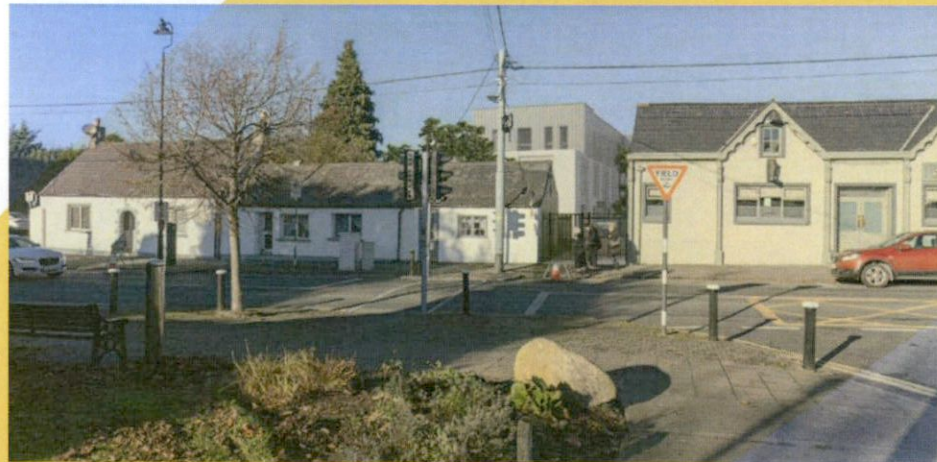


DOWNEY

**LANDSCAPE DESIGN
RATIONALE
REPORT**



**PROPOSED RESIDENTIAL DEVELOPMENT AT
MULDOWNEYS, RATHCOOLE, CO.DUBLIN**

**PREPARED FOR
SOUTH DUBLIN COUNTY COUNCIL
ADDITIONAL INFORMATION REQUEST – SD22A/0096**

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QUALITY INFORMATION

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01 | INTRODUCTION

INTRODUCTION

This Landscape Design Rationale Report has been created in response to the request for Additional information SD22A/0096, for a residential development at Rathcoole, Co. Dublin. The proposed development, as per the statutory notices, provided for:

"The residential development will consist of: (a) the demolition of some of the existing structures on site to include: a portion of an existing rubble wall; the rear extension of an existing cottage; existing structures, storerooms and sheds to the west and north of Muldowney's Pub. (b) the reconfiguration, renovation, and extension of the existing cottages on site to provide for 2 no. 2-bedroom units. (c) The reconfiguration and renovation of Muldowney's Pub and storage yard (d) The construction of 21 residential units within 2 no. 3-storey blocks to the rear and side of Muldowney's Pub as follows: Block A will provide 6 no. 1 bedroom units, giving a total of 6 no. apartments in this building. Block B will provide for a mix of 3 no. 1 bedroom and 12 no. 2 bedroom units, giving a total of 15 units within this Block.

Private open space will be provided in the form of balconies with communal open space provided in the centre of the site. The development will also include the provision of a pedestrian access from Main Street and a pedestrian and vehicular access via the existing car-park entrance to the rear of Muldowney's Pub. Provision of 32 carparking spaces and 44 bicycle spaces, all ancillary hard and soft landscaping, boundary treatment, ESB sub-station, signage, bin and bike stores and all engineering and site development works necessary to facilitate the development."

Overarching landscape aims, objectives and design principles:

- » Consideration of family living and their requirements
- » Provide flexible spaces which can be adjusted to accommodate a range of uses/events
- » Create Private spaces which people can live, work and relax in
- » Provide high quality play potential for children to enjoy
- » Keeping and widening of existing pedestrian linkages within the site
- » Cohesive Material/Paving palette which blends into the natural environment and ties with the architectural design.



SITE CONTEXT

The subject site lies along Main Street, in the heart of Rathcoole. Rathcoole is a village located just off the N7 that lies roughly 17km from Dublin city centre, and is situated close to the County Kildare border.



DESIGN EVOLUTION



FEASIBILITY STAGE

Initial site layout indicates the position of two apartment buildings, a central courtyard between the two buildings accessed via 2 entry points, one on main street, the other via the western car park. Site access and circulation within the site. The courtyard was hard landscaped, but this was deemed too hard landscaped and a fresh approach was deemed necessary by the project Landscape Architect.



