

## **Manor Avenue**

**Title:** Proposed development of three houses  
Wainsfort Grove, Terenure, Dublin 6

**Planning Ref:** SD22A/0373

**Subject:** Landscape Architectural report prepared by  
Bernard Seymour Landscape Architects in response to  
RFI Items no. 4 & 7 of Decision Order Number 1464 dated  
23 November 2022 from South Dublin County Council.

## RFI Item 4

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development.

The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.

The applicant shall provide the following additional information:

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
- ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- v. Demonstrate how natural SUDs features can be incorporated into the design of the proposed Development
- vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

## Response to RFI Item 4

This report contains a comprehensive landscape design response to item 4 of the Request for Further Information, including;

A written narrative outlining the landscape approach and design rationale for the site, including integration of the proposed landscape works with the architecture and engineering disciplines.

Planting plan outlining the size, species and specifications of the proposed trees and planting throughout the development. A mix of native and adaptive species are selected to encourage biodiversity, support native pollinators and connect into the wider green infrastructure network of the surrounding landscape.

Full hard and soft details pertaining to the proposed external works as part of this housing development, coordinated with the engineer's drawings.

Methods to meaningfully reduce the impacts of the development on existing green infrastructure adjacent to the proposed development site, including the planting of the access road into the development which is currently tarmac, sedum roofs, as well as a high quality landscape offering to form a suitable setting for the new buildings.

Coordination with engineer's drawings show the proposed SUDs features incorporated into the landscape design and the degree of natural drainage capacity contained within the soft landscape areas.

## RFI Item 7

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See Green Space Factor Worksheet.

## Response to RFI Item 7

This report contains a comprehensive landscape design response to item 4 of the Request for Further Information, including;

(a) A comprehensive landscape approach to enhance the greening of the laneway entrance to the site while maintaining access requirements. This is a significant improvement over and above the existing condition given there is currently no planting along the edges of this route into the site. Furthermore, the approach maximises the remaining open spaces in terms of the landscape offering, utilising all possible surfaces for greening, including green roofs to the buildings. This report contains a number of diagrams illustrating the greening initiatives of the proposed development in the context of the surrounding green infrastructure.

(b) The report contains a completed Green Space Factor Worksheet demonstrating compliance with the requisites for this residential land use and the zoning objectives set out by South Dublin County Council.

## SITE CONTEXT

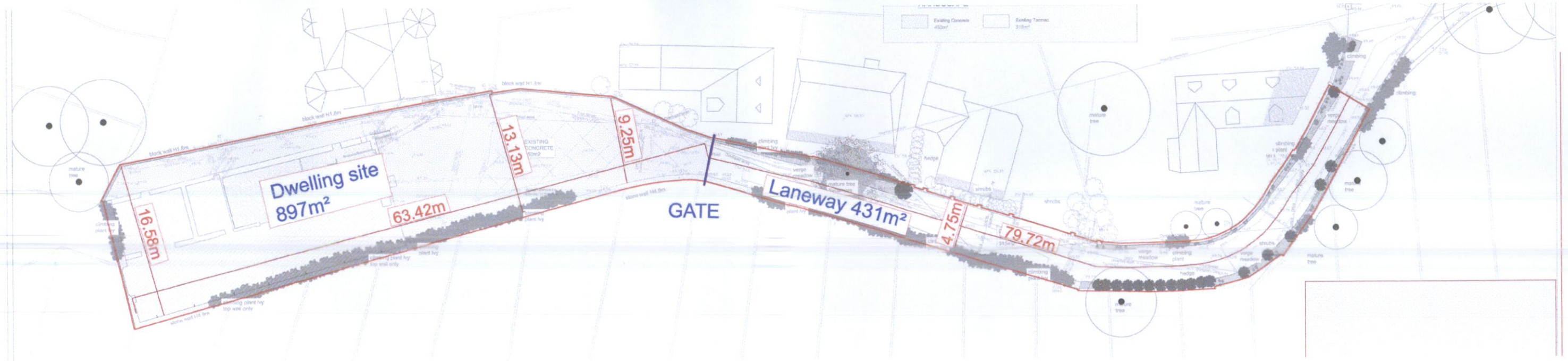
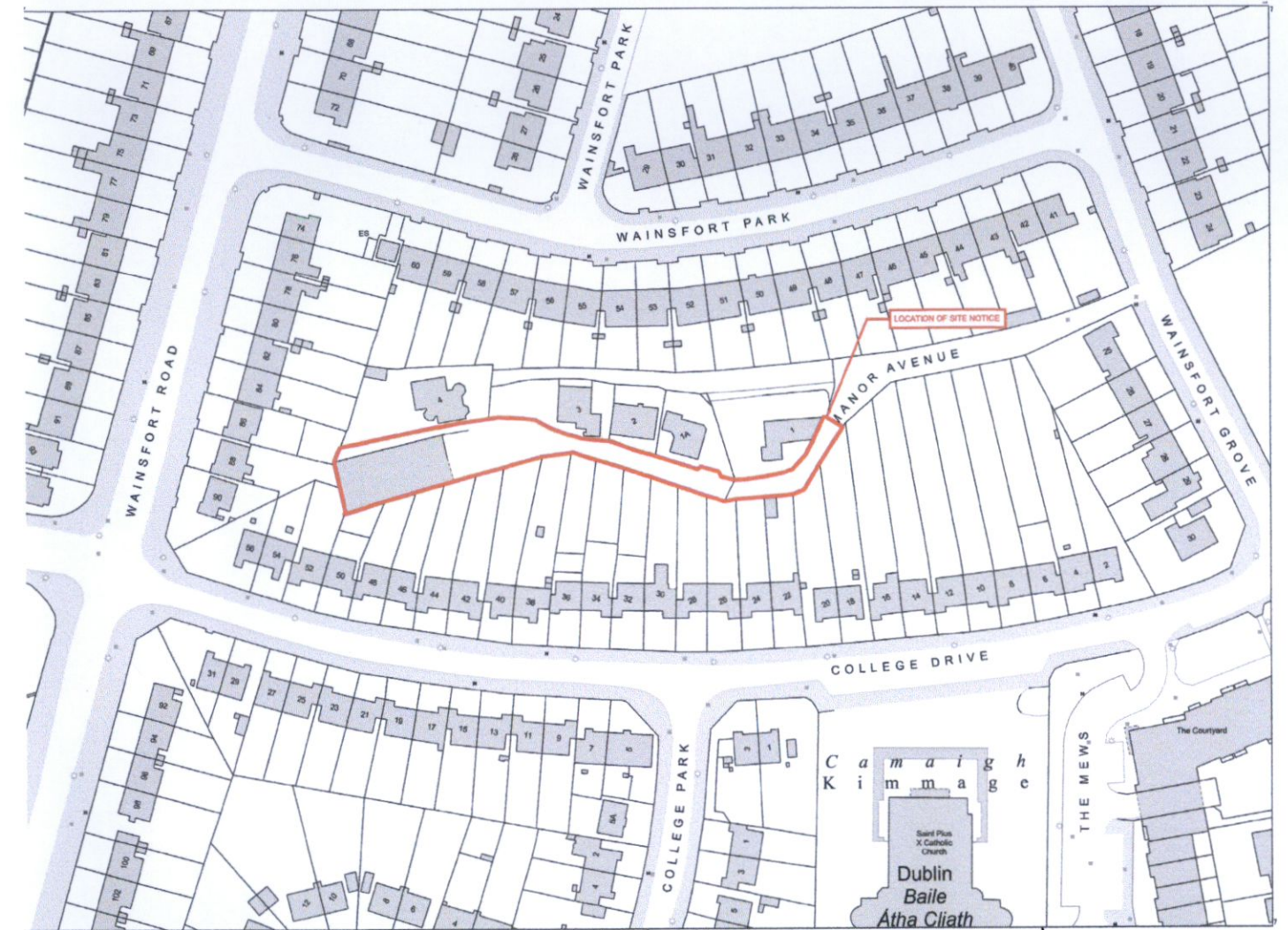
### Site location & Dimensions

