

Citywest Cemetery

Landscape Architects Report

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CONTROL SHEET

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Landscape Report to be read in conjunction with the following Murray and Associates drawings:

1872_PL_P_00	Site Layout – Wider Context
1872_PL_P_01	Site Layout
1872_PL_P_01	Boundary Treatment Site Layout
1872_PL_S_01	Landscape Sections 1
1872_PL_S_02	Landscape Sections 2
1872_PL_S_03	Landscape Sections 3
1872_PL_E_01	Contiguous Elevations 1
1872_PL_E_02	Contiguous Elevations 2
1872_PL_E_03	Contiguous Elevations 3
1872_PL_D_01	Landscape Details

1872_PL_TS_P_01 Tree Survey

1872_PL_TS_P_02 Arboricultural Impact Plan

LANDSCAPE DESIGN STATEMENT

1.1 Site Location

Citywest Cemetery is located outside the village of Saggart, on the southwestern periphery of Dublin, approximately 15 km from the city centre. The site is located approximately 850 metres from the Saggart luas station and 500 metres from the Citywest Hotel bus stop, both of these transportation links have connection to city centre. The site is accessible by car through the national primary road N7 Naas Road and Garters Lane. The site boundaries are marked by the Citywest Convention Centre and a Hotel in the southwest and by the motorway to the north.

The area was previously part of a championship golf course which was developed in the 1990s on the Citywest Estate. The site is an important parkland site in the area and is defined by the parkland setting and the significant tree cover, which provides to the space a sense of separation from the constructed elements.

The course was designed with wide grass fairways and large stands of trees on gently graded mounds which form a visual break between the fairways. The trees on the site are predominantly Oak and Birch and these are some 30 years old at this point.



Figure 1 - Aerial of Site with boundary line

1.2 Landscape Planning Context

The site is currently zoned 'Open Space' in the 2022-2028 South Dublin County Development Plan. The Land-Use Zoning Objectives for Open Spaces are "To preserve and provide for open space and recreational amenities".

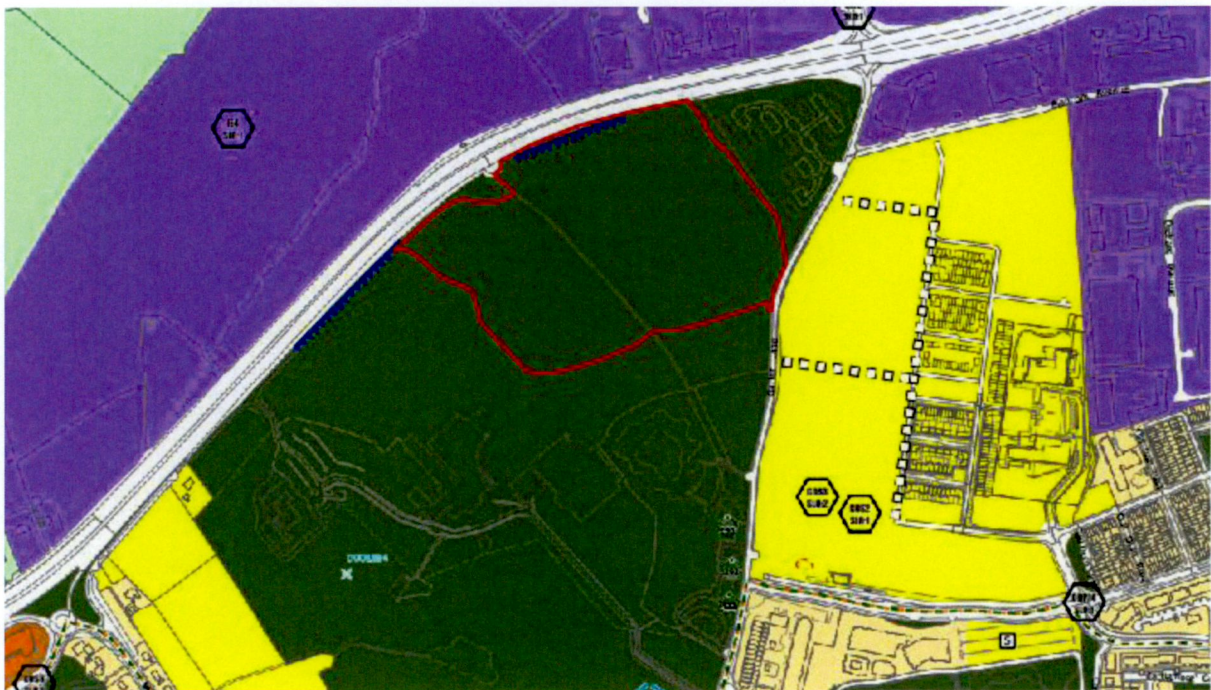
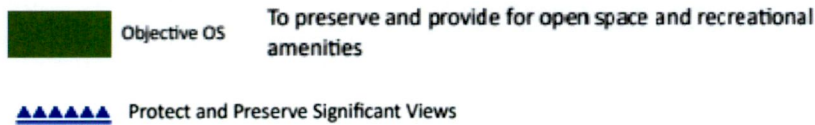


