

PROJECT SHORELINE

LANDSCAPE PROPOSAL

CONTEXT

1. INTRODUCTION

1.1 *Site Location and Description*

2. DESIGN GUIDANCE

2.1 *Baldoyle Local Area Plan*

3. SITE ANALYSIS

4. LANDSCAPE PROPOSAL

4.1 *Masterplan*

4.2 *Landscape Character*

4.3 *Class 1 Open Space Provision*

4.4 *Class 2 Open Space Provision*

4.5 *Concept*

5. LANDSCAPE MASTERPLAN

5.1 *Masterplan I Stapolin Square - Threshold and Transition Zone*

5.2 *Masterplan I Stapolin Square - Urban Square*

5.3 *Masterplan I Stapolin Square - Rooftop*

5.4 *Masterplan I Blocks A and D Courtyards*

5.5 *Masterplan I Blocks B Courtyards*

5.6 *Masterplan I Blocks C Courtyards*

5.7 *Masterplan I Linear Parks*

5.8 *Masterplan I Park*

6. MATERIAL BOARD

6.1 *Material Moodboard*

6.2 *Materials Plan*

6.3 *Boundary Treatments*

7. PLAY PROVISION

7.1 *Play Provision*

7.2 *Play Equipment Schedule*

8. PLANTING PROPOSAL

8.1 *Stapolin Square*

8.2 *Courtyards*

8.3 *Linear Parks*

8.4 *Park*

8.5 *Public Realm*

9. SUDs

10. MAINTENANCE

10.1 *Taking in charge*

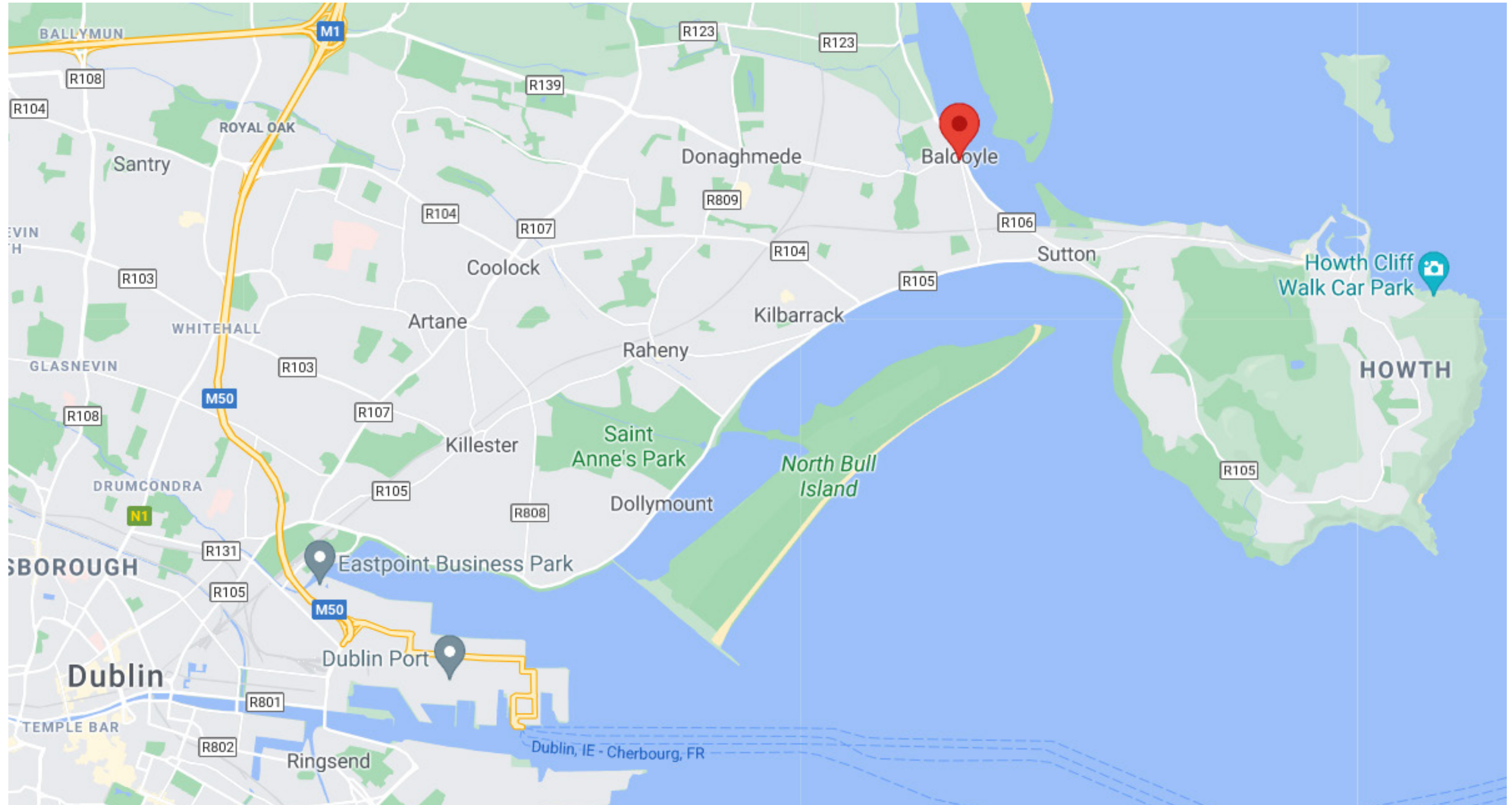
10.2 *General Maintenance*

1. INTRODUCTION

1.1 SITE LOCATION AND DESCRIPTION

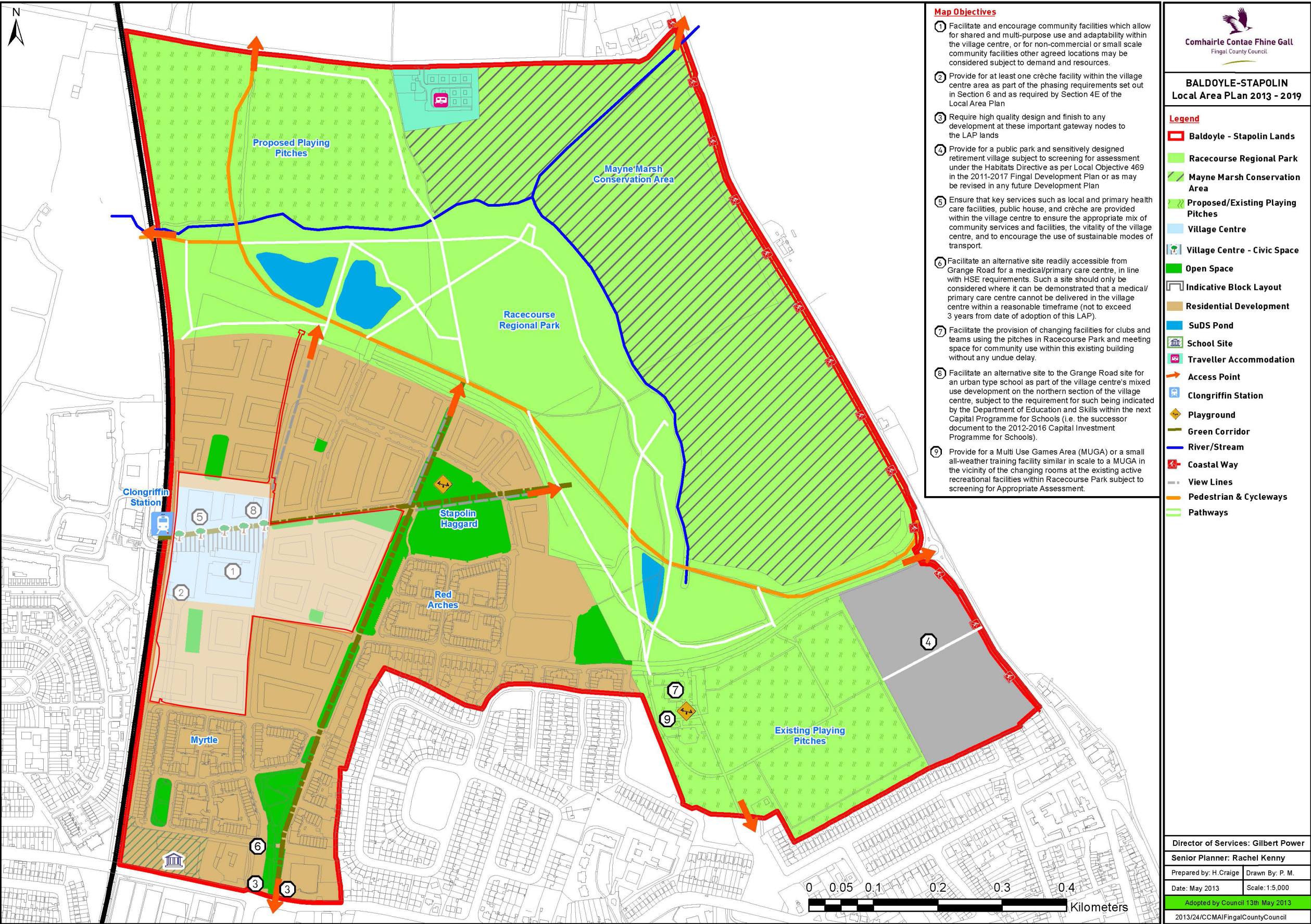
The subject application site is located at Baldoyle - Stapolin, Dublin 13. The development will consist of alterations to the permitted development, as permitted under FCC Reg. Ref. 16A/0412, ABP Reg. Ref. ABP-248970 (as amended by F20A/0258 and F21A/0046) of 544 no. residential units (385 no. apartments and 159 no. houses), retail and a crèche, to the development of 882 no. new residential dwellings (747 no. apartments, 135 no. houses), residential tenant amenity, retail, crèche, parking, and public realm, over a total site area of c. 9.1 ha, and site development area of c. 8.89 ha. Landscaping will include extensive communal amenity areas, and significant public open space provision.

SITE LOCATION



2. DESIGN GUIDANCE

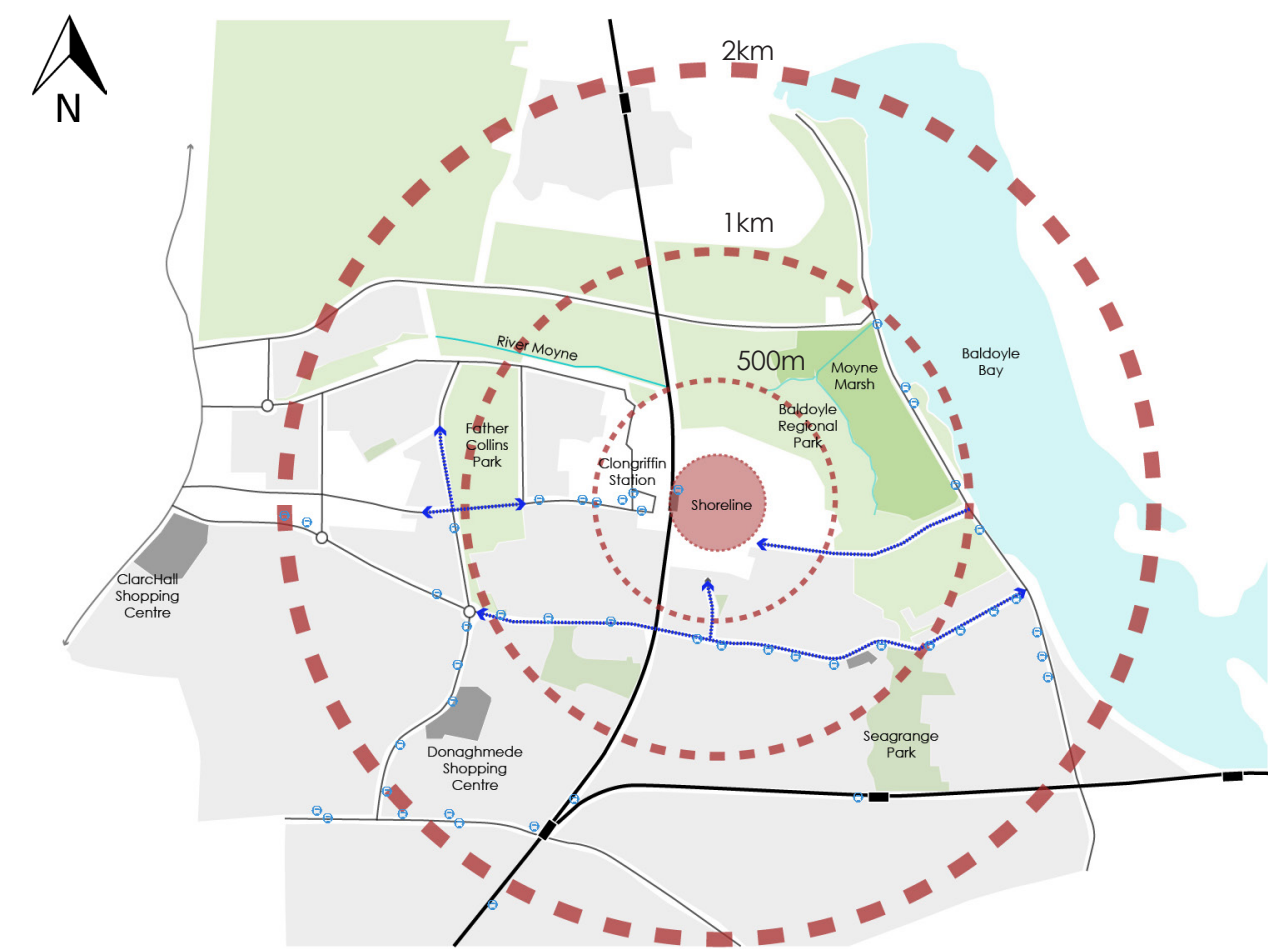
2.1 BALDOYLE - STAPOLIN LOCAL AREA PLAN



3. SITE ANALYSIS

AMENITIES AROUND THE PROJECT SITE

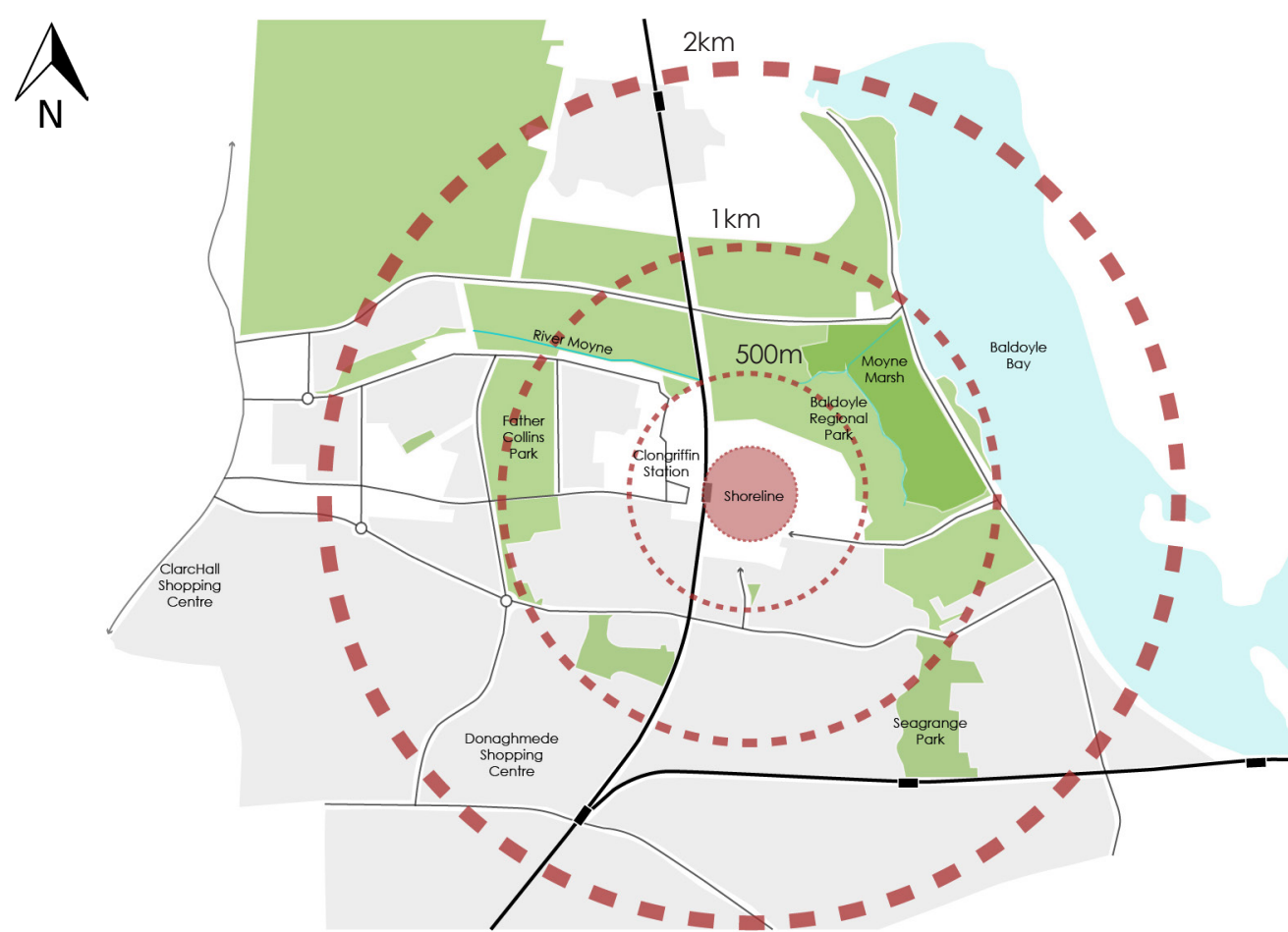
Baldoye site is located within very close proximity to public transport including the bus and DART. Access to the location is provided by good roads network as well as bicycle routes.



- Distance radius
- Bicycle Routes
- Railway
- Bus stops
- Commercial activity

GREEN SPACES AROUND THE PROJECT SITE

Within 2km radius of the project site, there are a number of green amenity spaces such as Father Collins Park or Seagrang Park. The site also borders with an extensive landscape of Baldoye Racecourse Park and its close proximity and views stretching to the sea are a great advantage for the location.



- Distance Radius
- Railway
- Green spaces

4. LANDSCAPE PROPOSAL

4.1 MASTERPLAN



4. LANDSCAPE PROPOSAL

4.2 LANDSCAPE CHARACTER

The landscape design for the Baldoyle lands actively addresses the Baldoyle/ Stapolin Local Area Plan as well as the Fingal Couty Council Development plan 2017-2023. Proposal enhances the green network strategy by providing series of open spaces which are connected by green corridors which are the tree lined avenues, green connections being the residential streets and smaller green spaces such as semi-private courtyards which act as the stepping stones within the green network.Overall landscape masterplan provides attractive green infrastructure, range of easily accessible amenities within open spaces which contribute to healthy, secure and sustainable living environment.