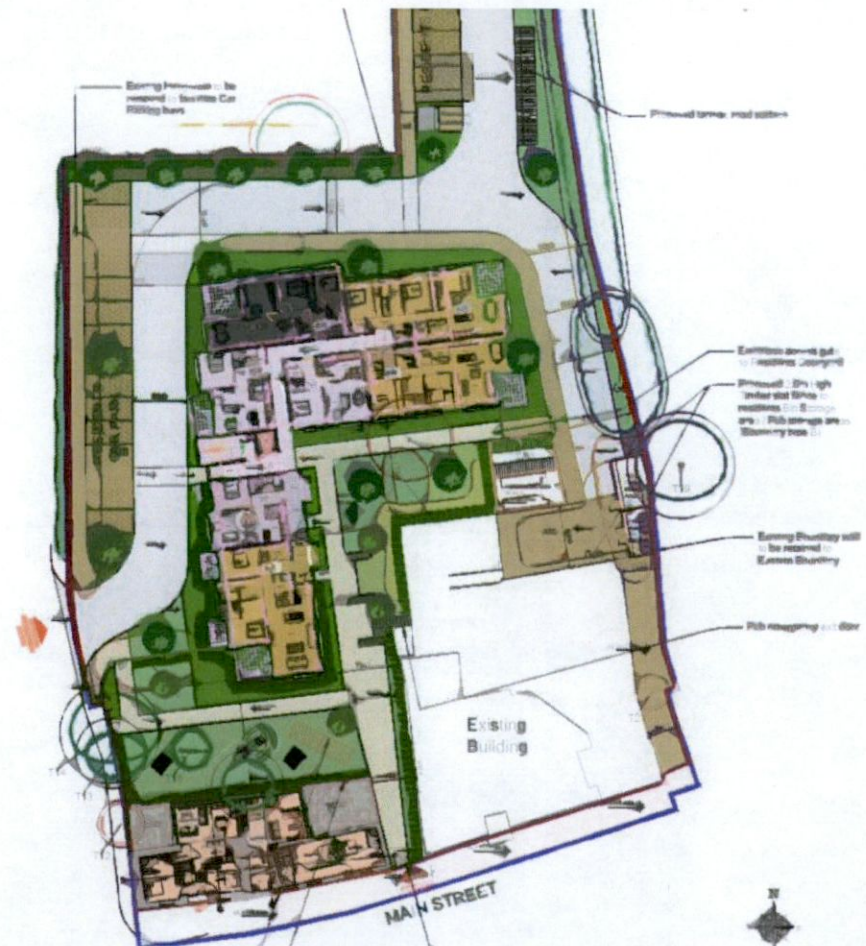
DEVELOPED CONCEPT

The developed concept dealt with universal access, access to buildings, site access and quality of public realm. It was felt whilst the courtyard was very hard landscaped, the space could be used as a multi-functional Space and could include moveable raised planters and moveable furniture.



PLANNING

As per the Planning issue, the landscape design was further developed, with the addition of a central planter within the courtyard space to better screen the site from Main Street. The planter would also contain fixed seating and break up the hard paving element that has been dominating the concept for some time.



ADDITIONAL INFORMATION RESPONSE

In response to the request for Additional information, the Architectural block layout was redeveloped, influencing the look & feel of the landscape character. An increase in open space was welcomed and offers the potential to include green areas for general recreation, provision for children's play and extra space for tree planting, which can provide screening to areas including the northern boundary.

DESIGN VISION

Key objectives embedded in the design approach from the outset were to provide:

- An Attractive Public Realm
- Improved Pedestrian Linkages to and through the site
- Active and Passive Recreation Space
- Biodiversity Enhancement of the site

Currently the site and the proposed landscape overhaul represents a vast improvement on what currently lies within the site. Proposals are to include for communal courtyard areas, child friendly recreational play spaces, and privacy buffer zones. This will create an attractive and vibrant landscape which will enable for both active and passive recreational spaces.



