Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Applicant:

Greenacre Residential DAC

PARKLANDS LRD1

PLANNING APPLICATION

Modifications to Parklands Pointe Apartments SHD ABP-305563-19

Fortunestown Lane & Parklands Parade,

Saggart, Co.Dublin.

Landscape Design Statement

May 2024

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

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CGI of the southern front of the Proposed Development

1. SITE AND CONTEXT

Site and Context

View from Southeast of the Site of the Proposed Development

View from Northeast of the Site of the Proposed Development

This Design Statement refers to the Landscape Architecture project within the S*trategic Housing Development for Fortunestown Lane in Saggart, Co. Dublin.*

There was a previous application wich has been giver permission being the current proposal an amendment.

This document should be read in combination with the following drawings, submitted with this Design Statement:
- Landscape Master Plan
- Green Infrastructure Plan
- Bio-retention areas (sections)

The 4.237 ha subject greenfield site is located to the north of Fortunestown Lane, northeast of Saggart. The lands are currently undeveloped, previously providing the site compound and storage for development to the north. The Luas red line terminates at the Saggart stop, adjacent to the site at its southern boundary.

The surrounding area is characterised by new residential development to the north (soon to be completed development permitted under SHD3ABP-300555-18).

It is located west of the established residential developments of City west including Cuil Duin; south of the permitted residential development. The subject site was included in that application as future development, Character Area no. 6.

The subject site is zoned for residential development with a local centre and a local square to relate to the existing Luas stop.

A robust site strategy is proposed, that will harness the significant amenities of the location to deliver a quality, sustainable residential neighbourhood, maximising the potential of an important greenfield site in close proximity to Saggart Village & the last stop of the Luas red line.

The site, generally rectangular in form, is an unmanaged green-field site of open character, with the topography primarily quite flat , and with the borrowed landscape of the Dublin/ Wicklow mountains to the south.

It is bounded by a temporary construction fence in the northern and eastern limits. In the southern limit there is a wooden fence that separates the Site from the LUAS line. There is no physical barrier in the western fence, with a mound and some existing vegetation in this area of the Site.

Where ever possible the existing landscape character will be retained as well as some of the landscape features.
There were none important features identified in the Site and around the site borders.
There is a tree line with a 7.5 meter spacing, on the exterior site of the southern fence that will be kept with this application. These are still young trees with a medium four meters height canopy.

Existing Landscape Character

View from Southwest of the Site of the Proposed Development (close to the LUAS station)

view of Cuil Duin and the Luas line to the south boundary of the site

view of existing swale at Cuil Duin

View from Southwest of the Site of the Proposed Development

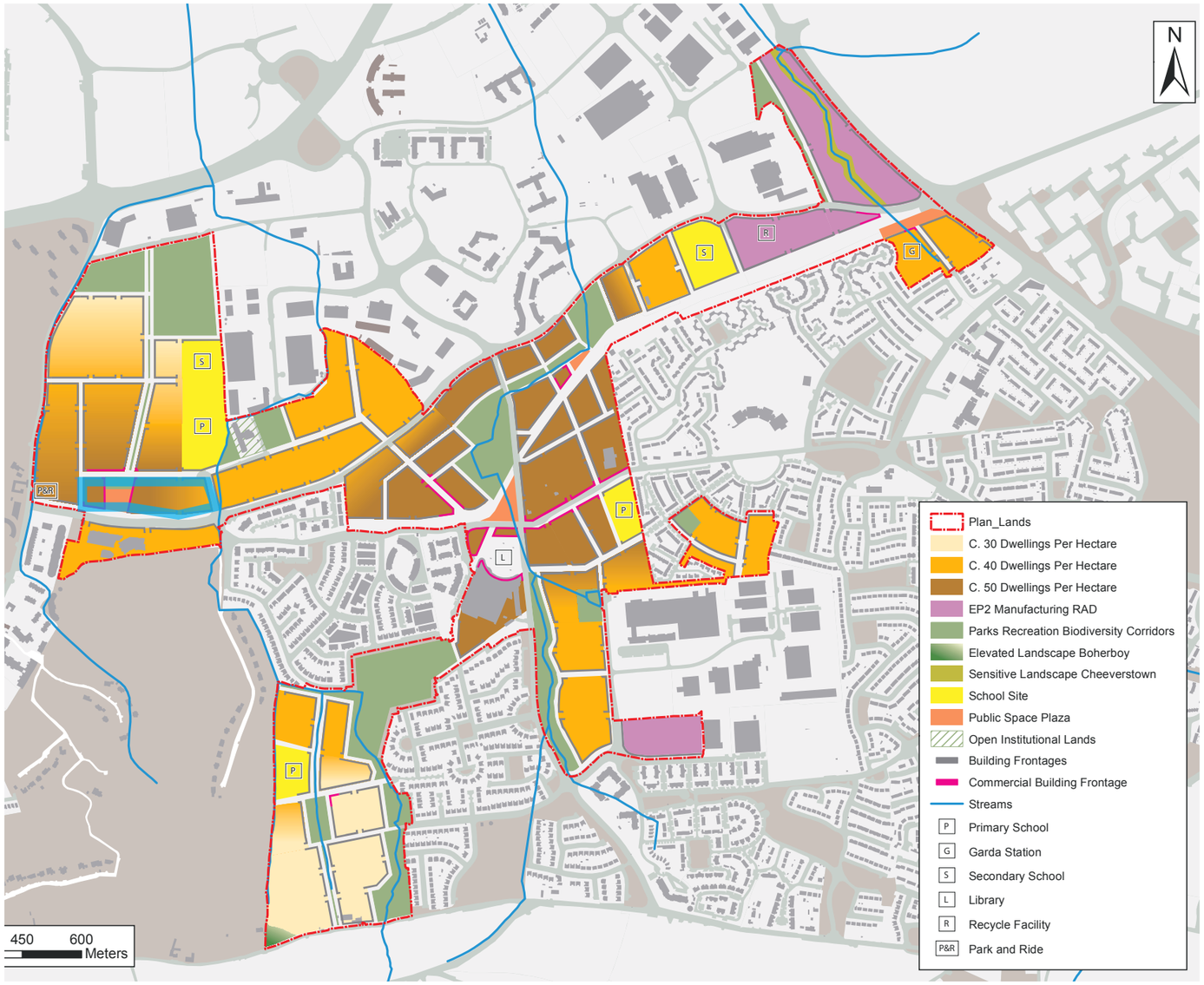
view of existing Saggart Luas Stop adjacent south boundary with electricity substation

