

Landscape Design Report

Lehaunstown Residential Development, Cherrywood, Co. Dublin

Client: Dún Laoghaire-Rathdown County Council

C/O ABK Architects

531-LDR-01

June 2024

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Horticulture & Landscape Architecture

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1. INTRODUCTION.

1.1. OVERVIEW

Murphy+Sheanon Horticulture and Landscape Architecture has been appointed to provide landscape architectural services for the proposed residential development at Lehaunstown, Cherrywood, Co.Dublin.

This landscape design report has been prepared in support of a Section 179A planning application to Dún Laoghaire Rathdown County Council.

This document is a summary of the landscape proposals and design strategies. The landscape design has been informed by inputs from members of the multidisciplinary design team. In addition, the landscape design strategy has been developed with a strong influence from the Cherrywood Amenity Guidance Document.

This report should be read in conjunction with the Landscape drawings pack submitted with this application. This landscape planning pack consists of the following drawings;

• 531-PD-01.1	Landscape Master Plan	1:500
• 531-PD-01.2	Landscape Design Plan	1:400
• 531-PD-02.1	Planting Plan & Schedule 1 Of 2	1:400
• 531-PD-02.2	Planting Plan & Schedule 2 Of 2	1:400
• 531-PD-03	Landscape Play Map	As Shown
• 531-PD-04	Landscape Boundary Plan	1:400
• 531-PD-05	Landscape Site Sections	As Shown
• 531-PD-06	Hard & Soft Landscape Details	As Shown
• 531-PD-07	Green Infrastructure Plan	1:2000

Images of the above drawings are also included within the Appendices of this document.

This landscape pack should also be read in conjunction with accompanying Architects, Engineers and Arborists reports, drawings, and related information, as prepared and submitted by the wider design team;

• Client:	Dún Laoghaire Rathdown County Council
• Architects:	ABK Architects
• Civil and Structural Engineer:	PUNCH Consulting Engineers
• M&E Engineer:	Homan O'Brien Associates
• Landscape Architect:	Murphy Sheanon Landscape Architects
• Quantity Surveyor:	AECOM
• Arborist:	Arborist Associates Ltd.
• Ecologist:	Fehily Timoney
• Archaeology:	Archaeology Plan

1.2. DEVELOPMENT DESCRIPTION

The development is conceived as one of a series of interconnected neighbourhoods and is underpinned by the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the 'Urban Design Manual – a best practice guide', DEHLG 2009 and the principles set out in the Cherrywood Planning Scheme.

The project, a residential enclave defined by existing field boundaries and overlooking the Carrickmines River valley, consists of 109 residential units made up of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys organised around a hierarchy of pedestrian-oriented spaces that look to mitigate the impact of cars. These spaces are referred to as;

1.) 'The Mall', an approach road that connects with the proposed adjacent infrastructural road to the west, and a central public space.

2.) 'The Square' which acts as the primary focus for the community. Car parking is provided as on-street parking, off-street parking, and underground parking for apartments.

The project looks to work with existing site characteristics and constraints so as to create a coherent development that responds to context. In particular, the project looks to;

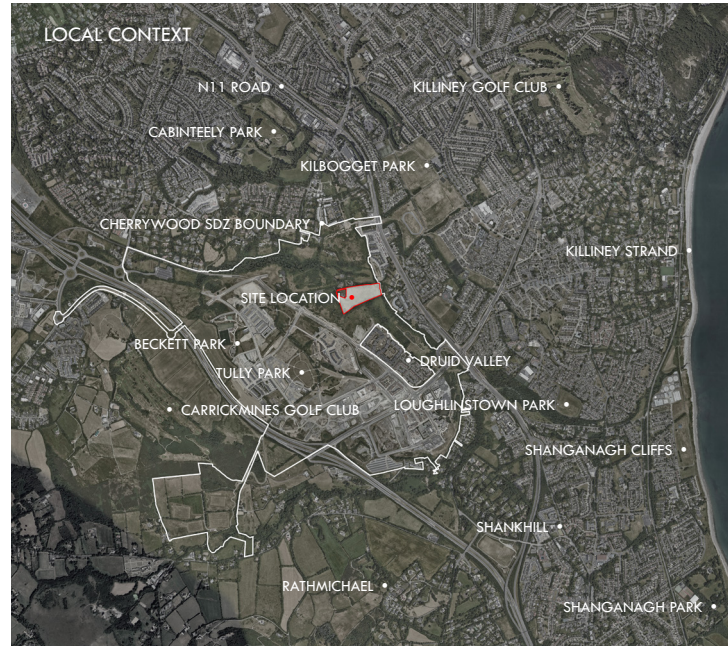
- 1) Engage with the existing and proposed Green Infrastructure in particular the riparian landscape of the Carrickmines River Valley;
- 2) Avail of views eastwards over the valley towards the sea;
- 3) Incorporate existing protected hedgerows that bound the site into an overall landscape concept;
- 4) Work with the existing topography which varies significantly in gradient from 1:16 to 1:6.

The site is adjoined to the east by Pond 2a: Planning ref: Part 8 application. This consists of the proposed development of an attenuation pond located in centre of the proposed site. This provides surface water attenuation as part of the infrastructural development of the CPS. This permission also includes a section of the Greenway infrastructure. This development is being carried out by DLR CoCo. The project is anticipated to commence on site in Q1 of 2024. For further details refer to Roughan O'Donovan Drawing P2ACH-ROOD-GEN-SW_AE-DR-CD-30002.

2. SITE DESCRIPTION.

2.1. SITE LOCATION AND CONTEXT

REGIONAL CONTEXT



The application site is situated in Lehaunstown, Cherrywood, Co. Dublin. The site lies north-west of Tullyvale Residential Complex.

The proposed site is located in Cherrywood and within the development boundary of Cherrywood SDZ. The site is situated in the south side of Dublin city and in a strategic location with easy access to the M50 and N11 motorways. The site is about 5 mins walk from the Cherrywood LUAS stop, 10 mins walk from Tully Park and Tully Church, the existing open space provision for the area and 15 mins walk to the Laughtanstown Sports Centre.

The site slopes significantly from west to east descending towards the Cabinteely River which defines the eastern boundary of the site. The western (upper) portion of the site has a considerable gradient of approximately 1:15. The gradient increases quite significantly from the middle of the site to a gradient of 1:6 before levelling out at the valley floor adjacent to the river. The southern and western boundaries consist of valuable mature hedge rows. These are required to be retained as noted on Map 5.2 of the Cherrywood Planning Scheme (CPS). Map 5.3 of the CPS notes the presence of a badger latrine along the southern boundary. This has been addressed under the Pond 2a planning grant. The eastern boundary of the site is defined by the Cabinteely River and its associated riparian planting. Beyond the river to the east are a series of residential developments accessed from the N7. The North-western corner of the site shares a boundary with a private residence. This boundary consists of hedging and planting reinforced with sections of block wall. The Northern boundary consists of mature hedging and ditch. A combined drain runs along this northern boundary cutting across the site at the lowest level and following the valley floor.

The site is partly sheltered from the south-westerly prevailing winds by Tully ridge, but with being sited in a wide valley open to the north and east, it is exposed to the winds off the sea. However, the existing green infrastructure would minimise the wind from the east and the proposed 'Tully Park' development would minimise the winds from the west.

2.2. SITE PLANNING CONTEXT

The site falls within an area designated as 'Development Area 1: Lehaunstown' in the Cherrywood SDZ - April 2014 (amended Sept-2017). The Eastern portion of the site is zoned as 'Res 2' and Western portion as 'Green Infrastructure' - See Map 6.1 of the SDZ. Chapter 6: Development Areas.

See below an extract from the Cherrywood SDZ Planning Scheme Chapter 6: Development Areas, outlining the 'Unique Character' of the area outlined as 'Development Area 1: Lehaunstown';

"Lehaunstown is the area that abuts Druid's Glen and Loughlinstown Valley. It's character is informed by the connection it creates between the more sensitive Glen and Valley, and the opportunities provided by the connectivity to the wider area by the Laughanstown Luas stop. Lehaunstown Lane, which traverses through this area provides an historical reference, an environmental wealth and an important greenway through the heart of the Plan Area, creating internal linkages and linkages to the hinterland."

The SDZ document and the Cherrywood Amenity Space Guidance Document - 2017 informs the criteria for the development at Lehaunstown.

The Cherrywood Biodiversity Plan outlines the ecological constraints that relate to the development area. The site falls within a 'P1' ecological corridor, meaning that the existing trees and hedgerows act as a 'primary' ecological corridor within the area.

The Cherrywood Amenity Space Guidance Document promotes a green infrastructure-led approach concerned with the design of amenity spaces associated with proposed residential development, to reflect requirements under the SDZ to achieve appropriate and sustainable solutions.

Section 5.4.4 of the SDZ Planning Scheme: Communal Open Space - Class 2, states that;
"To require that communal open space requirements within residential areas comply with a Cherrywood Amenity Space guidance document to be prepared by the Development Agency post - adoption of the Planning Scheme".

Regarding playspaces, it states that;
"Qualitative provision will comprise communal facilities such as community gardens, play-spaces for young children (the Sustainable Urban Housing: Design Standards for New Apartments recommend play space sizes of 85m2 - 400m2), outdoor exercise provision, seating and high-quality landscaping. This will result in a smaller land-take for communal Class 2 open space than that required by the current Dún Laoghaire-Rathdown County Development Plan 2010-2016, but a better quality of overall recreational provision and more opportunities for the local community to socialise".