Figure: Conceptual images for the proposed landscaping details

PROPOSED LANDSCAPE MASTERPLAN



KEY



EXISTING TREES / HEDGEROWS RETAINED
REFER TO ARBORICULTURIST REPORT FOR FURTHER INFORMATION

EXISTING TREES / HEDGEROWS REMOVED TO FACILITATE THE
PROPOSED DEVELOPMENT REFER TO ARBORICULTURIST REPORT
FOR FURTHER INFORMATION

PROPOSED TREES

PROPOSED TREES WITH BIO-RETENTION TREE PITS

PROPOSED / EXISTING GRASS AREAS MADE GOOD

PROPOSED ORNAMENTAL SHRUB PLANTING

PROPOSED MIXED-NATIVE HEDGE PLANTING

PROPOSED WILDFLOWER PLANTING



ROAD SURFACE



PROPOSED 475mm HIGH CONCRETE BENCH UNIT
WITH TIMBER SLAT TOP SEATING



PROPOSED 'PLANK' CONCRETE PAVERS WITHIN GRASS
- TO PUB EMERGENCY EXIT.



P1 - PROPOSED CONCRETE BLOCK FLAG PAVING - COLOUR: NATURAL
GREY, SIZE: 600 X 200 X 50mm, OR SIMILAR APPROVED, STAGGERED BOND
PRODUCT: PEMBROKE FLAG BY ROADSTONE OR SIMILAR APPROVED.



P2 - PROPOSED CONCRETE BLOCK PAVING FOOTPATH - COLOUR:
GOLDEN, PRODUCT: TOBERMORE TEGULA NATURAL:
SIZE 175x140x50mm OR SIMILAR APPROVED



PROPOSED GRAVEL MAINTENANCE STRIP - 400mm TO
SURROUND BUILDING



PROPOSED TEGULA CONCRETE BLOCK PAVING - TO PARKING BAYS
80mm DEEP - COLOUR: BEIGE - HERRINGBONE



STAINLESS STEEL CYCLE STANDS



PROPOSED RECYCLED COMPOSITE TIMBER PIC-NIC TABLES



PROPOSED RECYCLED COMPOSITE TIMBER PIC-NIC TABLES



PROPOSED STAINLESS STEEL EMBANKMENT SLIDE - SITUATED ON
SOIL MOUNDING, 1.5m HIGH, BY KOMPAN.
PRODUCT CODE: COR711501-1530

PROPOSED / EXISTING BOUNDARY TREATMENTS

REFER TO BOUNDARY TREATMENT PLAN 615



PROPOSED 2.0M HIGH TIMBER SLAT PANEL FENCE - TO PRIVATE
OPEN SPACE / BIN / BIKE STORAGE



EXISTING GREY RENDER / STONE WALL - VARYING HEIGHTS BETWEEN
2.6m - 2.4m HIGH TO BE RETAINED AND REFURBISHED
-REFER TO DRAWING A1-815 FOR FURTHER INFORMATION.



PROPOSED 1.8M HIGH STEEL FENCE - BLACK - WITH ELECTRONIC GATED
ACCESS FOR RESIDENTS



PROPOSED 2.2M HIGH STONE WALL - TO MATCH ADJACENT STONE WALL
SEE DETAIL FOR FURTHER INFORMATION.

COURTYARD DESIGN INTENT

The proposed communal enclosed Courtyard aims to provide a pleasant residential amenity space for future residents. The Courtyards design allows for a multi-functional amenity space that can be used for everyday tasks and events. The simple layout presents an easily navigable space split into distinct & separate zones that encompass a variety of uses.

The Courtyard will be planted with tree and shrub planting and will contain mixed-native privacy screening planting to ground floor units.

The courtyard will also be furnished with picnic tables, copious bench seating, and offer some Children's play equipment for future residents of the development.