Green Routes through the site



Easily accessible amenities



Series of well connected public open spaces

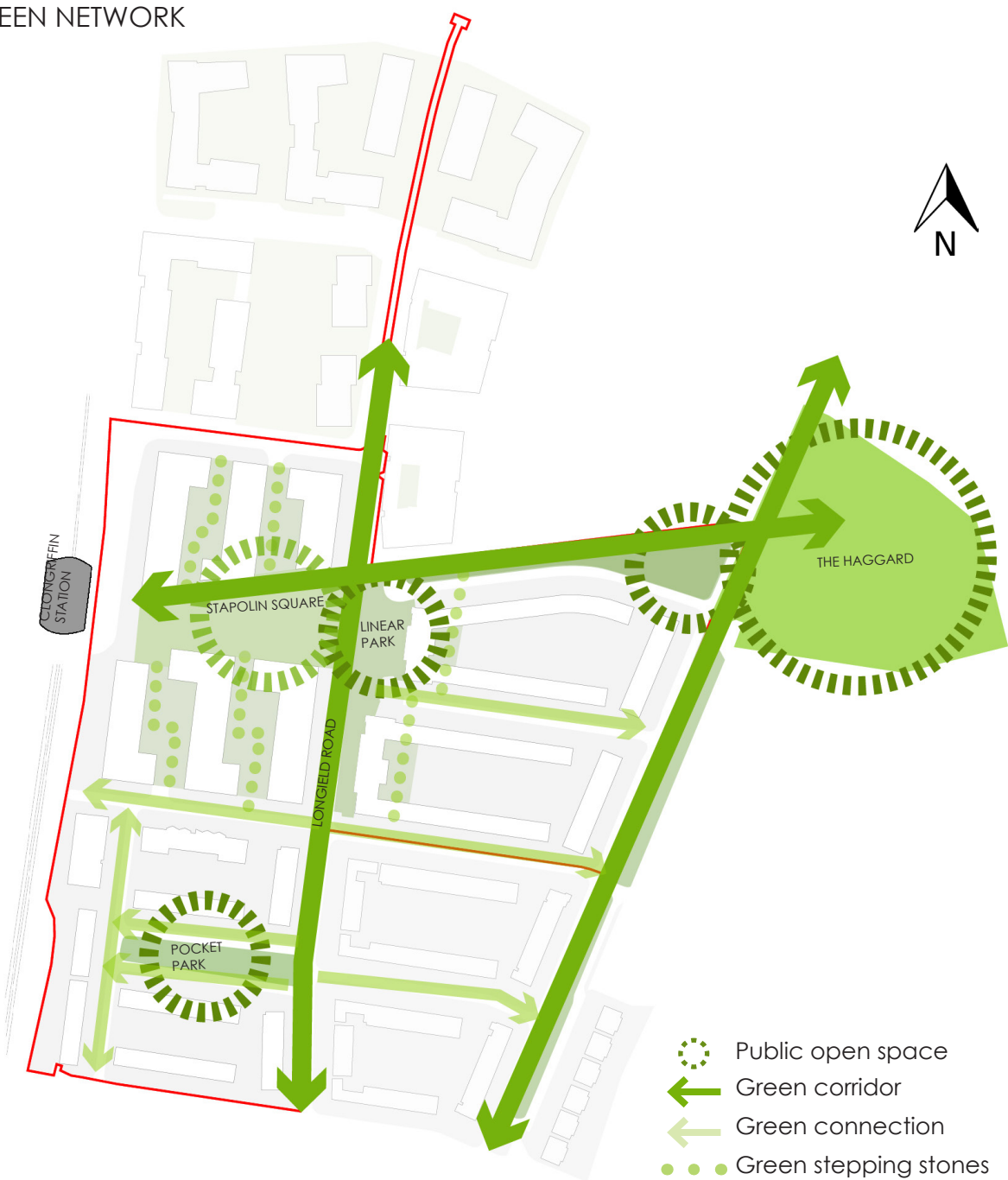


Landscape features as part of informal play



Materials as a directional aid

GREEN NETWORK



LANDSCAPE CHARACTER

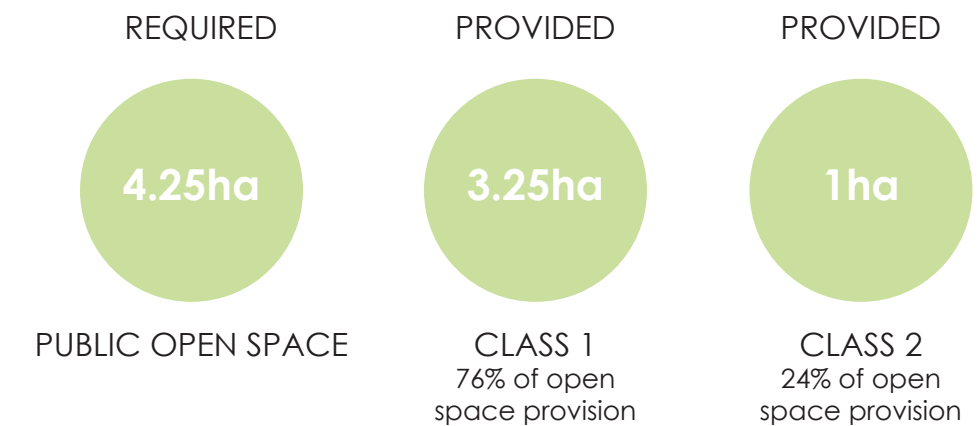


4. LANDSCAPE PROPOSAL

4.4 CLASS 2 OPEN SPACE PROVISION



STAPOLIN SQUARE - 4919m²
 LINEAR PARK - 2418m²
 POCKET PARK - 1649m²
 PARK - 1014m²
 THE HAGGARD as permitted under F16A/0412 - approx. 15,000m² (approx. 1.5ha)
 TOTAL CLASS 2 OPEN SPACE - 10,000m² (1ha)



CLASS 2 OPEN SPACE

The proposal provides over 1ha of Public Open Space as part of this application in the form of public square, parks and pocket parks. This meets the required provision under Objective DMS57 and these spaces are designated Class 2 under FCC guidelines as they are:

- between 0.2ha and 2ha
- within 400m walking distance of homes

The areas below 0.2ha, the pocket park (1649m²) and the park (1014m²), are designated Class 2 under FCC guidelines as they are:

- between 500m² and 0.2ha
- provide opportunities for play and social activities

In addition, a further 1.5 ha will be delivered at The Haggard Park, previously permitted under F16A/0412 ABP Reg. Ref. 248970, as part of this residential development.

Please note that the approximate area of 15,000m² of the Haggard Park is not considered as part of this application however it will be offered to the residents of this phase of development.

Calculation: Objective DMS57

*To provide 2.5 hectares per 1000 population
 Total population for public open space calculation purposes = 1,701
 This means 4.25 ha of public open space is required.*

4. LANDSCAPE PROPOSAL

4.5 CONCEPT

OPEN SPACE



- Public open space
- Communal open space

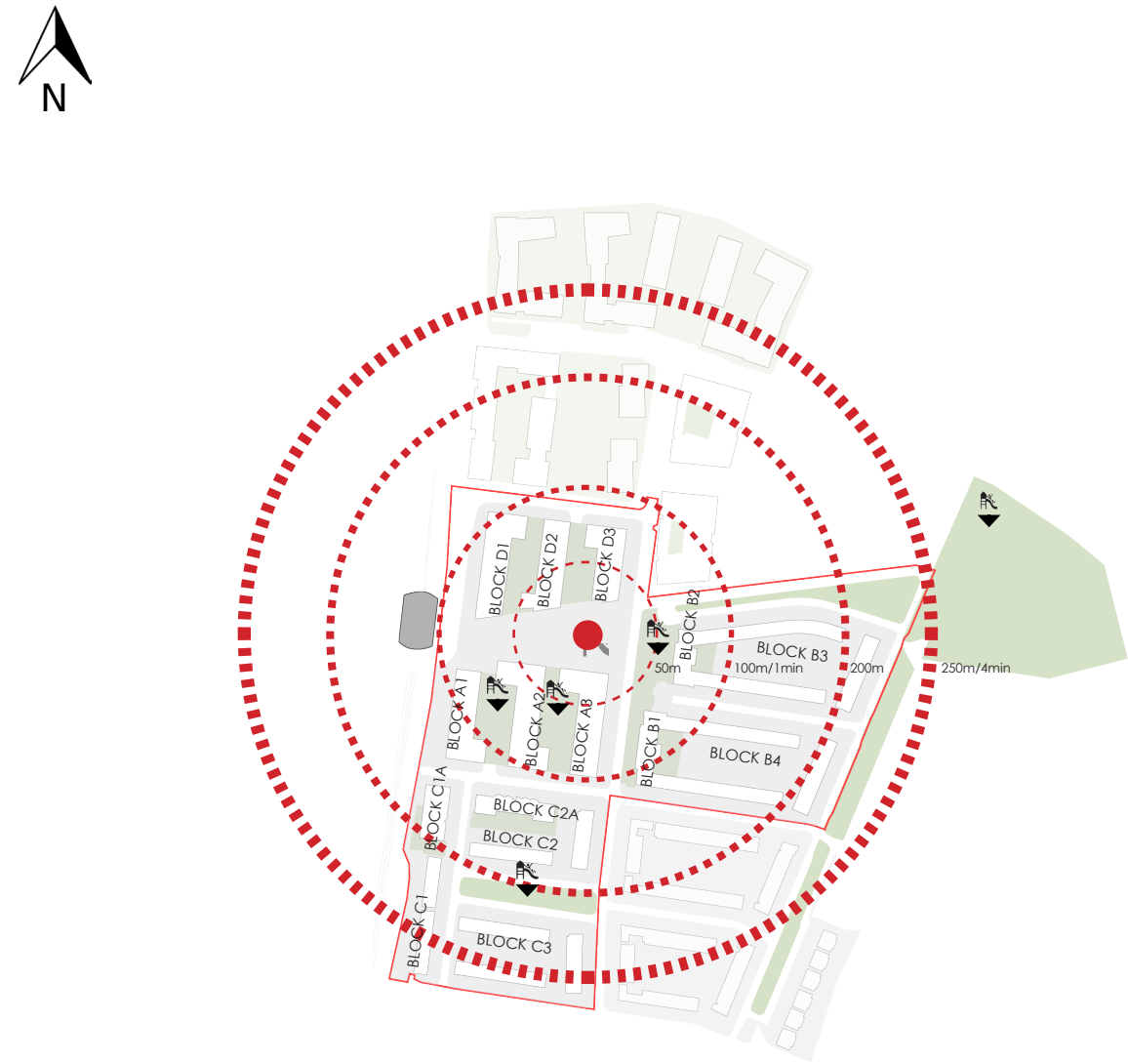
COMMUNAL OPEN SPACE

- BLOCK A - 3035m²
- BLOCK B1 - 459m²
- BLOCK B2 - 243m²
- BLOCK C1A - 515m²
- BLOCK C2A - 764m²
- BLOCK D - 2322 m²
- BLOCK D ROOF GARDEN - 188m²

TOTAL COMMUNAL OPEN SPACE - 7526m²

PLAY ZONES

Please see section 7.1 for details of Play Zones



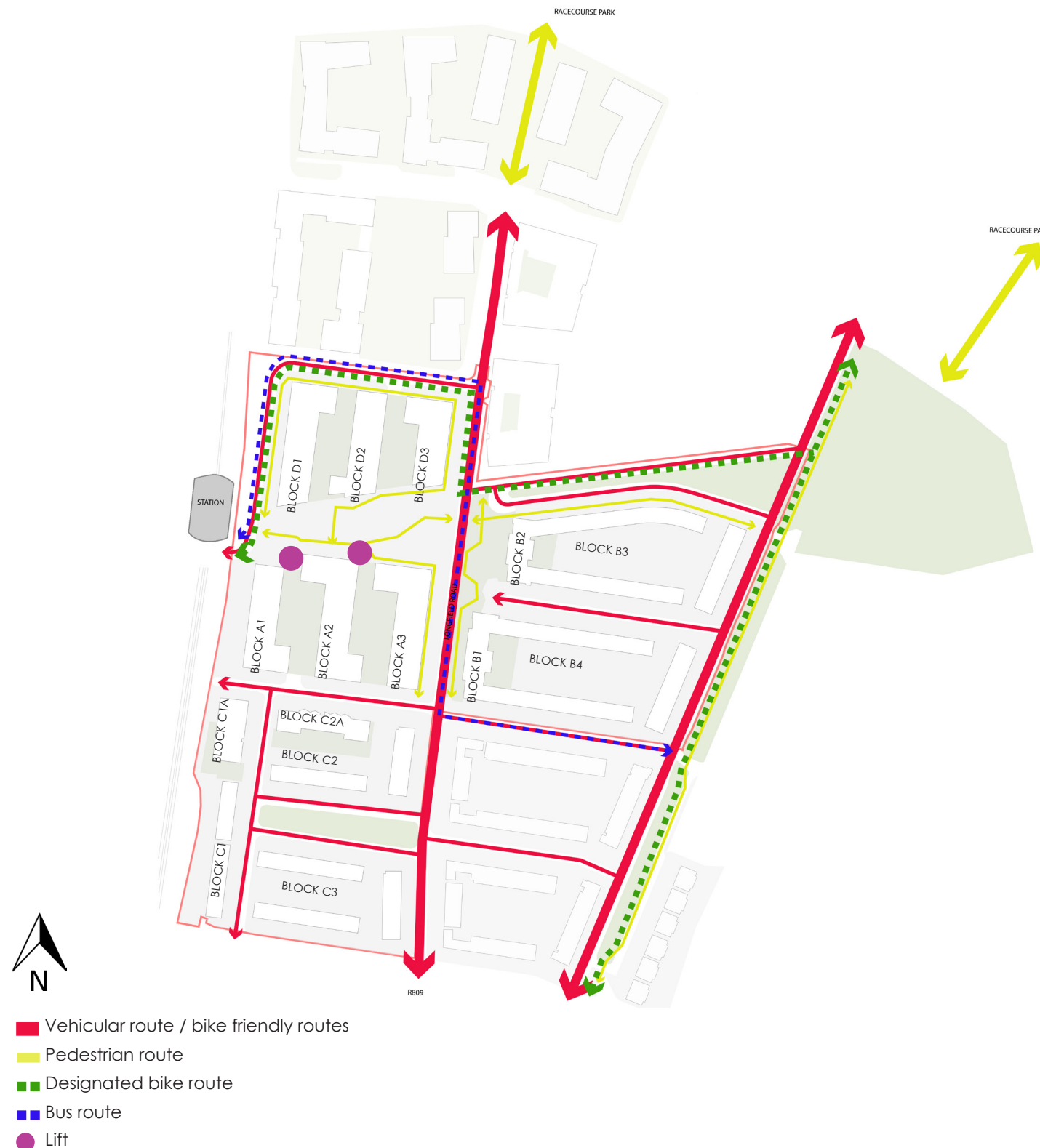
Landscape design for the subject site proposes a variety of open spaces for its residents, both public open spaces and semi-private open spaces.

Public spaces include the Stapolin Square, two linear parks and public park, The Haggard. All public open spaces are located within short proximity from the proposed housing and are designed to provide its users with opportunities to recreate, play and relax. Walking routes, play areas, outdoor exercise equipment and variety of seating are just a few amenities to mention. The Haggard Park, as permitted as per FCC Reg. Ref. 16A/0412, ABP Ref. ABP-248970) provides play areas, walking routes, kickabout areas and opportunities for outdoor sports. All public open spaces actively enhance the green infrastructure and biodiversity of the area by providing good amount of planted landscape.

4. LANDSCAPE PROPOSAL

4.5 CONCEPT

CIRCULATION



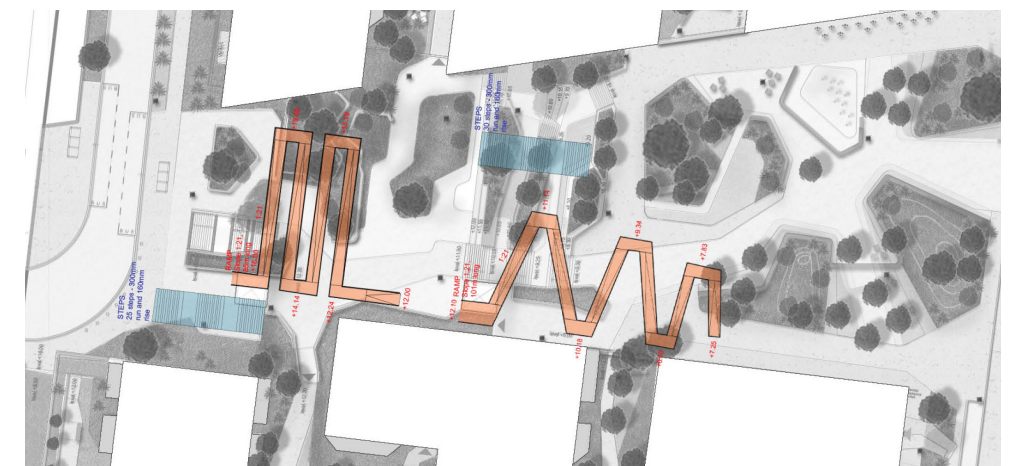
Circulation is a very important aspect of this design. Proposal promotes accessibility and enhances permeability throughout the site and within the surrounding area. Proposed network of pathways and roads promotes easy access between public open spaces and the residential zones. Accessibility throughout the Stapolin Square is another major factor of this design. Issue of a significant height difference has been addressed by a provision of lifts and a terraced landscape has been proposed to contribute to public realm and recreational and functional qualities of the square.

A very important exercise while designing landscape throughout Baldoyle development was establishing compliant routes for each user.

Due to a significant height difference of nine meters between the level of the station and the bottom of square we proposed two lifts to accompany the stairs. There are also two staircases with bike ramps. An alternative universal access has been provided for via a new route to the north of blocks D. This route is permanent and provides access to all at a convenient gradient.

During the Pre Planning meeting with FCC we were asked to provide a universal access through the square by providing ramps. However, due to significant height difference between the Clongriffin Station and the Longfield Road this would result in approximately 160m Part M compliant ramps throughout the square affecting the overall landscape quality of the space. Long distanced ramps would also increase walking time and could become problematic during bad weather conditions.

TGD M 2010 recommends an alternative route with lift access where the level change is greater than 2m. Therefore, the proposed lifts not only support ease of access in this case but also increases the design quality which is no longer jeopardized by large areas of ramps. The 2 proposed lifts will be maintained by a management company which will be appointed prior to occupation.



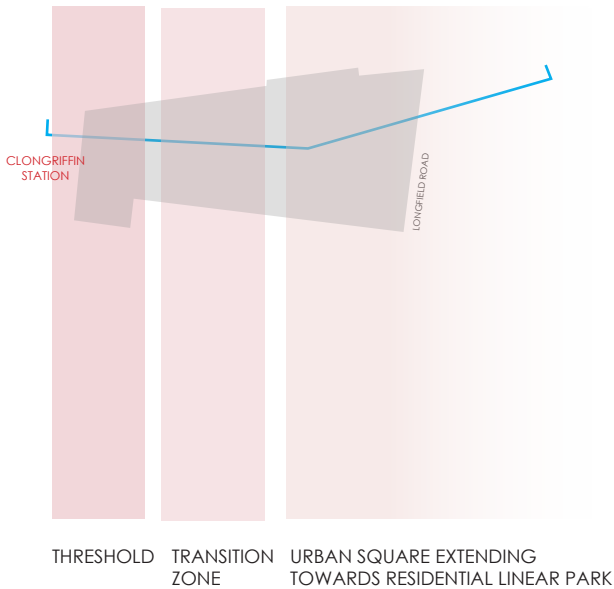
An alternative proposal with a ramped access

5. LANDSCAPE MASTERPLAN

5.1 MASTERPLAN | STAPOLIN SQUARE - THRESHOLD AND TRANSITION ZONE

Stapolin Square lies at the interface with the train station and acts as the hub of the Baldoyle Development. It is a central point for public transport, commercial activity, recreation as well as living. The Square divides into three important zones, interwinding with each other and offering different functions for its users. These include the Threshold and the transition, and the Urban square.