The site subject to this application is located off Manor Avenue, a lane way which serves five no. dwellings located to the rear of Wainsfort Park and College Drive, a well-established residential area of Terenure. Manor avenue splits into 2 separate lane ways providing private access to the subject site and a neighbouring property, 1A Manor Avenue.

The site area is approximately 1,330sqm,

Dwelling site (897m<sup>2</sup>) : 16.5 meters in Width (at its maximum to the West) 9.25 meters in Width (East) and circa 64 meters in length.

Laneway (431m<sup>2</sup>) : 4.75 meters in Width and circa 78 meters in length.



## SITE CONTEXT

### Site location & Description

refer to plans DN2304-01 A&B-Existing&AerialPhoto & DN2304-01 B&C-AerialPhoto&Photos

Dwelling site (897m<sup>2</sup>) : 16.5 meters in Width (at its maximum to the West) 9.25 meters in Width (East) and circa 64 meters in length.

The site is enclosed by a well-defined boundary on all sides. A 4.6 meter high rubble stone wall to the south and a 1.7 meter masonry wall to the north.

Hardsurface: existing cast in situ concrete (450m<sup>2</sup>)

Soft Landscape: Western & Southern wall with Ivy (planted on neighbour side).

North-West: Few mature trees visible from site.

Constraint: car access, turning point and Fire Tender.

Green Infrastructure: no connection to the wider network.



# SITE CONTEXT

## Site location & Description

Laneway (431m<sup>2</sup>) : 4.75 meters in Width and circa 78 meters in length.

The site is enclosed by a variation of boundaries on all sides.