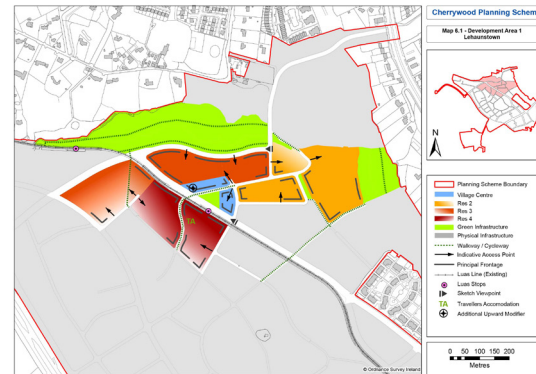
6.1 Development Area 1: Lehaunstown

Location - see Map 6.1

Unique Character

Lehaunstown is the area that abuts Druid's Glen and Loughlinstown Valley. It's character is informed by the connection it creates between the more sensitive Glen and Valley, and the opportunities provided by the connectivity to the wider area by the Laughanstown Luas stop.

Lehaunstown Lane, which traverses through this area provides an historical reference, an environmental wealth and an important greenway through the heart of the Plan Area, creating internal linkages and linkages to the hinterland.



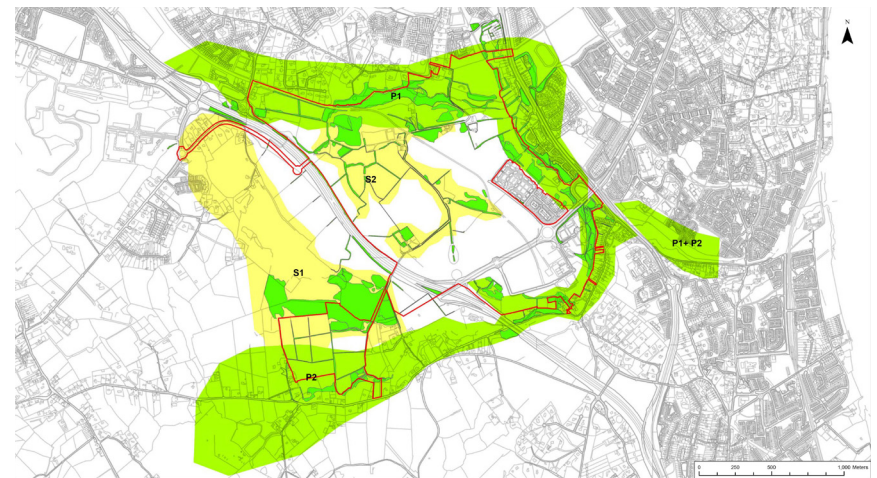
Design Challenges

- There are a number of challenges that need to be addressed in the design and layout of proposals in this Development Area, including the following:
 - Respect and protect the environmental qualities of the Glen and the Valley, while benefiting from their proximity and amenity.
 - Providing a level of passive surveillance of the Druid's Glen Buffer open space adjoining the Glen through the design and layout of the residential development.
 - A sensitive design solution is required where the Luas goes into cut so as to ameliorate the physical intrusion and curtailment of pedestrian movement.
 - The design of the public realm at Lehaunstown Village, incorporating a section of Lehaunstown Lane.
 - The design of the junction of the Grand Parade and Druid's Glen Road.
 - Ensuring that the scale of development supports the economic viability of the village core.
 - The bridging of the Druid's Glen to provide a vehicular connection to the N11. Given the sensitive nature of the receiving environment it is important that the design of any bridge should be of high quality, respecting the important landscape and architectural character of the area.
 - The structure bridging the Cabinteely Stream should have regard to its setting and consider facilitating movement along the length of the valley in its design.



Future Form

Lehaunstown Village will be one of the first Villages to be developed. The Village Centre is located to the north of the Grand Parade and is centred around a south facing village green/plaza which provides a direct visual connection to the Laughanstown Luas stop.
Lehaunstown Lane will be an important and central part of the Village Centre in the form of a short pedestrianised street with shops fronting onto the village green.
A residential area extends from the Village Centre providing for a variety of residential unit types. High density residential development is centred around the Luas Stop.



- Legend**
- Draft Planning Scheme Boundary
 - Ecological Corridors
 - Primary
 - Secondary
 - Woodland Habitats

Title	Figure 11: Existing Ecological Corridors
Project	Cherrywood Biodiversity Plan, Co. Dublin
Project No.	1100003
Client	DLRCC
Date	22/03/2012
Revision	01

3. DESIGN STRATEGY.

3.1. DESIGN OBJECTIVES

The following design objectives have been shaped through our analysis of the site and surrounding area, previous and current development initiatives within the area, pre-planning feedback from Dún Laoghaire Rathdown County Council, and from consultations and information shared between the design and planning team:

- To achieve high-quality, usable communal open spaces.
- To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner that complements the proposed building facade.
- To propose materials that have a bespoke quality, are durable and maintenance-friendly and assist in promoting a 'sense of place' for the overall scheme.
- To provide a mix of hard and soft landscaped areas within the car park to enhance pedestrian and vehicular links.
- Planting for biodiversity: to propose a planting schedule that takes cognisance of the All-Ireland Pollinator Plan 2021-2025 as issued by the National Biodiversity Data Centre along with the most up-to-date 'Plants for Pollinators' plant lists as issued by the RHS. 🐝
- To propose a planting scheme that takes account of the planting and environmental conditions that are anticipated within the site, ensuring proposed plant mixes and trees will thrive whilst also ensuring year round interest and colour.
- Ensure that the landscape plan is designed in coordination with architectural and engineering proposals to avoid conflicts - particularly by way of tree planting locations.

The landscape design strategy for this development can be broken down as follows:

- 1 - Public and Communal Open Space.
- 2 - Play Strategy.
- 3 - Ecological strategy.
- 4 - Hard Landscaping Elements and Surfaces.

The landscape design proposal detailed within this document has been developed having regard to the following local and national policy documents:

- United Nations 2030 Agenda for Sustainable Development (2015)
- Convention on Biological Diversity (1992)- UN Decade on Ecosystem Restoration
- Dún Laoghaire-Rathdown County Development Plan 2022 - 2028
- Cherrywood SDZ Planning Scheme.
- Cherrywood Amenity Space Guidance Document 2017.
- Cherrywood Biodiversity Plan.
- Cherrywood Urban Form Development Framework UFDF.

- National Children's Play Policy 'Ready Steady Play' (2004)
- TeenSpace - The National Recreation Policy for Young People (2007)
- National Biodiversity Data Centre - All-Ireland Pollinator Plan 2021 -2025
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.
- Planning for Watercourses in the Urban Environment, Inland Fisheries Ireland.
- Wetlands and Wastewater, Irish Water.



Reference Images (Previous Murphy + Sheanon Schemes)



Reference Image (Goldsmith Street, Mikhail Riches Architects)

4. DESIGN PROPOSAL.

4.1. LANDSCAPE PLAN

Boundary A - 2m high welded-mesh fence
Post holes to be hand-augured where within Root protection zones.

Bioretention areas to engineer's specifications.

Existing trees and hedgerows to be retained and protected. Please refer to arborist's report for further information.

Sma / Buff Toned Asphalt Surface To Lehaunstown Lane.

Plant mix 4 - Native woodland mix
Please refer to planting plan for details.

Area of existing hedgerow to be removed. Please refer to arborist's report for further information.

Greenway link route.
Surface to be laid above existing ground levels and 'no dig' detail to be used within root protection area of existing trees / hedgerow.
All hedgerows to be retained and protected to the greatest extent possible to ensure the maintenance of connectivity between the ecological corridors

Block A, B & C Communal Amenity Garden.
The communal amenity garden space offers a kick-about area, diverse seating options, and play opportunities, all nestled within a blend of existing and proposed landscaping features.
The space aims to foster a strong sense of community within the development, encouraging social interaction and recreational pursuits for individuals of all ages, from teenagers to seniors.



Regional attenuation Pond 2a, Cherrywood - part of separate contract - for further details including the landscape proposal for this area refer to Roughan O'Donovan Drawings P2ACH-ROOD-GEN-SW_AE-DR-CD-30002

'Home zone' area to encourage free and safe navigation through the development with a particular emphasis on children being able to play both within sight of their homes and in the natural environment. Additionally, play facilities are purposefully designed centrally to provide safe recreational opportunities within the community with passive surveillance.

Central plaza area with age friendly seating/tables. 'Woody' benches / seating by MMCite or similar and approved.
Plaza space to step down through seat-steps to uniquely colored 'home zone' shared surfaced area.

Native woodland planting screening pond 2a from the development and ensuring a net biodiversity gain from the development, through the abundant introduction of diverse native species.

Bioretention areas to engineer's specifications.

Scrub Wooded Area

Existing hedgerow to be retained and supplemented where appropriate with native tree planting - conserving and enhancing existing biodiversity.

Raised planters with seating and feature tree planting.

Communal amenity garden play area with age appropriate Kompan 'Robina' natural play equipment.

Existing tree (T1406) to be retained and featured with the communal garden to promote external recreation that is inclusive of green infrastructure within the open space without causing adverse effects on the functions of the green infrastructural assets.