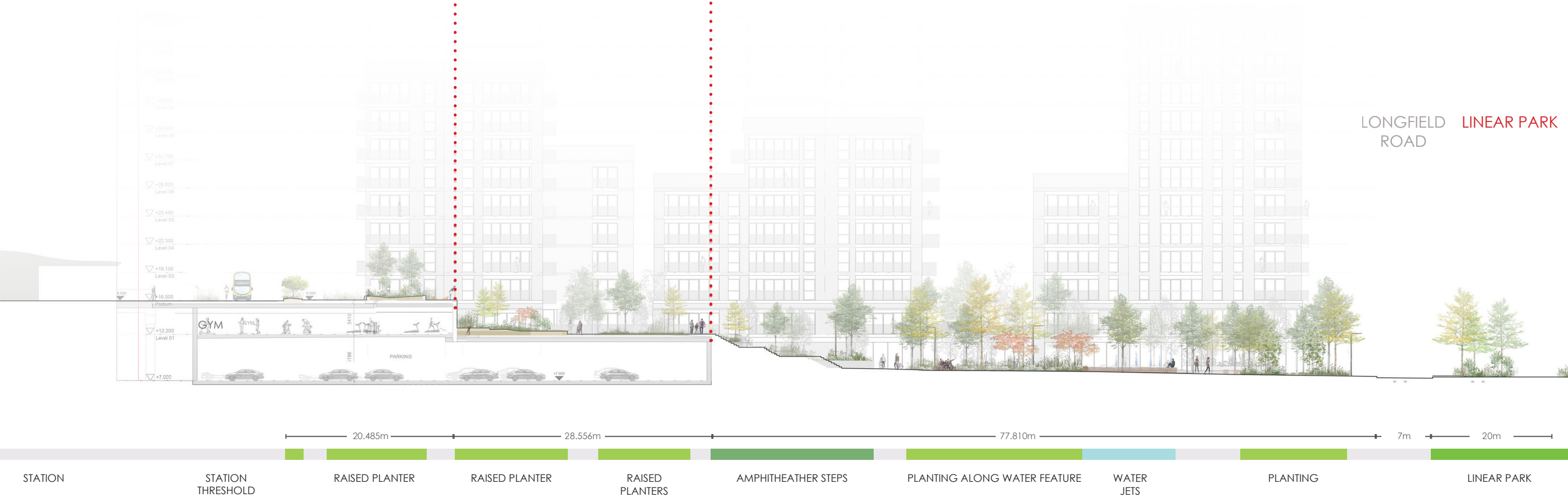
TYPES OF SPACES



THRESHOLD

TRANSITION

URBAN SQUARE

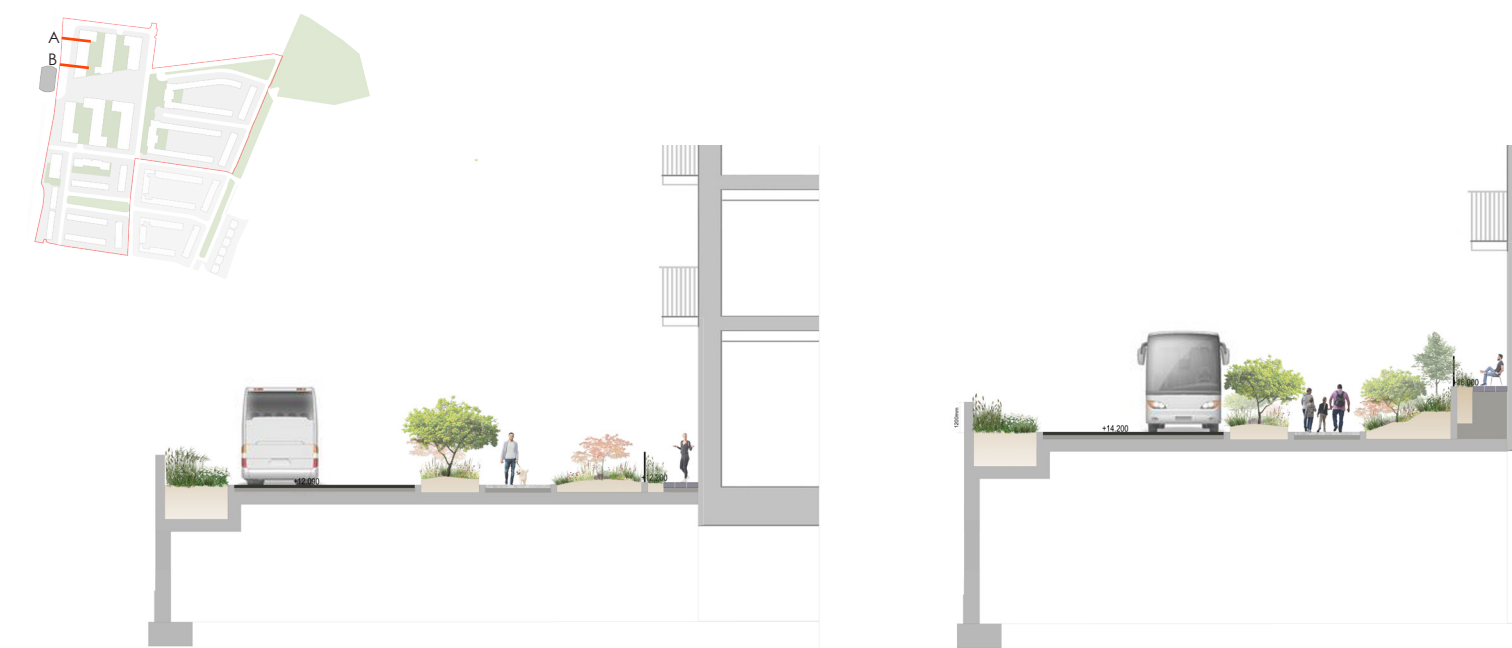


5. LANDSCAPE MASTERPLAN

5.1 MASTERPLAN I STAPOLIN SQUARE - THRESHOLD AND TRANSITION ZONE



CLONGRIFFIN STATION BOUNDARY TREATMENT

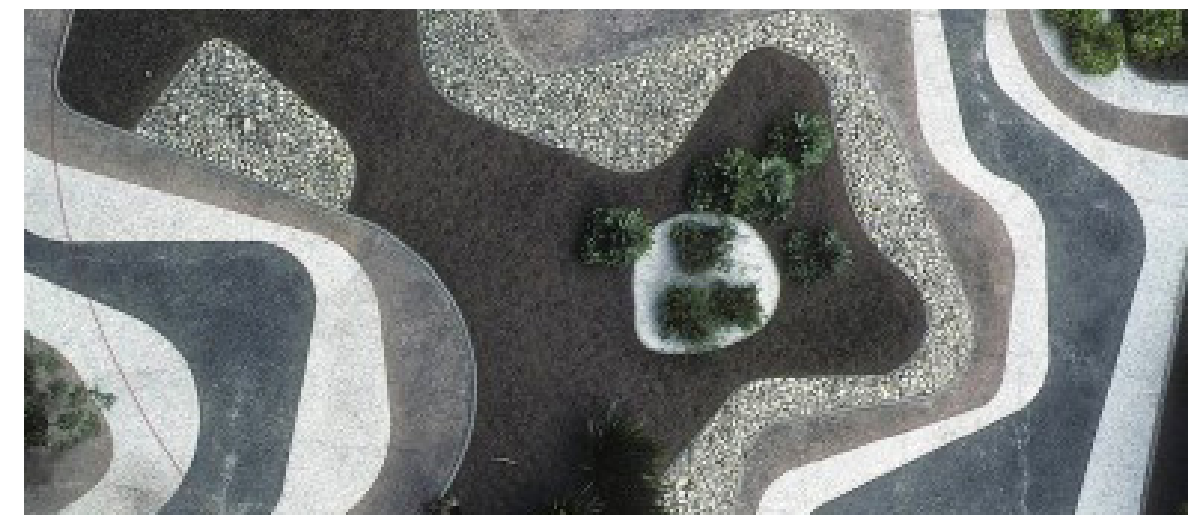


SECTION A

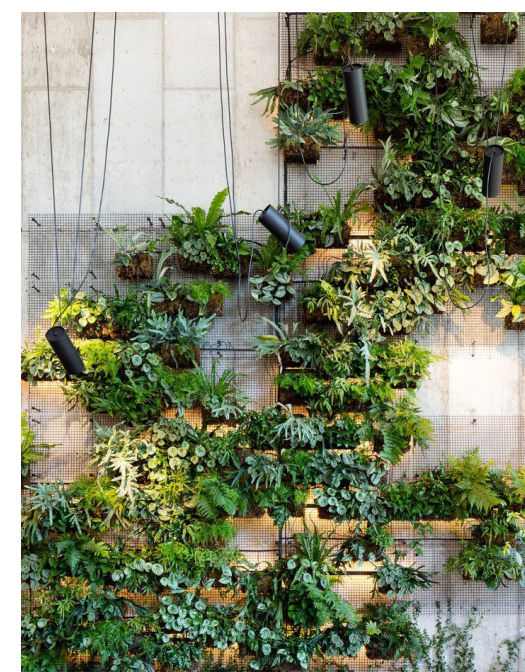
SECTION B

The Threshold is the first point encountered by people entering from the station. The Threshold invites people with its long view to the Baldoyle Bay and an extensive vista of what Stapolin Square and the Baldoyle Estate has to offer. The threshold connects to the lower level, the transition zone, with a lift and stairs which give the square direction as they are centrally placed.

The transition zone encourages movement towards the lower level of the square and towards the residential amenity courtyards located in the blocks framing the square.



Routing with different shades of pavement



Green inserts in the wall



Terraced landscape

5. LANDSCAPE MASTERPLAN

5.1 MASTERPLAN | STAPOLIN SQUARE - THRESHOLD AND TRANSITION ZONE



RAISED PLANTER

LIFT

RAISED PLANTER

STEPS WITH BIKE RAMP

GYM

RAISED PLANTING BEDS

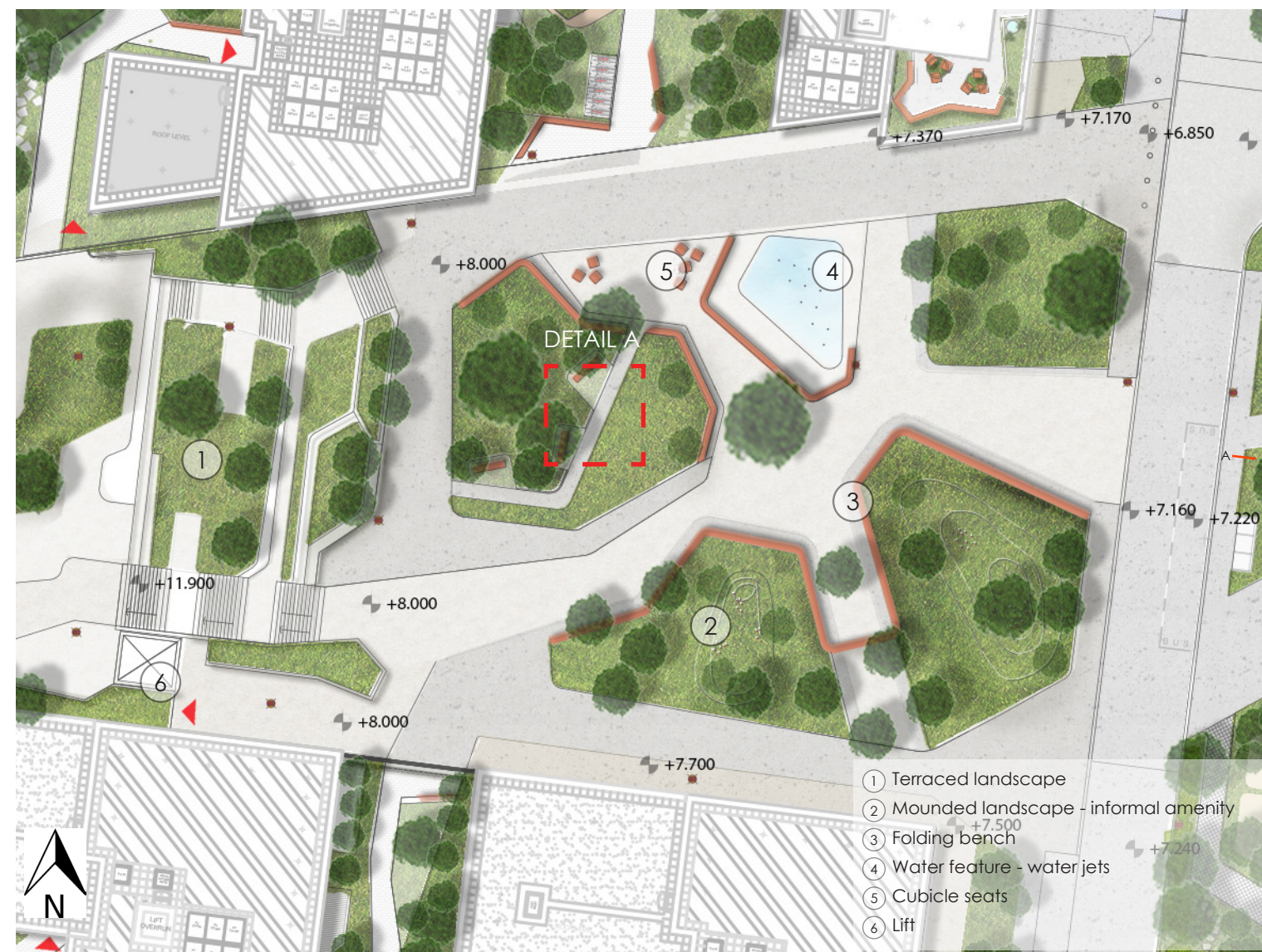
5. LANDSCAPE MASTERPLAN

5.2 MASTERPLAN I STAPOLIN SQUARE - URBAN SQUARE

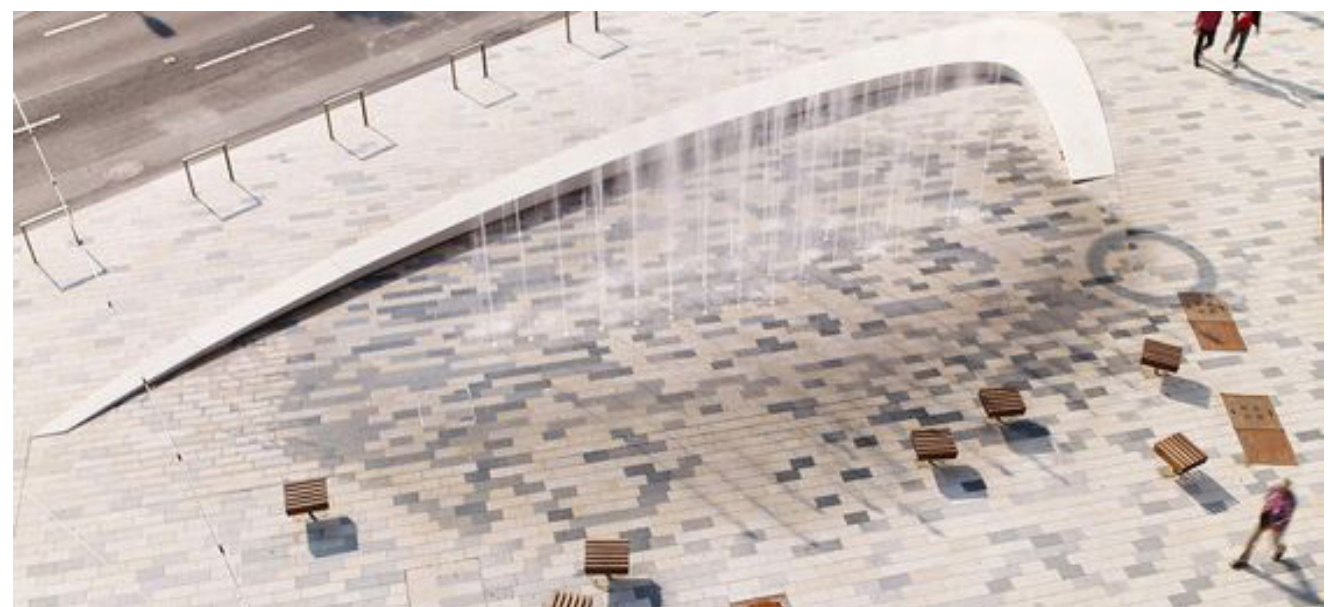
Looking down from the transition zone, the terraced amphitheater stairs with seating opportunities encourage its users to walk down to engage with the variety of activities that urban square has to offer. It also invites to sit down, relax and observe while enjoying the surrounding nature and the 'city' atmosphere.

The Urban Square is surrounded by variety of commercial activities such as shops and cafes. It is designed to invite people to stay and integrate with other residents. The water jets depict the dynamic nature of the square while providing users with a place of interest, relaxation as well as play. They are secured by a bench inviting users to observe while at the same time creating a space of its own within the urban square.

The dynamic nature of the square and its goal to provide for different age groups and types of users is evident in the mounded landscaped informal playzone which is accompanied by an undulating bench which can be used for both, seating and play. It is designed to respond to the active frontages.



DETAIL A



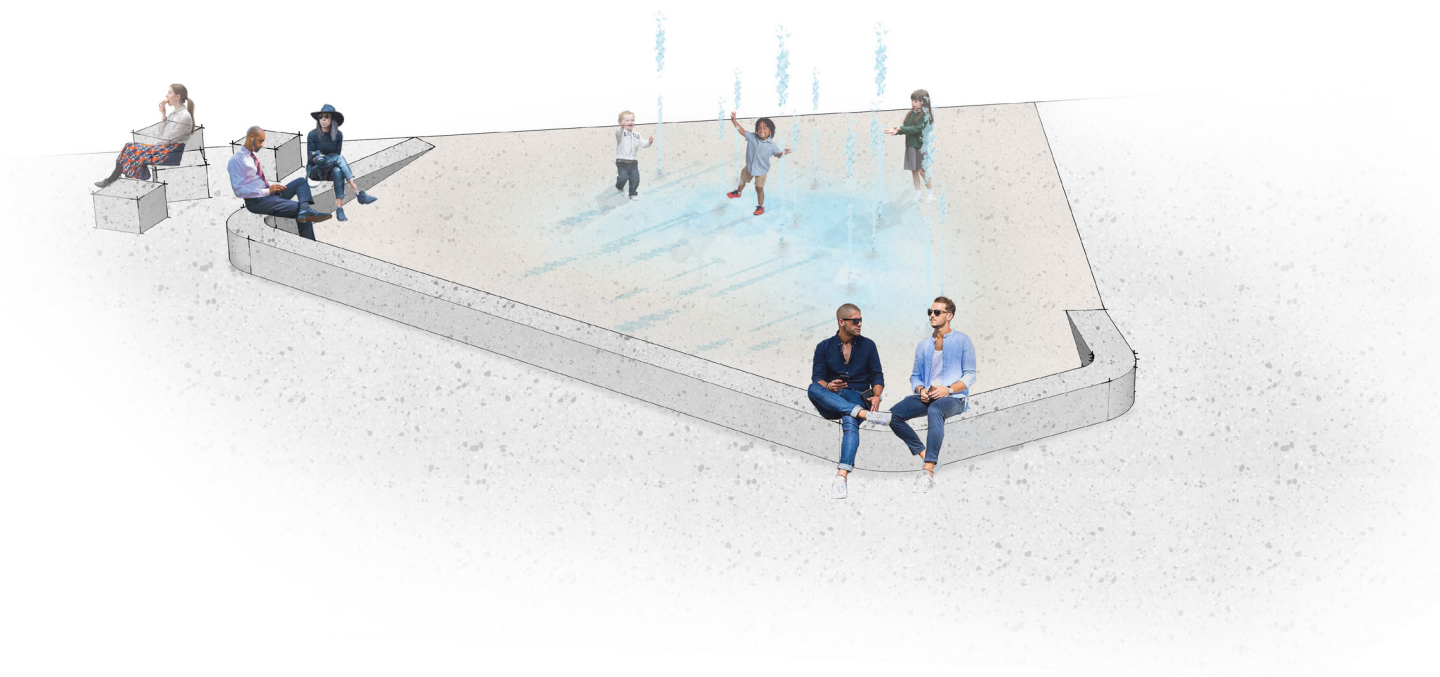
Multifunctional water feature. Can be used as a space for events, gatherings when the jets are turned off.

5. LANDSCAPE MASTERPLAN

5.2 MASTERPLAN I STAPOLIN SQUARE - URBAN SQUARE

WATER FEATURE ON

The water feature in public space attracts people to watch and children to play.



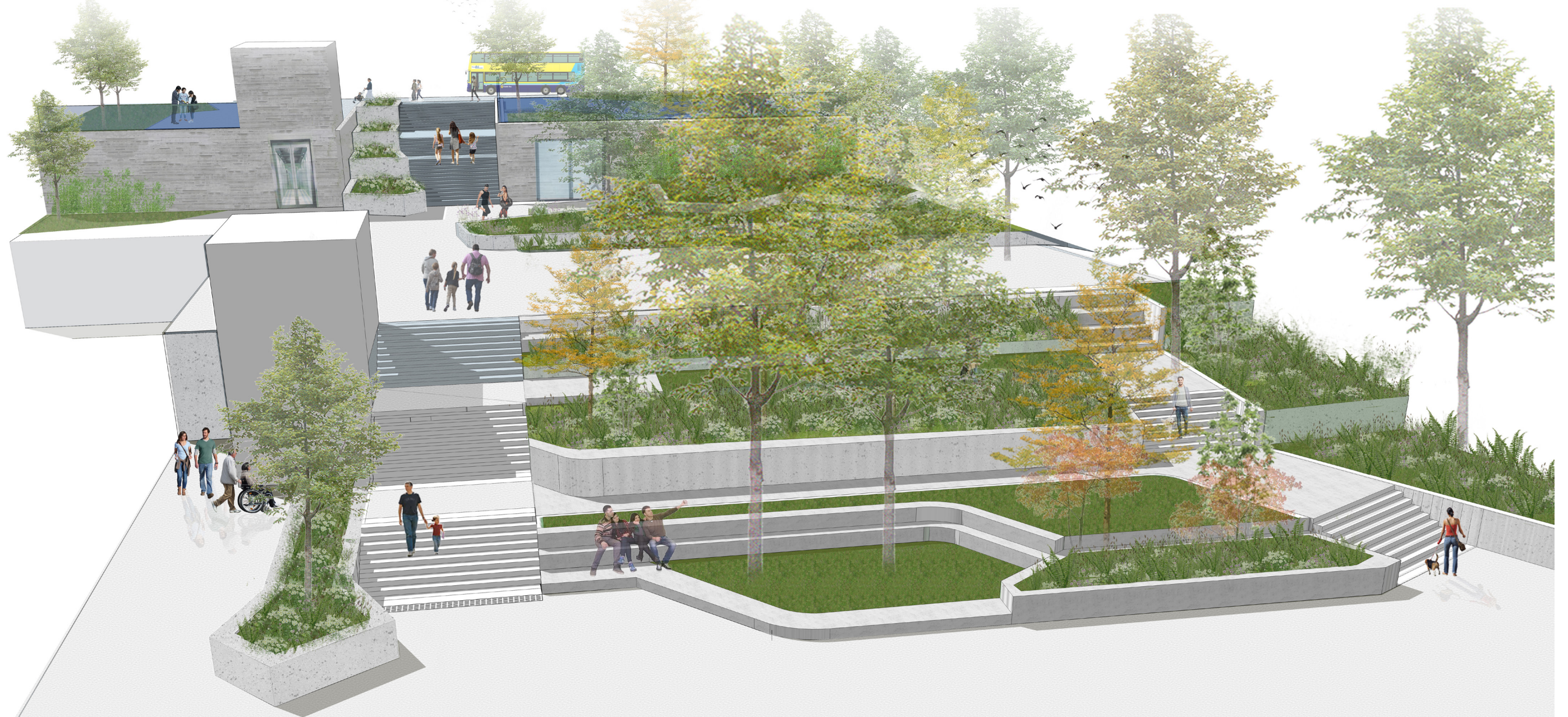
WATER FEATURE OFF - SPACE FOR STREET SHOWS, MARKETS ETC.