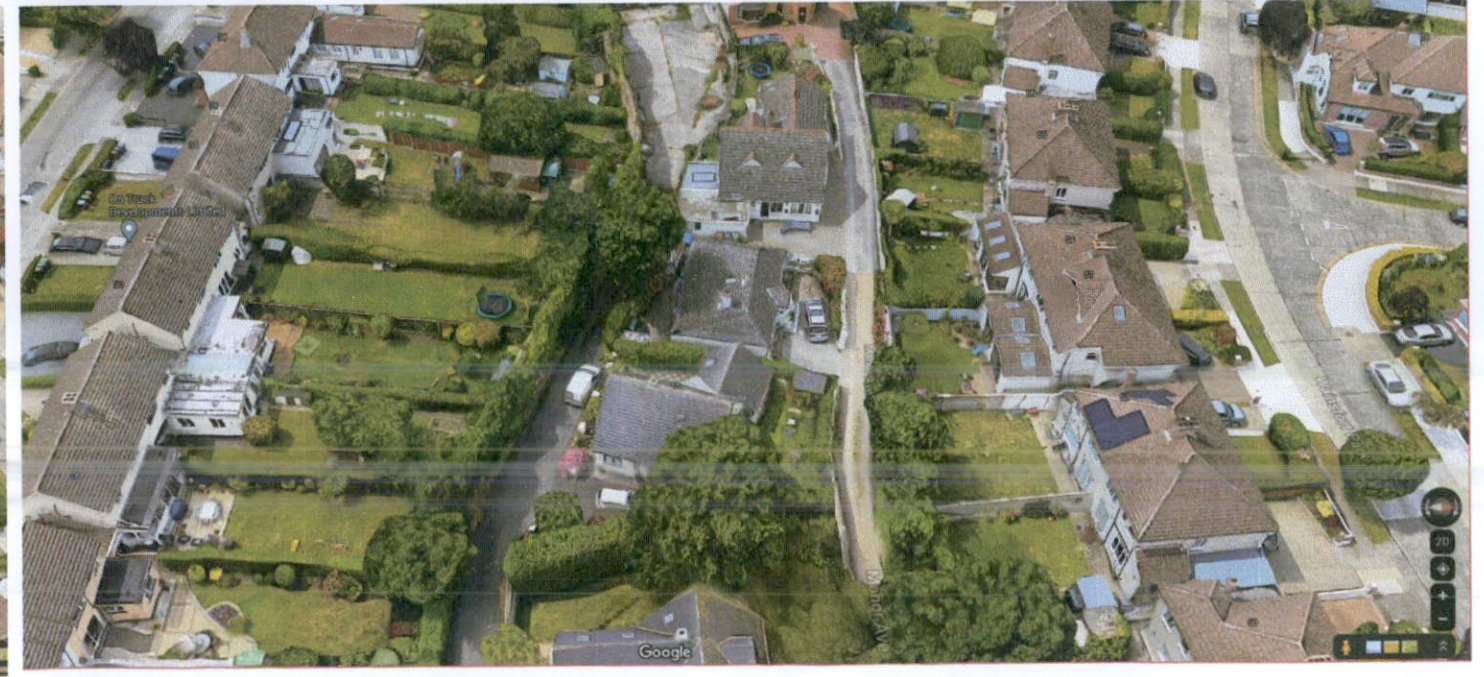
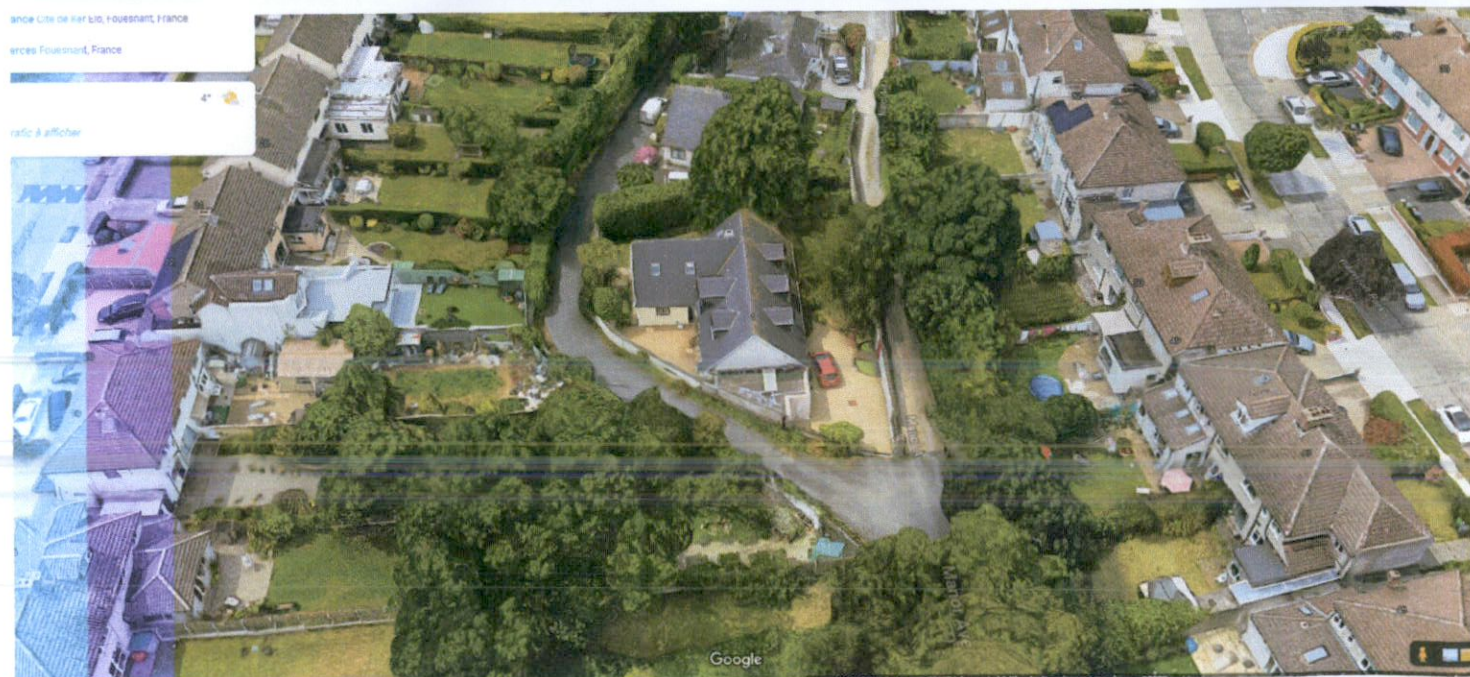
Hardsurface: existing tarmac (315m<sup>2</sup>)

Soft Landscape: Series of planted verges within the site, green wall with climbing plants, existing hedgerow within the site, low fence with visibility of adjoining gardens, trees and shrubs. One mature tree Sycamore.

Constraint: car access and Fire Tender / narrow lane.