4. DESIGN PROPOSAL.

4.2. OPEN SPACE APPROACH

The landscape plan for this project is set within the existing hedgerow boundary of the site. Its goal is to preserve and showcase these trees and hedgerows within the open space design without disrupting the functions of this green infrastructure. The proposed landscape aims to support the goals of the Cherrywood Planning Scheme by expanding green infrastructure, ecological connectivity, and the network of open spaces to create a high-quality environment for residents. The design incorporates clear, easily navigable pathways and greenways while also providing wildlife corridors.

The landscape concept aims to shield the proposed development from Pond 2A while maintaining views of the valley and sea. This is achieved through strategic manipulation of the existing topography to ensure that open spaces are easily visible, versatile, and attractive.

Play is a significant aspect of this landscape proposal. The proposed play areas are segmented into age-appropriate sections:

For ages 0-6 years: A play space (approximately 85-100m²) with suitable equipment is suggested in the central Public Square to cater to the specific needs of toddlers and children up to the age of six. This area includes nature play opportunities and seating areas for adults. Children's play spaces are located within 150 meters of the residential accommodation they serve and are connected to a 'Home-Zone' shared road surface to ensure children's safety. For ages 7-13 years: A play area for older children and young teenagers, spanning approximately 200-400 square meters, is integrated into the lower level landscaped Park accessed via the universal pedestrian route through the site. This area leads to a kick-about area with seating options for passive recreation. There is also a dedicated play space located in the Communal Amenity Garden with a focus on younger residents to play safely and securely.

The proposal is based on a strong, unique urban form and a pedestrian-friendly public realm. Public open spaces are delineated by terraces of residential units – houses and apartments, with a focus on pedestrian connectivity within the context of the Cherrywood SDZ. Efforts to facilitate pedestrian and cyclist movement include the creation of well-defined paths, routes, and spaces that align with desire-lines, enhance the area's character, and connect with the broader Cherrywood Way. A selection of durable surfacing materials has been chosen to complement the proposed planting schemes.

Although the east-west greenway and cycle path along the southern boundary of the site have already received planning permission as part of the Pond 2a design and are beyond the scope of this project, a proposed greenway access link within this development will enable residents to access the greenway in the future.

The soft landscaping proposal for this scheme aims to provide year-round colour and interest while being robust, low maintenance and with a heavy emphasis on native planting. Street trees are utilised to create a strong streetscape, while native tree planting along banks creates biodiverse corridors. The landscape proposal also ties in closely with the engineering SUDs proposal ensuring that areas of bioretention have a high biodiversity value.



4. DESIGN PROPOSAL.

4.3. PLAY STRATEGY

Play areas are recognised for their importance in contributing to the design goal of a well-designed public realm. Some of the key considerations and rationale we took into account when putting together this play strategy proposal were as follows;

A) Cherrywood Amenity Guidance Document/Dún Laoghaire-Rathdown County Development Plan 2022 - 2028. Guidelines and recommendations as contained within the Cherrywood Amenity Guidance Document as well as the recently adopted DLR Development Plan (2022-2028) and associated appendices have informed our play strategy approach.

B) Play Opportunities.

There are key landscape character areas of public open space within this development (as indicated in section 4.2 of this document) namely the Central Square, the Park and the Block A, B & C Communal Amenity Garden. These landscape character areas all include opportunities for formal and informal play, as well as passive recreation. Within these key open spaces, there are a number of carefully considered play locations. These were selected due to the passive surveillance, safety and site levels offered in these specific tracts.

C) Purpose Of Playground & Age Profile of Its Users.

Given the topographical constraints of the site, it was crucial to provide an area of open lawn area for universal play. There is one large public kick-about space proposed that measures 150 sq.m. This kick-about space is located within the Park area. This area also has a banked grass lawn that has been left open for users to use as desired, and to encourage informal play. There is also a 320 sq.m. kick about area located in the Communal Amenity Garden for residents use.

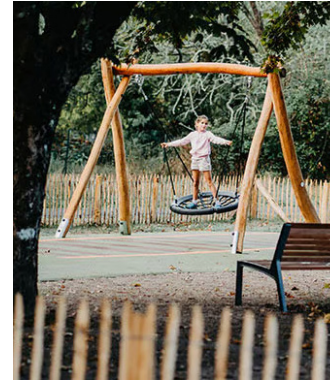
Within the Central Square space, there are 2 locations that have been designated as play spaces, one formal, one informal. The southern area will be maintained as grass lawn enhanced with natural play elements including mounding, a slide and a balance beam. The northern play space has a more formal play element surrounded by beech hedging and trees encourage play and adventure through the linear square park. This play area, focused on younger children and toddlers, measures over 200 sq.m. The play space located in the Park area is focused on older children and teens, with more challenging play equipment, as outlined later in this document. This teen-focused play spaces also measures over 200 sq.m. and spills out into the proposed kick about area.

D) Playground Layout and Equipment Type

All play equipment will be low maintenance, consisting of appropriately manufactured elements by Kompan. These elements allow for both formal and informal, spontaneous play and exploration of a variety of materials, surfaces and textures. The proposed natural play space are to be enclosed within a series of grass mounds/berms.

E) Playground Safety

Play spaces must be situated and designed with safety in mind. Considerations such as proximity to roads, play surfaces, critical fall heights and passive surveillance were factored into the play strategy for this proposed residential development. The proposed play equipment will be designed and manufactured in accordance with standards EN 1176 and EN 1177 and will be installed to manufacturers specifications. The play area will be laid with an impact absorbing EPDM synthetic play surface laid to the required depths relevant to play equipment fall heights.

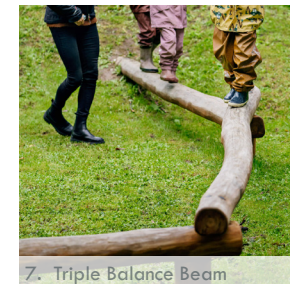
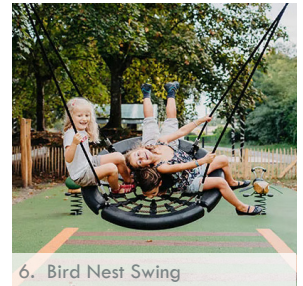
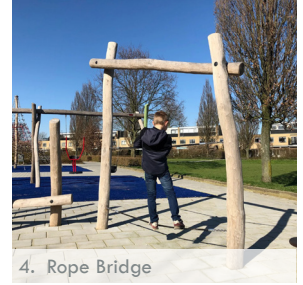
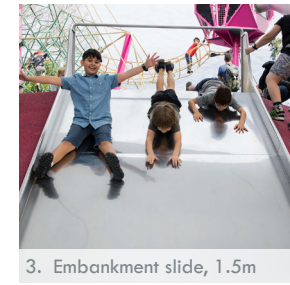
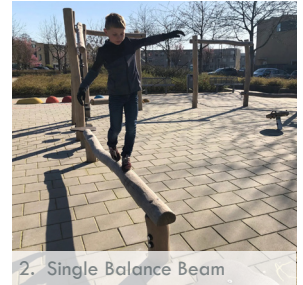


4. DESIGN PROPOSAL.

4.3 PLAY STRATEGY - SCHEDULE OF EQUIPMENT

PLAY AREA SCHEDULE OF EQUIPMENT - KOMPAN

ITEM	NAME	PRODUCT NUMBER	AGE GROUP	PLAY VALUE	LOCATION
1	Tower and Net	NRO1004	3-10 Years	The Tower And Net is highly favored by children for its climb and slide features, which not only provide entertainment but also promote cardiovascular health and muscle development. The inclined access ensures safe climbing, while the cross-modal training inherent in climbing activities supports literacy skills. The slide enhances balance and spatial awareness. Furthermore, the transparent design fosters social interaction.	Play Area 1
2	Single balance beam	NRO802	3-12 Years	A playground classic, serves as a versatile hub, connecting activities and providing a resting spot for children and adults. It enhances equilibrium, a fundamental motor skill crucial for concentration and overall development. Its spacious design fosters social interaction and cooperative play.	Play Area 1
3	Embankment slide, 1.5m	COR71150	3-12 Years	The extra wide Embankment Slide is a major attraction in playgrounds, enticing children to loop up the hill and slide down repeatedly. Apart from the thrill, it helps develop essential motor skills like balance and spatial awareness, while also providing cardio and muscle training. Its added width encourages social play and allows caregivers to join in.	Play Area 1
4	Rope bridge	NRO811	4-15 Years	The Rope Bridge, a timeless favorite, encourages repeated tightrope practice, fostering fundamental motor skills like balance. This skill is essential for basic movements and confidence in physical activities. Additionally, it promotes social-emotional skills such as cooperation as children navigate it together, avoiding the need to step down.	Play Area 2
5	Parkour 2	NRO852	6-12 Years	The Parkour 2 entices school-age children offering varied climbing challenges that stimulate basic motor skills. Balancing on the top beam and navigating different climbing options encourage cooperation and communication. The ample space promotes social interaction and enhances spatial awareness, aiding in judging distances, like in street traffic.	Play Area 2
6	Bird nest swing	NRO906	2-15 Years	The bird's nest swing is a playground favorite, loved by older children for its sociable and fun experience. It encourages turn-taking and cooperation while also offering individual relaxation. Suitable for all abilities and ages, swinging promotes agility, balance, coordination, and spatial awareness. The versatile seat allows for various positions, supporting muscle development and bone density crucial in early years.	Play Area 3
7	Triple balance beam	NRO804	3-12 Years	The Triple balance beam, a playground classic, attracts teens repeatedly, serving as a central hub for activities and providing seating for breaks. This skill enables concentration and supports overall child development, while the spacious design encourages social interaction and cooperative play	Play Area 3
8	Crawling pyramid	NRO826	3-10 Years	The Crawling Pyramid is a hit with children and teens, attracting them with its inviting beams for climbing and exploration. It encourages classic playground games focused on balance and constantly challenges their sense of balance. The layout provides opportunities for breaks and socializing, supporting social-emotional development and friendship formation.	Play Area 3