Figure 2 – Extract of Land-Use Zoning Map from South County Dublin Development Plan 2022-2028

The following image is an extract from the "Land-Use Zoning Tables" that serve as guidance in relation to the development types and/or land uses:

Use Classes Related to Zoning Objective	
Permitted in Principle	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.
Open for Consideration	Agriculture, Bed & Breakfast ^a , Camp Site, Car Park ^h , Cemetery ^e , Childcare Facilities, Crematorium, Education, Garden Centre, Guest House ^a , Home Based Economic Activities ^a , Hotel/Hostel, Housing for Older People, Outdoor Entertainment Park, Place of Worship ^a , Public Services, Recycling Facility, Residential, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/ Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Doctor/Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry- Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m -1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

^a In existing premises

^h For small-scale amenity or recreational purposes only

^e If provided in the form of a lawn cemetery

Figure 3 – Zoning Objective of Open Space areas. To note, cemetery use is Open for Consideration under this zoning objective.

The Development Plan considers Green Spaces with a High level of Sensitivity the following:

- “larger areas of parkland that function as both ecological refuge and green space for the urbanised lowlands. These can comprise former demesnes as in the case of Corkagh Demesne or Tymon Park or the green space associated with rivers such as the Dodder Valley Park.
- Key characteristics are variety of habitats, some include formal amenity space such as pitches and playgrounds, other spaces are more naturalistic and comprise a variety of habitats including water courses, ponds, woodlands.”

The area, being a former Golf course, can easily be inserted in the description above and so, the “Principles for Development” for Green spaces with High level of Sensitivity are the following:

- “Plan to enhance connections between areas of open space to former continuous networks of open space.
- In addition to enhancing ecological corridors and recreational experiences, such a plan would integrate fragmented developments.
- Consider the multi-functional potential of these spaces.
- Retention and enhancement of variety of habitats.
- Key component of green and blue infrastructure network frequently functions as a buffer for rivers.
- Opportunities to enhance wildlife and ecological value through appropriate planting and management informed by ecological surveys.
- Balance needs of informal and formal recreation.
- Lighting effects should be carefully considered and designed to avoid adverse effects on wildlife.”

LCT	Summary	Sensitivity
<p>Green Space</p>	<ul style="list-style-type: none"> → This refers specifically to the larger areas of parkland that function as both ecological refuge and green space for the urbanised lowlands. These can comprise former demesnes as in the case of Corkagh Demesne or Tymon Park or the green space associated with rivers such as the Dodder Valley Park. → Key characteristics are variety of habitats, some include formal amenity space such as pitches and playgrounds, other spaces are more naturalistic and comprise a variety of habitats including water courses, ponds, woodlands. 	<p>High</p>
<p>Principles for Development</p> <ul style="list-style-type: none"> → Plan to enhance connections between areas of open space to former continuous networks of open space. → In addition to enhancing ecological corridors and recreational experiences, such a plan would integrate fragmented developments. → Consider the multi-functional potential of these spaces. → Retention and enhancement of variety of habitats. → Key component of green and blue infrastructure network frequently functions as a buffer for rivers. → Opportunities to enhance wildlife and ecological value through appropriate planting and management informed by ecological surveys. → Balance needs of informal and formal recreation. → Lighting effects should be carefully considered and designed to avoid adverse effects on wildlife. 		