The space of the water feature, as a space of its own, offers variety of activities when the water jets are off. The wrapping bench creates a sense of amphitheater and great place for spectators. This space can be used as a stage, exhibition, small market square or even an ice rink during a winter festival.

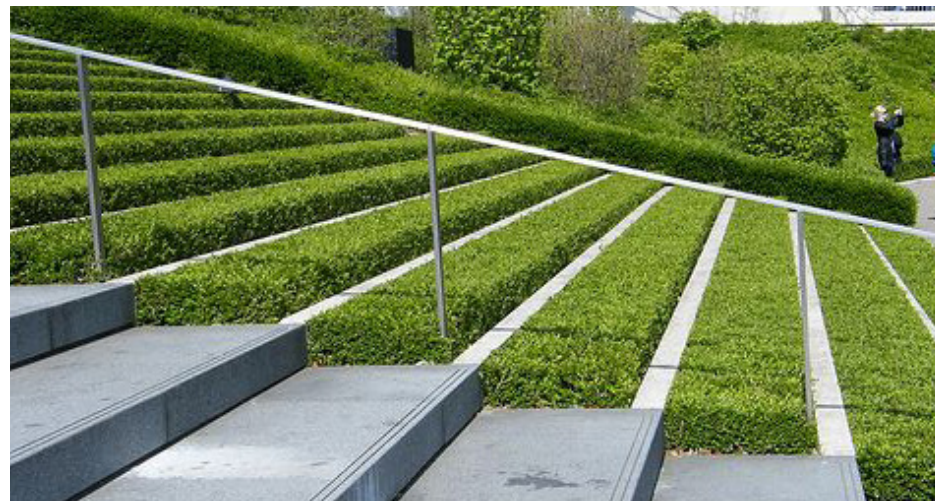


5. LANDSCAPE MASTERPLAN

5.2 MASTERPLAN I STAPOLIN SQUARE - URBAN SQUARE



Terraced steps can be used for seating

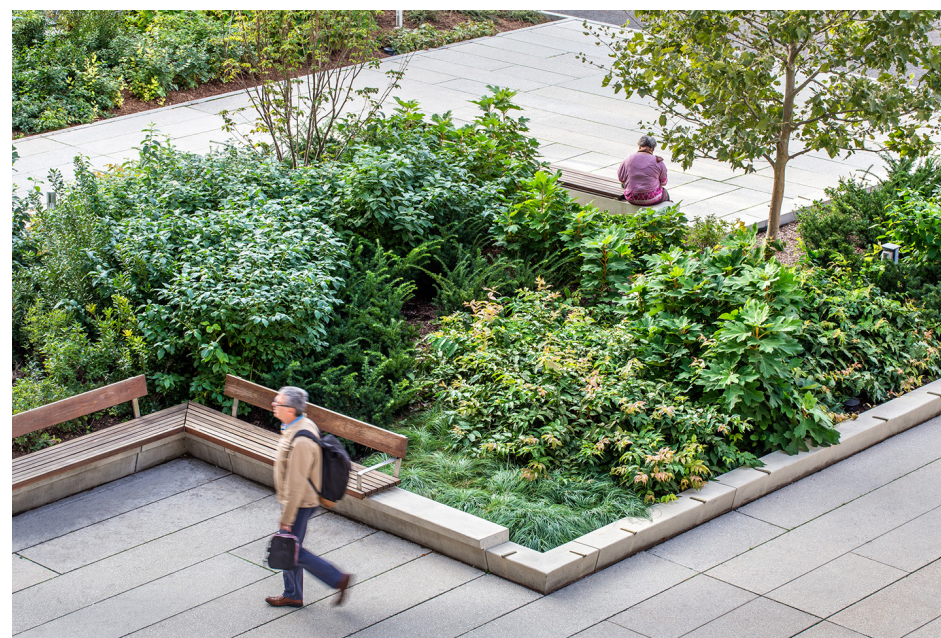


Green steps

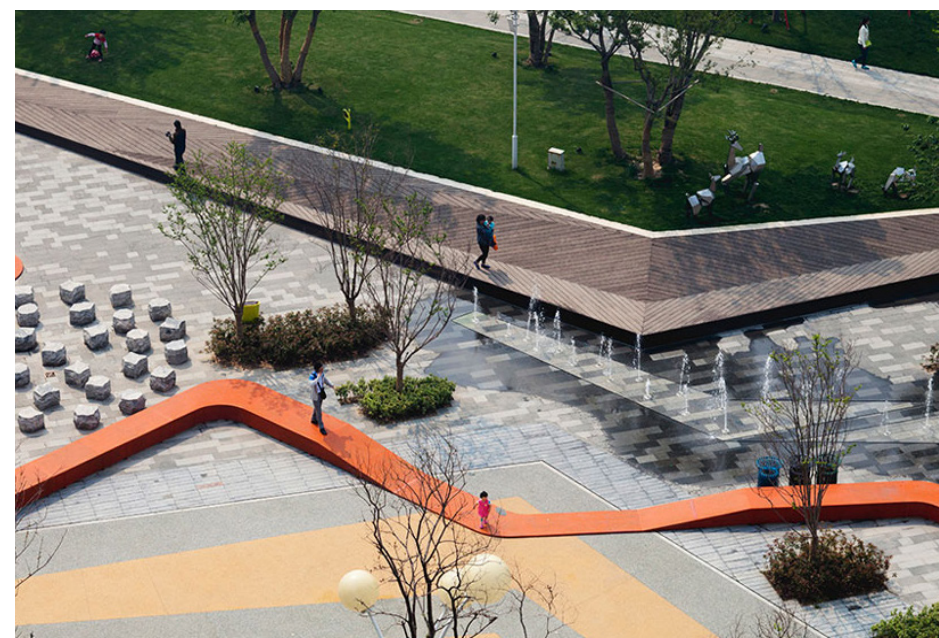


5. LANDSCAPE MASTERPLAN

5.2 MASTERPLAN I STAPOLIN SQUARE - URBAN SQUARE



Planters with incorporated seating along the edges



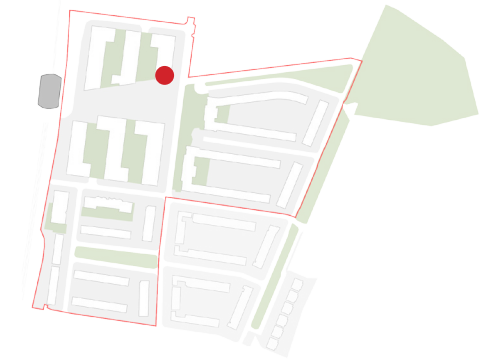
Folding bench, both for seating and informal play



Lawn grass mounds with wooden posts as a play feature

5. LANDSCAPE MASTERPLAN

5.3 MASTERPLAN | STAPOLIN SQUARE - ROOFTOP



Block D provides its residents with an additional communal space which is located in Block D3 Floor 15. This small terrace offers residents area for meeting and social activity as it provides seating and dining opportunities surrounded by planting. A small balcony is provided framing the views to the east towards the sea.

- ① Seating areas
- ② Bench along the planting
- ③ Water feature - water dish
- ④ Low planting



Outdoor seating



Water feature collecting rainwater



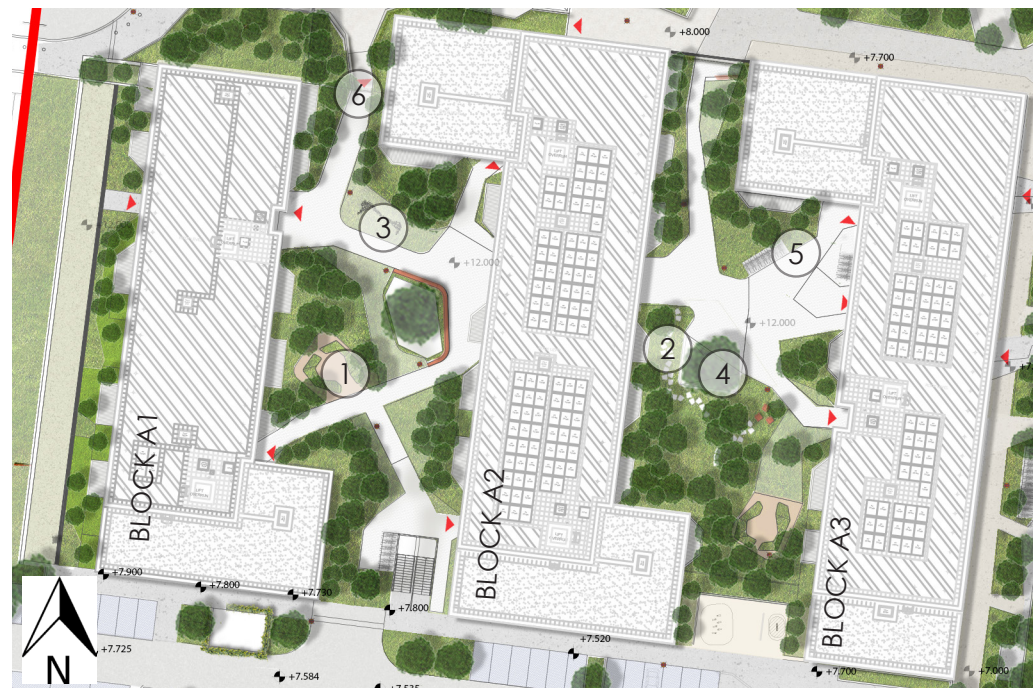
Seating pockets enclosed by planting

5. LANDSCAPE MASTERPLAN

5.4 MASTERPLAN | BLOCKS A AND D COURTYARDS

There are four communal courtyards proposed in the proposed residential development which flanks Stapolin Square. They are located between the blocks surrounding the Stapolin Square and are only accessible to the residents through either the buildings themselves or gates from the street level of the transition zone of the Stapolin Square.

Courtyards provide a sense of a natural woodland with lush planting and at least one large tree specimen per courtyard. Each courtyard provides the residents with an opportunity to meet each other and interact with some occasional seating and play elements incorporated into the design. The courtyards also offer a place for small allotments if the need from residents arises.



BLOCK A Courtyards



- ① Small planter for planting herbs
- ② Stepping stones
- ③ Play area - rubber mulch
- ④ Mature tree - planted in the basement
- ⑤ Bicycle storage
- ⑥ Access gate

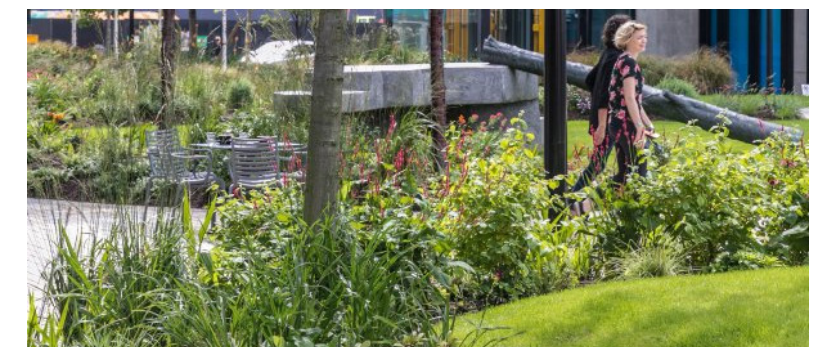


BLOCK D Courtyards

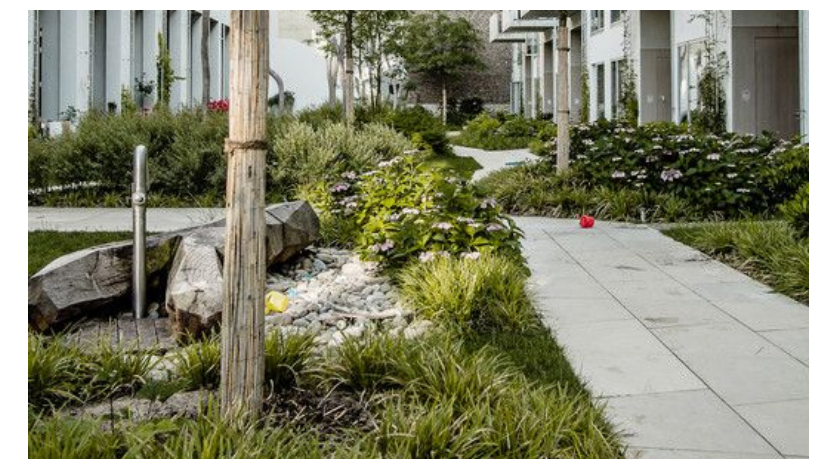


- ① Small planter for planting herbs
- ② Stepping stones
- ③ Mature tree - planted in the basement
- ④ Seating area overlooking Stapolin Square
- ⑤ Bicycle storage
- ⑥ Access gate

TYPICAL SECTION THROUGH COURTYARD PLANTING



Mounded soil to allow for lush planting in the courtyards



Small paths and lush planting within courtyards

5. LANDSCAPE MASTERPLAN

5.5 MASTERPLAN I BLOCK B COURTYARDS

Communal courtyards are located on the back of blocks B1 and B2. Landscape proposal for this space includes a good sized kick-about/picnic area surrounded by planting to screen along the boundaries. Seating areas are located strategically along the main pedestrian route to encourage residents to meet outdoors. Good amount of secure bicycle storage is located within courtyards with a good access for the residents.



5. LANDSCAPE MASTERPLAN
5.5 MASTERPLAN I BLOCK B COURTYARDS

SECTION A-A



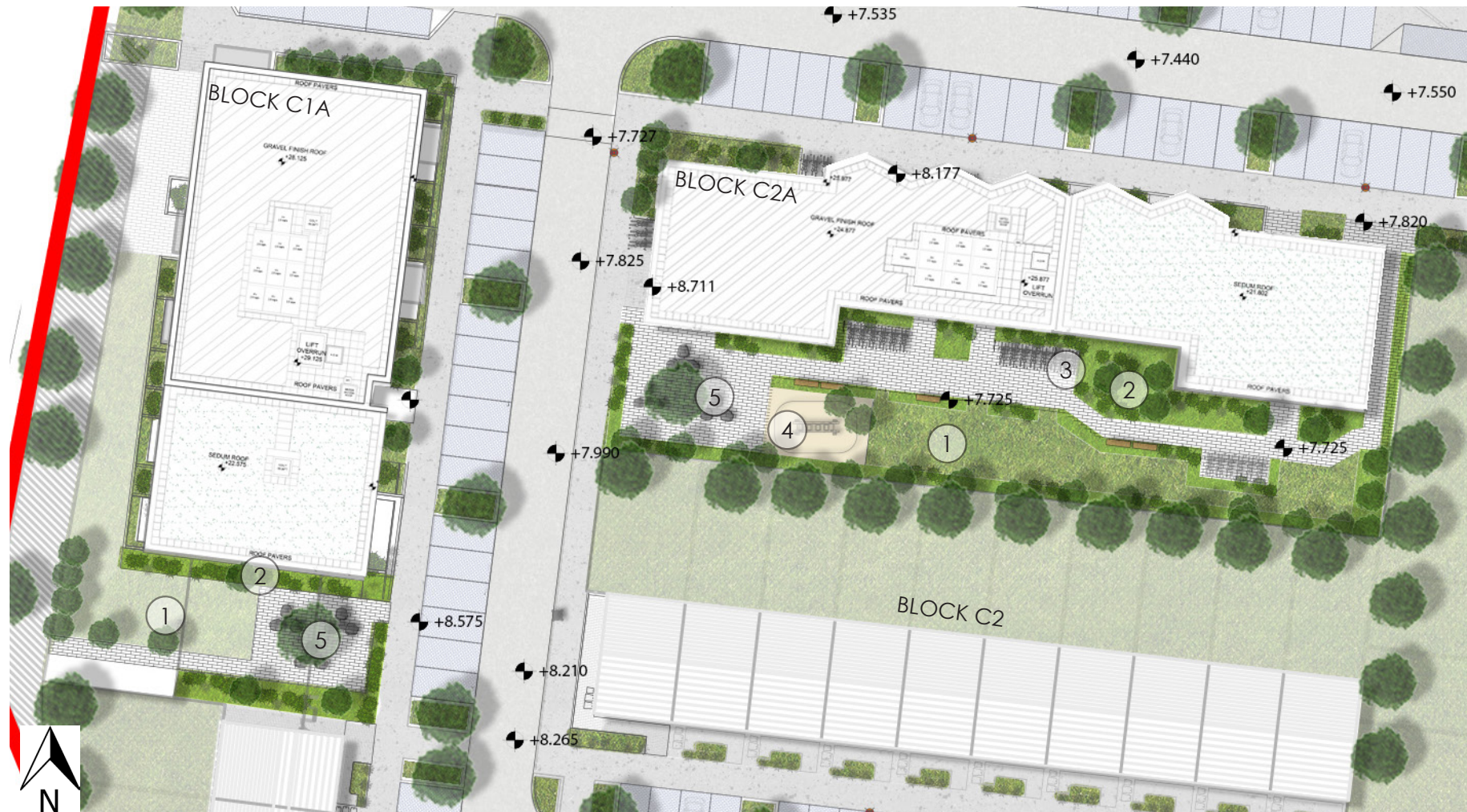
SECTION B-B



Communal area for integration with neighbours

5. LANDSCAPE MASTERPLAN

5.6 MASTERPLAN | BLOCK C COURTYARDS



Communal area for Blocks C1A and C2A offers future residents a place for social activity and integration.

Block C1A provides a small area of grass lawn for kickabout and adjacent square gives opportunities for outdoor dining or working outside while working remotely. The area is well screened by soft landscaping complementing each side.

Block C2A provides residents with a little bit more opportunities as it offers a kickabout area surrounded by planting, small table zone and play area. The main route through this space is planted with strategically placed benches.