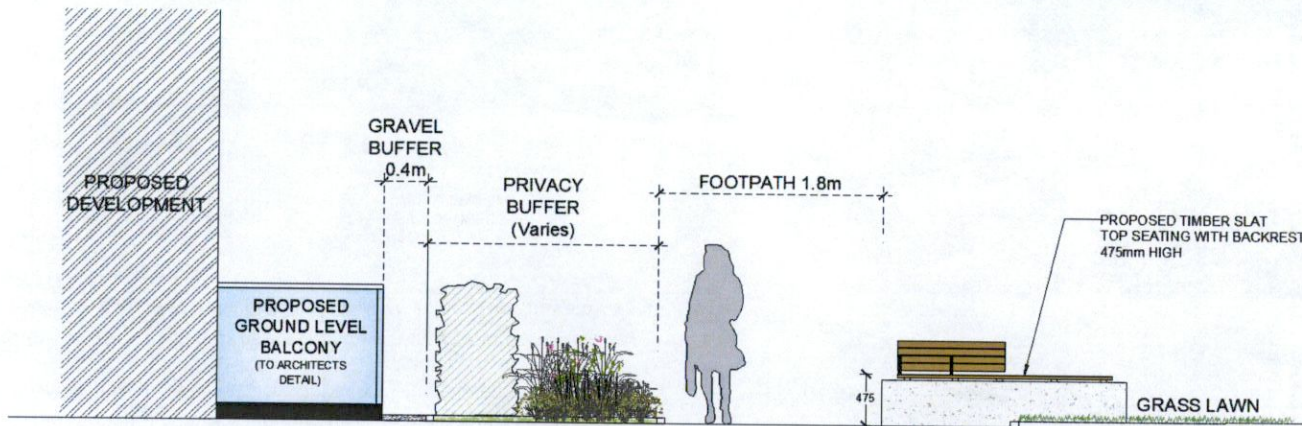


PRIVACY BUFFER TO GROUND FLOOR APARTMENTS

Apartment Guidelines Design Standards for New Apartments state:

"Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration should be given to the provision of a 'privacy strip' of approximately 1.5m in depth..."

Mixed-native hedging & shrub planting will provide screening to residents ground level private open space. The typical section below illustrates the proposed approach to privacy buffers at ground floor apartments within the proposed Courtyard



TYPICAL INTERFACE SECTION THROUGH BUILDING / PRIVACY STRIP / COURTYARD
SCALE 1:25

HARDSCAPE



P1 - PROPOSED CONCRETE BLOCK FLAG PAVING - COLOUR: NATURAL GREY, SIZE: 600 X 200 X 50mm, OR SIMILAR APPROVED, STAGGERED BOND PRODUCT: PEMBROKE FLAG BY ROADSTONE OR SIMILAR APPROVED.

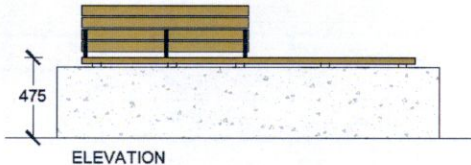
SHEFFIELD CYCLE STANDS



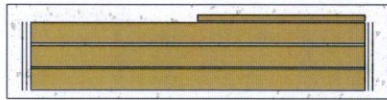
400mm GRAVEL MAINTENANCE STRIP



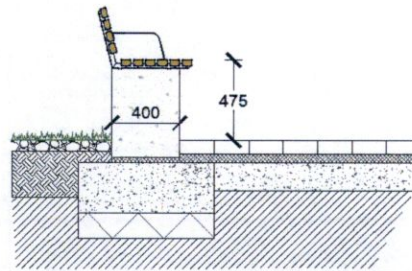
PROPOSED CONCRETE BLOCK PAVING
PRODUCT: TOBERMORE TEGULA 'NATURAL': SIZE 175x140x50mm



ELEVATION



PLAN
SCALE 1:25



END VIEW



TIMBER SLAT TOP CONCRETE BENCH UNIT SEATING WITH BACKREST

SOFT LANDSCAPE / S.U.D.S DESIGN

It should be noted that the site Engineers findings deem the site not suitable as a whole for Sustainable drainage measures due to ground conditions. In respect of this, Bio-retention tree pits have been considered only. It should be noted there is no-permeable paving proposed. For further information refer to the *Engineers report & drawings*.

Soft landscape proposals will include Ornamental & Native feature trees, Ornamental Shrub Planting, Mixed native hedging & Grass/Wildflower areas to open space.