4. DESIGN PROPOSAL.

4.3 PLAY STRATEGY - PLAY MAP



1. Tower and Net



2. Single balance beam



3. Embankment slide, 1.5m width



4. Rope bridge



5. Parkour 2



6. Bird nest swing



7. Triple balance beam

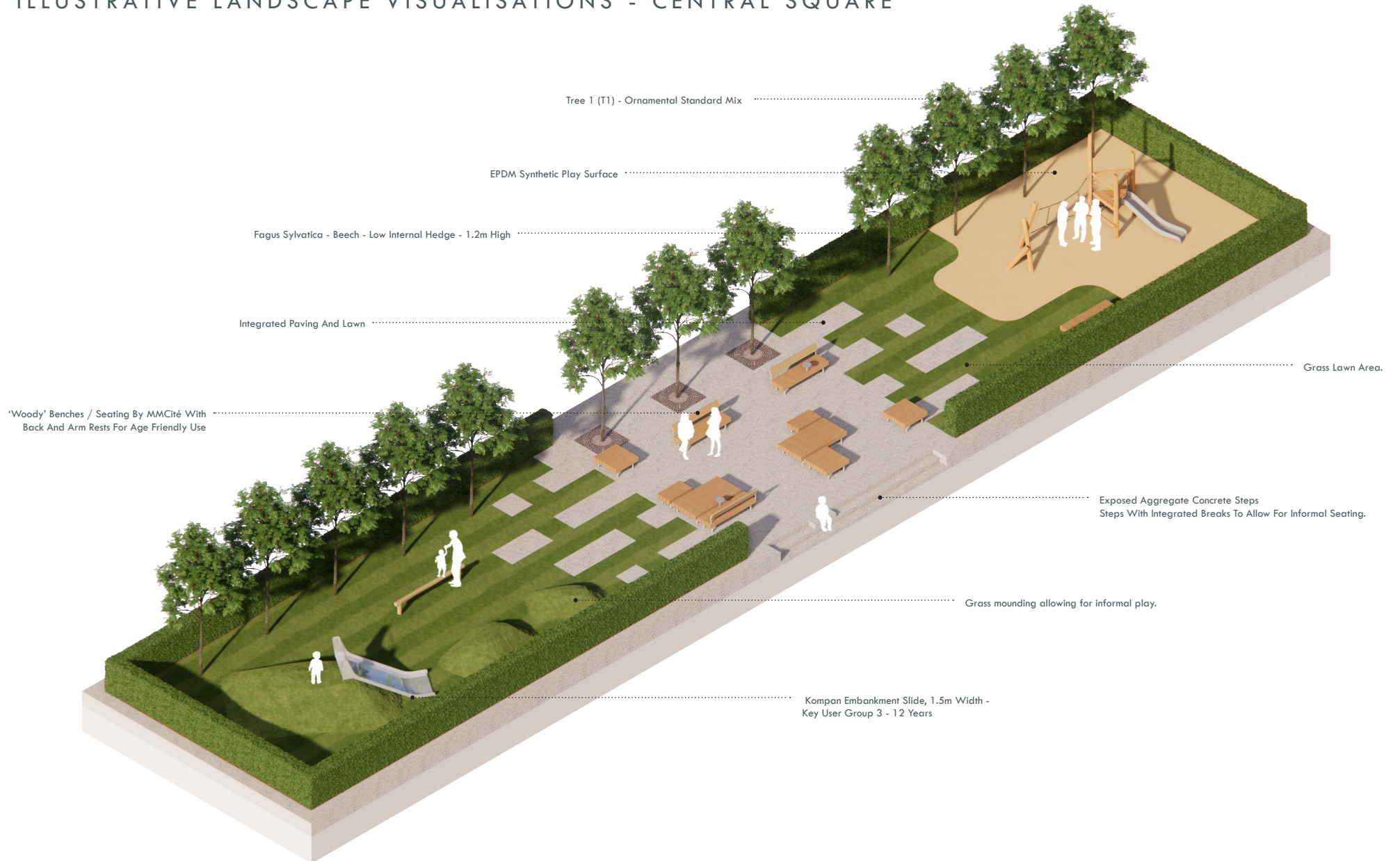


8. Crawling pyramid



4. DESIGN PROPOSAL.

4.4 ILLUSTRATIVE LANDSCAPE VISUALISATIONS - CENTRAL SQUARE



4. DESIGN PROPOSAL.

4.4 ILLUSTRATIVE LANDSCAPE VISUALISATIONS - THE PARK



4. DESIGN PROPOSAL.

4.5. ECOLOGICAL STRATEGY

4.5.1 - Riparian Planting.

Various ecology constraints were taken into account during development of the landscape proposals, these include retained habitats, badger & bat activity and Tuffa Springs. Working in close collaboration with the Project Ecologist, one of the over arching aims of the landscape proposal is to protect existing green infrastructure and re-invigorate local biodiversity and wildlife within the site through the use of native planting and wildflower meadows.

Vegetated and unfertilized buffer zones alongside watercourses can significantly contribute to the improvement of micro-climatic conditions, shield against the overland flow from development by reducing the run-off of sediments and pollutants reaching the watercourse and increase groundwater recharge while contributing to the reduction and scale of flood vulnerability.

A typical, multi-purpose, riparian buffer design consists of a strip of grass, shrubs, and trees between the normal bank-full water level and grassland. In the case of this proposal the riparian buffer is being reinstalled along the stream's edge in an endeavor to screen the Cabinteely River from ecological disturbances.

The planting plan as part of this intervention proposes a riparian buffer strip or a linear band of permanent vegetation adjacent to an aquatic ecosystem that intends on maintaining and improving water quality by trapping and removing various non-point source pollutants from both overland and shallow subsurface flow. As stated previously, this is achieved through a variety of native marginal tree, shrub, and grass planting, as appropriate along the watercourse. This planting creates a tiered successional riparian buffer, a strong link for local biodiversity to traverse the river way ecological corridor, and to negate any impact development may have on other corridors.

Please refer to the Ecological Report by Fehily Timoney Consulting Ecologists for further information on ecology constraints and correlation of landscape proposals with bio-diversity within the site.

See the accompanying planting schedule on drawing no. 23-531-PD-02.2 for further information and planting specifications.



4. DESIGN PROPOSAL.

4.5. ECOLOGICAL STRATEGY

4.5.2 - SUDS, Bioretention & Biodiversity.

Sustainable Drainage Systems (SuDS), are drainage solutions designed to manage stormwater locally by mimicking natural drainage principals and reduce the strain on more traditional urban drainage systems. The benefits of including SUDs solutions in new developments include;

- Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding
- Protect and enhance water quality by reducing pollution from runoff
- Provide an attractive habitat for wildlife in urban watercourses
- Create more interesting landscapes for play and recreation
- Improve air quality
- Aids with carbon reduction and sequestration

A comprehensive SUDs layout has been developed by PUNCH Consulting Engineers. The proposed SUDs plan consist of a number of elements, the key from a landscaping perspective being the bioretention plant beds located throughout the site. These innovative features not only manage stormwater effectively but also enhance the aesthetic and ecological value of urban spaces. Bioretention areas incorporate natural vegetation and soil media to filter and treat stormwater runoff, reducing pollution and mitigating flooding risks. From a design standpoint, they provide opportunities for creative landscaping, integrating native plants and diverse materials to create visually appealing and functional landscapes. Additionally, bioretention areas contribute to biodiversity, providing habitat for wildlife and promoting ecological resilience in urban environments. Overall, these features represent a sustainable approach to urban design, blending functionality with aesthetic and ecological benefits to create resilient and vibrant landscapes. In response to these bioretention areas, we have proposed a bioretention plant list that aims to increase biodiversity on site through the use of pollinator friendly planting.

The plants included in the bioretention plant mix have been selected as they will do well in wet conditions as well as 8 of 9 of the plants specified being on the RHS plants for pollinators list. The plant mix is a mix of shrubs, perennials, grasses and bulbs, with the grass species 'Carex testacea' being the only plant not included on the RHS plants for pollinators list but included to provide structure and year-round interest to the scheme. Further details of the plant mix can be found in section 4.4.3 of this report and drawing number 23-531-PD-02.1 in the Landscape Planning Pack.

Please refer to PUNCH Consulting Engineers SUDs drawing #232250-PUNCH-XX-XX-DR-C-0151 for further information regarding proposed SUDs treatments.



4. DESIGN PROPOSAL.

4.5. ECOLOGICAL STRATEGY

4.5.3 - Planting for biodiversity

A desire for more diversity in tree and plant species have been expressed by Dun Laoghaire-Rathdown County Council. We have developed a planting schedule that takes cognisance of this. We have also made reference to the All-Ireland Pollinator Plan 2021-2025 as issued by the National Biodiversity Data Centre and the most up-to-date 'Plants for Pollinators' plant lists as issued by the RHS. We have put forward planting schemes with a range of species and plant types to encourage a variety of habitats which will support a diverse wealth of ecologies. Planting proposals have also been strategically located to provide screening in certain areas and to create buffer zones where required.