view looking west

Site and Context

Aerial map of site outlined (source: Google Earth)

LAP - Fortunestown



Land Use & Density Framework
figure by Darmody Architects

green infrastructure strategy
figure by Darmody Architects

accessibility & movement strategy
figure by Darmody Architects

land use & density strategy
figure by Darmody Architects

In summary, in keeping with the SDCC LAP Fortunestown LAP May 2012, the urban design & built form objectives of the Masterplan aim to achieve a vibrant district, focused on the Luas with the creation of new neighbourhoods with individual characters with strong links to each other and the existing adjacent neighbourhoods.

The Masterplan will achieve a balanced mix of residential accommodation, active publicly accessible units off the Local Square & a network of safe usable external landscaped spaces in association with the future civic developments and school facilities

Here we identify the subject site outlined with a blue line on LAP extract diagrams & the following Sections aim to address the strategies relevant to this area.

Context & Connections
Location of the site - Gateway Site

Aerial Map highlighting the site & its contours in context - contours at 250mm level difference
figure by Darmody Architects

The lands around Fortunestown, Citywest and Boherboy have undergone significant changes in the last fifteen years or so. Substantial residential and commercial development has transformed the area from a rural area to a developing outer suburb.

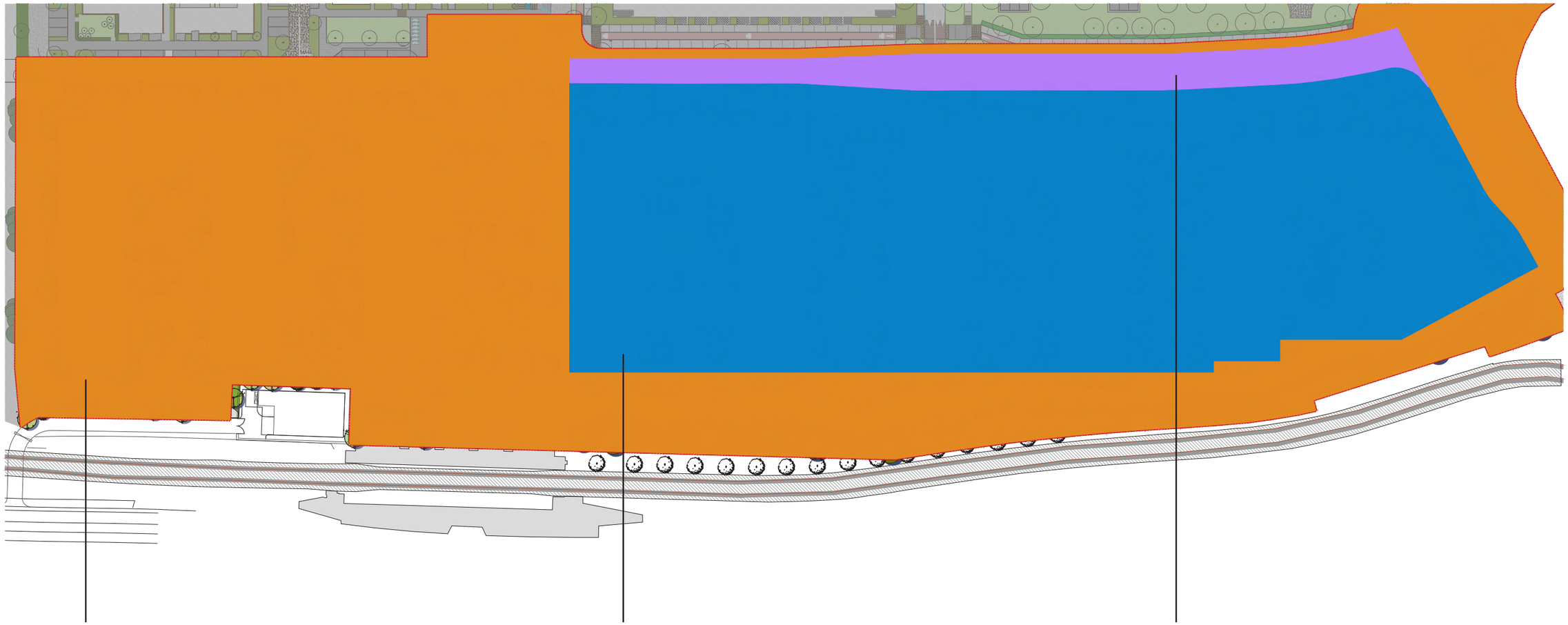
The site is considered a Gateway site of Citywest located in close proximity to Saggart Village & Citywest Shopping Centre & adjacent the Luas stop. It measures 4.237 ha (indicated by the dashed red line).