Figure 4 – Landscape Character Type

The site is also characterized in this Development Plan as having Significant views to protect and preserve. Those are along the Naas Road and screened by the tree line and hedges of the existing Golf course along the northern west boundary.

The proposed use as a woodland, natural and mixed cemetery will create an attractive natural landscape. The Cemetery will be managed by a private operator and will be open for visitors and for passive recreation by the wider community.

1.3 Site Description

The topography of the site is primarily gentle sloping throughout, with fairways somewhat recessed from the woodland areas that are settled on subtle mounds.

There are groups of mature trees that are mostly native tree species creating an established planted landscape area interspersed by open fields.

The site is primarily grassland with the boundaries comprised of hedgerows and treelines, see Tree Report for details.

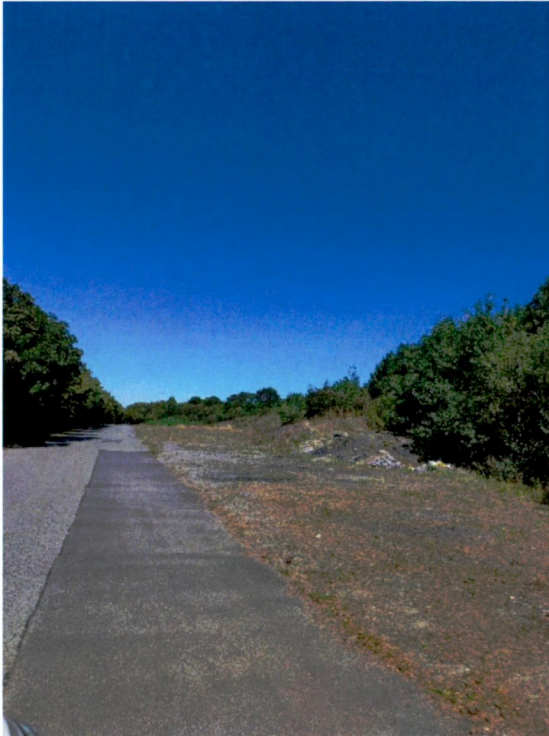


Figure 5 - Site Entrance through local road that connects the site from Naas Road to Garter Lane



Figure 6 – Fairway



Figure 7 – Inside the woodland



Figure 8 – Transition between the woodland and grass areas



Figure 9 – Plantation woodland along the fairway



Figure 10 – View of existing structure in the northeast boundary (highway signs)



Figure 11 - View of existing structures in the western boundary (Residential)



Figure 12 – Mounding along the woodland

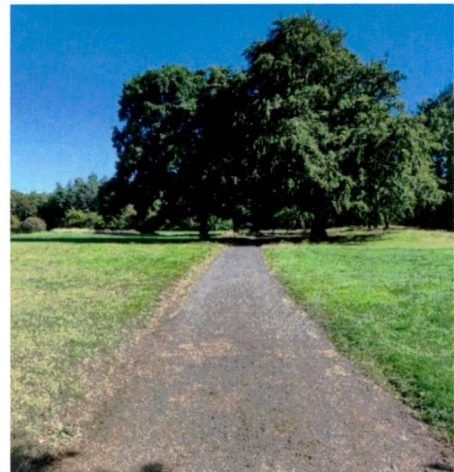


Figure 13 – Existing listed driveway

1.4 Development Description

The development will consist of a cemetery including: 8,047 No. traditional burial plots; Columbarium walls; 1 No. single storey reception building (214.7m² Gross Floor Area (GFA)) comprising a reception, 1 No. office, 1 No. reception store, WC, kitchenette with photovoltaic (PV) solar panels at roof level; and the provision of an ancillary maintenance shed, bin and battery storage structures.

The development includes a new vehicular access road from Garters Lane to the N7/M7 Naas Road, with 2 No. vehicular access points serving the proposed cemetery; 110 No. car parking spaces (25 No. spaces to the east of the reception building and 85 No. within overflow car park areas to the south of the development); 8 No. bicycle parking stands; and all associated hard and soft landscape and boundary treatment works including the reshaping of an existing lake and provision of a footbridge; provision of SUDS measures, associated lighting, associated signage, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground.

