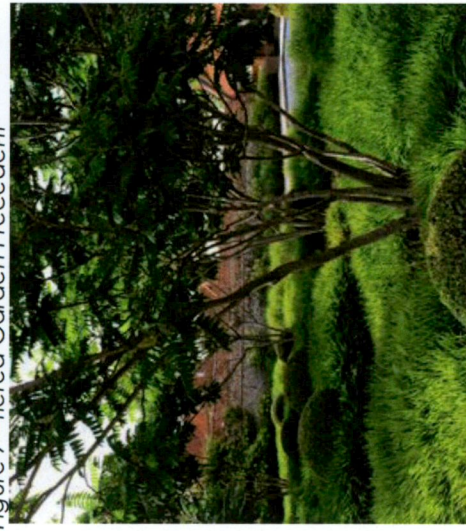


Figure 9 - Textured Planting Beds

The provision of both communal amenity space and public open space are significantly above the minimum required under the LAP, see diagram below, Figure 10.

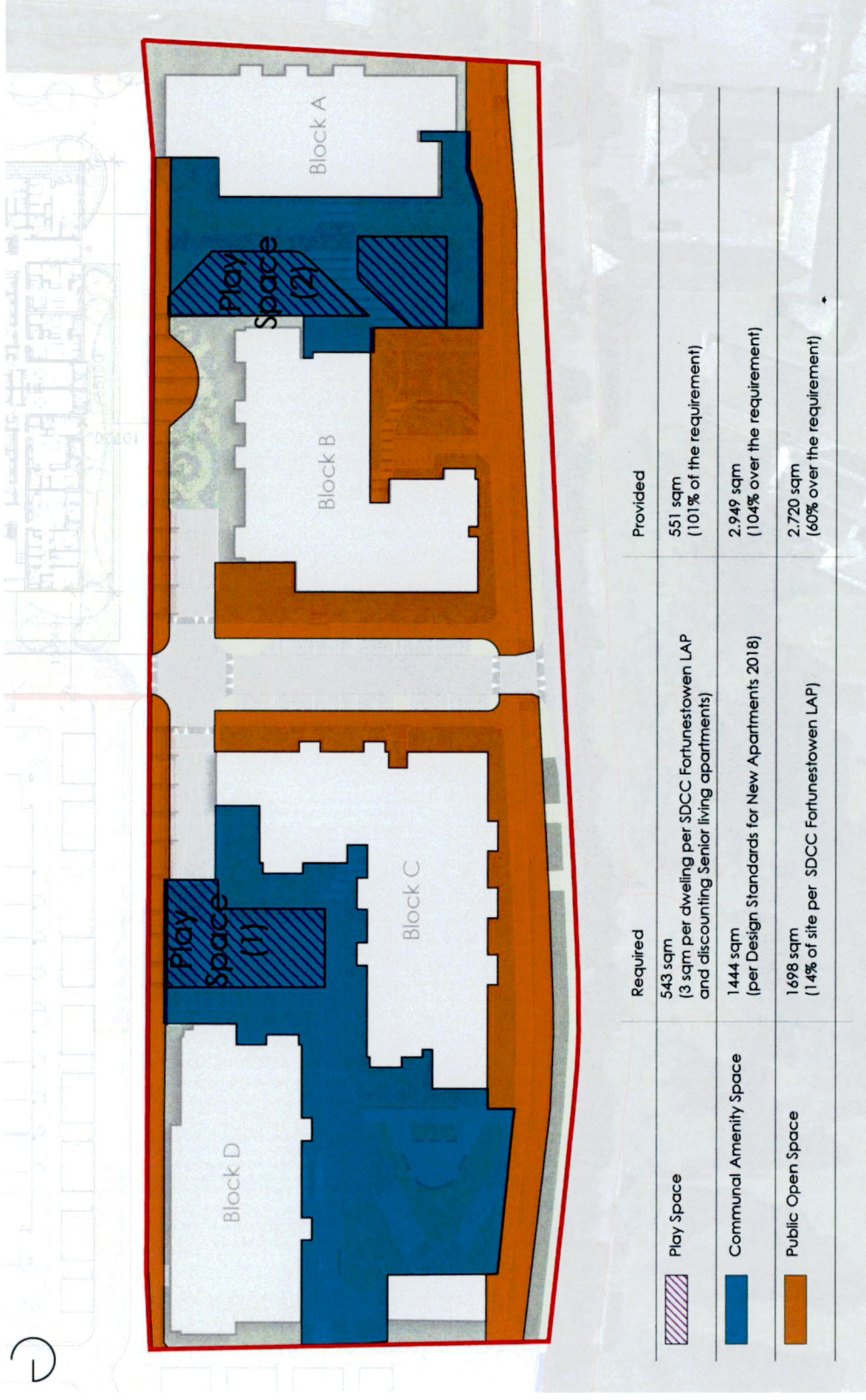


Figure 10 - Site Proposed Use Diagram

With regard to play space, 675sq.m minimum of play required for the development per the LAP objective G110 (allowing 3sq.m per unit) when counting for 225no. units in the development. 44no. dwellings are proposed for senior living which are discounted from the count to the play strategy to ensure that the elderly have space for other amenities. When discounting the senior living units there are 181 no. units that require 543sq.m of play space and 551sq.m is provided. It is considered that this reduction in play space compared with the permitted development is justified as it promotes more inclusive spaces for all ages, not just children's play.

## 7. Access and Circulation

The only change to the permitted circulation is the inclusion of an additional gently sloped path to the south of the lawn area (marked 1 on Figure ) and steps, both of which are provided to access a slightly raised seating space, which is raised over the basement ramp below. (See Landscape Sections – Drawing no. 1799-SL\_PL\_S\_01.)

More generally, as permitted, the scheme is open and permeable, allowing for ease of pedestrian and cyclist movement through the site. A cycleway and footpath along the western edge of the site is a continuation of paths from the adjacent site, through this site, to the corner of Garters Lane and Fortunestown Lane and on to the Luas Saggart station. The used of gently sloped paths allow for accessible access at areas of level difference, with a max slope of 1:21. This level difference is addressed along block boundaries with different planting height and density.

External pedestrian connections are prioritized with in the design. The tabled intersection and crossing uses pavers and level changes to additionally warn traffic and ease pedestrian movement.

