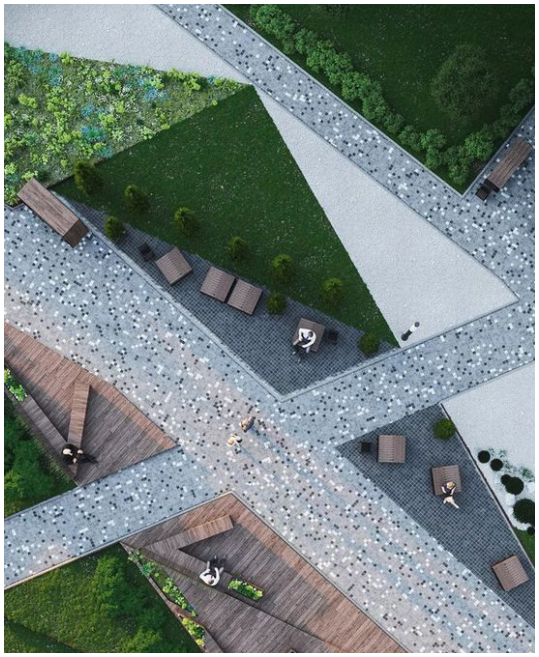
September 2024

PARKMORE RESIDENTIAL DEVELOPMENT

PARKMORE, LONG MILE ROAD, DUBLIN



Landscape Design Statement

LRD STAGE 3

WATFORE LTD
(DAIRYGOLD)

NMP
LANDSCAPE ARCHITECTURE

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Niall Montgomery + Partners Landscape Architects have been engaged by Watfore Ltd (Dairygold) to collaborate with Reddy Architecture to develop lands at Parkmore Industrial Estate.

The development will comprise a Large-Scale Residential Development (LRD) on a site at Parkmore Industrial Estate, Long Mile Rd, Robinhood, Dublin, 12. The proposed development will comprise the demolition of existing industrial units, and construction of a mixed use, residential-led development within 4 no. blocks ranging in height from 06 to 10 storeys over semi-basement. The development will comprise the following: 436 no. apartments (studios; 1 beds; 2 beds and 3 beds) with commercial/employment units, creche, café and library. Provision of car, cycle and motorbike parking. Vehicular accesses from Parkmore Estate Road and additional pedestrian/cyclist accesses from the Long Mile Road and Robinhood Road. Upgrade works to the estate road and surrounding road network. All associated site development works and services provision, open spaces, ESB substations, plant areas, waste management areas, landscaping and boundary treatments.

This report and design approach is written with reference to the **South Dublin County Development Plan 2022-2028** specifically acknowledging the following objectives:

Chapter + section 4.2.3 Climate Resilience – Urban Greening – interventions which raise quality and quantity and access of urban green spaces: as included in design proposal the provision of a pocket park, verdant courtyards, bio-retention tree pits, rain gardens, and indigenous tree and shrub planting. Interventions such as bat boxes and habitat hotels have also been included.

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SuDS): as demonstrated in the open tree pits with sufficient depth to allow for attenuation and inclusion of rain gardens with aquatic and emergent planting.

GI5 Objective 6: To provide more tree cover across the county, in particular to areas that are lacking trees: as demonstrated in the net gain tree planting for the site and plant palette attached to drawing schedule.

INTRODUCTION 0.0

0.1 Design Response to LRD Opinion

1.1 Layout Modifications for Public Open Space & Pedestrian Infrastructure

Refer to Landscape Design Statement - 3.1 - (Landscape Strategies - Open Space Plan)
Refer to Landscape Pack - L1-100-1 & L1-100-2 (General Arrangement Plan), L1-101 (Open Space Plan)

1.2 Walkinstown Park Connection & Site Boundary Considerations

Refer to Landscape Design Statement - 3.1 - (Landscape Strategies - Open Space Plan)
Refer to Landscape Pack - L1-100-1 & L1-100-2 (General Arrangement Plan)

1.9 Boundary Treatment & Screening for Block D Interface

Refer to Landscape Design Statement - 3.4 - (Landscape Strategies - Boundary)

3.1 SuDS & Surface Water Attenuation Enhancements

Refer to Landscape Design Statement - 3.7 (Landscape Strategies - Water Attenuation)
Refer to Landscape Pack - L1-802-2 (Bioretention Details)