Existing Trees

Careful consideration has been given to the retention of existing mature trees and hedgerows that encompass the site. According to the Arboricultural Survey and Report, the existing tree population is heavily dominated by Ash (*Fraxinus excelsior*) together with typical hedgerow species of Hawthorn (*Crataegus monogyna*), Elder (*Sambucus nigra*), Bramble (*Rubus fruticosus*), Dogrose (*Rosa canina*) and Blackthorn (*Prunus spinosa*). The proposed development has been planned in such a way as to protect the vast majority of these trees and hedgerows, and to keep development outside of the Root Protection Area (RPA) of existing trees. Any necessary works within the root protection areas will be constructed using a no-dig method with the supervision of an arborist. Where existing trees and hedgerows are proposed to be removed compensatory tree planting is proposed, the vast majority of which are native species. Please refer to the planting plans (Drawing No.s 531-PD-02.1 / 531-PD-02.2) for further details. Please also refer to the consultant's Arborist's, Arborist Associates Ltd., planning pack for further information on the existing trees, scrub and hedgerow to be retained and removed.

Proposed Trees

The more species present in any tree population, the greater the resilience of that population to external threats such as those posed by climate change, pests and diseases. The inclusion of non-native species with native species increases the diversity and resilience of this future tree population. When proposed in the appropriate locations, these non-native species offer diverse aesthetic appeal, enriching the landscape with unique colours, textures, and foliage. Additionally, these trees provide additional habitats and food sources for local wildlife, contributing to ecological balance and fostering an increase in biodiversity.

The proposed trees consist of 20 different tree species, 17 of which are native to Ireland. The proposed new tree species have been selected for longevity, suitability to local soil and anticipated environmental conditions and for biodiversity. Proposed tree sizes will range from semi-mature specimen trees to multi-stemmed ornamental trees. Additionally, improved biodiversity is proposed to be achieved by the planting of pollinator-friendly species. Tree species have been specified in accordance with the recommendations of the All Ireland Pollinator Plan (2021-2025).



4. DESIGN PROPOSAL.

4.5. ECOLOGICAL STRATEGY

4.5.3 - Planting for biodiversity

Hedges:

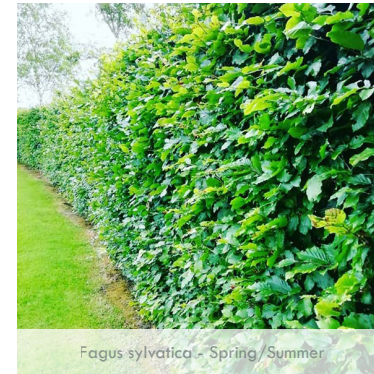
Fagus sylvatica - Beech Hedge:

A beech hedge is proposed throughout the site to provide year round interest. Where hedging is proposed in rear gardens and along the site boundary, the hedging has been proposed at a height of 1.8m to provide privacy. Where hedging is proposed within open spaces, a 1.2m high hedge is proposed.

Beech hedges will hold their leaves all year with a green leaf in spring/summer and a copper coloured leaf in autumn/winter. This will provide year round screening, habitat and visual interest.



Fagus sylvatica - Spring/Summer



Fagus sylvatica - Spring/Summer



Fagus sylvatica - Autumn/Winter

Trees:

The following trees have been proposed;

Tree Mix 1 - Ornamental mix

A mix of 100% native trees proposed in tree pits in open spaces and along pedestrian paths. This tree group consists of;

- Ilex aquifolium (Holly)
- Sorbus aucuparia (Rowan)
- Sorbus aria (Whitebeam)



Ilex aquifolium - Holly



Sorbus aucuparia - Rowan



Sorbus aria (Whitebeam)

Tree Mix 2 - Residential Front Garden & Raised Planter Mix

A mix of native and non-native trees proposed in front gardens and in raised planters for screening to apartments. The use of ornamental non-native trees is proposed to allow tree planting to occur in small spaces where smaller native trees would not provide the same ornamental or screening value. This tree group consists of;

- Malus sylvestris (Crab Apple)
- Amelanchier lamarckii (Snowy Mespilus)
- Betula utilis var. jacquemontii (White himilayan birch)
- Corylus avellana (Hazel)

Tree Mix 3 - Residential Street Tree Mix

The mix is proposed beside parking spaces to provide visual interest along strips of carparking. This tree group consists of;

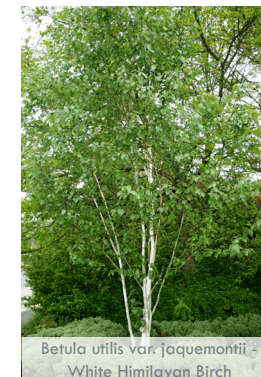
- Sorbus aria (Whitebeam)
- Sorbus aucuparia (Rowan)



Malus Sylvestris - Crab Apple



Amelanchier Canadensis - Juneberry



Betula utilis var. jacquemontii - White Himalayan Birch



Corylus Avellana - Hazel

4. DESIGN PROPOSAL.

4.5. ECOLOGICAL STRATEGY

Tree Mix 4 - Native Woodland Mix

This is a selection of native trees proposed to screen Pond 2A from the development and to ensure a net biodiversity gain from the development through the abundant introduction of diverse native species. This tree mix consists of;

- *Betula pendula* (Silver Birch)
- *Corylus avellana* (Hazel)
- *Crataegus monogyma* (Hawthorn)
- *Prunus avium* (Wild Cherry)
- *Pinus sylvestris* (Scots Pine)
- *Euonymus europaeus* (Spindle)
- *Quercus robur* (Common Oak)
- *Sambucus nigra* (Elder)



Betula pendula - Silver Birch



Prunus avium - Wild Cherry



Crataegus Monogyma - Hawthorn



Prunus avium - Wild Cherry



Euonymus europaeus - Spindle



Quercus robur - Common Oak

Tree Mix 5 - Feature Mix

A selection of main feature trees proposed at various locations throughout the site. This tree mix consists of;

- *Quercus Petraea* (Sessile Oak)
- *Carpinus Betulus* (Hornbeam)
- *Pinus sylvestris* (Scots Pine)

Tree Mix 6 - Bioretention Mix

This is a sub-group of the feature tree mix, selected to suit the soil conditions of the bioretention areas in the site. This tree mix consists of;

- *Quercus Petraea* (Sessile Oak)
- *Carpinus Betulus* (Hornbeam)

Tree Mix 7 - Riparian Mix

This mix is proposed in the riparian zone along the Cabinteely River. 100% of this tree mix is native. This tree mix consists of;

- *Alnus glutinosa* (Alder)
- *Betula pubescens* (Downy Birch)
- *Populus tremula* (Aspen)
- *Salix spp.* (Willow)



Quercus petraea - Sessile Oak



Carpinus betulus - Hornbeam



Pinus Sylvestris - Scots Pine



Alnus glutinosa - Alder



Betula pubescens - Downy Birch



Populus tremula - Aspen



Salix spp. - Willow

4. DESIGN PROPOSAL.

4.5. ECOLOGICAL STRATEGY

PLANT MIX 1 - ORNAMENTAL & RAISED PLANTER MIX

An ornamental mix of shrubs, perennials and grasses. This mix is proposed in front gardens and around open spaces. The evergreen shrubs and grasses will ensure year-round interest and structure. 65% of the shrubs and perennials proposed in this mix are on the RHS plants for pollinators list.

SHURBS:

- Aucuba jap. 'Rozannie' ^
- Aucuba jap. 'Variagata' *^
- Sarcococca confusa *^
- Fatsia japonica *^
- Buddleja davidii 'Buzz Sky Blue' *^

PERENNIALS:

- Hydrangea pan. 'Limelight' ^
- Geranium 'Rozanne' *^
- Salvia 'Caradonna' *^
- Verbena bonariensis *

GRASSES:

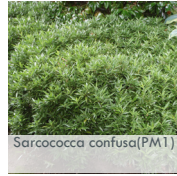
- Carex test. 'Prairie fire'
- Libertia 'Grandiflora'



Aucuba jap. 'Rozannie' (PM1)



Aucuba jap. 'Variagata' (PM1)



Sarcococca confusa (PM1)



Fatsia japonica (PM1)



Buddleja davidii 'Buzz Sky Blue' (PM1)



Hydrangea pan. 'Limelight' (PM1)



Geranium 'Rozanne' (PM1)



Salvia 'Caradonna' (PM1)



Verbena bonariensis (PM1)



Carex test. 'Prairie fire' (PM1)



Libertia 'Grandiflora' (PM1)

PLANT MIX 2 - BIORETENTION MIX

A wildlife-friendly plant mix specifically suited to the anticipated ecological and environmental conditions associated with bioretention area. 87% of the shrubs, perennials and bulbs proposed are on the RHS plants for pollinators list. The grasses proposed will ensure year-round interest and structure to the plant beds.