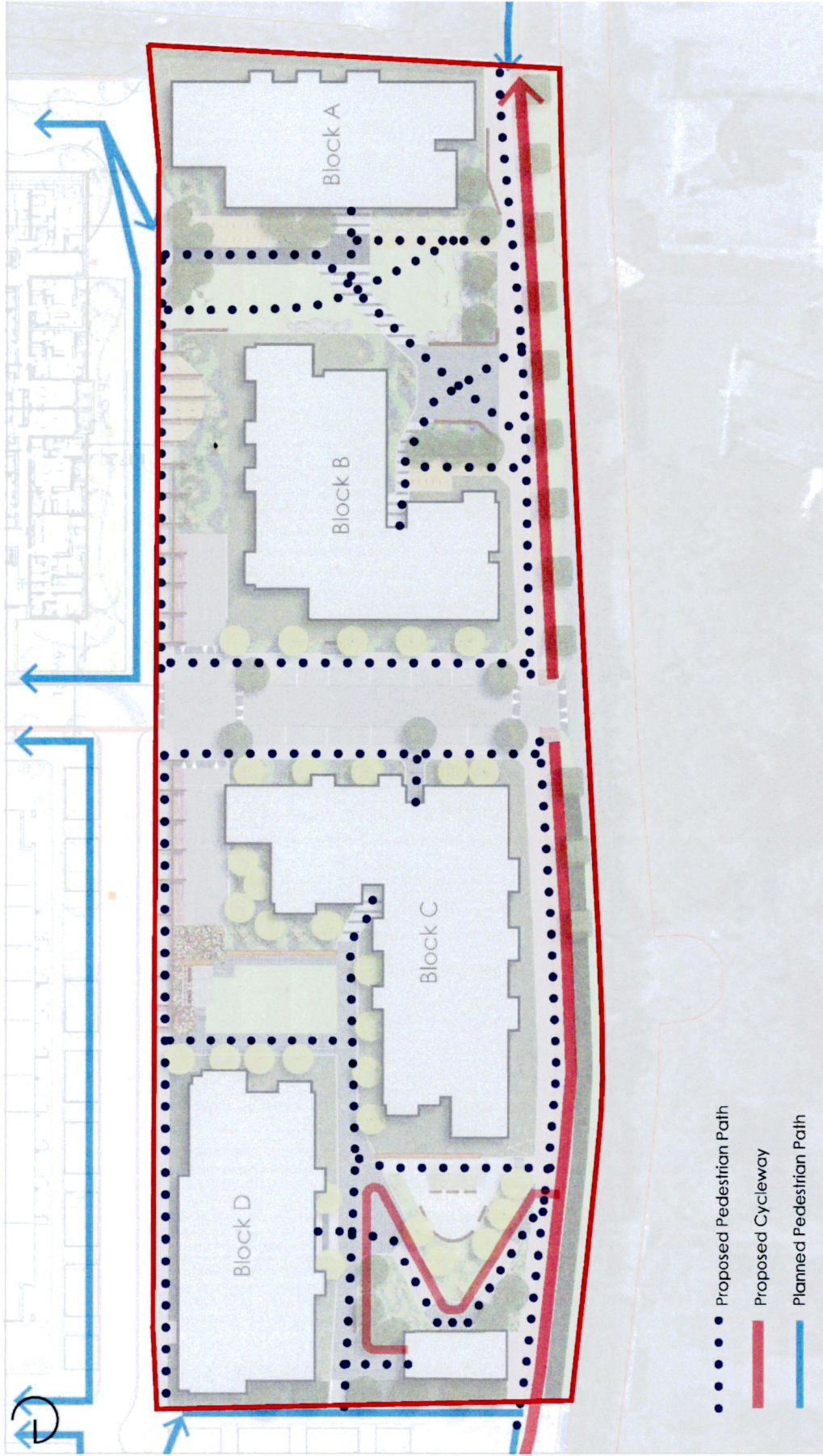


Figure 11 - Circulation Diagram (nts)

## 8. Material Palette

No significant change is proposed to the material palette as permitted.

A planting palette was selected to reflect the adjacent uses and for the biodiversity proposed for the site. Native plants were prioritized during the selection and a full list can be found on the permitted Soft Landscape Plan drawing (1799\_PL\_P\_01.1). The majority of the design is part of a bluerooft system, which provides ample planting depth of trees and shrubs. Additional SuDs features are used throughout the site, including structured soil in continuous tree pits for the street trees along the internal road, all of which is in line with the recommendations from the Fortunestown Local Area Plan.



*Tilia cordata* 'Green spire'



*Tilia cordata*



*Quercus robur*



*Amelanchier lamarckii*



*Betula pendula*



*Liriodendron tulipifera*  
'Fastigiata'

Figure 12 - Sample Tree Planting Palette

Communal Amenity and open space areas are to include the following planting species, with an emphasis on pollinator-friendly planting and native species where possible:



TREES: Small Leaved Lime (*Tilia cordata* 'Greenspire'), Norway Maple (*Acer platanoides* 'Emerald Queen'), European beech (*Fagus sylvatica*\*), Scots Pine (*Pinus sylvestris*\*), Common Oak (*Quercus robur*\*), Elm (*Ulmus* 'Lobel'), Hawthorn (*Crataegus laevigata*), Hazel (*Corylus avellana*\*), Serviceberry (*Amelanchier lamarckii*), Silver Birch (*Betula pendula*\*)