3.5 Compliance with Green Infrastructure Policies in the Development Plan

Refer to Landscape Design Statement - 1.1 (Green Infrastructure Network)

3.6 Play Plan Requirements

Refer to Landscape Design Statement - 3.7 (Landscape Strategies - Play + Exercise)
Refer to Landscape Pack - L1-102 (Play Strategy Plan)

3.7 Street Furniture and Exercise Equipment

Refer to Landscape Design Statement - 3.6 (Landscape Strategies - Parking + Furniture)
Refer to Landscape Pack - L1-100-1 & L1-100-2 (General Arrangement Plan)

3.8 Placemaking and Linkages to Nearby Services

Refer to Landscape Design Statement - 3.2 (Landscape Strategies: Accessibility + Circulation)
Refer to Landscape Pack - L1-100-1 & L1-100-2 (General Arrangement Plan)

4.7 Green Infrastructure Plan

Refer to Landscape Design Statement - 1.1 (Green Infrastructure Network)
Refer to Landscape Pack - L1-100-1 & L1-100-2 (General Arrangement Plan)

4.8 Green Score Factor

Refer to Landscape Design Statement - 5.0 (Green Score Factor)

4.9 Street Tree planting Plan

Refer to Landscape Design Statement - 3.5 (Landscape Strategies: Proposed Trees)
Refer to Landscape Pack - L1-100-1 & L1-100-2 (General Arrangement Plan)

4.10 Landscape Scheme

Refer to Landscape Design Statement (All)
Refeer to Landscape Pack - (All)

4.11 Tree Management Plan

Refer to Landscape Design Statement - 7.0 (Appendix)

4.12 Play Area Design

Refer to Landscape Design Statement - 3.7 (Landscape Strategies - Play + Exercise)
Refer to Landscape Pack - L1-102 (Play Strategy Plan)

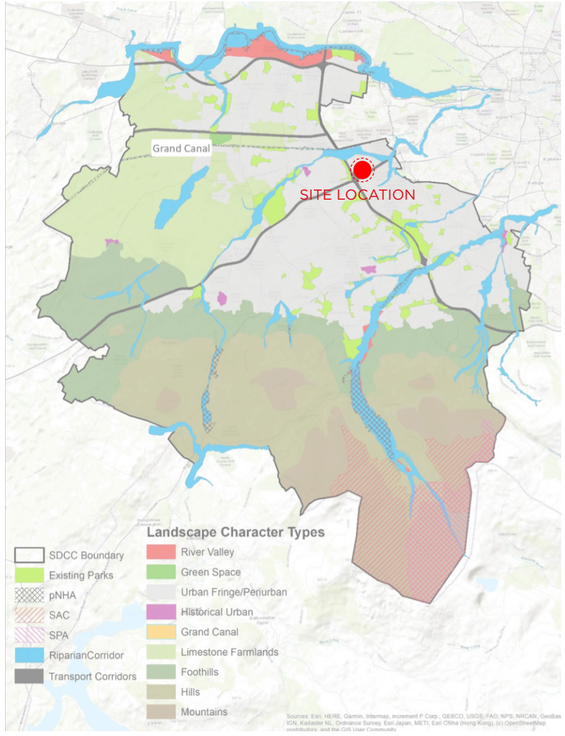
4.13 Exercise Equipment

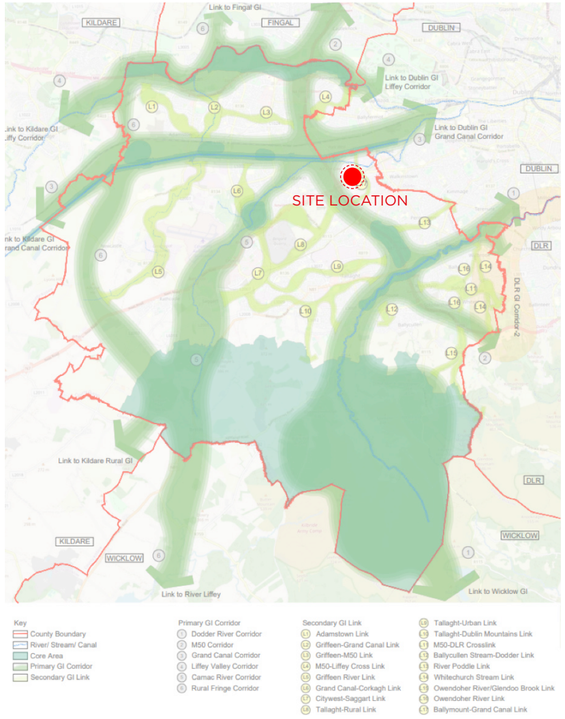
Refer to Landscape Design Statement - 3.7 (Landscape Strategies - Play + Exercise)
Refer to Landscape Pack - L1-102 (Play Strategy Plan)