Green Infrastructure: well connected to the wider network.

refer to plans DN2304-01 A&B-Existing&AerialPhoto & DN2304-01 B&C-AerialPhoto&Photos



## SITE CONTEXT

### Conclusions

In regards to the constraint of accessibility, the analysis of the context confirms a good connectivity to the GI network for the Laneway but fragmented in the Dwelling site.



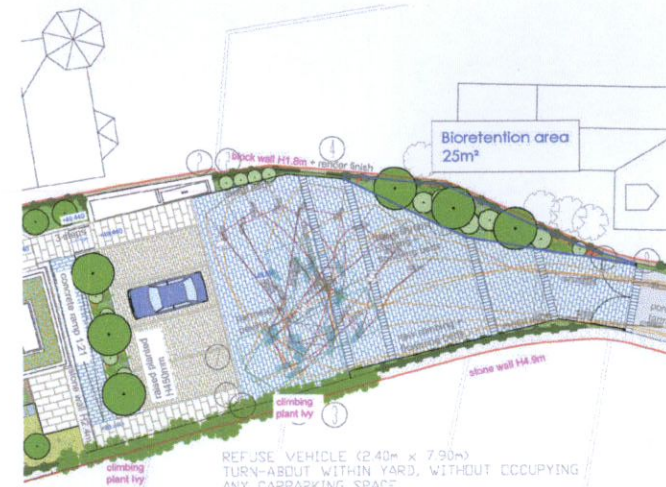
In regards to the constraint of accessibility, the proposal confirms the possibility to increase the connectivity to the GI network in the Dwelling site and the Greening Factor achieves for the relevant land use zoning objective.



# PROPOSAL

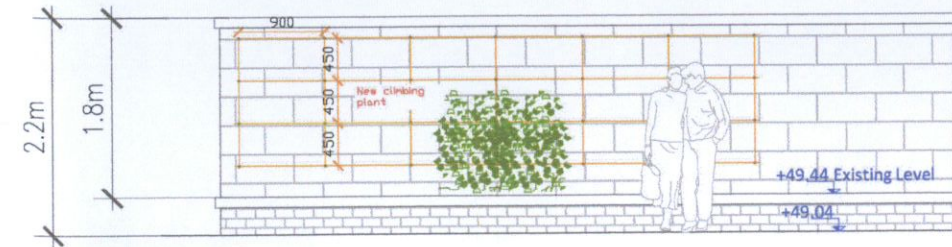
## Landscape masterplan

In regards to the constraint of accessibility (turning area), the proposal confirms the possibility to increase the connectivity to the GI network in the Dwelling site with the installation along the peripheral site of gardens and beds for the planting of trees, bushes, shrubs, ground covers and flowers, climbing plants fixed on wire system. Within the laneway site, existing beds of plants are preserved. In regards of the SUDS strategy, green roof, green walls and permeable paving are proposed.



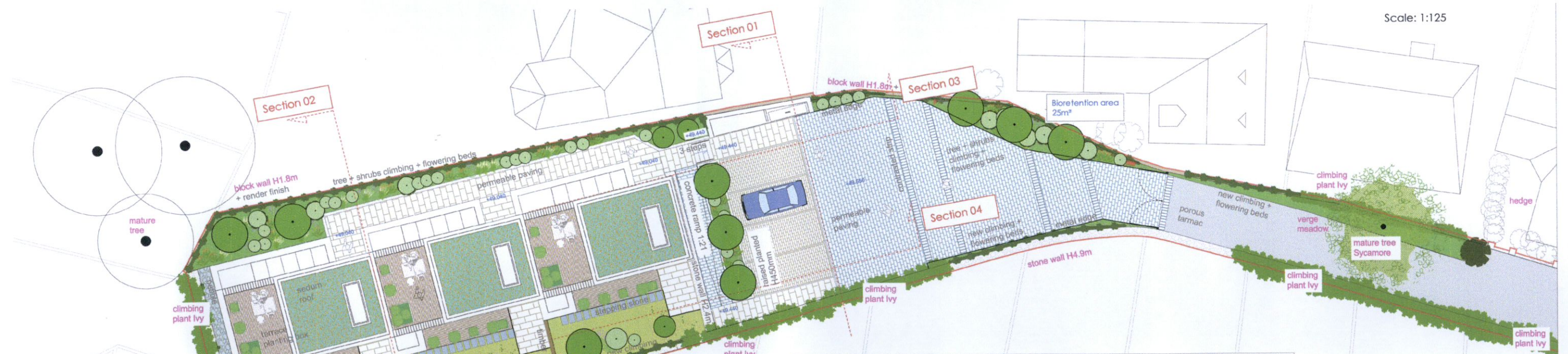
turning area for cars and fire tender

### Trellis Wire System



EXISTING WALL  
Blockwork retaining walls  
NEW FINISH  
Selected monocouche render finish.

New WALL  
Blockwork retaining walls  
Selected monocouche render finish.