SHRUBS: Lavender (*Lavandula* 'Hidcote'), Box Hedge (*Sarcococca* sp.), Heather (*Erica* sp\*), Rushes (*Luzula* sp.), Japanese sedge 'Evergold' (*Carex oshimensis* 'Evergold'), St John's-wort (*Hypericum* 'Hidcote\*'), Oregon Grape (*Mahonia aquifolium* xx), Rosemary (*Rosmarinus officinalis* xx), Box-leaved Honeysuckle (*Lonicera pileate*), St John's wort (*Hypericum* 'Hidcote'), Lavender (*Lavandula* 'Hidcote'xx), Lesser Periwinkle (*Vinca minor*), David viburnum (*Viburnum davidii*), Daphne (*Daphne*), Spindle (*Euonymus europaeus*\*), Holly (*Ilex aquifolium*\*xx), Creeping dogwood (*Cornus canadensis*), Wych Hazel (*Hamamelis*\*), Japanese snowball (*Viburnum plicatum*)

GRASSES/FERNS/PERENNIALS/CLIMBERS: Oriental Fountain Grass (*Pennisetum* 'Karley Rose), Balkan clary (*Salvia nemorosa* 'Ostfriesland'), Chamomiles (*Chamaemelum*\*xx), Lamb's-ear (*Stachys byzantine* xx), Chinese silver grass (*Miscanthus sinensis*). Honeysuckly (*Lonicera periclymenum*\*), Ivy Shamrock (*Hedera helix* 'Shamrock'\*xx), Ivy Glacier (*Hedera helix* 'Glacier'\*xx), Jasmine (*Jasminum officinale* xx), Ivy Sagittifolia (*Hedera helix* 'Sagittifolia'), Thyme (*Thymus vulgaris*\* xx), Polypody fern (*Polypodium vulgare*\*), Male fern (*Dryopteris felix-mas*\*), Bugle (*Ajuga reptans*\*xx), Sea thrift (*Armeria maritima*\*xx), Galium odoratum\*xx,

Plants marked with an asterisk (\*) in the above list are native. Plants marked with 'xx' in the above list are pollinator friendly.



*Ajuga reptans*



*Miscanthus sinensis*



*Dryopteris felix-mas*



*Galium odoratum*



*Stachys byzantine* 'Silver carpet'



Figure 13 – Sample of planting.

A simple material palette for hard landscape areas is proposed. External spaces are designed to minimise hazards or impediments to access or movement. Hard landscape surfaces are chosen for slip resistance and to be free draining. The final public realm finishes and materials will be selected to be similar to material along adjacent streets, per the recommendation in the Fortunestown Local Area Plan. Similar, smaller scale materials and planting have been selected for the pedestrian areas, including 3 unique paving schemes, each with patterns and colours to distinguish the area (see permitted Hard Landscape Plan [1799\_PL\_P\_01.2] for additional information). Areas which are more informal/play incorporate softer finishes, such as compacted gravel path and play safe grass.

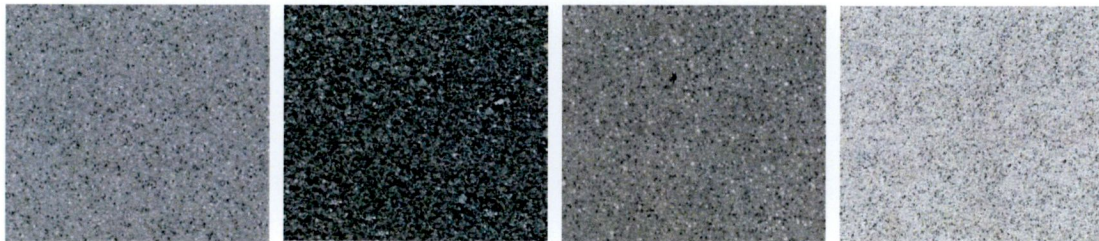


Figure 14 - Pedestrian Hardscape Material Palette



Figure 15 - Vehicular Material Palette

## 9. Conclusion

The development will complete the urban fabric of this area, where development is underway in surrounding areas, in accordance with the Fortunestown LAP, which creates positive additions to the open spaces of the area in the form of planting, permeability, and usable open space. The communal areas will be rich in planting and materials, providing residents of the development useable areas to play, relax and enjoy. The amendments to the landscape when compared with the previously granted application will ensure that the landscape of the development will support the requirements, interests and amenity of the residents of the senior living apartments, as well as all other residents, young and old, a truly inclusive landscape space.