SHURBS:

- Erica x darleyensis 'Kramer's Rote' *^

PERENNIALS:

- Rudbeckia hirta 'Maya' *
- Inula hookeri *
- Helenium autumnale *
- Veronicastrum virginicum *

GRASSES:

- Carex testacea

BULBS:

- Iris pseudacorus *
- Allium 'globemaster' *^
- Narcissus (in variety) *^



Erica x darleyensis 'Kramer's Rote' (PM2)



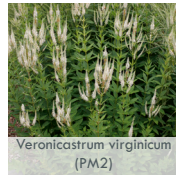
Rudbeckia hirta 'Maya' (PM2)



Inula hookeri (PM2)



Helenium autumnale (PM2)



Veronicastrum virginicum (PM2)



Carex testacea (PM2)



Iris pseudacorus (PM2)



Allium 'globemaster' (PM2)



Narcissus (in variety) (PM2)

PLANT MIX 3 - NATIVE SHRUB RIPARIAN MIX

The riparian mix is a native shrub mix, as recommended by the ecologist. This mix is proposed in the riparian zone along the Cabinteely River. 100% of this plant mix is on the RHS plants for pollinators list.

SHURBS:

- Rosa canina *
- Calluna vulgaris *
- Lonicera periclymenum *
- Ilex aquifolium *^
- Cornus sanguinea *



Rosa canina (PM3)



Calluna vulgaris (PM3)



Lonicera periclymenum (PM3)



Ilex aquifolium (PM3)



Cornus sanguinea (PM3)

* RHS Plants For Pollinators
^ RHS Award of Garden Merit

4. DESIGN PROPOSAL.

4.6. HARD LANDSCAPE ELEMENTS AND SURFACES

The overarching objective of this landscape proposal is to propose sophisticated, enduring, and visually appealing outdoor spaces that seamlessly harmonise with both the existing architectural structures and proposed developments, as well as the encompassing natural landscape. To realise this vision, a curated selection of hard landscape materials has been carefully chosen. These materials not only possess the required durability and resilience demanded by this external urban setting but also complement the proposed planting schemes. Embracing a formal palette, these robust materials were selected to resonate with the location, ensuring a cohesive integration that enhances the overall aesthetic of the open spaces.

Surface	Proposed For	Material Details
Kilsaran 'Slane' Block Paving (Or Similar and Approved).	Parking Bays	200mm x 100mm x 80mm. Charcoal Colour with Silver Border.
Kilsaran 'Newgrange' Block Paving (Or Similar and Approved).	Entrances to residential units	3 size mix x 80mm. Silver Granite Colour.
Kilsaran 'Pembroke' Flag Paving (Or Similar and Approved).	Open Spaces	3 size mix x 80mm. Charcoal Colour.
Kilsaran 'Shelbourne' Flag Paving (Or Similar and Approved).	Rear garden patios	600mm x 600mm x 50mm. Reconstituted Silver Granite.
SMA/Buff Toned Asphalt Surface	Home Zone Area	To Engineer's Specifications.
Exposed Aggregate Concrete	Public pedestrian path throughout the development	To Engineer's specifications.
Vehicular Asphalt Surface	Roads	To Engineer's Specifications.
EPDM Synthetic Play Surface	Play Areas	To Manufacturer's Specifications. Colours to be agreed.
Integrated Paving and Lawn	Central Lawn	Exposed aggregate concrete pads integrated into central lawn as a decorative landscape feature and to encourage informal play.
Exposed Aggregate Concrete Steps	Open Spaces	Steps with integrated breaks to allow for informal seating.
Exposed Aggregate Concrete Benches	Open Spaces	
Treated Timber Benches/Top of Wall Seating (Or Similar and Approved)	Open Spaces	MMCité 'Woody' benches/seats.
Tree Grates	Trees in Hard Landscaping	Steel/Reinbound tree grates to facilitate tree planting in hard landscaping.



KILSARAN 'SLANE' BLOCK PAVING



KILSARAN 'NEWGRANGE' BLOCK PAVING



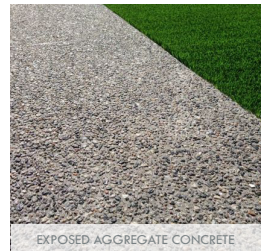
KILSARAN 'PEMBROKE' BLOCK PAVING



KILSARAN 'SHELBOURNE' BLOCK PAVING



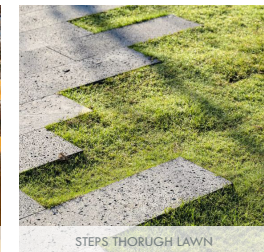
BUFF TONED ASPHALT



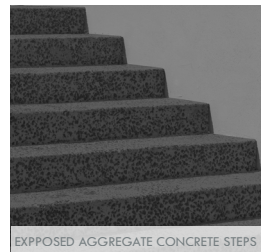
EXPOSED AGGREGATE CONCRETE



EPDM SAFETY SURFACE



STEPS THOROUGH LAWN



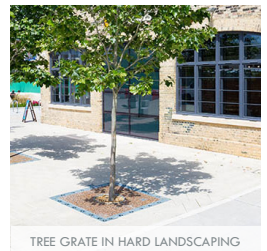
EXPOSED AGGREGATE CONCRETE STEPS



EXPOSED AGGREGATE CONCRETE BENCH



MMCITÉ 'WOODY' BENCH



TREE GRATE IN HARD LANDSCAPING

APPENDICES

5.1. APPENDIX A.1 - LANDSCAPE ELEMENTS

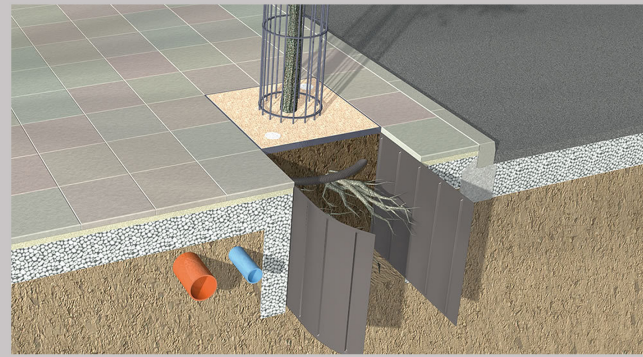


Sheffield Cycle Stand

Description

Sheffield cycle stands and racks are made of hot dipped galvanised steel to BS EN ISO 1461 as standard, ensuring durability and longevity of the product whilst also providing an excellent base for polyester powder coating if required.

Sheffield cycle stands can be surface mounted providing the existing surface is of good quality, sub surface fixed into the ground for extra security or in toast rack formation.



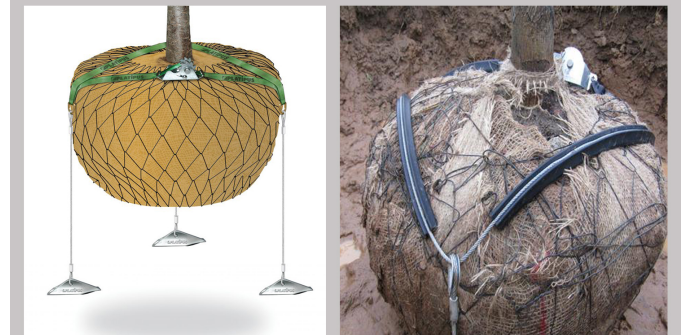
Root Barrier Protection

Description

ReRoot 600 or similar and approved.

Ribbed root barriers designed for the protection of paved surfaces, shallow service ducts and utilities. This versatile root management system can be used to surround individual or groups of trees because the ribs are proven to divert lateral root growth downwards.

Available in roll form. Depth 600mm.



Tree Staking Methods

Double staking method

Double staked with cross bar. Tree secured to cross bar with rubber ties.

Underground guying method

Platipus Rootball Fixing System or similar and approved. To be installed as per manufacturers specifications. Anchors are placed in the base of the tree pit in a triangle shape to secure the wires to. Tree guying straps will not cut the root ball. Guy anchors are available in both composite and metal options.

5.2. APPENDIX A.2 - LANDSCAPE DRAWINGS PACKAGE



5.2. APPENDIX A.2 - LANDSCAPE DRAWINGS PACKAGE

PLAY AREA 1
SCALE: 1:100 / A1

PLAY AREA 2
SCALE: 1:100 / A1

PLAY AREA 3
SCALE: 1:100 / A1

INDICATION PLAN
SCALE: 1:1800 / A1

PLAY SPACE & PUBLIC OPEN SPACE STRATEGY

Toddlers doorstep play area will be provided within a play area located in the central square between the units and apartments blocks. Earthen mounds and ground grating will provide additional interest and play facilities for all age groups and to encourage intergenerational play. An additional 200m² teenage focus play space has been provided in the park area to the rear of the units.

- Play features/surfaces will be installed by a reputable specialist play contractor in accordance with ISEN 1176 an ISEN 1177.
- Surfacing of natural play areas to be grass (150mm of topsoil minimum), grass and sand where needed.
- Rubberised EPDM play surface to be provided for the doorstep play area within the central courtyard.
- Boulders - typically rounded (Limestone granite boulders maximum 1m in height by 1.2m in length or width, 1-2 tonnes in weight).
- All play equipment to be fixed in concrete foundations/floorings to manufacturer's specifications.
- Grass areas and associated landform will be gently contoured to facilitate mowing by ride-on mowers, grass mounds to be mowed by standard lawn mowers.