Qt	HARDSCAPE	PLANTING
315m²	Proposed Porous asphalt surface as per Engineer's specification.	Existing TREE Existing within the site 1 x (8m2 canopy) = 8m²
350m²	Permeable Granite Aggregate Flagstones - Manufacturer AG Professional Raf Product Plaza - Dimension 600x600x20mm - 2mm space ribs Random 2 colours - 50%/Salt + 50%/Lime	Trees visible from street 20 x (1.5m2 canopy) = 30m² Shrub Existing visible from street 20 x (1.5m2 canopy) = 30m²
1800m²	Permeable Granite Aggregate Flagstones - Manufacturer AG Professional Raf Product Plaza Paving - Dimension 200x100x20mm - 2mm space ribs Random 2 colours - 50%/Salt + 50%/Lime with colour Lattice / strip of 400x200x50mm	Proposed TREE Proposed 20 x (1.5m2 canopy) = 100m² 28 x (1.5m2 canopy) = 100m² 350m² Bush/Shrub Proposed above 3m 350m² Climbing Proposed Green Wall Meadow / Grass Existing within the site 65m²
50m²	Permeable Granite Aggregate Flagstones - Manufacturer AG Professional Raf Product Plaza Lined - Dimension 325x135x120mm - 2mm space ribs Colours - 100%/Salt	
6m	Coloured pebble stone 30 60mm Anik Clark Everstones	
85m²	Granite Aggregate Flagstones - Manufacturer AG Professional Stepping stone - Dimension 600x400x50mm Colours - 100%/Lattice	
35m	All new planting beds surrounded by a metal edge Galvanized steel perforated / colour black Den 120x12mm	

Project:  
Manor Avenue WANSFORD GROVE, TENERGUE, DUBLIN 8

Stage:  
PLANNING - SD22A/0373

RFI Response

Scale: 1:125 @ A1

Date: 03 2023

DN 2304-04

Landscaping Sections

Bernard Seymour Landscape Architects

4 Mary's Abbey  
Dublin 7

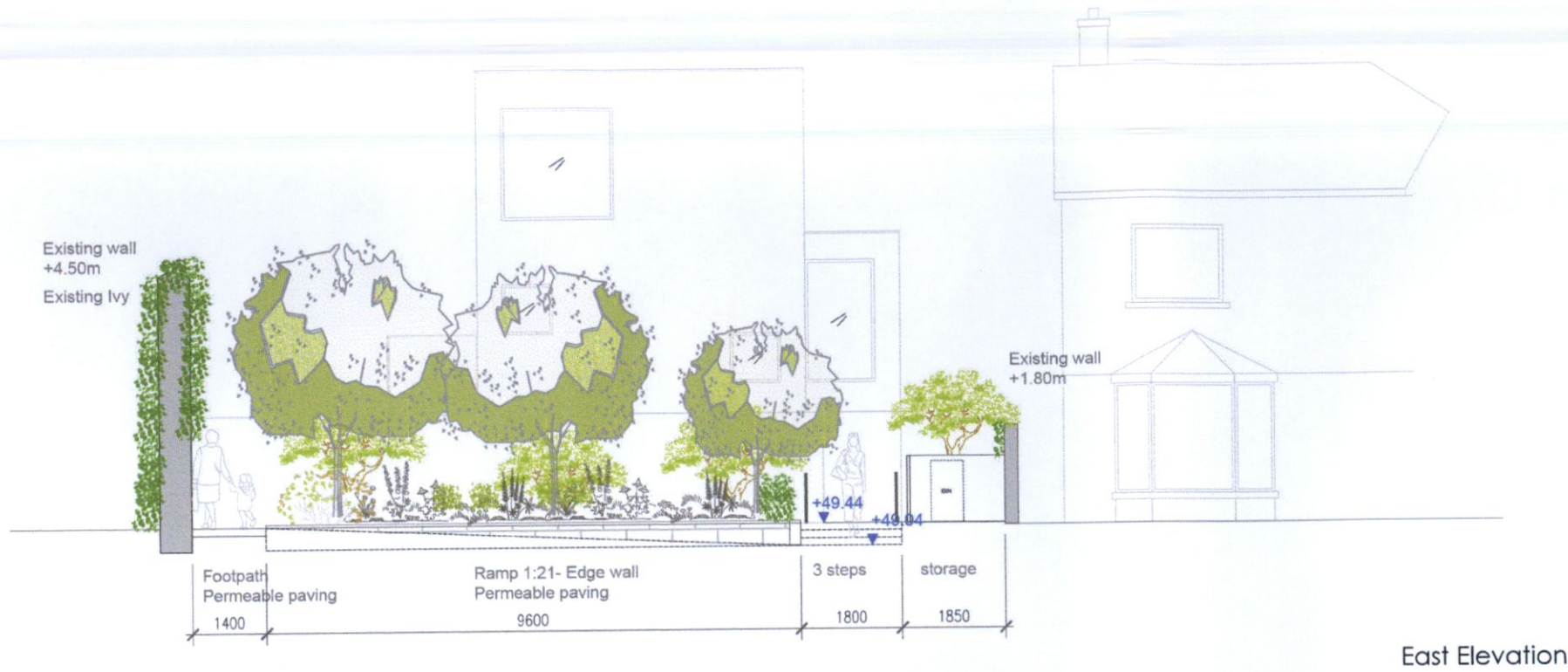
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PROPOSAL