The site analysis diagram is based on the adopted Fortunestown LAP 2012 & includes the permitted residential developments to the north (Parklands) & east (Cuil Duin), both under construction.

2. LANDSCAPE DESIGN

Landscape Masterplan

Current Proposed Development Scheme

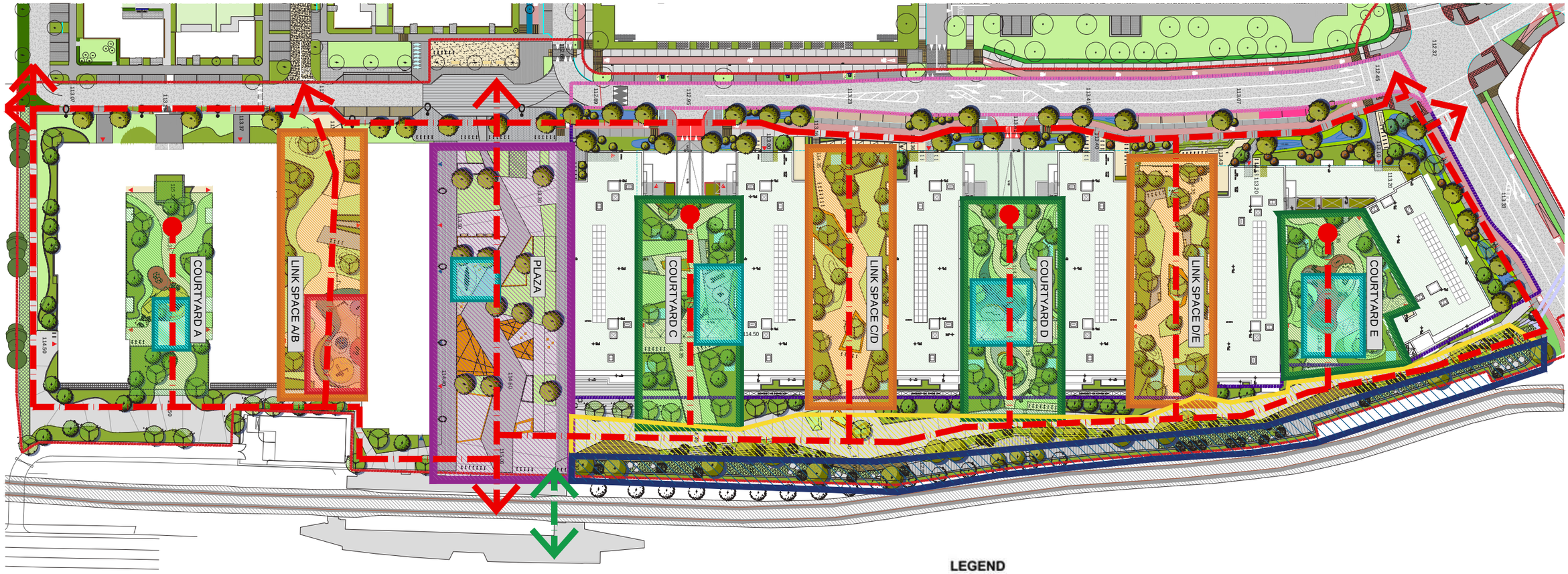


PERMITTED APPLICATION
(orange)

CURRENT AMENDMENT APPLICATION
(blue)

CURRENT AMENDMENT APPLICATION - Road markings review
(magenta)