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS. ALL ERRORS AND OMISSIONS ARE TO BE REPORTED TO LANDSCAPE ARCHITECT

REV.	DATE	REFERENCE	BY:	REV.	DATE	REFERENCE	BY:
A	2024-04-11	LANDSCAPE PLAY MAP	CC	CC			
B	2024-06-24	PUBLISHED PLANNING ISSUE	CC	CC			
C	2024-09-26	PUBLISHED PLANNING ISSUE - SERVICES REVISIONS	CC	CC			

MURPHY+SHEANON
Horticulture & Landscape Architecture

CLIENT: DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL
C/O ARK ARCHITECTS
PROJECT: LEHAUNSTOWN RESIDENTIAL DEVELOPMENT, CHERRYWOOD

DRAWING NUMBER: 531-PD-03
PROJECT NUMBER: 23-531
PROJECT STATUS: PLANNING
DATE: JUNE 2024
SCALE: AS SHOWN / A1
DRAWN BY: CC
CHECKED BY: DMCS

CAD FILE REFERENCE: 1:\shared\dmvmurphy.sheanon\06\mvm_sj\lehaun23\531-pd-01_cherrywood\m2_planning\23-531-pd-01_42736_24.dwg

5.2. APPENDIX A.2 - LANDSCAPE DRAWINGS PACKAGE



5.2. APPENDIX A.2 - LANDSCAPE DRAWINGS PACKAGE



5.2. APPENDIX A.2 - LANDSCAPE DRAWINGS PACKAGE



5.3. APPENDIX A.3 - LANDSCAPE MAINTENANCE SCHEDULE

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	Inspection.	March - September.	Annually.	✓	✓
		Inspect tree stakes ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds	Annually. In Year 5- Remove.	✓	
		Watering - during establishment and to ensure continued thriving.	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April- September.	✓	✓
		Refirm new tree / shrub planting.	February and after strong winds.	Annually and as required following inspection.	✓	
		Removal of debris and litter.	Throughout the year.	Each maintenance visit.	✓	✓
		Plant replacements and reinstatement to Year 5 when instructed.	November to March.	Annually next following planting season.	✓	
		Apply fertiliser manufacturers recommended.	March.	Annually.	✓	✓
		Top up rounded pea gravel (4-6mm) to 50mm depth.	November.	Annually.	✓	✓
		Ensure all Health & Safety considerations are taken into account.	Throughout the year.	As required.	✓	✓
Rake-up fallen leaf litter; remove from site.	Generally through September - December, and as required throughout the year.	As required.	✓	✓		

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
New tree planting (incl. standard trees, EHS, semi-mature, multi-stemmed specimens and feathered trees).	To ensure that trees establish and remain in a healthy condition.	Establishment maintenance (weed control, fertiliser, tree guy wires, re-forming, formative pruning).	As necessary, following inspection.	As necessary, following inspection.		✓
		Maintain weed free 1m diameter area at base of tree using suitable organic herbicide or by hand weeding. Apply organic herbicide during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.	As necessary, following inspection.	As necessary, following inspection.		
		Check tree for damaged limbs. Remove and treat wounds where necessary.	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Pruning where required to ensure appropriate habit and form.	Annually or as required following inspection.	Annually or as required following inspection.	✓	
		Check for failing or dangerous trees and remove/ replace with like for like (species/ specification).	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Remove all crossing branches.	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds.	Annually. In year 5 – remove.	✓	✓
		Check for leaning trees and re-straighten.	Annually or as required following inspection.	Annually or as required following inspection.		
Existing Trees	To ensure continued healthy growth of trees and safety of the site.	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition.	Late spring/summer and following severe weather (heavy snow, strong wind).	Annually.		✓
		Tree management operations or removal as required.	As necessary in winter or immediately following receipt of inspection report if urgent action is required.	As required.	✓	✓
		Review tree survey information and tagging.	March - September.	Every 5 years.	(Year 5 only).	(Year 10 and 5 only).

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Bulbs.	To display to best advantage.	Areas of bulbs shall be left uncut until after they have finished flowering and their foliage yellowed and died back, after which they shall be cut as part of the routine grass cutting regime (see below).	Throughout, according to flowering time.	As required.	✓	✓
Ornamental planting - shrubs and herbaceous material.	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	Pruning to encourage best display of given species, taking into account of natural habit and form:				
		a) Winter flowering	Prune Spring	Annually	✓	✓
		b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	✓	✓
		c) Shrubs flowering between July and October	Prune back to old wood in winter.	Annually	✓	✓
		Thinning	As necessary following instruction.	Annually if required	✓	
		Weed control	March - September.	As required following inspection.	✓	
		Soil aeration	April	As required following inspection.	✓	✓
		Soil level readjustment/ edging	Spring	Annually.	✓	
		All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back in autumn and winter, using the following guidance: Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant. If there is any young growth, cut to just above it. Take the opportunity to remove weeds, digging out those with thick or fleshy roots. Cut back perennials that produce leaves and flower stems from below the soil level, to soil level. Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) Any attractive dead stems or flower heads can be left until early spring to provide structural interest throughout the winter. Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn/Winter	Annually.		✓
		Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer	Annually.	✓	✓
Thinning herbaceous perennials	Spring	Annually.	✓	✓		

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Hedges	To ensure the healthy establishment of new hedges. To retain attractive foliage during winter months where appropriate. To maintain internal hedges to a maximum height of 1.2m/1.8m, to aid future maintenance. To protect from rabbit damage during establishment phase. To ensure hedges form screening features where required.	Fagus sylvatica - Beech hedges: Trim hedge to height and shape as per original design (1.2m height). Cut back to previous seasons growth.	Late spring or early summer	2 visits per annum.		✓
		Fagus sylvatica - Beech hedges: Trim hedge to height and shape as per original design (1.8m height). Cut back to previous seasons growth.	Late spring or early summer	2 visits per annum.		✓

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Brick and Concrete Walls. Concrete Steps.	To provide robust retaining walls to raised terrace areas and changes in levels. Provide safe access to raised levels. Provided safe benches / play elements. Provide visually attractive retaining structures & walls Prevent hazards, risks, trips and falls. Provide access.	12 visits per annum: Inspect for structural integrity / graffiti / damage on a monthly basis and repair accordingly.	12 Times a year	Monthly (12 times a year)		
		Inspect for structural integrity on a quarterly basis and repair.	Throughout the year	4 times a year (once every 3 months)		✓
Street furniture Guard railings / handrail / benches / bollards / cycle stands and cycle shelters	Provide visually attractive metal features.	Inspect guard railings / handrail / cycle stands and cycle shelters for structural integrity on a 2 monthly basis and repair to maintain protection against intruders	Throughout the year.	6 times a year (every 2 months)		✓
		Inspect for graffiti on a monthly basis and remove as soon as possible . Inspect for damage on a monthly basis and repair as necessary.	Throughout the year.	Monthly (12 times a year)		✓
		Re-paint any worn or damaged painted metal surfaces.	Throughout the year.	As required.		
		Treat any worn or damaged timber surfaces as per manufacturer's recommendations.	Throughout the year.	As required.	✓	✓
All hard surfaced areas surrounding development.	To provide clean, safe hard surfaced area for pedestrian use. Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained.	Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removing all litter, leaf , chewing gum etc Carry out weed control as necessary using a selected organic spot herbicide treatment. Remove litter and debris from surfaces monthly.	Throughout the year.	Monthly (12 times a year)	✓	✓
		Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Except for Adoptable roads and footpaths to be maintained by Local Authority. Maintenance to be carried out in accordance with BS7370.	As required.	Annually.		✓

5.4. APPENDIX A.4 - CHERRYWOOD PLANNING SCHEME LANDSCAPE AUDIT - SITE CODE 2.6

Site code 2.6

This summary sheet should be used by the design team in the planning and design of the amenity space. The **Design Response** must be filled in by the design team's site planner and Landscape Architect. It should be used in pre-planning meetings and submitted as part of the planning application.