1.5 Landscape Design Overview

The design concept aims to conserve the existing woodland landscape and redevelop the previous golf course fairways into a series of connected parkland spaces.

The visitor to the Cemetery, whether to attend a funeral, visit a memorial or grave, sit and reflect or to enjoy the woodlands, will understand the space firstly as a parkland with magnificent clear views and secondly as a burial/interment memorial space.

To this end, the golf course layout was redesigned, in the least invasive way possible, preserving the existing and retaining all of the woodland copses. On that account, the site is divided into traditional burial, columbarium walls and a reflection space, with the site having a reception building with car parking, a road for the hearses and pathways across the site.

The traditional burial spaces will be located in what were the fairways, with traditional grave markers designated to pay tribute while marking the burial place. As per the ash urns, these will be located in columbarium walls. The columbarium walls punctuate the landscape, creating a sense of place and adding definition within the park. These are mostly placed in the woodland areas to reduce the visual impact while integrating them with the existing landscape.

The main road will be both vehicular and pedestrian and provide access to the grave plots before and after the ceremonies, as well as for ongoing maintenance of the cemetery. Each fairway includes a secondary pedestrian path that will allow easier access to the burial areas. The proposed paths have organic shapes that are adapted to the existing vegetation and will direct the visitors through the site.

The building will be mainly used for as a reception building for services with toilets; as well provide office for management purposes. A memorial forest with a water feature is proposed at the entrance to the reception building. This space is a reflection and mourning area, as well as an appropriately designed place where visitors can get together before and after the ceremonies.

The path leading from the memorial forest and reception building provides views to specimen tree at the centre of the lake, as well as views through the landscaped cemetery. The lake where the building is nestled on the eastern side is based on the reshaped existing pond and it creates a nice setting.

This area has a parkland feel with looped paths and existing trees providing canopy cover and shelter.

In general terms, the Cemetery is a collection of high-quality spaces with a range of space that will aspire to the following precepts:

- provide a high-quality parkland;
- create a respectful and beautiful space for people to lay their loved ones to rest;
- provide hearse access throughout the site;
- provide walking paths;

- enhance habitat values and biodiversity;
- create inviting, well-designed open spaces for visitors to simply relax or to remember their loved ones.

Citywest Cemetery will include approximately 4 ha of burial areas divided in: 8047 traditional burials and 100 of Columbarium walls. This means approximately 8047 plots and 1600 urns.

The traditional areas appear as clearings in the woodland, and these will be framed by the existing semi mature woodland, creating a natural sense of enclosure to allow several people to visit graves undisturbed. Furthermore, the memorial park is envisaged to be a serene and dignified space and to achieve this aim, the cemetery is separated from the car parks by trees and planting. The reception building is the central focus of the entrance area. There is provision of 20 no. car parking spaces and 5 no. disabled car parking spaces to the west of the proposed reception/admin building.

An additional 85no. grasscrete car park spaces are provided to the south of the application site, for overflow car parking. There are two entrance points for vehicles. Vehicular for visitors provide access to the car parks; and those for the hearses provide access to burial areas within the former fairways. From the car parks, paths connect different areas of the memorial park, with further hierarchy of paths providing access to the burial areas and columbarium walls.

In summary, the proposed cemetery includes:

- the Reception / Admin Building. See Architecture's Report for details;
- 2 main vehicular entrances to the site;
- Car parking for up to 105 no. cars and 5 no. disabled car parking spaces;
- 8 Bicycle stands to provide for 16 no. visitors.
- 3m internal road for hearse and maintenance access to the cemetery;
- Seating areas provided at regular intervals along the main access, the existing track and around the lake;
- A network of internal paths for pedestrian access to burial areas;
- Traditional burial and columbarium walls (urn interment);
- General visitor amenities: Seating, Bins, Information Signage, Water Feature;

- A reshaped lake measuring approximately 2625 square metres with a footbridge:
- A Maintenance Shed. Refer to Architects Drawings;
- 3 no. Gates (1 for Main Access, 1 Secondary Access, 1 for Traffic Control)



Figure 13 – Proposed Landscape Masterplan (REF: 1872_PL_P_01)

2 Character Areas

Although the entire Cemetery reads as a managed woodland with open spaces, there are several different spaces within this, each with their own character. These are defined through form, mounding, planting and topography.