- ① Grass lawn - kickabout area
- ② Planting for screening
- ③ Bicycle storage
- ④ Play area
- ⑤ Outdoor tables



Outdoor amenity space easily accessible to its residents



Boundary treatments and planting edges

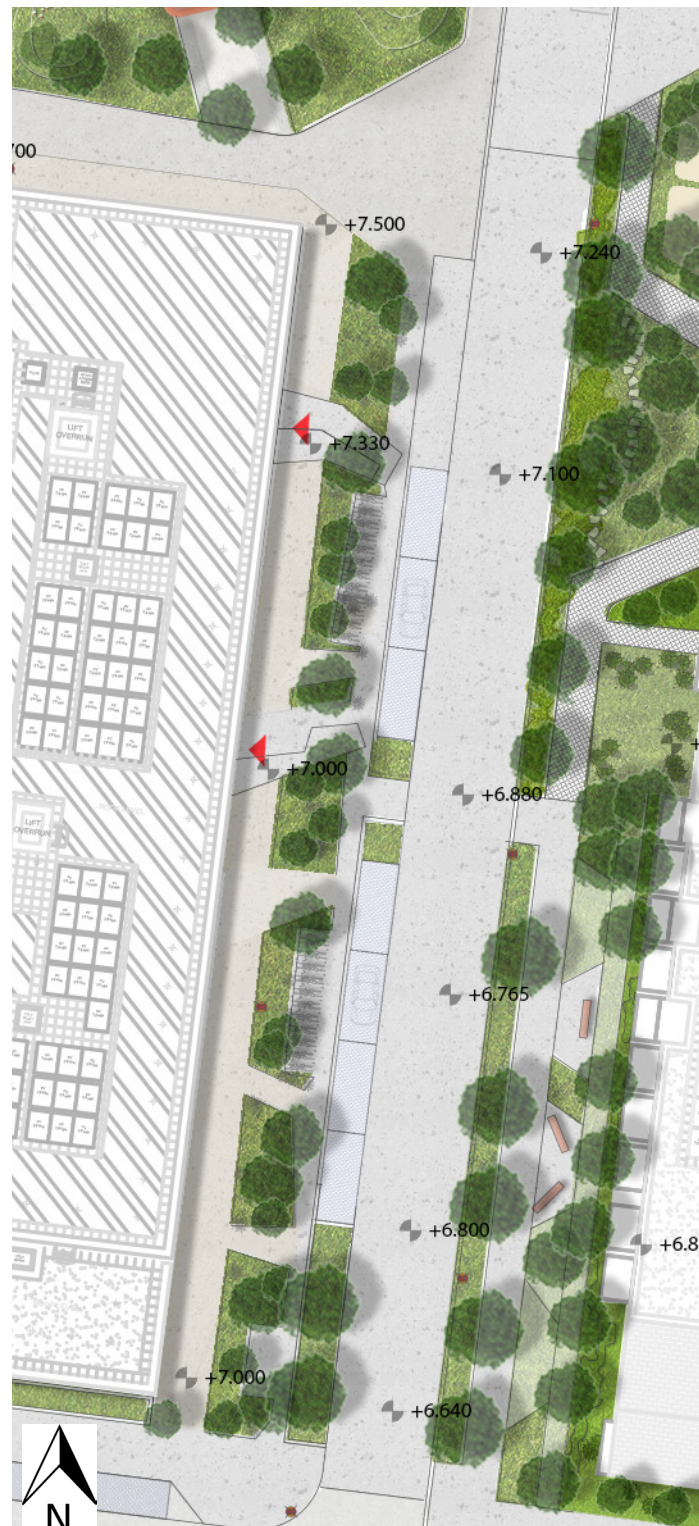
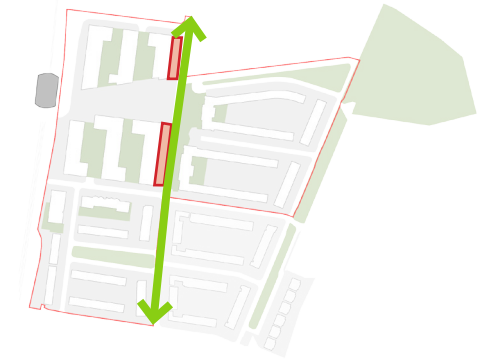


Communal spaces for all age groups to integrate

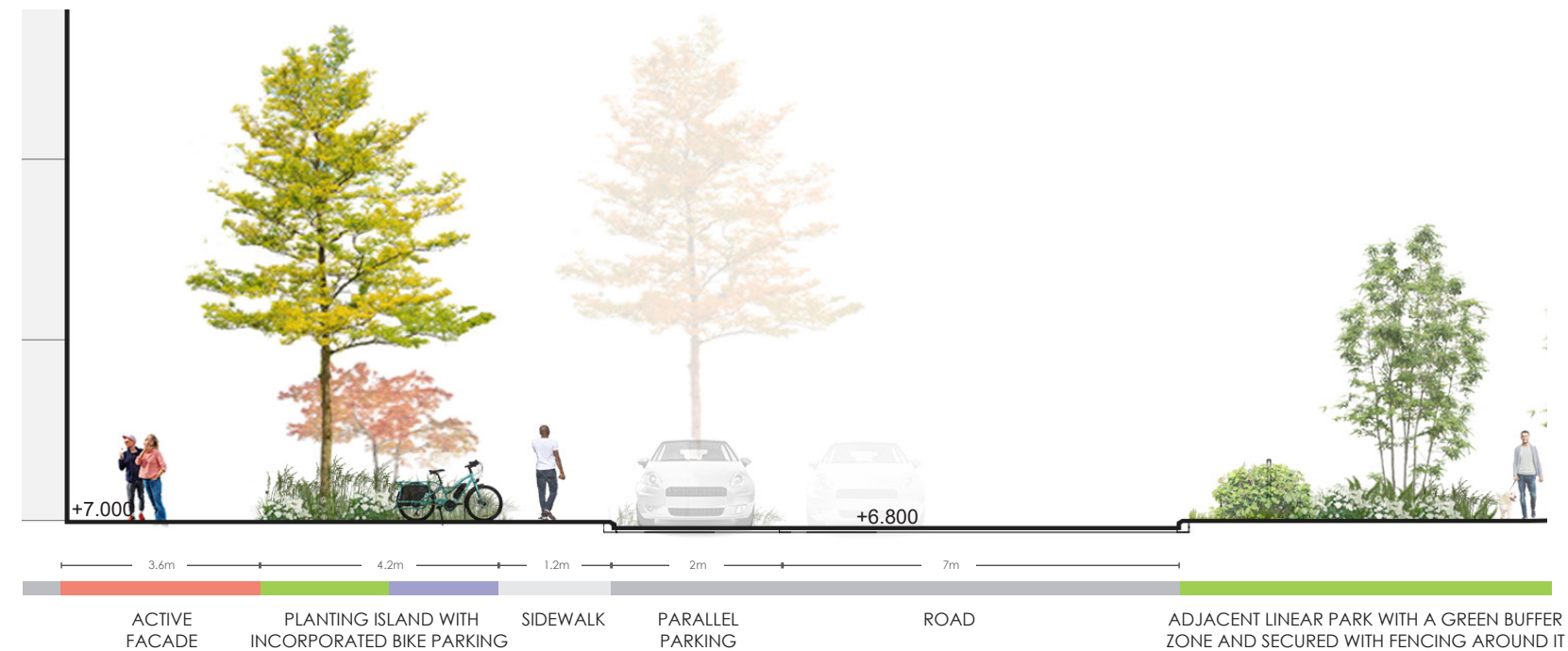
5. LANDSCAPE MASTERPLAN

5.7 MASTERPLAN I LINEAR PARKS - ACTIVE FRONTAGE

The western side of the Longfield Avenue which connects with the Stapolin Square to the north and blends with the linear park to the east is a very important area within the subject site. The green islands with large trees create an important green link throughout the site. The planting islands are designed to respond to the active frontages therefore include informal seating pockets next to the entrance points. There are opportunities for formal active frontages with paved carpet islands which can be used for seating or tables to facilitate for the needs of the adjacent amenity. The bicycle parking is incorporated into the planting islands in order to screen the less sightly views and reduce the hardscape within this space. The planted street provides a meaningful route throughout the scheme and enhances the experiences as one approaches the heart of the development.



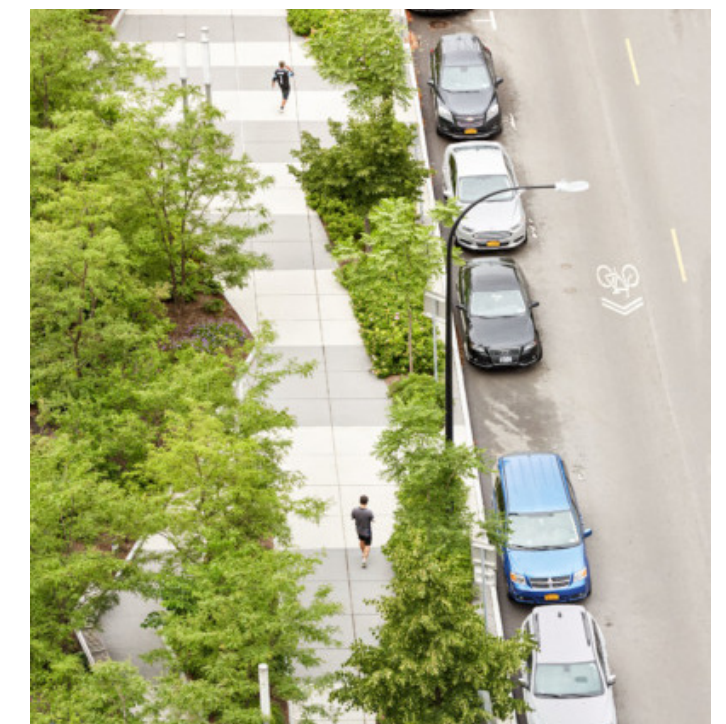
TYPICAL SECTION THROUGH THE ACTIVE FRONTAGE



Seating along the main path



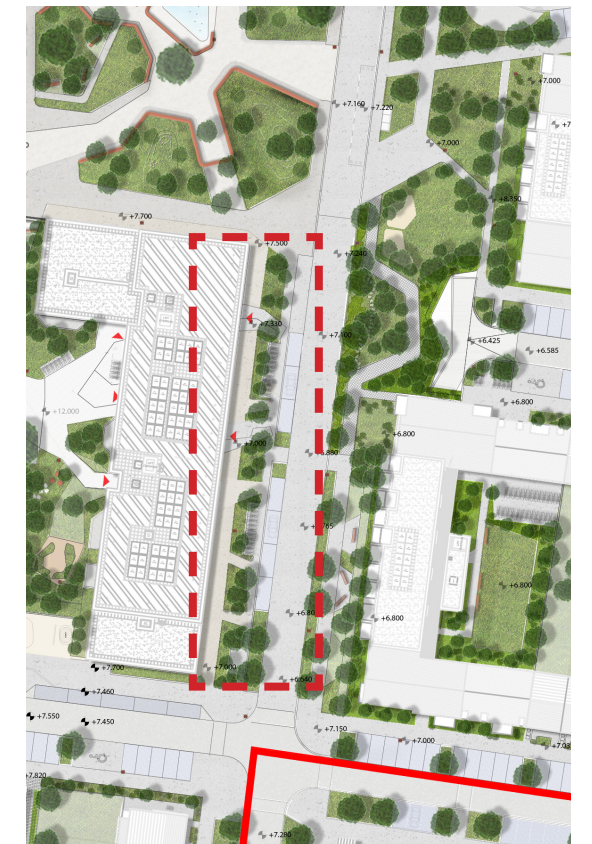
Irregular planters to diversify the main pedestrian path



Green buffer strip between pedestrians and cars

5. LANDSCAPE MASTERPLAN

5.7 MASTERPLAN I LINEAR PARKS - ACTIVE FRONTAGE



5. LANDSCAPE MASTERPLAN

5.7 MASTERPLAN I LINEAR PARKS

The small pocket park is located in the south west of the development. It provides small play area, seating facilities and a lot of green spaces to complement the tree lined streets and therefore supports the idea of biodiverse and green streets. The green zone also adds to the friendly atmosphere in this part of the development and encourages a sustainable and healthy living environment.



TYPICAL SECTION THROUGH THE POCKET PARK



- ① Grass lawn - kickabout area
- ② Seating area
- ③ Stepping stones
- ④ Play area
- ⑤ Trees with low underplanting
- ⑥ Fencing integrated into planting



Green strip of linear park surrounded by housing



Strategically placed facilities along the main pedestrian route within the park



Pockets for seating and play

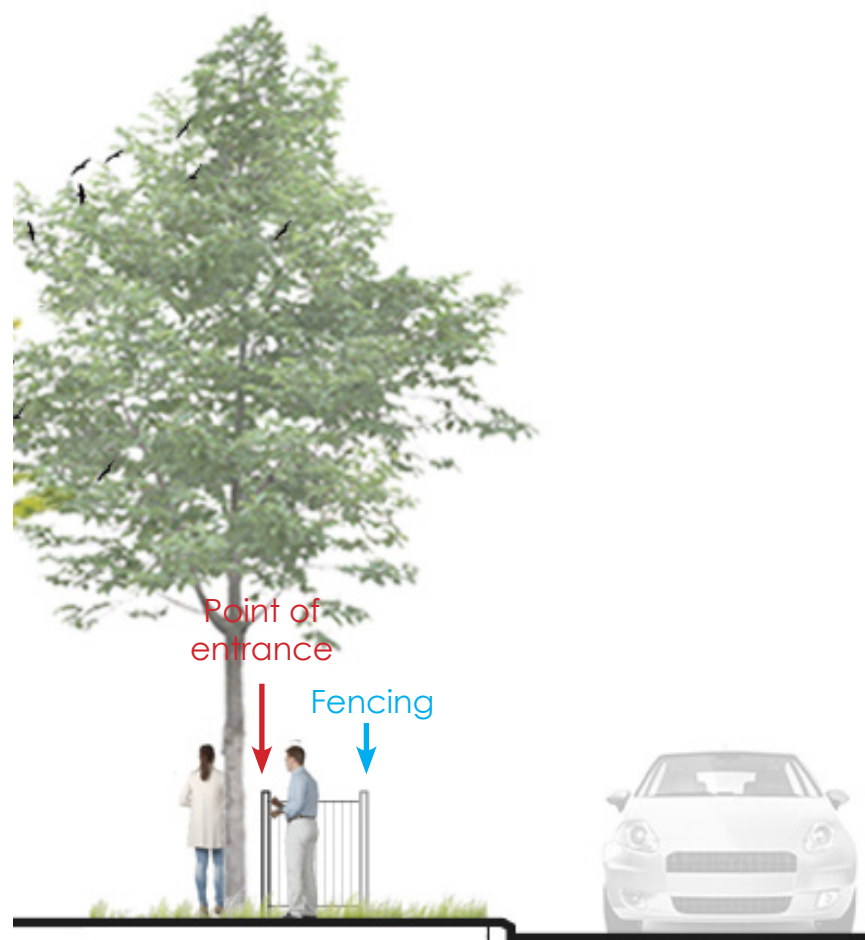
5. LANDSCAPE MASTERPLAN

5.7 MASTERPLAN I LINEAR PARKS

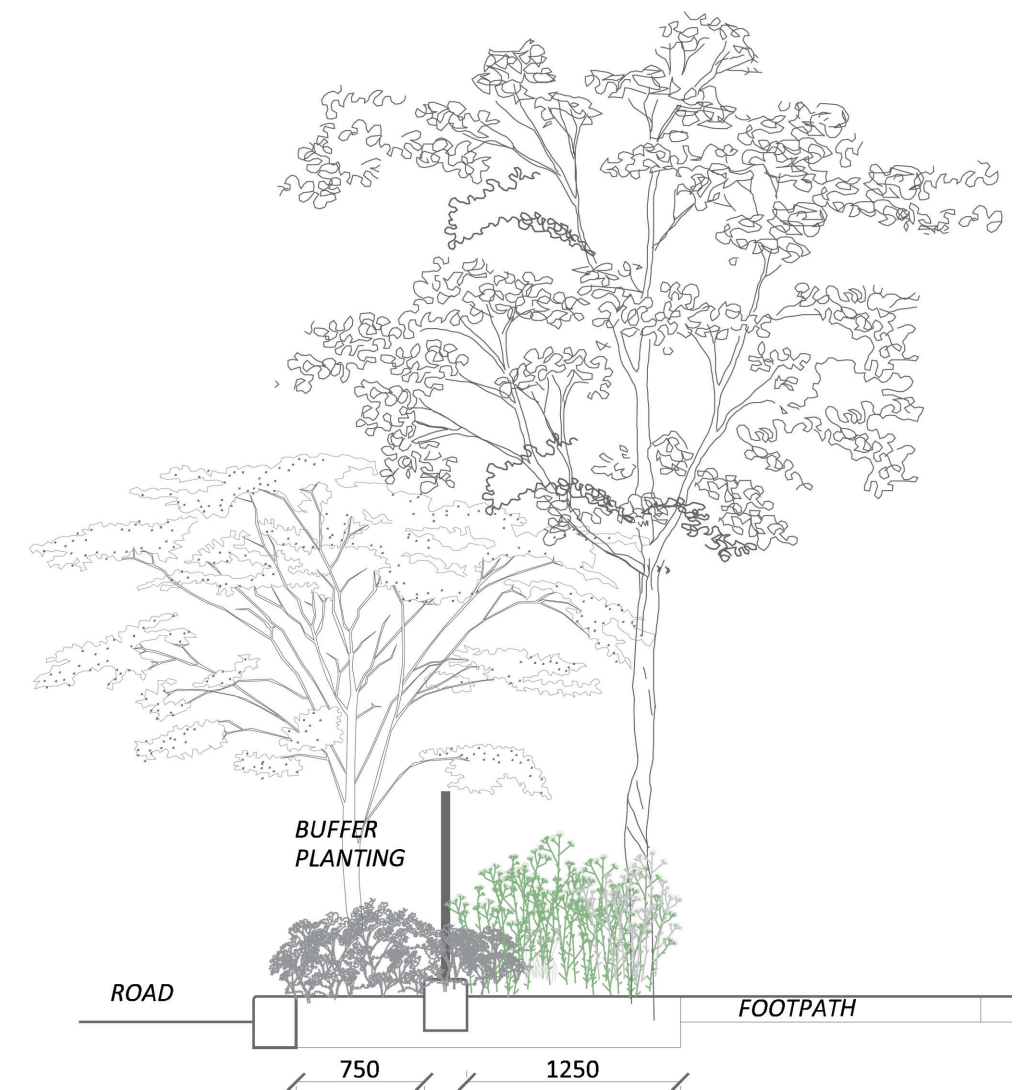
ENTRANCES AND FENCING AROUND LINEAR PARK



Creating safe public open spaces is a major aspect of a successful landscape design. Proposal includes low visual impact fencing to be incorporated around the linear parks to enhance the security and safety of all of the users. The fence will be 1.2m high and will be inserted into the planting.

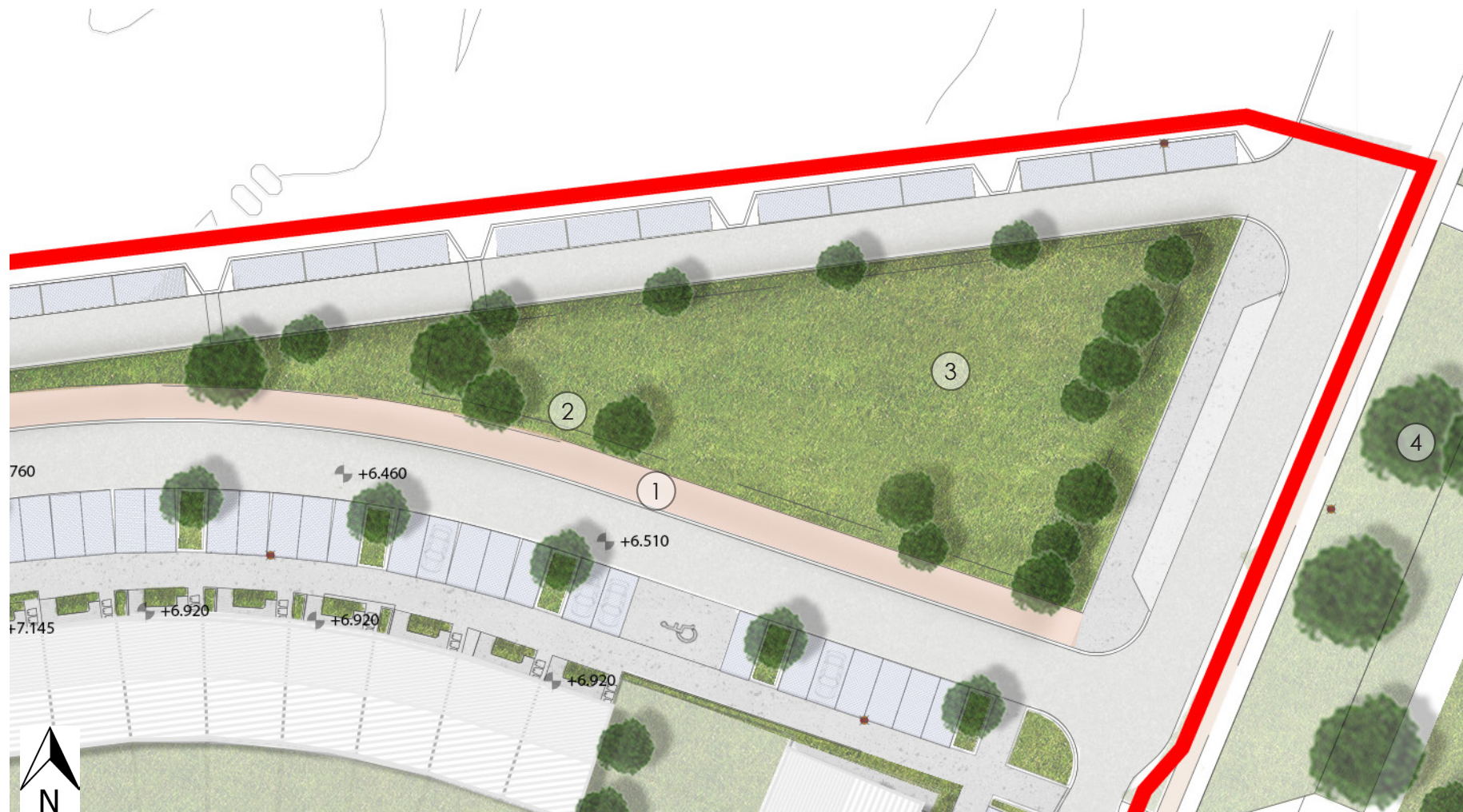


EXAMPLE OF A PROPOSED FENCE



5. LANDSCAPE MASTERPLAN

5.8 MASTERPLAN I PARK



The park to the west of the Haggard is defined as Class 2 open space as it is below 0.2ha and provides residents of the proposed development with an area for social activity and recreation. 1014m² of recreational grass lawn surrounded by planted swales offers its users a place for kickabout, picnic, outdoor exercise as well as relaxation while being surrounded by nature.

- ① Bicycle route
- ② Swales - For details please refer to engineer's drawings
- ③ Recreational lawn
- ④ The Haggard as per FCC Reg. Ref. 16A/0412, ABP Ref. ABP-248970



Recreational lawn under mature trees. Opportunities for kickabout, picnic, and social activity.