CONTEXT 1.0

1.1 Green Infrastructure Network

Site Plan showing the development site in the context of wider GI





The South Dublin County Development Plan (2022-2028) promotes the integration of Green Infrastructure (GI), defined as:

" a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as water purification, air quality, space for recreation and climate mitigation and adaptation. "

In alignment with SDCC Green Infrastructure plan, Parkmore is stitched into the green fabric of the wider Development Zone. As an integral piece of the quilt, it will provide native planting species to mitigate habitat fragmentation and improve biodiversity. The strategic position of the site serves as a stepping stone between Walkinstown Avenue park to the South East and Robin Hood Road road to the north west, providing enhanced connectivity to the wider strategic network.

The landscape creates a threshold between the residential units and natural assets to create multifunctional outdoor space that contributes to the stormwater management. A series of rain gardens filter pollutants and help improve air quality and water quality as well as preventing flooding by controlling surface water runoff.

From a placemaking perspective, assets such as community allotment gardens in the courtyards provides an opportunity for healthy physical recreation and social engagement, and also can play an important role in improving local biodiversity. A series of natural and informal play opportunities utilise boulders, logs, mounded lawns to stimulate children's imagination and while retaining the intrinsic value of nature.

The planting palette will favor native pollinator species and low-maintenance fern and shaded gardens while reducing the need for pesticides. The rain gardens will be in alignment with SDCC guidelines and feature emergent aquatic vegetation which acts with flow, sediment and topography to influence water attenuation and form natural habitats.

Protection of Existing GI Assets:
Preserving Walkinston Park and Robinhood Road while improving their connectivity through the incorporation of a public green central corridor.

Continuation of Existing Bio-Retention Areas:
Enhancing surface water treatment along the streets follwing the natural slope of the site without disrupting the GI corridor.

Integration of Proximate GI Core Characteristics:
Creating green courtyards and pocket park , promoting tree planting to reflect and reinforce the ecological and environmental assets of the surrounding GI core.

1.2 Existing Site Conditions

Micro-climate

The site will benefit from positive solar gain as the adjacent development induatrial buildings do not overshadow. Open space, seating and gathering areas will be arranged to take advantage of this. In the same way, the predominant north westerly winds will be sheltered from through tree planting and orientation of space and proximity to built form.

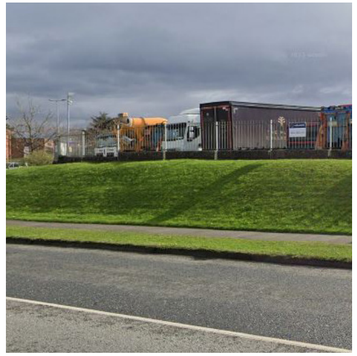
Access + Connections

The site has existing infrastructure in place to connect with the wider area, future and current phases around the Parkwest and Clondalkin areas. It borders Long Mile Road to the north, Robinhood road to the west and Parkmore Industrial Estate to the east.

Existing Vegetation

Existing vegetation is sparse and found only on boundaries in isolated areas as scrub or formal tree plantingon streets at interface of site. Planting on stream is of scrub-like character, Ref. to Arborist report for further detail.

Topography



Topography can be characterised as even and with localised sloped embankments to traverse. The site falls gently overall from south east to north west over just a few meters with some uneven areas.

Areal View of the Site

1.3 Site Existing Views

View 1: View facing the junction at Long Mile Road

View 2: View of the site along the western boundary

View 3: View Facing the Robinhood Road

View 4: View Facing the Site from the North East Corner

View 5: View along the eastern street next to Parkmore Industrial estate

View 6: View of the green link on the south east corner of the site