Hedge & shrub planting will mature to form a privacy buffer to ground floor windows, ensuring privacy is achieved for future residents.

A variety of native trees are proposed within the scheme, and alongside the mixed-native hedge planting will bring about improvements to the area in terms of green infrastructure and ecologically, creating nesting opportunities for birds, providing food sources to birds / insects etc. The shrub planting and grasses will compliment the scheme by adding colour, movement and sensory experience while requiring little maintenance

Wildflower areas will be encouraged to grow when in season and remain unmown to increase the biodiversity value that the site offers.

PROPOSED TREE PLANTING LIST							
SYMBOL	SPECIES	FORM	AGE	GIRTH fcm1	HEIGHT fcm1	CLEAR STEM fcm1	ROOT
T1	<i>Betula pendula</i>	Standard (Extra Heavy)	3x	16-18	400-450	min 200	RB
T2	<i>Amelanchier lamarckii</i>	Large Shrub			120-150	/	C
T3	<i>Acer campestre</i>	Standard (Extra Heavy)	3x	16-18	400-450	min 200	RB
T4	<i>Arbutus unedo</i>	/			150-200	/	C (20L)
T5	<i>Alnus glutinosa</i>	Standard (Extra Heavy)	3x	16-18	400-450	min 200	RB

PROPOSED CLIMBER PLANTING SCHEDULE						
SPECIES	HEIGHT	ROOT	CONTAINER	HABIT	BREAKS	SUPPORT
<i>Actinidia kolomikta</i>	150	C	10	Several Shoots	3	Wire
<i>Wisteria sinensis</i>	150-200	C	10	Several Shoots	3	Wire
<i>Hedera Hibernica</i>	80-100	C	15	Several Shoots	7	Wire
<i>Parthenocissus tricuspidata</i>	150	C	15	Several Shoots	5	Wire

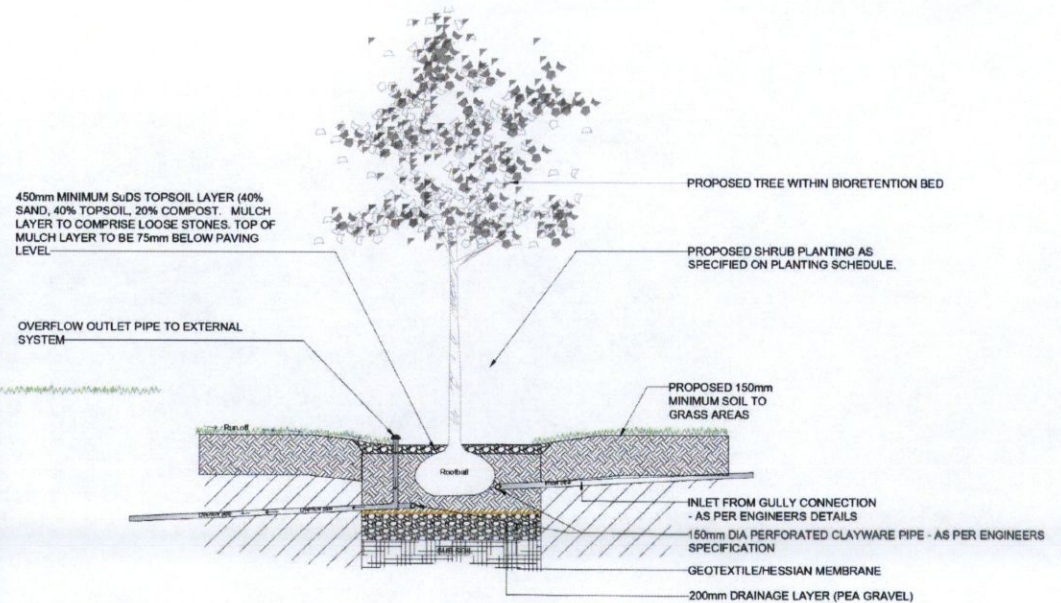
SHRUBS - APARTMENT BLOCK SHRUB PLANTING		
Name	Specification	Planting
<i>Cornus alba</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Cornus sanguinea</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Carex 'Buchanii'</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Cistus corbariensis</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Frangula alnus</i>	4L Pot -	4 plants/m ²
<i>Euonymus fortunei 'Emerald Gaiety'</i>	20-30cm, 3L pot,	5 plants/m ²
<i>Hebe 'rakiensis'</i>	40-60cm, 5L pot,	5 plants/m ²
<i>Ilex aquifolium</i>	60-80cm, 3L pot	2 plants/m ²
<i>Lavandula angustifolia</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Lonicera nitida</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Luzula nivea</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Polystichum setiferum</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Pittosporum 'Irene Patterson'</i>	40-60cm, 5L pot,	5 plants/m ²
<i>Sarcococca confusa</i>	40-60cm, 3L pot,	5 plants/m ²
<i>Viburnum opulus</i>	40-60cm, 5L pot,	5 plants/m ²