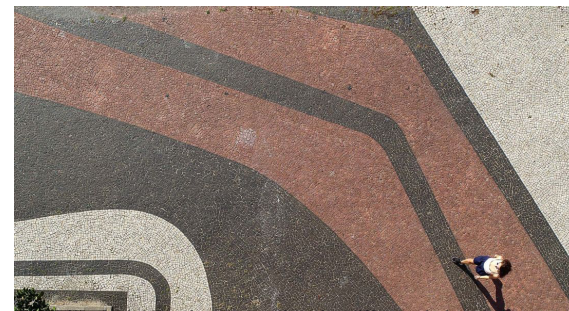
Planted swales

6. MATERIAL BOARD

6.1 MATERIAL MOODBOARD



1 Stapolin Square



Granite cobble stone paving in different shades as a directional aid



Terraced steps with planting beds



Concrete upstands with planting



Mounded lawn as a landscape feature and informal play element



Water feature with concrete edge for multifunctionality

2 Courtyards



Lush planting in the courtyards

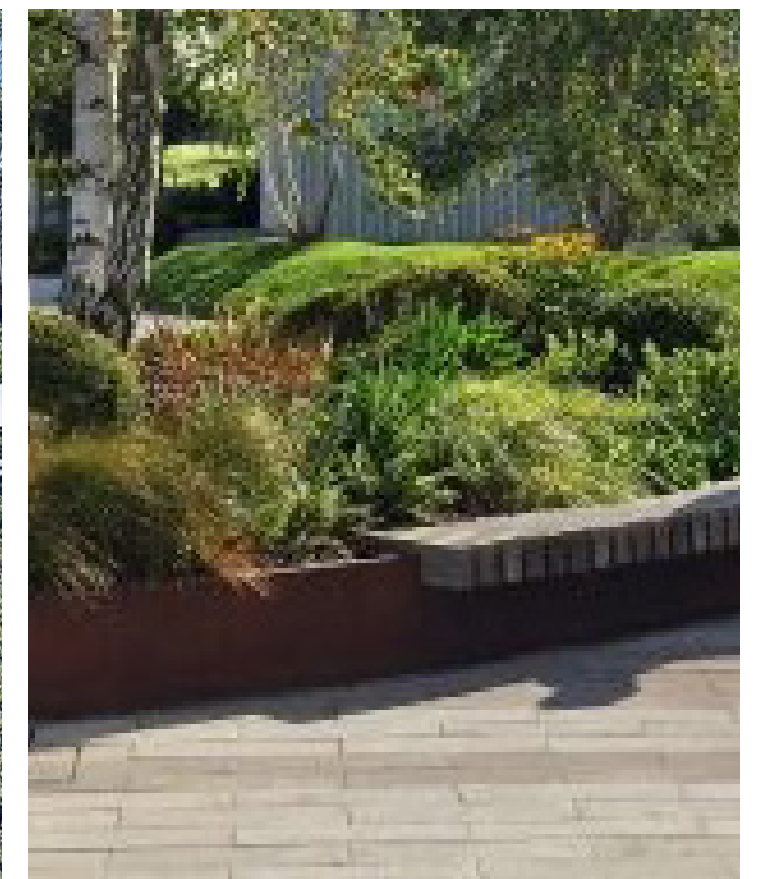


Metal edges to raise soil for planting in the courtyards

3 Linear Parks



Stepping stones and informal seating cubes in grass



Seating backed by the planting

6. MATERIAL BOARD

6.2 MATERIALS PLAN



Coloured tarmac for bicycle paths



Wet pour surface



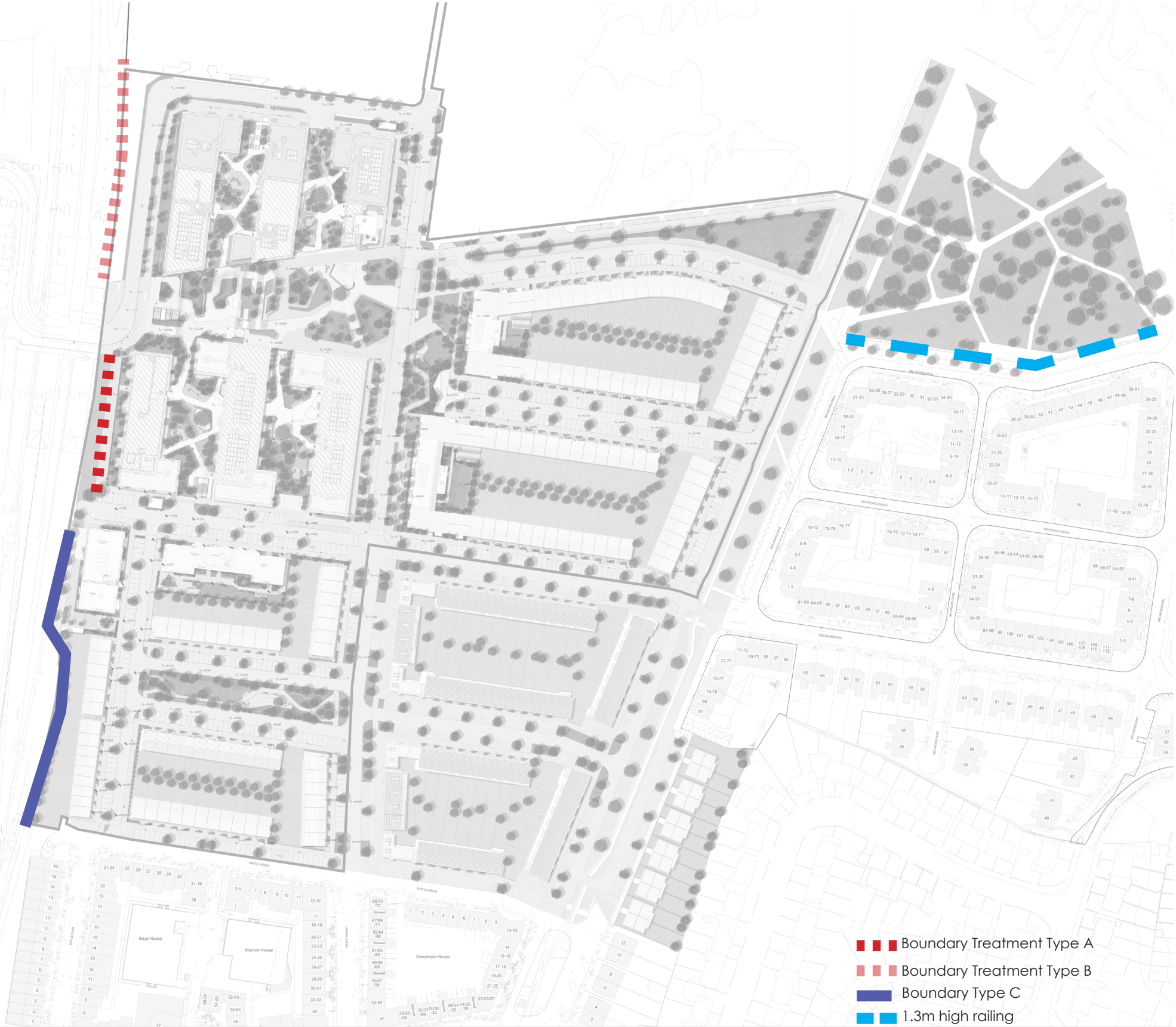
Sheffield Bicycle Stands



Benches

6. MATERIAL BOARD

6.3 BOUNDARY TREATMENTS



BOUNDARY TYPE A



BOUNDARY TYPE B

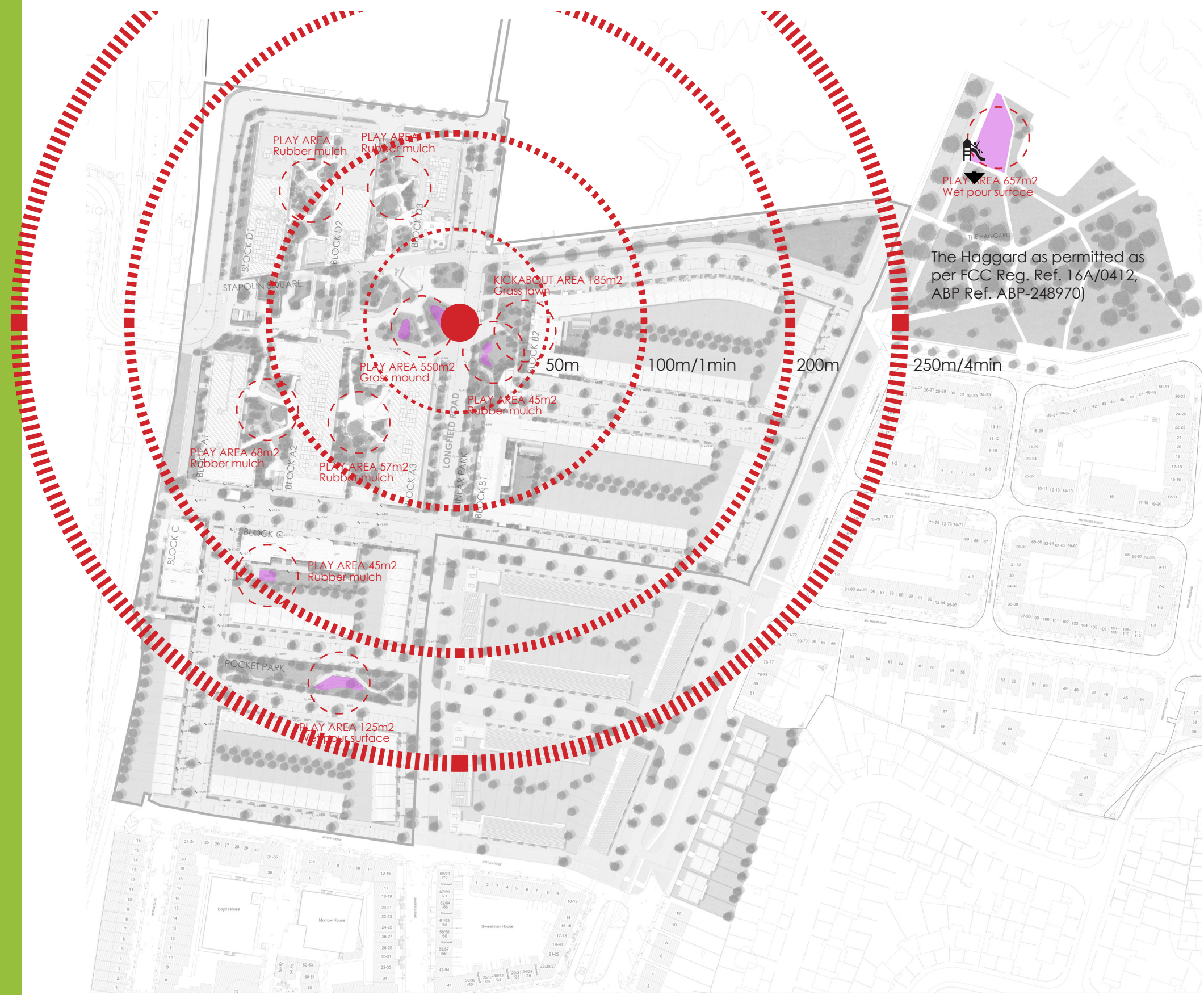


BOUNDARY TYPE C



7. PLAY PROVISION

7.1 PLAY PROVISION



Landscape proposal for the subject site provides a significant amount of play provision. As per Objective DMS75 of the Fingal Development Plan 2017-2023 there is a requirement of 4m2 per each house unit.

Based on the proposed, 135 no. house units, 540m2 of play is required.

As per Department of Housing Design Standards for New Apartments Guidelines further 1000m2 of play provision is required.

- Block A (more than 100 units of 2+bed): 400m2
- Block D (more than 100 units of 2+bed): 400m2
- Block B (more than 25 of 2+bed): 100m2
- Block C (more than 25 of 2+bed): 100m2

Total area in m2 required based on Fingal Development Plan 2017-2023 and the Housing Design Standards for New Apartments Guidelines is 1540m2.

PLAY PROVISION	
FORMAL	
Linear Parks	170m2
Haggard Park	657m2
INFORMAL	
Linear Parks	185m2
Courtyards	170m2
Stapolin Square	550m2
TOTAL PLAY AREA PROVIDED	1732m2

7. PLAY PROVISION

7.2 PLAY EQUIPMENT SCHEDULE



1 Double springer - KOMPAN Robinia

Item no.	NRO103-0401
Dimensions LxWxH	20x96x65cm
Age Group	3+
Play Capacity	2 children



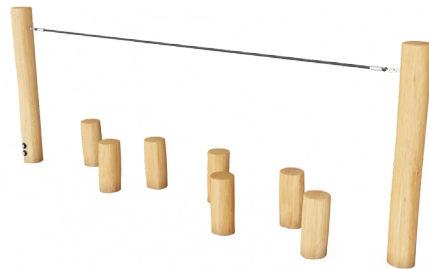
2 Double Web Climber - KOMPAN Robinia

Item no.	NRO833
Dimensions LxWxH	208x232x183cm
Age Group	4+
Play Capacity	6 children



3 Balance Posts with Rope - KOMPAN Robinia

Item no.	NRO821
Dimensions LxWxH	316x59x120cm
Age Group	4+
Play Capacity	3 children



4 Triple Somersault - KOMPAN Robinia

Item no.	NRO809
Dimensions LxWxH	335x72 x150cm
Age Group	4-12
Play Capacity	3 children



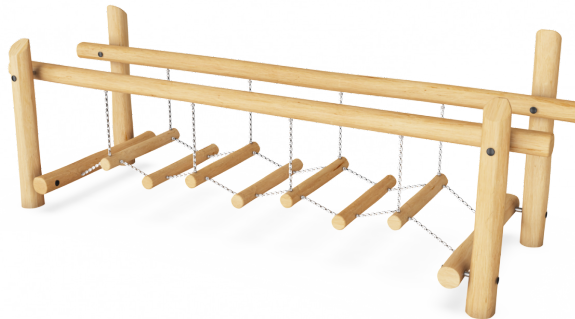
5 Balancing Beam - KOMPAN Robinia

Item no.	NRO802
Dimensions LxWxH	310x16x47cm
Age Group	3-12
Play Capacity	4 children



6 Wobble Bridge - KOMPAN Robinia

Item no.	NRO810
Dimensions LxWxH	380x125x140cm
Age Group	6+
Play Capacity	3 children



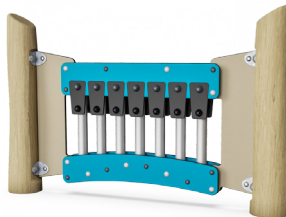
7 Agility trail 1 - KOMPAN Robinia

Item no.	NRO860-1001
Dimensions LxWxH	793x68x190cm
Age Group	6+
Play Capacity	8 children



8 Xylophone Music Panel - KOMPAN Robinia

Item no.	NRO601-1001
Dimensions LxWxH	150x18x93cm
Age Group	1+
Play Capacity	4 children



8. PLANTING PROPOSAL

8.1 STAPOLIN SQUARE

Stapolin Square is the core of the development. That means that it will potentially be an active space with pedestrians moving towards the train station, residents overspilling from the neighbouring apartment blocks and people engaging with various facilities (cafés, restaurants, etc).

The upper part of the square is on a podium slab. In order for this to be disguised, a number of concrete planters in the basement are proposed to allow to plant mature trees.

Different types of trees are selected in order to create different sceneries throught the seasons. Prunus tai haku with its white blossoms will announce the Spring and the foliage will turn red in Autumn. The Metasequoia glyptostroboides are proposed to be planted close to the water bodies , their trunks becoming sculptural as these trees mature and their Autumn colour will add warm tones. A few evergreen trees such as Pinus sylvestris and the multistem Arbutus 'Marina' will be placed strategically to screen undesired views and provide green foliage all year round. Secondary trees like the native Betula pendula with its slender shape will soften the scenery and the scarlet red foliage of the Quercus palustris in the Autumn will create a dramatic landscape.

Flowering multi-stem small trees and shrubs such as: Magnolia liliiflora, Viburnum bodnantense and Rhododendron prunifolium will provide additional seasonal interest and shrubs like: Acer palmatum osakazuki, Rhus typhina and Sambucus nigra 'Black Lace' will add lush foliage in the scheme.

Because this is a public space the underplanting will be mostly in blocks to give structure and prevent people from damaging it. The species are selected due their durability and the low maintenace needs. In some areas low rows of clipped Sarcococca hedging will protect the planting and give a year round structure. In other areas blocks of ornamental grasses such as: Miscanthus purpurascens, Stipa gigantea and Pennisetum alopecuroides will soften the landscape and clumps of Carex pendula will fortify corners. Pockets of flowering herbaceous perennials such as: Libertia, Achillea, Echinacea, Salvia, Anemone, Agastache, Iris, helleborus, zantedeschia, etc will provide seasonal colour and nectar and contrast with the foliage of ferns , Hostas amd Acanthus. Different types of ground covers suchs as: Epimedium, Ajuga, Geranium and polypodium ferns will be included in the mix to cover bare patches of soil and supress weed growth. Additional colour will be added by spring and summer flowering bulbs such as: Tulipa black hero, Allium purple sensation, Lilium regale, Galtonia and Nerine.



Slender Betula trees blend level changes. Their transparent foliage allows light penetration. Pinus trees in the background provide screen and green foliage



In public spaces the use of low hedge like Sarcococca gives all year round structure and protects the edges. Moreover it creates pockets for more interesting herbaceous planting



A combination of Quercus palustris and Misscanthus provide good Autumn colour. Additionally the grasses used smoothen the landscape

BIGGER TREES



SMALLER TREES



UNDER-PLANTING

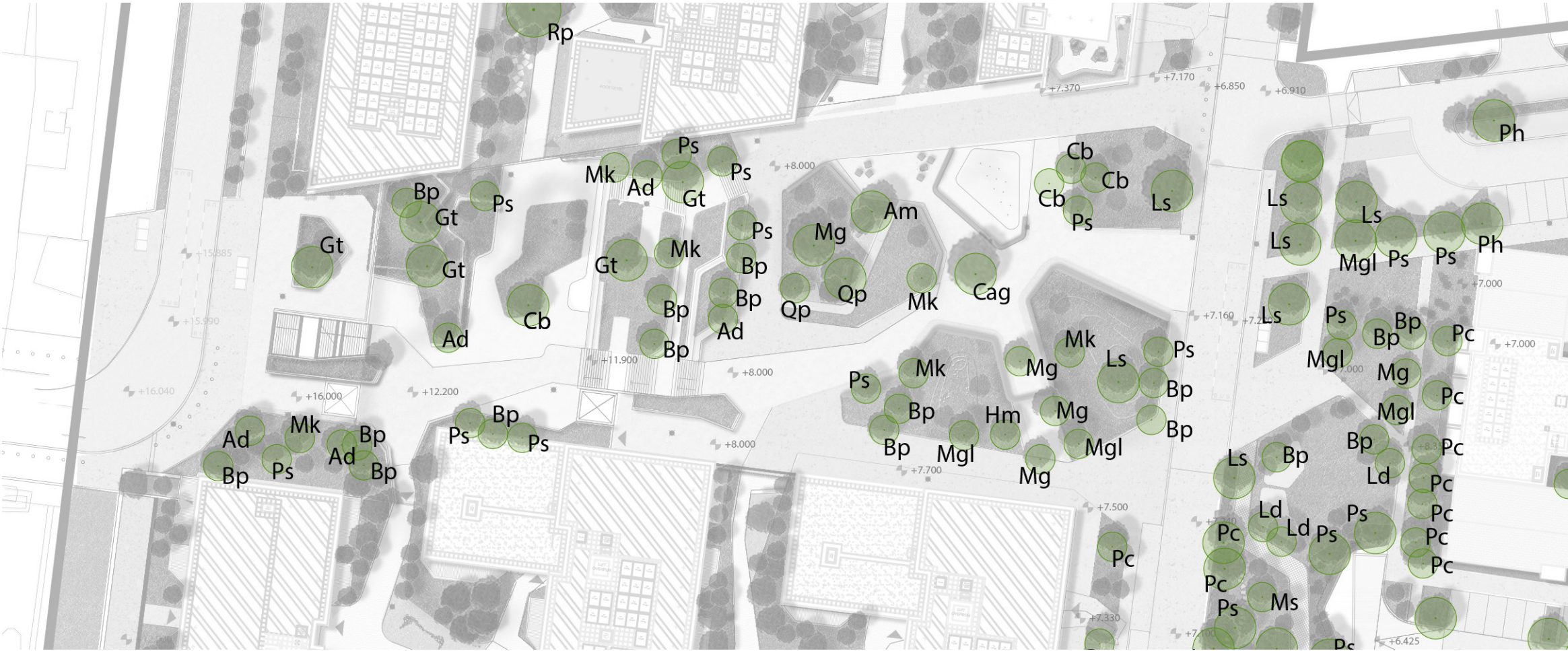


BULB PLANTING



8. PLANTING PROPOSAL

8.1 STAPOLIN SQUARE



Tree planting

Symbol	Name	Specification
	Gleditsia triacanthos	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
	Liquidambar styraciflua	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
	Betula pendula	Rootball, 18-20cm girth min height 4m
	Acacia dealbata	Rootball, multistem, min 3 breaks form base min 3m high
	Pinus sylvestris	Rootball, 18-20cm girth min height 4m
	Quercus palustris	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
	Arbutus Marina	Rootball, multistem, min 3 breaks form base min 3m high