The traditional burials, columbarium walls and the reflection area are themed with a specific plant palette, creating a sense of place. This will add to the character of the burial areas and visual interest of the landscape cemetery. Each plant character area will include an assortment of plant size and species to avoid monocultures and add diversity within the site. The following descriptions broadly describe the types of burial/interment areas found within the memorial proposed cemetery.

2.1 Traditional Burial Plots

Traditional burials are composed of a plot size of 2.5x1.25m, which have been designed so that the required depth of 3.44m is clear of perched ground level. The cemetery will provide 8,047 No. plots, within an area of c.3 Ha. The burial areas are divided by areas of existing woodland, further contributing to the character of the area. All the traditional burials in open lawn are well integrated with the woodland areas, and this give to all visitors a feeling of comfort and calmness. Furthermore, there will be views out of the burial areas towards the openings between groups of trees of the former fairways.



Figure 14– Mixed headstones in forest

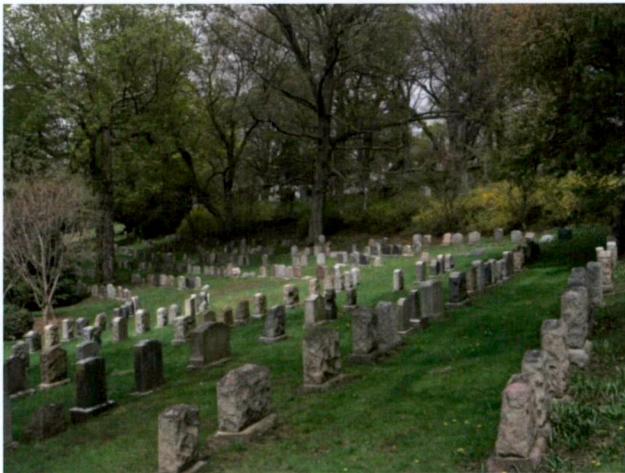


Figure 15 – Traditional burials in open lawn integrated with the woodland areas

2.2 Columbarium Walls

The columbarium walls are spread out throughout the site punctuating the landscape. The majority are located in mounding areas in the woodland providing additional screening to these walls. These intimate spaces dotted through the park are separated from other burial areas and typically surrounded by tall trees.



Figure 16 – Columbarium walls near woodland areas



Figure 17– Columbarium walls with forest background

2.3 Memorial Forest/ Reflection area

At the entrance of the reception/admin building, the grid of trees and the water feature marks the memorial forest. The reflection area is designed through vegetation with the provision of benches to provide a quiet, intimate, and comfortable space, as well as an informal meeting area.

Visitors can walk through the space at their own pace and enjoy the peace and quiet of the area enhanced by the reflection pond. This is an infinity edge water feature with a black polished granite surface of 50mm depth.



Figure 18 – Memorial Forest/ Reflection area – Newlands Cemetery in South Dublin County Council



Figure 19 – Reflection Pond

2.4 Lake Viewpoint

The path leading from the reflection area to the reception building brings the visitors to the viewpoint that overlooks the lake. From this viewpoint, the visitors will have views through the landscape cemetery and it can also be used as a reflection area. There is a full path around the lake to have different experiences throughout the space and to give others focal points. Visitors can walk at their own pace, enjoy the peace and quiet of the area enhance by the presence of the water. A footbridge is also proposed over the lake to connect the reception building with the burial area.



Figures 20 – Precedents of Lake Viewpoints

2.5 Views

The Development Plan identifies a series of 'Significant Views' to preserve and protect, to the north and east of site. During the design process, there was also a focus on preserving and enhancing the views and visual interest throughout the site.