Landscape Masterplan and Strategy

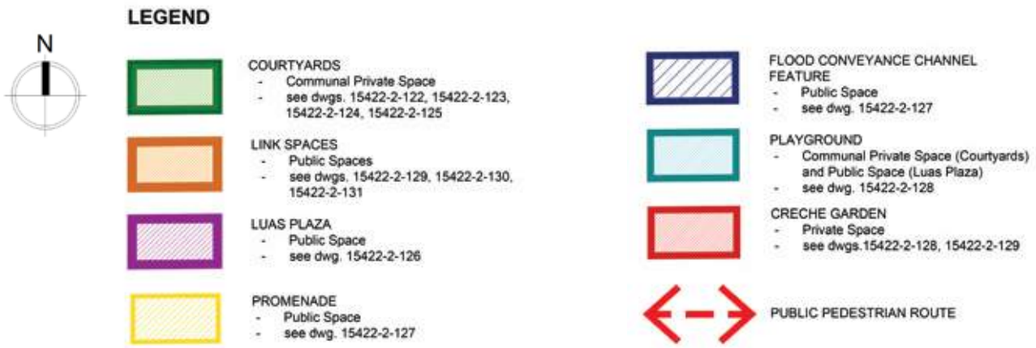


The apartment blocks are arranged to create a distinctive new urban neighbourhood adjacent the LUAS station on Fortunestown Lane to the south and the new access road to the wider development to the north. The buildings create a strong built urban edge to the these roads and create a suite of place types as set out in the diagram above.

To the south / LUAS edge – the promenade and swale feature:

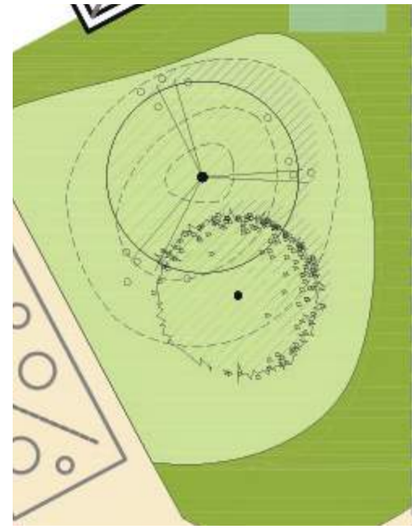
- A central plaza adjacent the LUAS station in keeping with the LAP requirements.
- A series of link spaces running south-north across the site.
- A series of Courtyards internally within the blocks for residents uses.
- Various play facilities including the crèche garden set within the above matrix of spaces.

These spaces are explained in more detail on the following pages.



Promenade and Flood Conveyance Channel

Promenade Character



Activities - use of space

The promenade is a walking route designed as a distinctive urban pedestrian corridor leading from the plaza / LUAS station along the corridor between the apartment buildings to the north and the LUAS line to the south, connecting to the school to the north east and further east to Cuil Duin. The promenade connects to the various courtyards and links crossing the site.

The promenade is a linear park overlooked by the apartments and bordered by the flood conveyance channel feature along the LUAS line. A ground concrete surface with details in stone forms the surface with seating areas, trees and shrubs providing amenity and interest.

Shrubs along the apartment edges deter pedestrian access and maintain privacy.