Tree planting

Symbol	Name	Specification
	Catalpa bignonioides	Rootball, 20-25cm girth min height 5m
	Cedrus atlantica glauca	Rootball, 50-55cm girth min height 10m
	Magnolia kobus	Rootball, multistem, min 3 breaks form base min 3m high
	Magnolia grandiflora	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
	Heptacodium miconioides	Rootball, multistem, min 3 breaks form base min 3m high
	Metasequoia glyptostroboides	Rootball, 20-25cm girth min height 5m

Shrub & Small trees Planting Specification

Acer palmatum osakazuki 10%, min 50l pot, min 4m high
Malus golden hornet 5%, min 30l pot, min 3m high
Euonymus alatus 10%, min 30l pot, min 3m high
Magnolia black tulip 5%, min 30l pot, min 3m high
tetrapanax papyrifer 10%, min 20l pot
Dicksonia antarctica 10%, min 30l pot
Carpenteria californica 5%, min 10l pot
Sorbaria sorbifolia 5%, min 20l por
Aralia elata10%, min 50l pot
Laburnum vossii 5%, min 50l pot
Hamamelis mollis 5%, min 30l pot
Camellia sasanqua 5%, min 20l pot
Abutilon 'Nabob', 5%, min 20l pot
Viburnum charles lamont, 10% min 30l pot

Herbaceous
Grasses and Bulbs
Shade mix:
Phyllostachys nigra
Actaea simplex atropurpurea
Geranium phaeum
Geranium phaeum alba
Polygonatum odoratum
Carex pendula
Euphorbia characias
Astilbe white gloria
Digitalis purpurea
Helleborus harvington hybrids
Anemone honorine jobert
Bergenia bressingham white
Dryopteris filix-mas
Osmunda regalis
Hakonechloa macra
Vinca minor
Bulbs:
Galanthus nivalis
Anemone blanda
Lilium martagon

Herbaceous
Grasses and Bulbs
Shade mix:
Miscanthus autumn red
verbena bonariensis
calamagrostis karl foerster
Melianthus major
Rosmarinus prostatus
Agapanthus africanus 15%
Echium pininan
Echinops ritro
Eryngium agavifolium
Gaura lindheimeri
Sanguisorba tanna
Sedum autumn joy
Aster monch frikartii
Aster calliope
Pennisetum alopecuroides
Bulbs:
Narcissus thalia
Galtonia candicans
Eremurus cleopatra
Alium sphaerocephalon
Gladiolus robinetta
Tulip queen of the night
Nerine bowdenii

8. PLANTING PROPOSAL

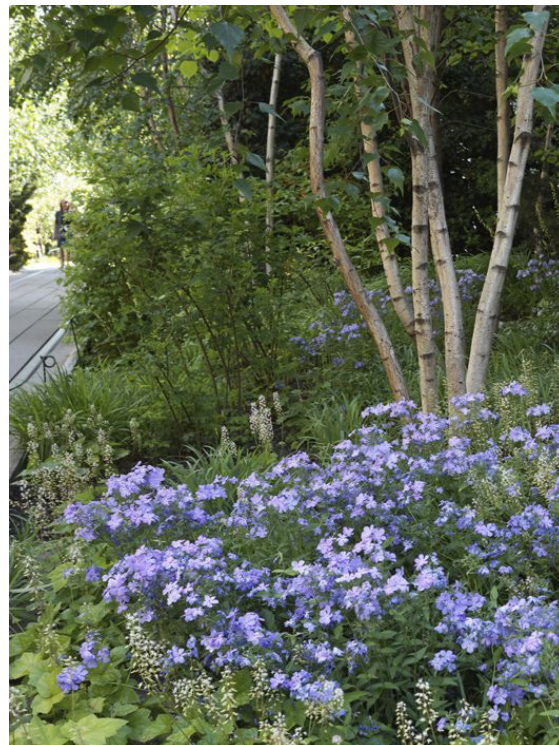
8.2 COURTYARDS

The courtyards are receiving many hours of sunlight. As a result these spaces have great potential to be used often by the residents for various social activities. The courtyards are proposed to be planted with a selection of plants, mainly native species and some more unusual yet very interesting.

The proposed planting combinations are being selected to provide visual interest year round and nectar to benefit insects for an extended period. A mix of deciduous and evergreen semi mature trees such as: Eucalyptus pauciflora, Prunus autumnalis, Pinus sylvestris, Paulownia tomentosa, Malus 'Evereste' and Betula pendula are used to bring maturity and interesting colour palette throughout the seasons in the courtyards. These trees are combined with selection of smaller multi-stem flowering trees is being proposed including varieties like: Magnolia 'Black Tulip', Acer 'Sango Kaku', Aralia elata and Cornus kousa. In areas with deeper soil bigger trees are dotted. Due to the fact that the courtyards are on a basement podium the planting will have to be installed in raised beds which means that these beds can be dry in the summer. A selection of drought tolerant herbaceous perennials such as: Perovskia atriplicifolia, Eryngium, Sedum 'Autumn Joy', Kniphofia, Agastache, Agapanthus and grasses such as Pennisetum, Calamagrostis and Stipa can grow there and thrive.

In more shady corners a selection of plants that can grow well in dry shade is being proposed. These plants include species such as: Dryopteris, Tetrapanax, Hostas, Digitalis, Anemone hybrida 'Honorine Jobert', Euphorbias and Helleborus varieties, to provide winter flowering and lush foliage effect. Finally a combination of spring and summer flowering bulbs is being selected to add an extra layer to the planting scheme and provide an ephemeral splash of colour. Such bulbs include: Lilium martagon, Fritillaria meleagris, white tulips, Watsonias, Anemone coronaria and Hyacinthoides non-scripta.

The planting generally is being selected to compliment the architecture, echoing the colour of the brick and other materials and provide a backdrop that will have visual interest throughout the seasons.



Multi-stem betula tree for swallow soil areas and under planting with more shade tolerant species



Raised planters to allow for tree planting. Under-planting with ferns foxgloves and herbaceous perennials. Such combination requires low maintenance and has extended flowering period



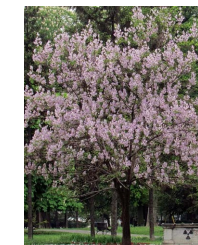
Residential courtyard planted with tulips en mass to provide early season interest



BIGGER TREES



Eucalyptus pauciflora



Paulownia tomentosa



Pinus sylvestris



Betula pendula

MULTI-STEM TREES



Magnolia 'Black Tulip'



Cornus Kousa



Aralia elata



Rhus typhina

UNDER-PLANTING



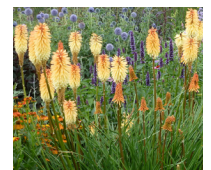
Eryngium



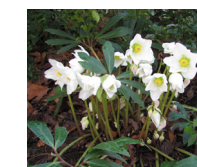
Perovskia



Agapanthus



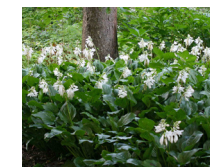
Kniphofia



Helleborus



Tetrapanax



Hosta



Euphorbia

BULB PLANTING



Lilium



Hyacinthoides



Fritillaria



Watsonia

8. PLANTING PROPOSAL

8.2 COURTYARDS

BLOCKS A COURTYARDS ZOOM-IN PLAN



BLOCKS D COURTYARDS ZOOM-IN PLAN



Tree planting

Symbol	Name	Specification
	Robinia pseudoacacia	Specimen, Rootball, 50cm girth, min 1m high

Shrub & Small trees Planting Specification

Acer palmatum osakazuki 20%, min 30l pot, min 3m high
Tetrapanax papyrifer 5%, min 20l pot
Daphne odora 5%, min 10l pot
Empothrium coccineum 5%, min 20l pot
Dicksonia antarctica 1.5%, min 30l pot
Aesculus parviflora 5%, min 20l pot
Aralia elata 5%, min 50l pot
Fatsia japonica 10%
Hamamelis mollis 5%, min 30l pot
Betula pendula 30%, min 20l pot multistem

Herbaceous Grasses and Bulbs:

Phyllostachys nigra
Hosta 'Big daddy'
Pachyphragma macrophyllum
Actaea simplex atropurpurea
Saxifraga umbrosa
Fragaria vesca
Geranium phaeum alba
Polygonatum odoratum
Carex pendula
Ajuga reptans
Asarum europaeum
Digitalis purpurea
Helleborus niger
Anemone honorine jobert
Bergenia bressingham white
Dryopteris filix-mas
Polypodium vulgare
Hakonechloa macra
Vinca minor
Bulbs:
Galanthus nivalis
Anemone blanda
Lilium martagon



8. PLANTING PROPOSAL

8.3 LINEAR PARKS

A similar planting strategy to the Stapolin Square is adopted for the parks. Durable planting that will require little maintenance. With the difference that the planting in the linear parks will have added plant species to boost the wildlife around the site. The linear parks are biodiversity pockets in the wider sub-urban context and they will be able to attract a number of insects, birds and small mammals. Wider variety of tree and planting species in addition to non native are proposed for these areas. Trees species such as: Sorbus pseudo-hupehensis, Pinus sylvestris, Quercus robur, Malus varieties, Cercidiphyllum japonicum, Gingko biloba and Heptacodium miconioides for late nectar.

Shrubs such as Viburnum plicatum, Euonymus alatus, Aesculus parviflora and Hamamelis molis will provide shelter and extended flowering period.

The under-planting is selected to tolerate shade and require low maintenance and look more natural with species like: Digitalis purpurea, Helleborus niger, Acanthus, Aster divaricata, Tiarella codifolia, Allium ursinum ferns and ground cover like Vinca, Gallium, Fragaria vesca and Geraniums.

Some areas will be left open to receive more sunlight and will be planted with perennial meadow plant types with ornamental grasses, herbaceous perennials and annuals that will self seed.

Blocks of mostly native woodland type bulbs are selected including: Hycanothoides non scripta, Galanthus nivalis, Convalaris majalis, Fritilaria melagris and Allium ursinum.



Multi-stem trees and blocks of ornamental grasses to protect the edge of the footpath

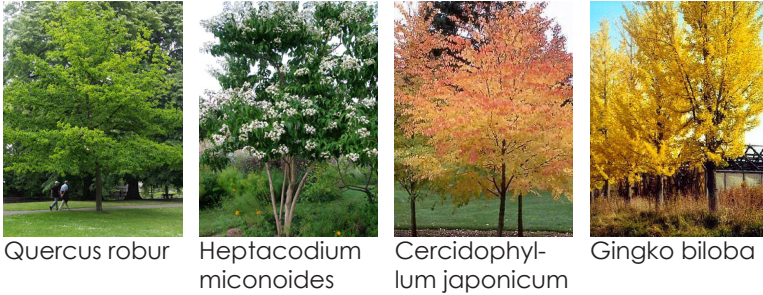


Combination of tree canopy and more wildlife friendly under-planting

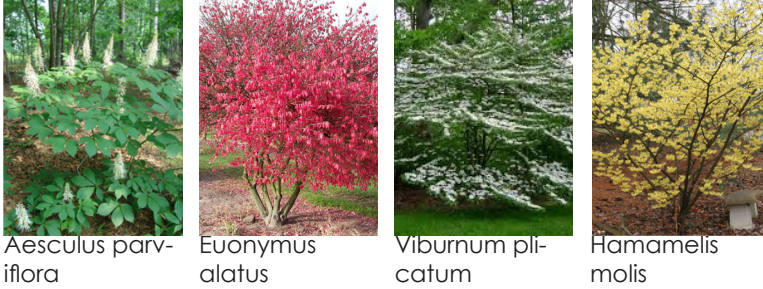


Urban orchard with fruit trees, under-planted with a wild-flower meadow mix

BIGGER TREES



MULTI-STEM TREES



UNDER-PLANTING



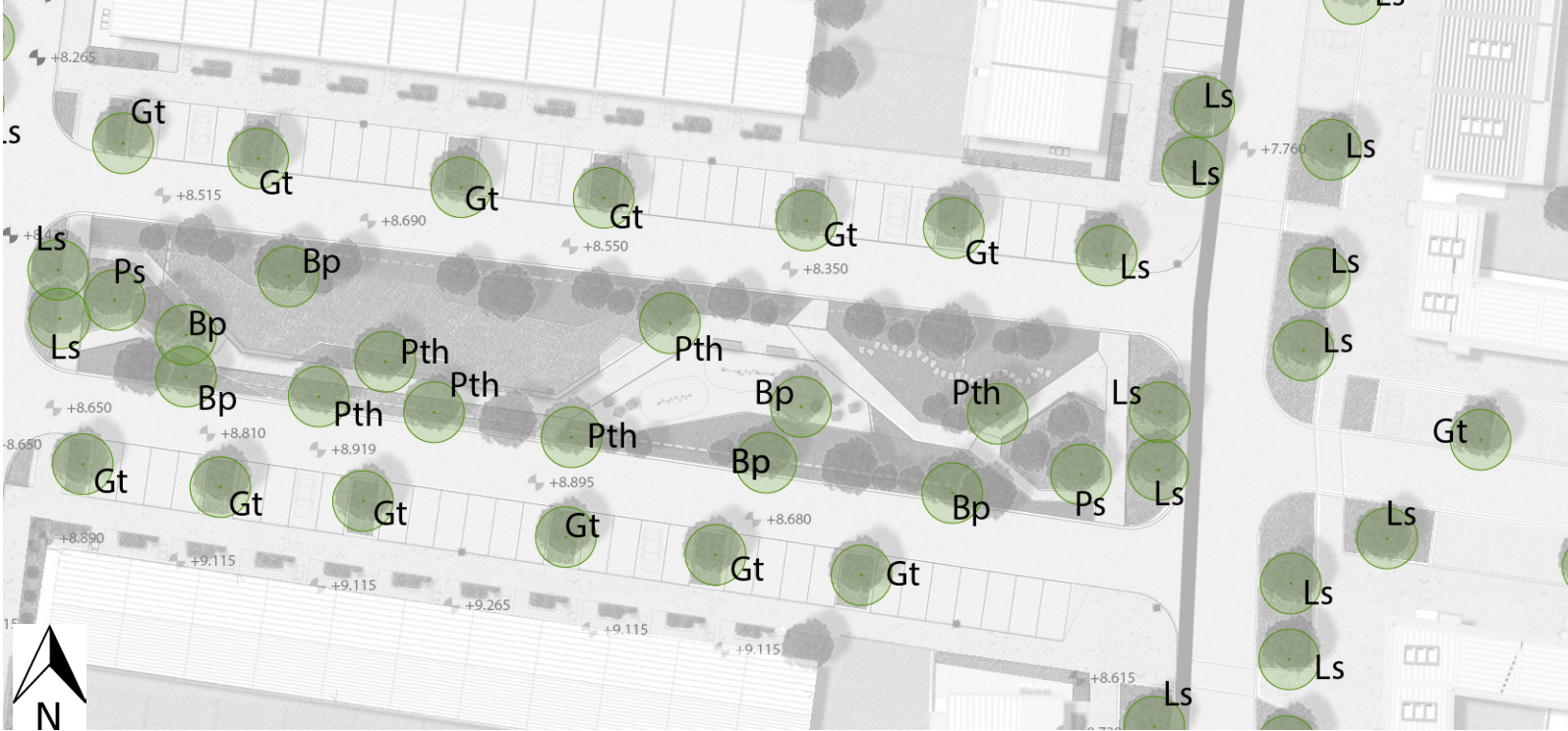
BULB-PLANTING



8. PLANTING PROPOSAL

8.3 LINEAR PARKS

SOUTHERN POCKET PARK, ZOOM-IN PLAN



LINEAR PARK, ZOOM-IN PLAN



Tree planting

Symbol	Name	Specification
Gt	Gleditsia triacanthos	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
Ls	Liquidambar styraciflua	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
Bp	Betula pendula	Rootball, 18-20cm girth min height 4m
Mgl	Metasequoia glyptostroboides	Rootball, 20-25cm girth min height 5m
Ps	Pinus sylvestris	Rootball, 18-20cm girth min height 4m
Pth	Prunus Tai-haku	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
Pc	Pyrus chanticleer	Rootball, 18-20cm girth min height 4m
Ls	Larix decidua	Rootball, 18-20cm girth min height 4m
Ms	Magnolia soulangeana	Rootball, 18-20cm girth min height 4m

Shrub & Small trees Planting Specification

Malus golden hornet 10%, min 30l pot, min 3m high
Euonymus alatus 10%, min 30l pot, min 3m high
Crataegus coccinea 5%, min 30l pot, min 3m high
Cornus kousa 10%, min 20l pot
Sambucus nigra black lace 10%, min 30l pot
Carpenteria californica 5%, min 10l pot
Crinodendron hookerianum 5%, min 20l pot
Aralia elata 5%, min 50l pot
Cotinus coggygria 5%, min 50l pot
Hamamelis mollis 5%, min 30l pot
Camellia sasanqua 5%, min 20l pot
Mahonia japonica, 10%, min 20l pot
Ilex aquifolium 10%, min 20l pot
Viburnum charles lamont, 5% min 30l pot

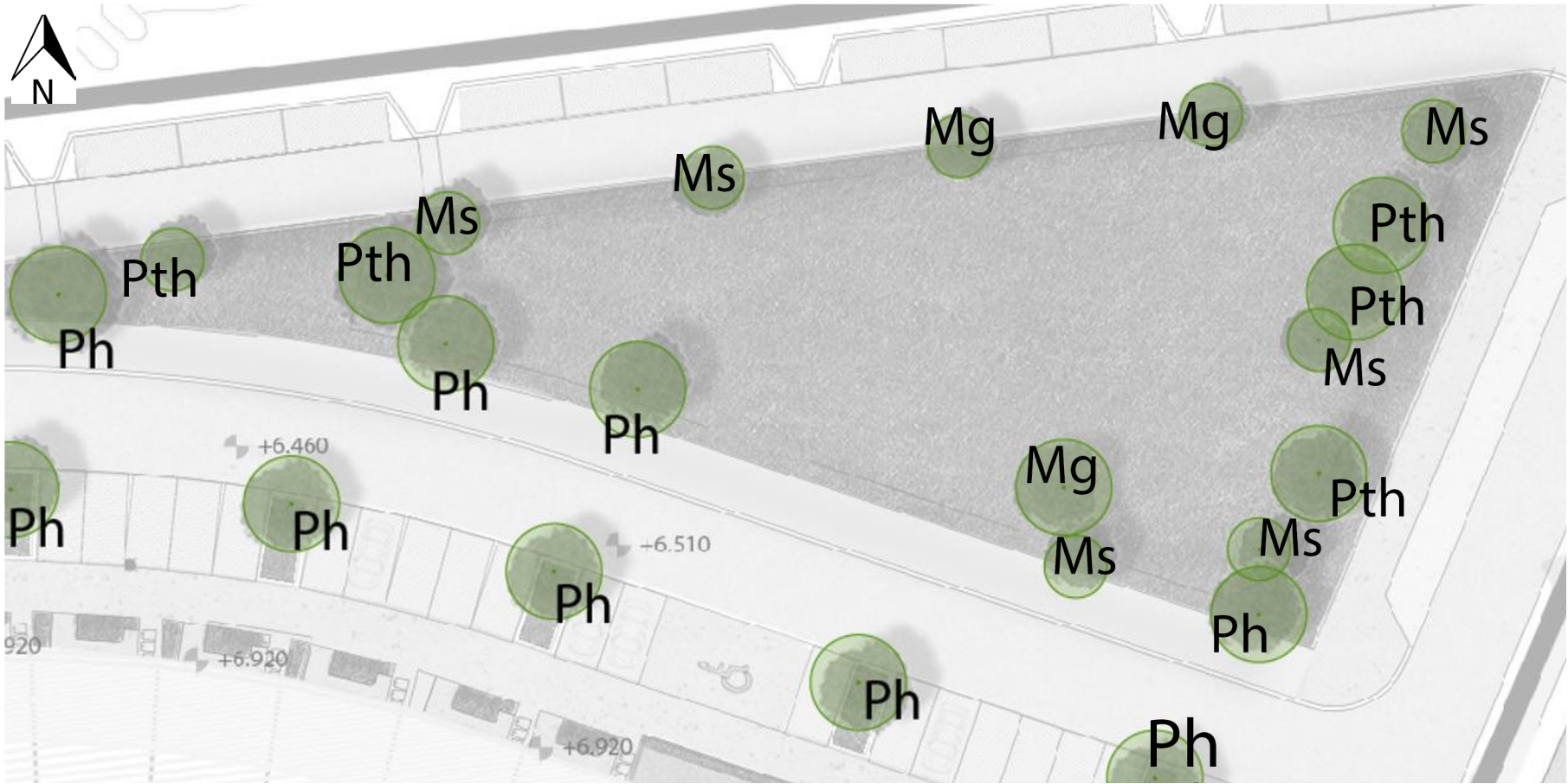
Herbaceous
Grasses and Bulbs

Shade mix:
Fargesia nitida
Acanthus mollis
Geranium Rozanne
Fragaria vesca
Carex pendula
Euphorbia melifera
Digitalis purpurea
Helleborus corsicus
Iris foetidissima
Bergenia bressingham white
Dryopteris filix-mas
Hakonechloa macra
Vinca minor
Bulbs:
Galanthus nivalis
Anemone blanda
Hyacinthoides non scripta