Alnus glutinosa

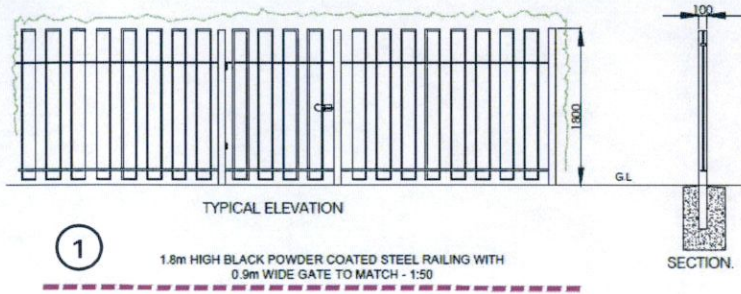


Arbutus unedo

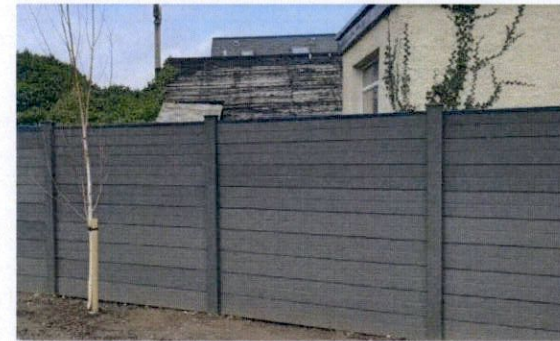
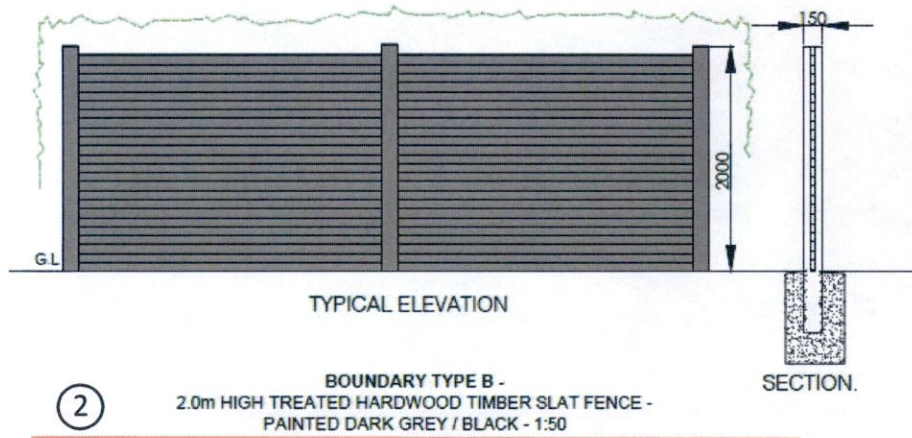


TYPICAL BIO-RETENTION SuDS BED / TREE PLANTING SECTION
SCALE 1 : 20

BOUNDARY TREATMENTS



1.8m high steel railing fence with access gate - To enclose private courtyard space.



Proposed 2.0m high treated Timber slat fence – to private cottages.



Existing 2.2m high stone wall / render mix. Note: small section of existing stone wall to be demolished and replaced, to match existing, to site entrance – refer to Landscape plan 610 for further details.

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