Promenade
No changes in this area in the current application

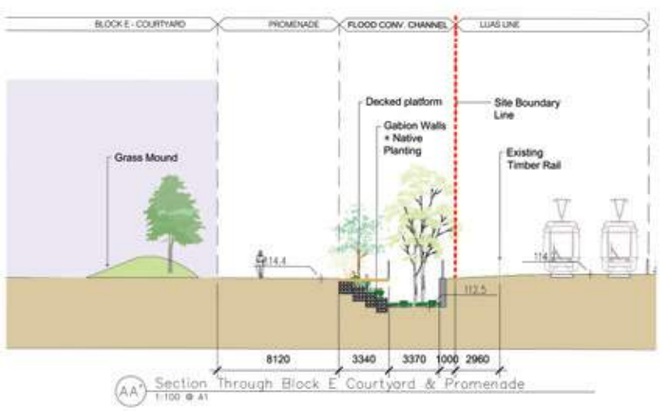
Flood Conveyance Channel Feature

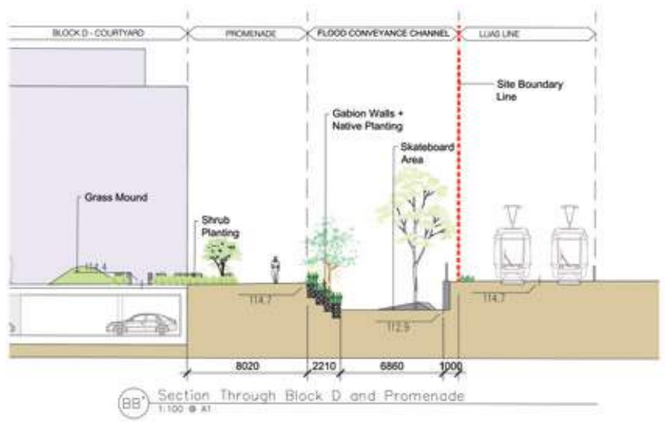
Flood Conveyance Channel Character

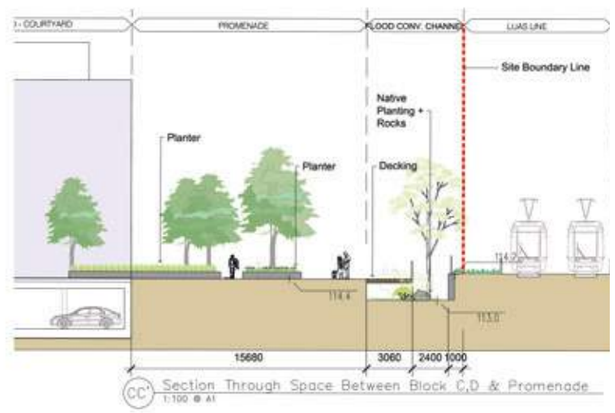
Activities - use of space

To intercept flood waters off Fortunestown Lane a large attenuation capacity is required along the sites southern boundary. Rather than a tank or linear concrete canal, which will only occasionally carry water, a more varied landscaped flood conveyance channel feature will be constructed taking the form of an abstract dry river channel with:

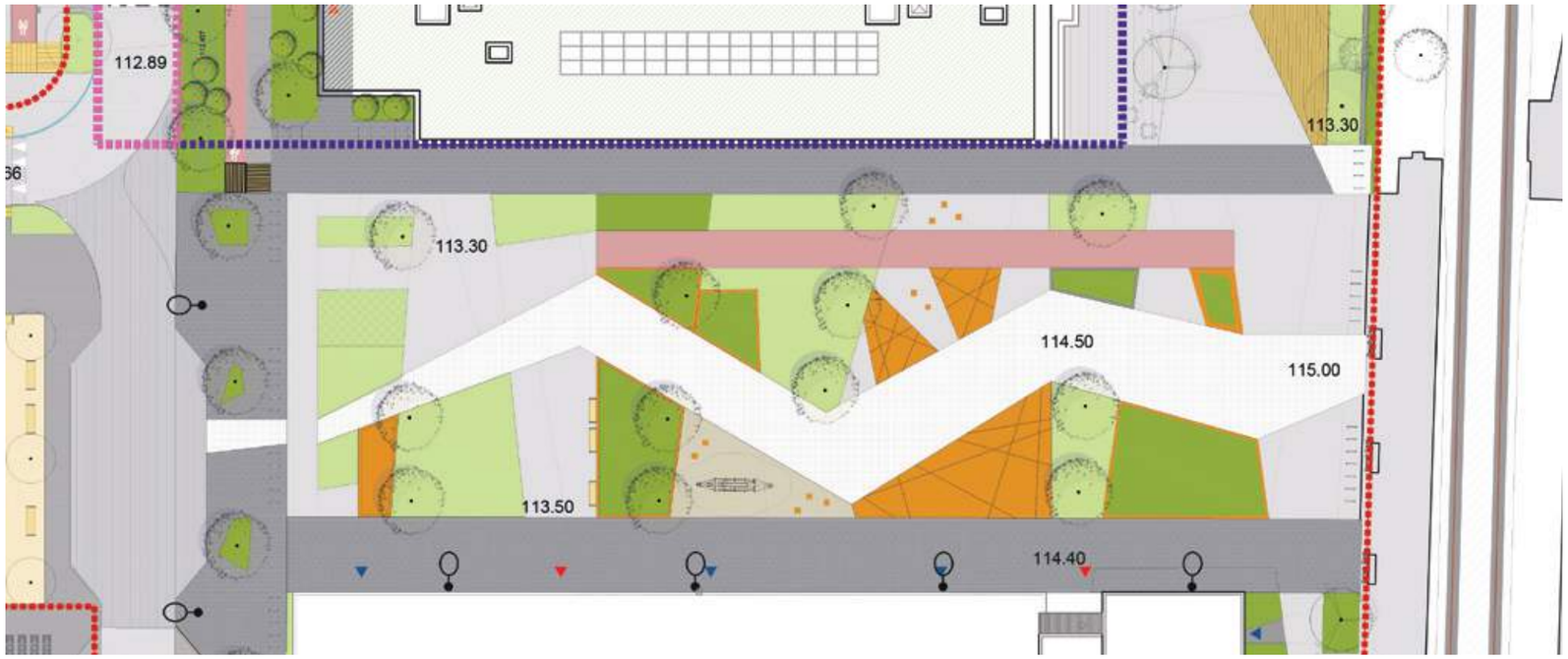
- Seat terraced edges to the northern/ promenade side;
- Hard and soft surfaces to the base;
- A variable section with wider sections incorporating recreational features such as skateboard facilities;
- Extensive greenery and trees creating visual amenity and habitat elements;
- Cantilevered features where the corridor narrows to allow the flood conveyance channel function and promenade co-exist.