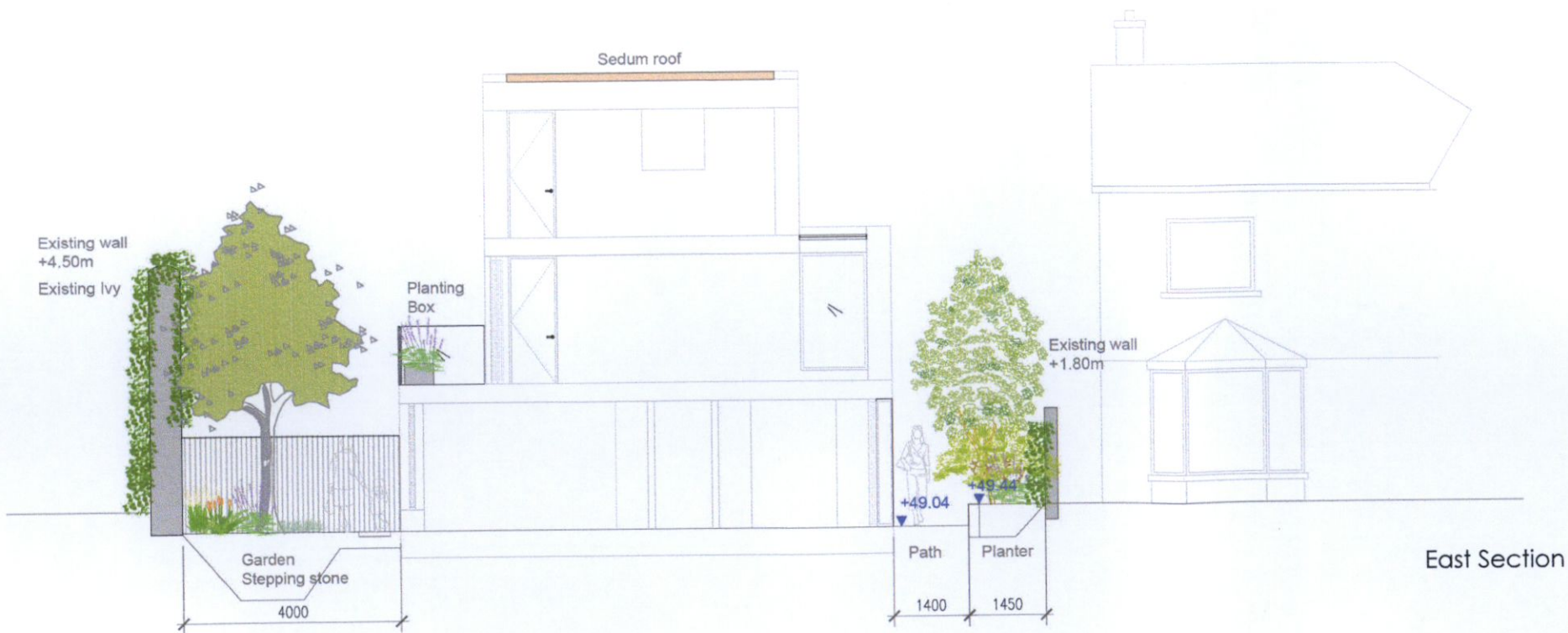
Landscape proposal and sections

refer to plan DN2304-04-LandscapeSections



SECTION / ELEVATION 01

East Elevation



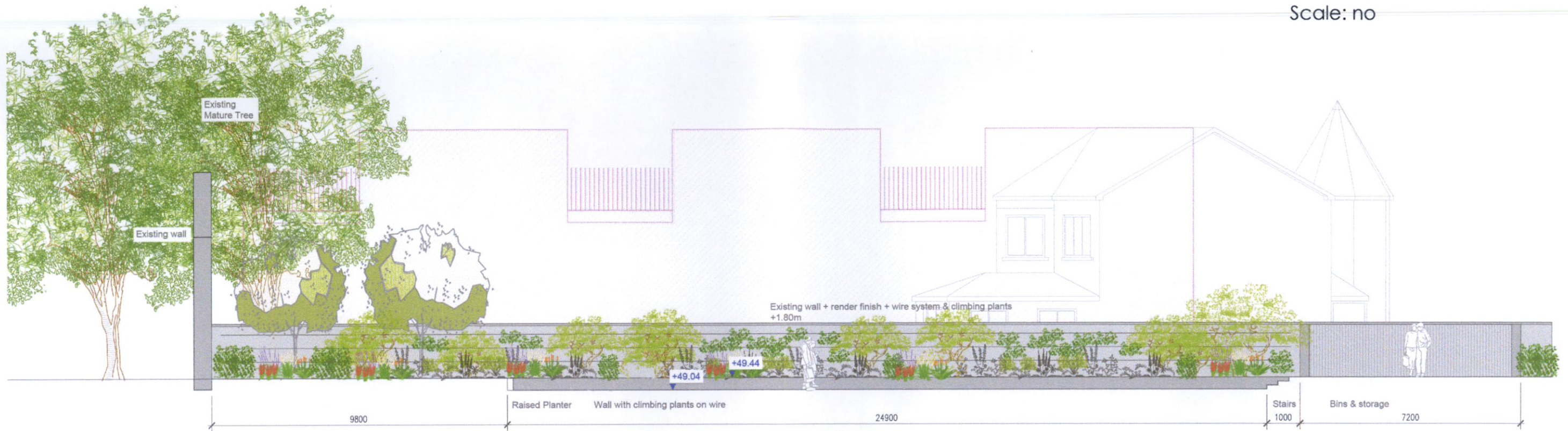
SECTION / ELEVATION 02

East Section

PROPOSAL  
Landscape proposal and sections

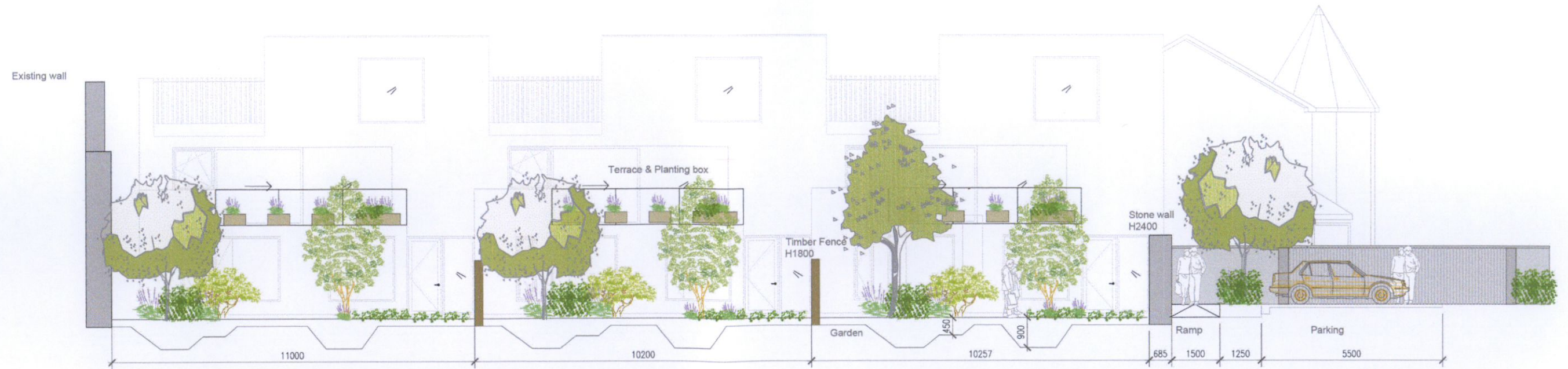
refer to plan DN2304-04-LandscapeSections

Scale: no



SECTION / ELEVATION 03

North Elevation



SECTION / ELEVATION 04

South Elevation

# PROPOSAL

## Visual Impact

As presented in the photomontage below, the views (comparison between the existing and the proposed development site) show a significant improvement of the existing green infrastructure.



View East Elevation



Aerial view