Protect and Preserve Significant Views

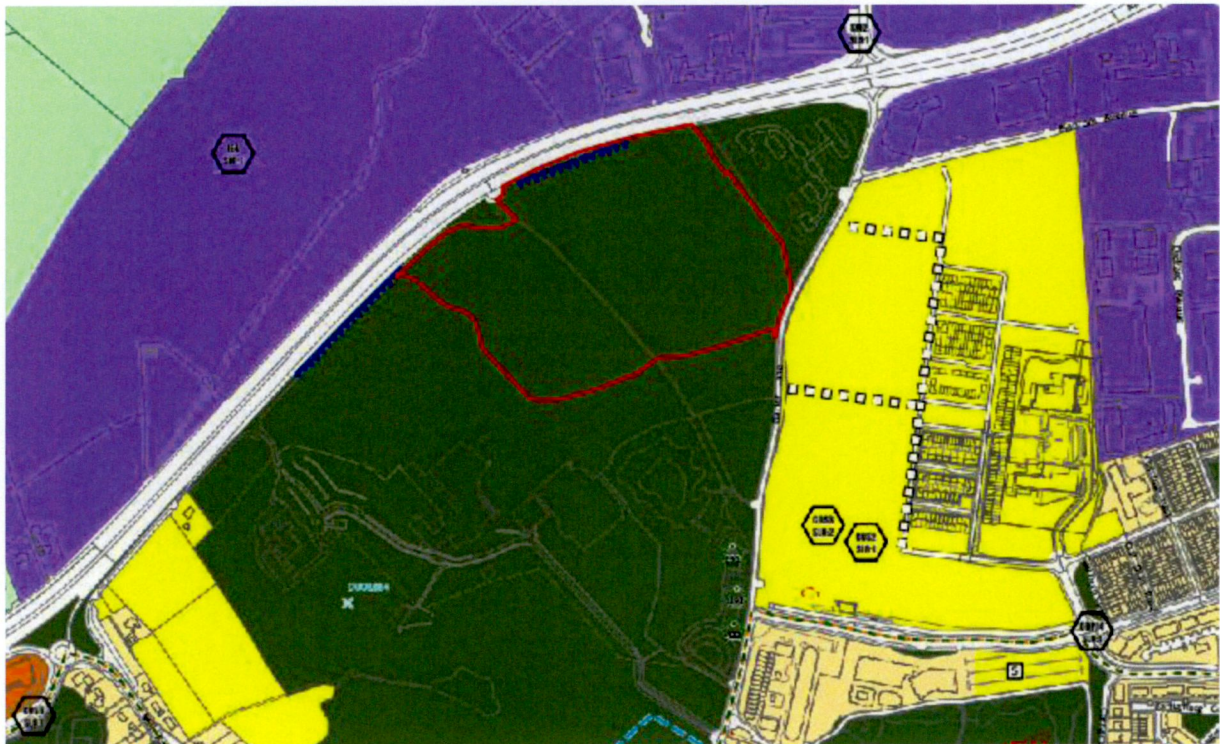


Figure 21 – Site in the South County Dublin Development Plan 2022-2028

The site is well enclosed by existing plantation trees and vegetation, and it is proposed to retain the majority of this vegetation where appropriate.

The proposed structure within the site is of a low height (6.2m high) and will not be visible in the surrounding landscape where canopy heights are between 6 to 20m. Additional elements were added such as the lake, the specimen tree, and a series of small focal elements, such as the columbarium walls and the previously existing and retained site mounding.

So, the scale and the form of the proposed cemetery with its proposed building will not affect those views.

2.6 Access/Circulation

The main road within the Cemetery is the key access road for hearses and mourners. Upon arrival for a funeral, mourners will park their cars and travel to the grave on foot behind the hearse. The hearse will then stop on the road at the nearest point to the assigned grave. The mourners also have secondary paths where the hearses are not able to pass so they can choose their preferred route to the grave they intend to visit.

There are 110 no. car parking spaces (including 5 no. universally accessible spaces) distributed in different car parks of the site. 23 no. cars spaces are distributed adjacent to the ceremony building, 50 no. along the main loop road and 45 no. on the secondary loop road

The pedestrian paths are a system of both permeable concrete block paving and compacted gravel with gentle slopes for ease of access for all abilities. Paths that connect visitors from the road to the graves are proposed with reinforced grass to integrate with the landscape proposal.

2.7 Planting Proposals Summary

Extensive new planting is proposed to enhance the amenity value of the area, to improve visual quality, to enhance biodiversity and to provide screening of the Cemetery.

The cemetery proposes an additional 395 No. trees. Native species are proposed in the majority of these spaces, with non-native species proposed in limited quantities for ornamental purposes.