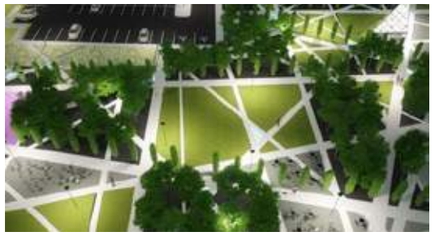


Plaza/ Local Square



Plaza Site Plan
No changes in this area in the current application

Character



Activities - use of space

"Squares and Plazas are defined as civic spaces and are normally located within urban centres close to a civic or institutional building or located at significant nodes. They can consist of hard paving with planting and are used mostly for meeting, sitting, people watching and can be fronted by active uses such as cafés."

The Plaza/ Local square is a key objective of the Local Area Plan and the overall site masterplan.

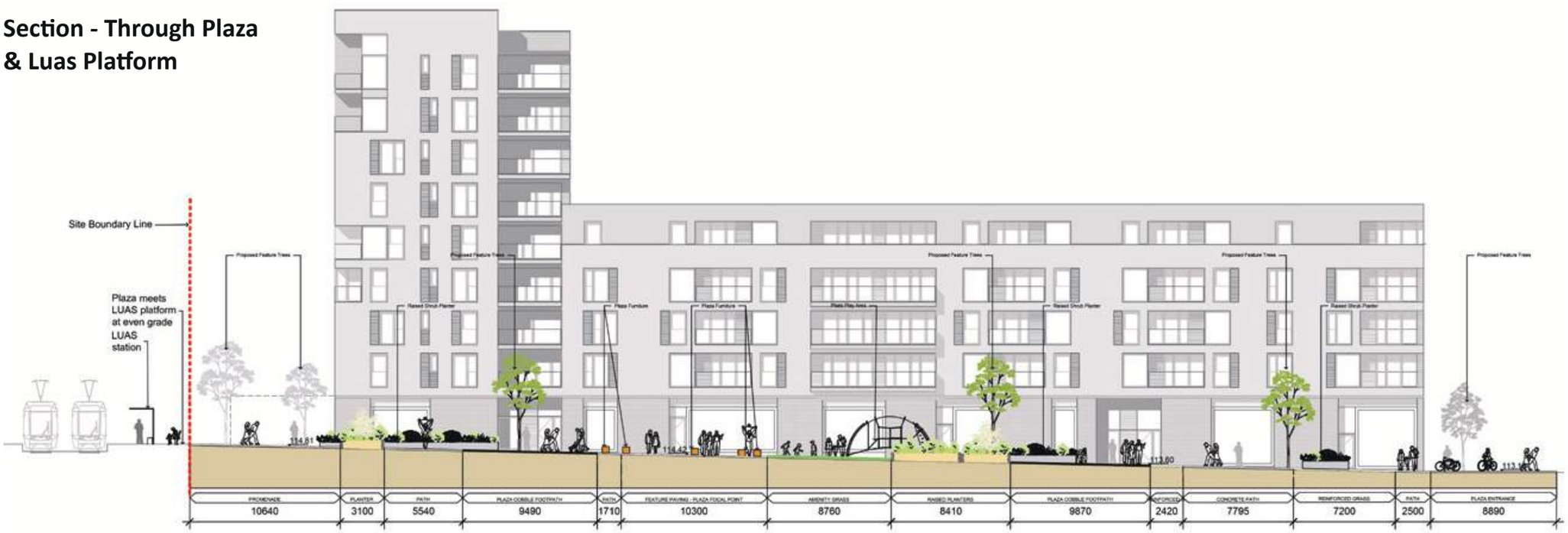
It is a focal point at the end of the main avenue with feature paving details, trees and activities. Seating and café type uses would be located on the south and west facing side of the plaza and different paving patterns would indicate alternative space for various activities and uses including a local market, play spaces, tree planting and a progression of spaces as it links through to the Luas line and station.

Direct walkways are laid out along each of the buildings allowing easy access to retail facilities. A cycleway and more leisurely route is laid out through a central landscaped mall.

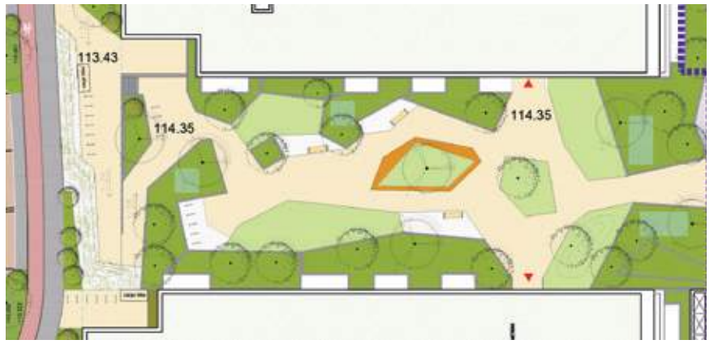
The Plaza is the premier link space north to south across the site and meets the Luas platform at the same grade – the platform would become an extension of the plaza area.