# PROPOSAL

## Planting plan.

In the detailed Planting Plan a mix of native and non native species where possible are proposed to encourage biodiversity, support pollinators and offer provide food, home and nectar for variety of wildlife.

refer to plan DN2304-03-PlantingPlan

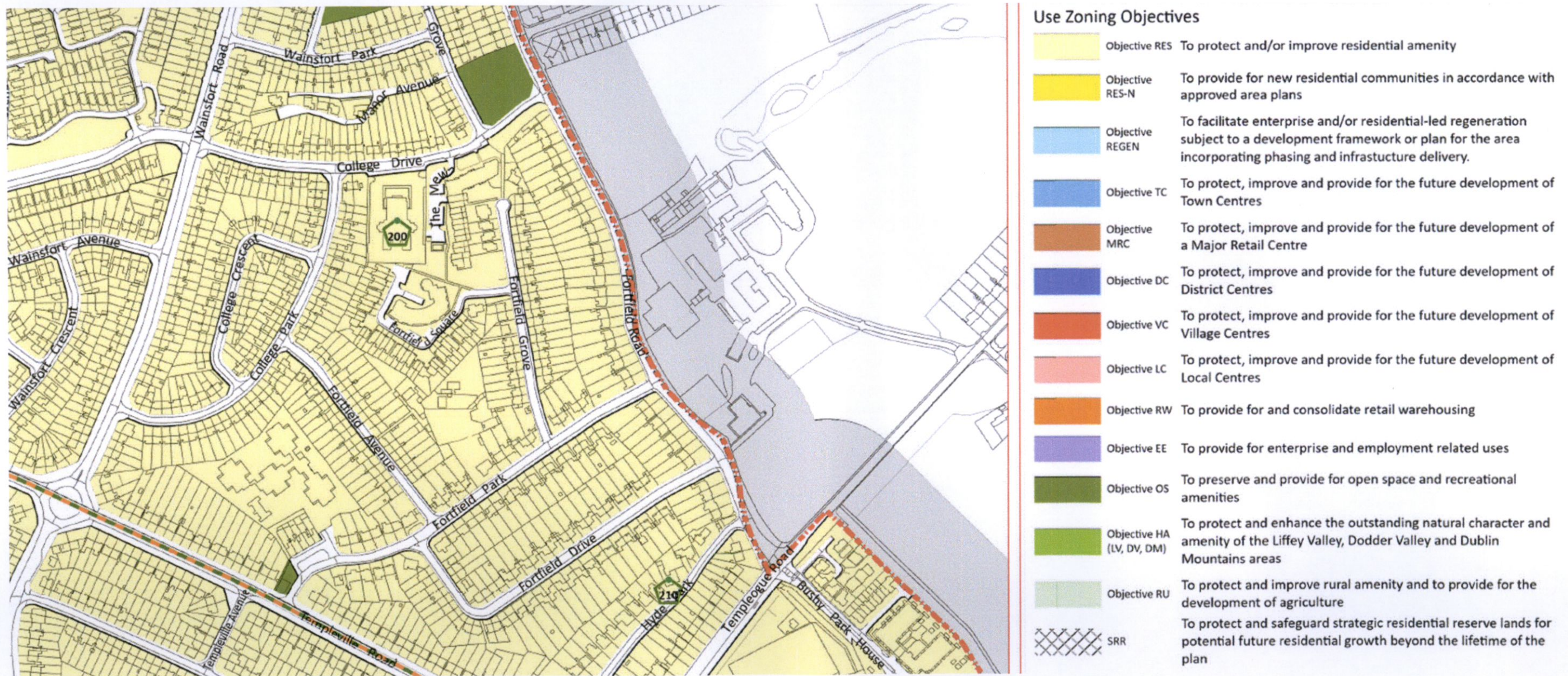


# GREEN INFRASTRUCTURE

## item 7(b) - Green Space Factor (GSF)

Definition: The quantity and quality of green infrastructure provided by new development will be improved by the implementation of a Green Space Factor (GSF) for South Dublin. The GSF is a measurement that describes the quantity and quality of landscaping and GI across a defined spatial area. This measurement comprises a ratio that compares the amount of green space to the amount of impermeable 'grey' space in a subject site.