The burial areas are themed with a varied plant palette, creating a sense of place. This will add to the character of the burial spaces and visual interest of the Cemetery. Each plant character area will include an assortment of plant size and species to avoid monocultures and add diversity within the site.

The avenue road, that leads the visitors towards the reception building, will be a lined on both sides with Small Leaved Lime tree.

Turkish Hazel with its elegant pyramidal crown is proposed at the memorial forest.

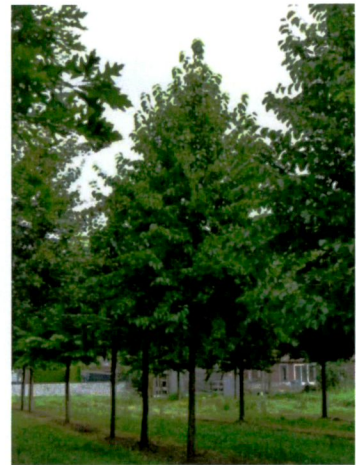
Next to the building, around the lake area, there will be specimens of Bald Cypress with the variety 'Cascade Falls', which will give an interesting look to the whole area with its weeping structure and leaves turning yellow / copper red in autumn. It is proposed to utilise swamp cypress as the focal point in the middle of the lake.

These tree cultivars are best known for their ability to withstand waterlogging, so suitable in this lake location.

The site is edge by established trees. Some areas of existing trees will be bolstered by new complementary native planting, including Oak, Birch and Pinus species.



Small Leaved Lime (*Tilia cordata* 'Greenspire')



Turkish Hazel



Bald Cypress (*Taxodium distichum* 'Cascade Falls')



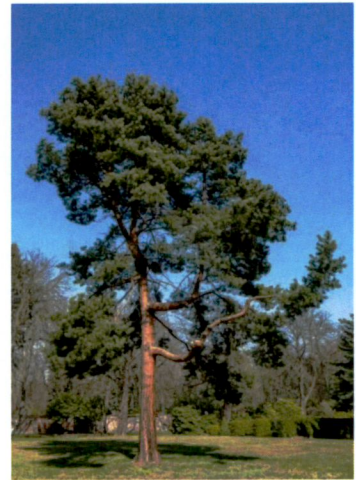
Bald Cypress in autumn



Quercus petraea



Betula pendula



Pinus sylvestris

Figures 22 – Examples of trees proposed

2.8 Existing Trees and Woodland

A full tree survey and arboricultural impact assessment was undertaken by Murray and Associates, See Arboricultural Impact Assessment Report for additional details of the condition of the existing vegetation on site.

Where feasible trees will be retained, with pruning to make safe where possible. If removal is the only safe option, then trees can be felled to leave monolith stumps i.e. main trunk retained up to 5m height or fallen trees can be retained on-site for ecological reasons. The majority of the treelines are to be retained and enhanced with further planting where appropriate. Proposed paths and entrances are located for minimal effect on the existing vegetation. Where entrances break through existing hedgerows, a relatively small area of trees is proposed to be removed to facilitate the entrances and building. Any proposed paths within tree root protection areas are to be constructed with a minimal impact "no-dig" solution.

2.9 Ecology

The native ecology of the park environs is considered in the design. The majority of the proposed planting is composed of native species, the treelines in the park are retained as far as possible, with minimal impact where necessary, allowing the local and existing biodiversity to be managed and to flourish. It is also proposed to leave a large amount of any trimming etc on the floor of the woodland to enhance the biodiversity of these areas.

These existing areas are strengthened within the design through additional planting and maintenance to existing tree plantations (See Tree survey report).

3 Conclusion

Through the sensitive design and layout of the proposal, the Cemetery fully support the zoning objectives: “to preserve and provide for open space and recreational amenities”.

The proposal for the Cemetery comprises a planted area, with open spaces, and woodland. The proposals aim to create a positive addition to the Citywest area and be multifunctional, providing a cemetery for the local community, increasing the biodiversity of the area and providing a passive recreational and visual amenity. The landscape design of the cemetery will provide appropriate environment for people to visit and reflect in suitably designed external spaces, surrounded by managed woods, open views. The lake will benefit the aquatic habitat and be a visual amenity to the region, creating an attractive landscape.