Central Plaza

Section - Through Plaza & Luas Platform



Link Spaces



Link Space D/E

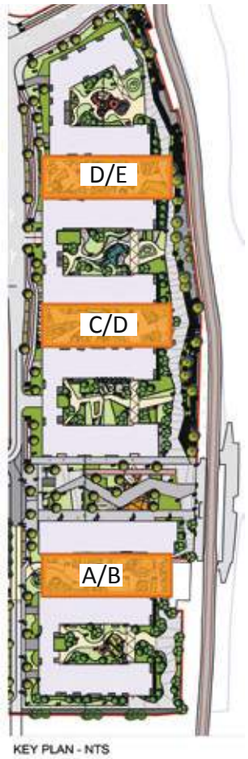
Link Space D/E

Link Space C/D

Link Space C/D

Link Space A/B
No changes in this area in the current application

Link Space A/B



Running north to south between the promenade / LUAS corridor and the new main access road to the development are a series of link spaces between the apartment blocks.

These are routes providing pedestrian permeability across the site and between the different levels either side. They reflect the general character and design style of the main open spaces and landscaped areas, and reinforce the new neighbourhood identity.

Character

Activities - use of space

Courtyards D and E

Courtyard E (Site Plan)

Courtyard E CGI

These constitute the main communal / semi-private areas for the residents of the new development.

Located internally within each block but open to the south and promenade feature these provide defensible recreational space and amenity for the residents including:

- Greenery – shrubs and trees and raised planted areas
- Lawned areas
- Paved walkways
- Furniture including stand alone seating and wall seats
- Play facilities

Each has its own unique character and design style reinforcing the wider neighbourhood development.

Courtyard D (Site Plan)

Courtyard E CGI

Character

Sections courtyards D and E

Block E West

Block D West

Sections courtyards D and E

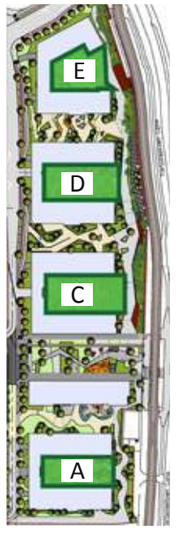
Block D East

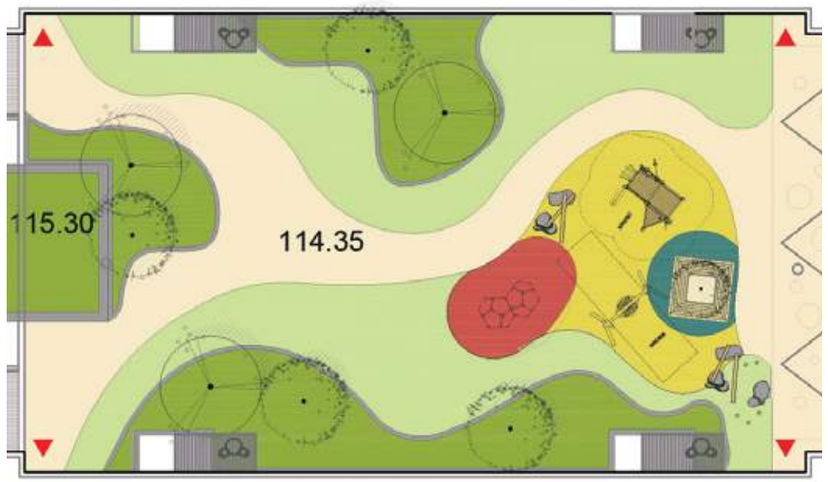
Block C East

Courtyards C & A

Courtyard C (Site Plan)

Southern front CGI





Courtyard A
No changes in this area in the current application

Northern front CGI

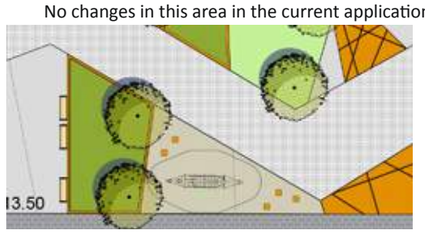
Activities - use of space

Section courtyards C

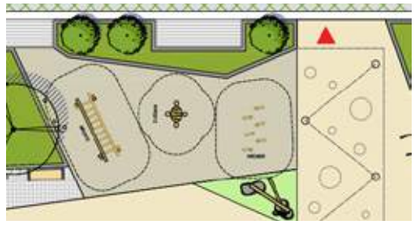
Play Area Strategy

Playarea Courtyard A.
No changes in this area in the current application

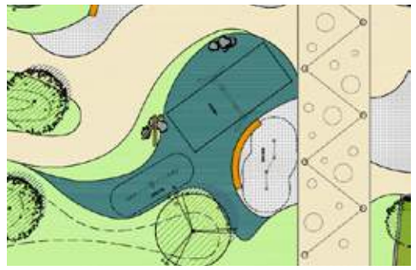
Creche Playarea
No changes in this area in the current application



Plaza Playarea
No changes in this area in the current application



Playarea Courtyard C



Playarea Courtyard D

Playarea Courtyard E

Playscape:
Play is how children learn about themselves and the world we live in and has been described as 'the work of the child' by Maria Montessori'.