Place and density: 2.6 Lehaunstown. Density: Res 2 45-70 units per/ha Site area 1.8 ha. Approx no. of units: 81-126			
Site characteristics	Site conditions & requirements	Guidance	Design Response
4.0 Amenity Space Guidance			
4.1 Stake-Holders and Consultation		Ensure consultation between stakeholders – project teams shall collectively explain all constraints and design opportunities for site	Connectivity ensured by linkages and planting. Development /interventions near Tufa Springs reduced to minimum.
4.2 Proximity, access and connectivity			
4.2.1 Connectivity to Green Infrastructure	Adjacent Cherrywood/Lehaunstown river valley; adjacent natural greenspace linking to Parade Green. Note proximity to Tufa Spring pocket park.	Ensure connectivity to Green Infrastructure. Ensure protection of groundwater formation feeding Tufa Spring at Site 5 of the Hydrogeology report.	Linkages and planting ensure connectivity. Please refer to drawing #531-PD-07 for a full outline of green infrastructure connectivity. Development /interventions near Tufa Springs are reduced to a minimum.
4.2.2 Proximity to Park and Natural Space	Adjacent Cherrywood/Lehaunstown Valley. Connects via natural greenspace and greenway to Parade Green (Class 1 Amenity Open Space)	Ensure connectivity to Cherrywood /Lehaunstown Valley. Ensure connectivity to Parade Green. Ensure connectivity to greenway.	The proposed greenway to the south of the site, which falls within the Pond 2A works, ensures a natural connection, along existing hedgerows, to the Cherrywood /Lehaunstown Valley and Parade Green. The proposed connection to the south-west of the site ensures that the site is connected and has access to this greenway.
4.3 Natural Heritage			
4.3.1 Topography	Sloping	Incorporate into design	The site layout has been appropriately designed to allow for universal access. Topography has been incorporated through mounding in the central square and banking / playful slopes in the Park area.
4.3.2 Views	Yes	Incorporate into design. Note potential to retain view of Tully Church subject to adjacent site layout.	Due to the existing topography, there will be extensive views of the Lehaunstown Valley and further into the East and Northeast. A seat-stepped area has been incorporated adjacent to the play area in the park, to showcase these views. Views of Tully Church will likely be screened by adjacent developments located between this site and Tully Church.
4.3.3 Trees & Hedges	No, except greenway link	Survey and work to constraints	A tree survey was carried out and used as a constraint for all proposed works. The hedgerow along the greenway is to be retained, with a no-dig construction method to be used in sections of the proposed greenway connection which overlaps the root protection areas of existing trees. Supplementary native hedgerow planting is proposed along boundary areas and to screen Pond 2a, to expand the hedgerow areas onsite.
4.3.4 Biodiversity	Adjacent primary ecological corridor and woodland habitats; close to badger setts; close to bat transects and within bat hotspots. Protection zone for Tufa Spring	Survey and work to constraints	The proposed layout has been developed in close liaison with the ecologist, please see ecology report for details.
4.4 Archaeology and Cultural Heritage			
Archaeology	Area of Military Camp; pits and linear ditch. Refer to H2 Chapter 3	Survey and work to constraints	Please refer to the archaeological assessment.
Protected Structure	None		N/A
Existing	Pits and linear ditch		N/A
New	Military Camp artefacts	Consider in design scheme	N/A
Artefact	Potential for new cultural heritage	Inspire	N/A
4.5 Climate			
4.5.1 Wind	Sheltered	Use as site characteristic	The design incorporates sheltered characteristics of the site, public open spaces located in areas sheltered from the south and south-westerly winds, in lower areas of the site, along/adjoining the existing hedgerow, and amenity spaces sheltered by other built forms within the development.
4.5.2 Aspect	Top of valley, open to north	Use as site characteristic	The proposed development is modest in height to achieve the required residential density. The site slopes down towards the east and the public open space located along the east of the site allows for views of the Lehaunstown Valley and a sense of openness.
4.5.3 Noise		Submit recommendations on noise mitigation and control measures	Appropriate architectural construction treatment and sound proofing as per architect's details.
4.6 Amenity Space type			

4.6.1 Pocket Park	Yes	Proximity to proposed Pocket Park at Tufa spring.	Public open space located along the east of the site allows for views of the Leahunstown Valley and a sense of openness.
4.6.2 Neighbourhood Plaza	No		N/A
4.6.3 Play facilities	Yes	Design for play opportunities	There is one large public kick-about space proposed that measures 150 sq.m. This kick-about space is located within the Park area. This area also has a banked grass lawn that has been left open for users to use as desired, and to encourage informal play. There is also a 320 sq.m. kick about area located in the Communal Amenity Garden for residents use. Within the Central Square space, there are 2 locations that have been designated as play spaces, one formal, one informal. The southern area will be maintained as grass lawn enhanced with natural play elements including mounding, a slide and a balance beam. The northern play space has a more formal play element surrounded by beech hedging and trees encourage play and adventure through the linear square park. This play area, focused on younger children and toddlers, measures over 200 sq.m. The play space located in the Park area is focused on older children and teens, with more challenging play equipment, as outlined later in this document. This teen-focused play spaces also measures over 200 sq.m. and spills out into the proposed kick about area. There is also a dedicated play area within the communal amenity garden.
4.6.4 Community Garden	Yes and/or Home-zone	Design for social amenity	The communal amenity garden (Block A, B + C) space offers a kick-about area, diverse seating options, and play opportunities, all nestled within a blend of existing and proposed landscaping features. The space aims to foster a strong sense of community within the development, encouraging social interaction and recreational pursuits for individuals of all ages, from teenagers to seniors.
4.6.5 Home-zone	Yes and/or Community Garden	Design for social amenity	There is a home zone area located adjacent to the central square play area to encourage free and safe navigation through the development with a particular emphasis on children being able to play both within sight of their homes and in the natural environment. Additionally, play facilities are purposefully designed centrally to provide safe recreational opportunities within the community with passive surveillance.
4.7 Social			
4.7.1 Playful space	Yes	Design for play opportunities	The central square area has been designed with mounding and playful paving / step layout and design to cater to all types of people and age groups. The design encourages passive outlook into this area and provides a safe environment and privacy for the kids to play in. Toddler doorstep play space provided at this location, which is aligned with required provision. Banking/sloping grass areas are also included in the Park area to the east, to encourage informal play and to create a dynamic attractive space.
4.7.2 Play space 0-4		Ensure proximity and access to play space by completing a Play Map	Please refer to Play Map drawing #531-PD-03 for a full outline of Play Spaces, as well as to the accompanying Landscape Design Report for a full outline of the proposed Play Strategy and target user groups.
Play space 5-11		Ensure proximity and access to play space by completing a Play Map	Please refer to Play Map drawing #531-PD-03 for a full outline of Play Spaces, as well as to the accompanying Landscape Design Report for a full outline of the proposed Play Strategy and target user groups.
Play space 12-17		Ensure proximity and access to play space by completing a Play Map	Please refer to Play Map drawing #531-PD-03 for a full outline of Play Spaces, as well as to the accompanying Landscape Design Report for a full outline of the proposed Play Strategy and target user groups.
4.7.4 Universally accessible	Yes	Design for universal accessibility	The site has been appropriately and carefully designed to allow for universal access. Path widths have been maintained at a minimum of 2m in all universally accessible spaces.
4.7.5 Inclusive landscape	Yes	Design for social inclusion	Space in varying shapes and sizes are provided to allow for active or quiet play and socializing for all ages for whole families, neighbours and friends to interact.
4.8 Sustainability			
4.8.1 SuDS	Yes	Potential for swales.	The SuDS proposal has been devised with close consultation between the multidisciplinary team, to ensure the introduction of biodiversity through-out the SuDS scheme, particularly through the use of bioretention areas. Please refer to the civil engineering package, as well as the accompanying Landscape Design Report for further information in relation to the SuDS proposal.

4.8.2 Biodiversity	Yes	Note protection of groundwater for Tufa Spring Site 5.	The landscape design has been developed in close liaison with ecologist, with interventions limited to minimum near the Tufa Springs. Additional riparian planting has been included along the Cabinteely River to mitigate against disturbances caused through development. Please refer to the ecological report for details.
4.9 Furniture			
4.9.1 Lighting	Yes	Minimise light pollution, noting presence of bats.	Reduction of light pollution and presence of wildlife within the existing hedgerows were considered during the public lighting design, particularly within the lighting of play areas. Please refer to public lighting drawings/report for details.
4.9.2 Bikes	Yes	Provide visitor bike spaces.	Please refer to the architectural drawings/report for exact numbers of bicycle parking opportunities, which comply with the recommended guidance.
4.9.3 Public Bins	n/a	Encourage people in small estates to take their litter home.	Public bins not provided in public space.
4.9.4 Seating	Yes	Provide seating to encourage social interaction	A variety of seating opportunities have been provided throughout the site, the majority of which is age friendly (including back and arm rests).
4.9.5 Service covers	Yes	Minimise and coordinate. Provide recessed covers in high profile areas.	Tree planting has been allied to avoid any engineering service routes. Please refer to the civil engineering package for further information on service route locations.
4.9.6 Signage	Yes	Coordinate signage with other street furniture and make inclusive.	Please refer to the architectural & civil engineering drawings/report for signage information.
4.9.7 Ancillary elements	Yes	Avoid locating sub stations, mini pillars, bin storage and other ancillary structures in amenity spaces.	Sub stations, mini pillars, bin storage locations have been considered and minimised with close consultation between the multidisciplinary team, in areas of amenity.
4.10 Densities and Areas		Provide rationale for quantum of amenity.	Please refer to the architectural drawings/report for exact breakdown of the quantum of amenity space, which comply with the recommended guidance.
4.11 Making amenity spaces work hard		Provide description of uses.	The landscape proposal for this scheme has been carefully considered to ensure that all spaces are dynamic, multi-functional and inter-generational areas that fulfil the below key criteria; Preserve and showcase existing trees and hedgerows within open space design, maintaining green infrastructure functions. Support Cherrywood Planning Scheme by expanding green infrastructure, ecological connectivity, and open spaces for residents. Provide age-appropriate play spaces, with distinct zones for children aged 0-6 and 7-13, ensuring safety and accessibility. Focus on a pedestrian-friendly access routes with well-defined paths, enhancing connectivity and character within Cherrywood SDZ. Use durable materials and native planting for a robust, low-maintenance landscape that complements the engineering SUDs proposal and promotes biodiversity.
4.12 Protection		Provide methodology for protection	Please refer to arborist and ecological reports for information regarding the protection of existing habitats. Please refer to Landscape Drawing #531-PD-06 for further detail of a 'no-dig' construction method that shall be used within the root protection area of the existing hedgerows/trees.
4.13 Management		Provide Management Manual	Please see the Landscape Design Report appendix for a maintenance manual for all proposed soft landscaping as well as the and ecological report for further management strategies.
4.14 Taking in Charge		Agree areas to be taken in charge	Please refer to the architectural & civil engineering drawings/report for taking in charge information.