Herbaceous
Grasses and Bulbs:
Hosta halcyon
Pachyphragma macrophyllum
Fragaria vesca
Aster Caliope
Stipa gigantea
Agapanthus africanus
Echinacea purpurea paradiso mix
Eryngium giganteum
Achillea ptarmica
Rosmarinus officinalis
Rosa glauca
Rosa sea foam
Perovskia atriplicifolia
Tulbaghia violacea
Bulbs:
Narcissus minnow
Tulipa sylvestris
Muscari armeniacum
Narcissus Thalia
Fritillaria meleagris

8. PLANTING PROPOSAL

8.4 PARK



Tree planting

Symbol	Name	Specification
	Malus sylvestris	Rootball, 16-18cm girth, min3 high
	Prunus Tai Haku	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
	Platanus hispanica	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
	Metasequoia glyptostroboides	Rootball, 20-25cm girth, min height 5m

Swale planting mix

(35% of the total planting)
Herbaceous perennials:
Carex pendula 10%
Iris versicolor 10%
Iris pseudacorus 10%
Dierama pulcherrimum 5%
Echinacea purpurea 15%
Calamagrostis karl foerster 15%
Dryopteris filix-mas 15%
Hakonechloa macra 10%
Hemerocallis 'Arctic snow' 10%
Bulbs:
Allium sphaerocephalon
Camassia leichtlinii
Lilium martagon

Swale meadow mix

(65% of the total planting)
Perennial meadow mix seeds 5gr/m2, including:
Birdsfoot Trefoil, Corn Marigold, Corncockle, Cowslip, Devils Bit Scabious, Eyebright, Meadow Buttercup, Fleabane, Greater Trefoil, Marsh Marigold, Marsh Cinquefoil, Lesser Knapweed, Scented Mayweed, Meadowsweet, Ox-eye Daisy, Purple Loosestrife, Ragged Robin, Red Bartsia, Red Campion, Red Clover, Ribwort Plantain, Selfheal, Sorrel, Water Avens, Wild Angelica, Yarrow, Yellow Flag Iris, Yellow Rattle.
Plug planting, 10/m2:
20% Succisa pratensis
20% Eupatorium cannabinum
20% Achillea millefolium
20% Centaurea scabiosa
20% Iris pseudacorus

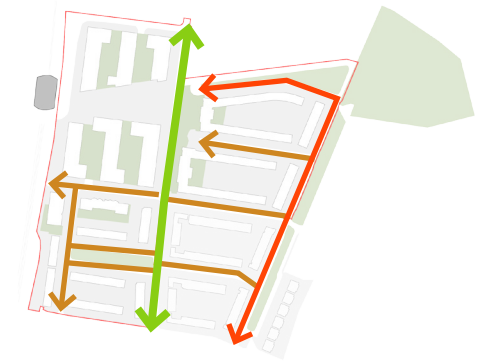
8. PLANTING PROPOSAL

8.5 PUBLIC REALM

A certain tree planting strategy is being proposed in different character areas to create an overall dynamic to the scheme.

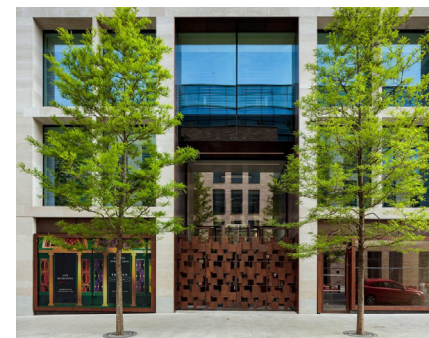
These trees are underplanted with a variety of plants that are very durable and require minimum maintenance.

A percentage of native plant species is being selected such as: *Carex pendula* and *Dryopteris filix mas* that are evergreen and very strong, and a number of non native grasses, ground covers and herbaceous perennials that will thrive in urban planting conditions and help to boost the biodiversity on site, including: *Sarcococca confusa*, *Rosmarinus officinalis*, *Stipa gigantea*, *Echinacea purpurea*, *Libertia grandiflora*, *Epidendrum*, *Hakonechloa macra* and *Euphorbia* varieties. Finally a mix of semi aquatic plants used in rain gardens are proposed to be planted along the swales so that will be more beneficial yet more interesting, including plants as: *Butomus umbellatus*, *Typha latifolia*, *Iris versicolor*, *Filipendula ulmaria*, *Rudbeckia fulgida*, etc

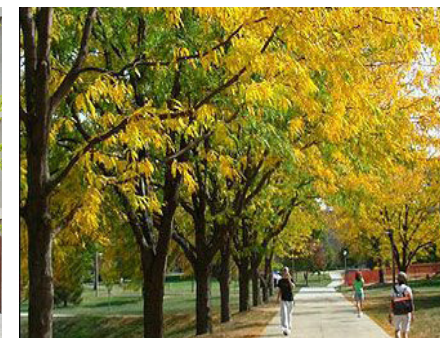


Quiet Streets

These are the streets surrounding the 2 story houses: Racecourse Drive, Racecourse Lane, Racecourse Park, Racecourse Grove, Stapolin Court are proposed to be planted with *Gleditsia triacanthos*, trees that grow airy and spread nicely and they have a warm yellow Autumnal colour, a hint that you are located in the quieter zones of the development.



Mature *Gleditsias*, Molesworth Street, Dublin, BSLA project



Gleditsia autumn colour, in a sub-urban context



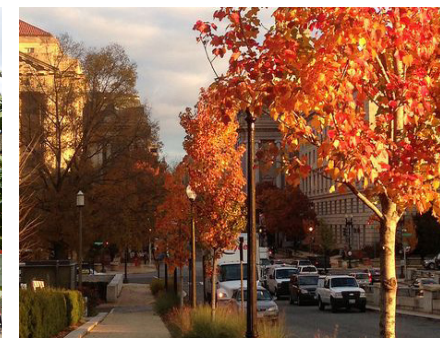
Gleditsia autumn colour foliage

Busy streets

These are the streets that take more vehicular traffic and they are used by more pedestrians, streets that they are more active, including the Red Arches Road, The Longfield Road, The Racecourse Close and the Racecourse way. For these trees the *Liquidambar styraciflua* trees are selected due to their good nature in urban environments and their spectacular red Autumn colour that will make these streets look very much alive.



Liquidambar trees in an urban setting



Liquidambar street trees with autumn foliage



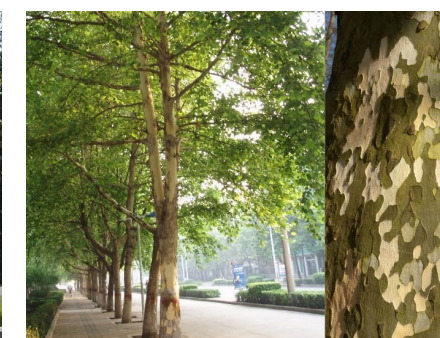
Liquidambar autumn colour foliage

Boulevards

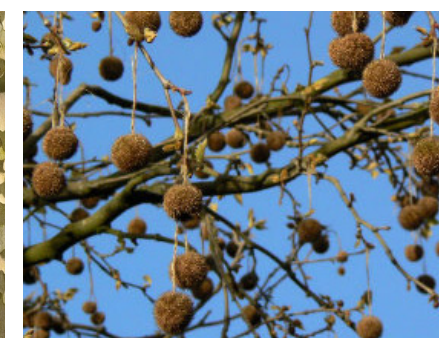
These are the streets that are wider and have space for bigger trees. *Platanus hispanica* is being used as boulevard planting in Europe and can grow to a very tall specimen tree, it has very interesting trunk and in winter season, the seed heads are very interesting.



Plane trees in an urban setting



Plane street trees trunk pattern



Plane trees seed heads

TREE UNDER-PLANTING



Carex pendula



Dryopteris filix mas



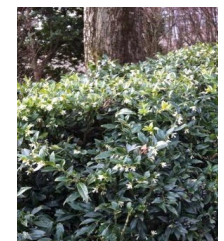
Hakonechloa macra



Euphorbia amygdaloides



Libertia grandiflora

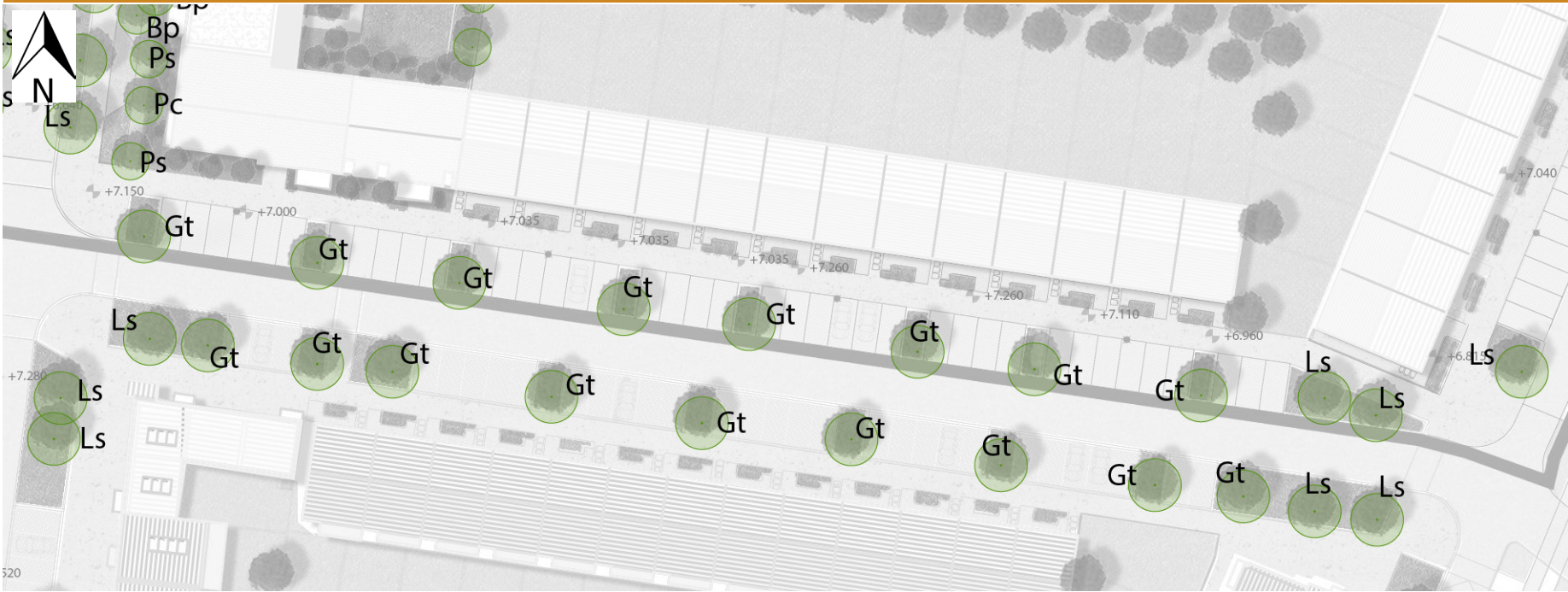


Sarcococca confusa

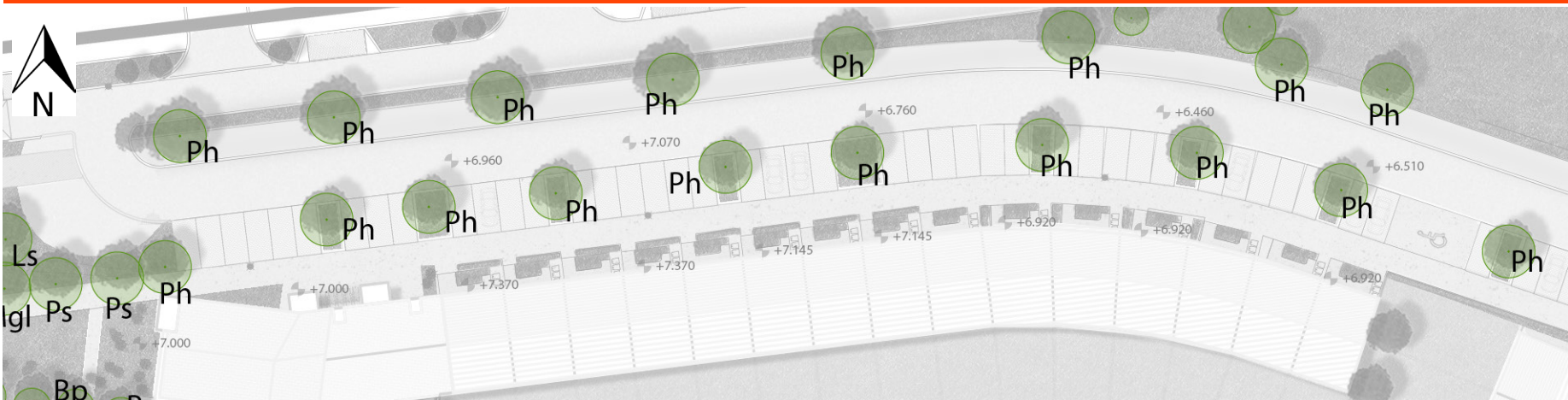
8. PLANTING PROPOSAL

8.5 PUBLIC REALM

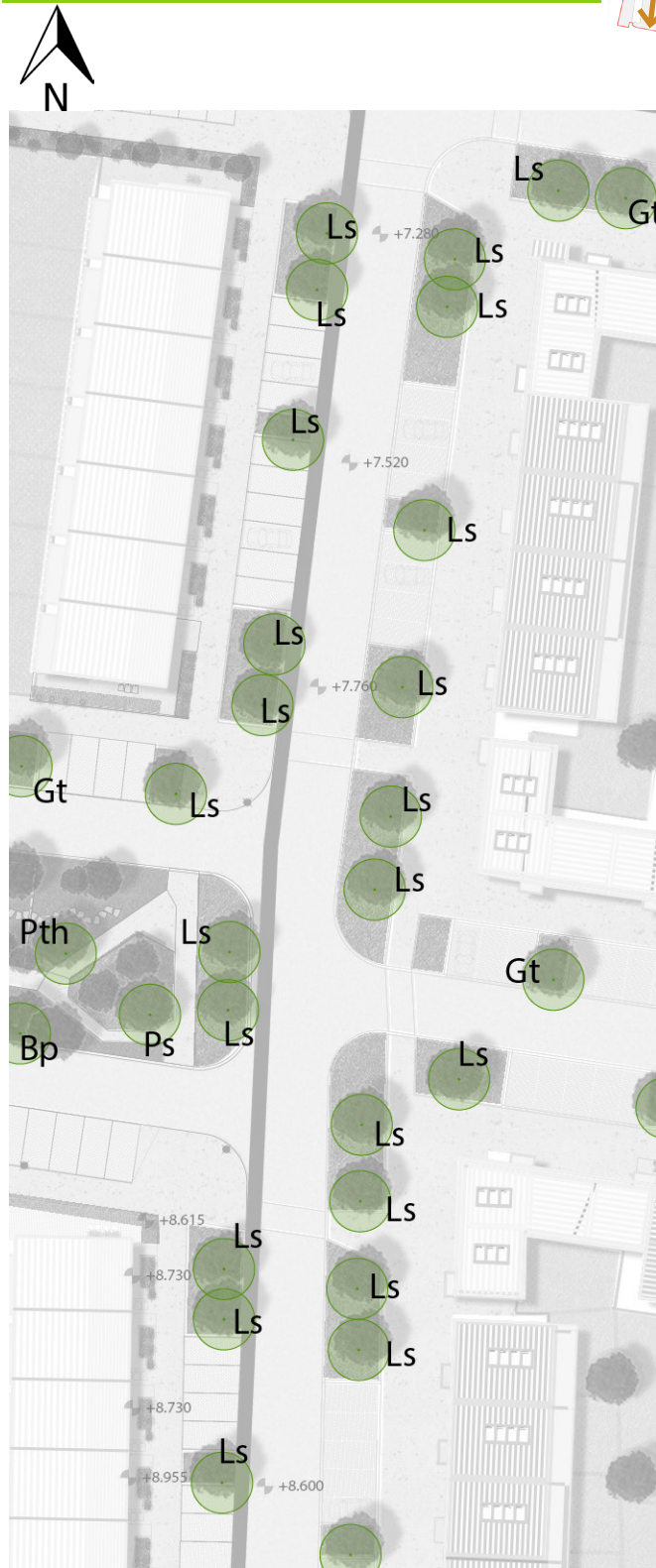
QUIET STREETS ZOOM IN PLAN



BOULEVARD STREETS ZOOM IN PLAN



BUSY STREETS ZOOM-IN PLAN



Tree planting

Symbol	Name	Specification
Gt	Gleditsia triacanthos	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
Ls	Liquidambar styraciflua	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m
Ph	Platanus hispanica	Rootball, 20-25cm girth min 1.8m clear stem, min height 5m

Tree pits under-planting

Shade mix
Herbaceous perennials:
Carex pendula 10%
Euphorbia characias 10%
Digitalis purpurea 10%
Helleborus harvington hybrids 5%
Anemone honorine jobert 15%
Bergenia bressingham white 15%
Dryopteris filix-mas 15%
Hakonechloa macra 10%
Vinca minor 10%
Bulbs:
Hyacinthoides non-scripta
Anemone blanda
Lilium martagon

Tree pits under-planting

Sun mix
Herbaceous perennials:
Miscanthus autumn red10%
Stipa gigantea 10%
Lavandula angustifolia 10%
Melianthus major 5%
Agapanthus africanus 15%
Echium pininana 5%
kniphofia mango popsicle 10%
Echinacea pallida 15%
Zantedeschia aethiopica 10%
Sedum autumn joy10%
Bulbs:
Narcissus thalia
Allium sphaerocephalon
Nerine bowdenii

9. SUDs



There is a degree of SUDs provided for within the development of Baldoyle GA01.

All car parking spaces are proposed to be laid with permeable paving to accommodate for some of the on surface water run-off. There are also swales which are a functional feature and add a green and natural effect to the streets, these swales are being planted with a selection of 'rain garden' plants that will be able to tolerate seasonal flood and drought. In addition a great deal of grassed and planting areas will drain the water naturally.

These features (permeable paving and the swales), accommodate a small percentage (10%) of the entire surface water drainage. General surface water is drained to the attenuation pond as permitted under F16A/0412 provided in the North of the site.

For further details on SUDs strategy please refer to the Cronin Sutton Consulting drawings.

SWALE PLANTING



Iris versicolor



Butomus umbellatus



Typha latifolia



Filipendula ulmaria



Rudbeckia fulgida



Calamagrostis 'karl Foerster'

10. MAINTENANCE
10.1 TAKING IN CHARGE



An important aspect of a successful landscape design is establishing appropriate maintenance in order to retain the quality and the effect of the proposal.

In Baldoyle Development it is proposed that all the streets, kerb to kerb, would be taken in charge by the council so they are designed with the F.C.C. standards. All the remaining landscape is proposed to be maintained under a selected management company which will be appointed prior to occupation. The management company will be responsible for the management and maintenance of the scheme including the upkeep of the landscape elements. As landscape architects we will providing a detailed maintenance programme to the managing company explaining all the maintenance works that need to be carried monthly in regards the planting and hard landscape.

There are certain places such as the linear park and the pocket park that are designed to match the taking in charge standards of the council in case a need in the future arises.

- Area to be taken in charge
- Area designed to be potentially taken in charge

10. MAINTENANCE

10.2 GENERAL MAINTENANCE

From previous experience in other projects we did have some lessons learned in regards material selection and suitable planting.

A careful selection of planting species along with a regular and continuous maintenance is key for achieving thriving, lush and well looking planting for years to come. Apart from the standard maintenance documents that are included in the contract and last normally for up to two years, we always produce maintenance manuals and calendars which explain each task that has to be carried out in every month of the year in each of the planting areas. Apart from this, we arrange workshops with the management companies which cares after the property in order to make sure that the planting is looked for as per instructions.

In the maintenance of water feature, a selection of the best specialist and clear guidelines will achieve a successful and long-lasting effect. Generally, water feature plant-rooms will be maintained by experienced water feature technical teams, usually as 'an add on' maintenance by the water feature installers.



Lush planting in the courtyards of Lansdowne Place, 2020



Planting and water feature in Lansdowne Place, 2020



Planting in Nano Nangle Centre, 2017



Water feature in the courtyard of Lansdowne Place, 2020



Planting in Lansdowne Place, 2020



Contemplative garden in Nano Nangle Place, August 2017.