### Land Use - Zoning Map - Existing Residential (RES)




# GREEN INFRASTRUCTURE

## Item 7(b) - Green Space Factor (GSF)

The Greening Factor is achieved for the residential land use zoning objective.

refer to plans DN2304-02-Proposal + DN2304-03-PlantingPlan and DN2304-06-SDCC\_green\_factor\_

Green Space Factor Tool  
South Dublin County Council



Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council

User Input

Zoning lookup	Minimum GI Score
Res	0,5

User input indicated by Orange fields

1. Enter Development Site Area m <sup>2</sup> <span style="color: orange;">HERE ▶</span>	1330		
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m <sup>2</sup>	Factor Values
1. Short Lawn	0,3	120	36
2. Tall Lawn (wild, not mown)	0,5	88	44
Permeable Paving	0,3	725	217,5
Vegetation		551	0
4a. Vegetation-Shrub below 3m	0,4	95	38
4b. Vegetation-Shrub / Hedgerow above 3m	0,5	100	50
4c. Vegetation-Pollinator friendly perennial planting	0,5	120	60
4d. Vegetation-Preserved hedgerow	1,2	20	24
Trees		105	0
5a. New trees	0,6	100	60
5b. Preserved trees	1,2	5	6
7. SuDS intervention (rain garden, bioswale)	0,6	25	15
Green Roof		75	0
9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth)	0,7	0	0
9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)	0,6	75	45
10. Green wall	0,4	800	320
11. Retained Open Water	2	0	0
12. New open water	1,5	0	0
<b>Total Equivalent Surface Area of Greening Factors</b>		<b>3 004,00</b>	

<b>Green Factor Numerator</b>	<b>915,50</b>
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Minimum Required GI score	Final GI score	Result
0,5	0,69	Pass

### Qt HARDSCAPE

- 315m<sup>2</sup> Proposed Porous asphalt surface as per Engineer's specification
- 100m<sup>2</sup> Permeable Granite Aggregate Flagstones - Manufacturer AG Professional Ref Product: Plaza - Dimension 600x400x80mm - 2mm space ribs Random 2 colours - 50%Salt + 50%Birkes
- 190/15m<sup>2</sup> Permeable Granite Aggregate Flagstones - Manufacturer AG Professional Ref Product: Plaza Paving - Dimension 200x100x80mm - 2mm space ribs Random 2 colours - 50%Salt + 50%Birkes with colour Lakrids / strip of 400x200x80mm
- 50m<sup>2</sup> Permeable Granite Aggregate Flagstones - Manufacturer AG Professional Ref Product: Plaza Lineal - Dimension 325x135x120mm - 2mm space ribs Colours - 100%Safran
- 6m<sup>2</sup> Coloured pebble stone 30-50mm Arkil Cork Sandstone
- 50 no Granite Aggregate Flagstones - Manufacturer AG Professional Stepping stone - Dimension 600x400x60mm Colours - 100% Lakrids
- 35.m All new planting beds surrounded by a metal edge Galvanized and powdercoated - colour black Dim 120x12mm

### PLANTING

**Existing**

- TREE Existing within the dvt 1 x (5m<sup>2</sup> canopy) = 5m<sup>2</sup>
- Trees visible from street
- Shrub Existing within the dvt 20 x (1m<sup>2</sup> canopy) = 20m<sup>2</sup>
- Shrub Existing visible from street
- Climbing plant Existing >>> Green Wall within the dvt 250m<sup>2</sup>
- Meadow / Grass Existing within the dvt 63m<sup>2</sup>

**Proposal**

- TREE Proposed 20 x (5m<sup>2</sup> canopy) = 100m<sup>2</sup>
- Bush/Shrub Proposed above 3m 28 x (1.5m<sup>2</sup> canopy) = 100m<sup>2</sup>
- Climbing Proposed >>> Green Wall 550m<sup>2</sup>
- MIX plants / shrubs 95m<sup>2</sup>
- Meadow / Ground covers 25m<sup>2</sup>
- Meadow / Grass 120m<sup>2</sup>

### PROPOSED CALCULATION

- >> Meadow grass within Dwelling site = 120m<sup>2</sup>
- >> 25m<sup>2</sup> in Dwelling site + 63m<sup>2</sup> in Laneway site = 88m<sup>2</sup>
- >> 410m<sup>2</sup> of permeable paving in Dwelling site + 315m<sup>2</sup> of porous tarmac in Laneway site = 725m<sup>2</sup>
- >> items 1+2+4a+4b+4c+4d = 551m<sup>2</sup>
- >> MIX plants / shrubs
- >> bush/shrubs proposed with 1.5m<sup>2</sup> considered canopy per plant
- >> MIX plants (95m<sup>2</sup>) + Meadow Ground covers (25m<sup>2</sup>)
- >> bush/shrubs existing with 1.0m<sup>2</sup> considered canopy per plant
- >> tree proposed item 5a + tree existing item 5b
- >> tree proposed with 5.0m<sup>2</sup> considered canopy per plant
- >> tree existing with 5.0m<sup>2</sup> considered canopy per plant
- >> bioretention area 25m<sup>2</sup> (refer to Engineers drawings)
- >> sedum roof = items 9a + 9b
- >> not in the proposal
- >> sedum roof = items 9a + 9b
- >> existing climbing plant + proposed climbing plants
- >> not in the proposal
- >> not in the proposal