The Phase 1 housing scheme to the north of the site provides a range of open spaces including a large District Park that will service active recreational requirements of the area. However each courtyard of the proposed development will provide a local communal play space for a range of children of the ages up to 12 years. In addition there will be more publically accessible play facilities in the new plaza and for older children a range of active but informal play opportunities such as skating, skateboarding and rollerblading on the promenade and conveyance channel when dry. This creates incidental play opportunities throughout the site as part of a stimulating and animated landscape.

Although very urban and densely developed, the Open Space strategy has created an interesting and varied physical environment, with areas of changing levels, paved areas, trees and bushes and places to inspire the imagination. The playscape will challenge the children and older teens in relation to running, jumping, rolling, climbing and balancing, while also providing partly supervised "hang-out" areas in the public promenade.

Furnishing:

Furnishings will be similar to what is illustrated in the images displayed - areas will be furnished with equipment as indicated in the plans and drawings. Play provision is shown integrated with sitting and other spaces.

Surfaces:
In general playscape area will be surfaced with wet-pour safety surface in keeping with the character of the new developments.

Safety:
All furnishings and surfaces within the playscape area will be to ISEN 1176/ISSEN 1177 standards, as well as the RoSPA, NSC and other appropriate health and safety requirements. A RoSPA certificate will be issued for each play space.

Public and Communal Open Spaces

PERMITTED Area Schedule - Mixed Use. Blocks A, B, C, D & E

Public Open Space

Site Area	Net Site Area	Public Open Space Req. (15%)	Public Open Space Provided
4.237 ha	3.6 ha	0.54 ha	0.9528 ha + Local Square at 0.385 ha

Communal Amenity - Courtyard Areas*

Block	A	B	C	D	E
Area (sqm)	931		1038	1000	971

Min Req. Com.	Total Provide
3846	3940

* note 2m privacy zone to building façade omitted from courtyard area

PROPOSED Area Schedule - Mixed Use. Blocks C, D & E

Public Open Space

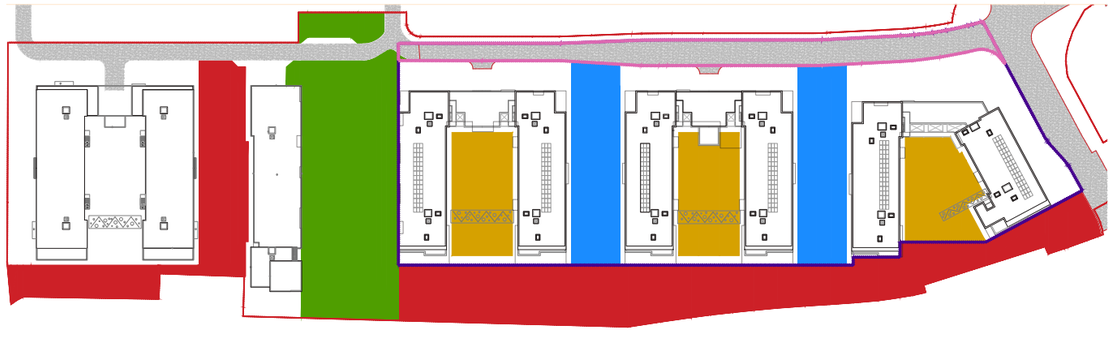
Site Area	Net Site Area	Public Open Space Req. (15%)	Public Open Space Provided
1.95 ha	1.762 ha	0.264 ha	0.27 ha

Communal Amenity - Courtyard Areas*

Block	A	B	C	D	E
Area (sqm)			1038	1000	971

Min Req. Com.	Total Provide
2662	3009

* note 2m privacy zone to building façade omitted from courtyard area



In the above scheme the areas considered for Public Open Spaces are illustrated in blue for the proposed development.

The areas illustrated in red were the ones considered in the permitted development.

The green area is the area considered for the local square.

The orange areas correspond to the Cortyard areas and exclude de 2 meters privacy zone to buildings facades.

There are several outdoor areas that are not considered for these calculations within the Site limits as illustrated in the above scheme (mainly the northern and western fronts.

Considerations regarding the LRD Opinion Report

(relating to the meeting held on the 26th January 2024)

SDCC Opinion item

The final application should seek to provide for and demonstrate how public realm enhancements connected with this forthcoming amendment application have uplifted and enhanced the design of the scheme. Basement vehicular accesses should clearly prioritise pedestrian and cycle crossing and discourage vehicles from inappropriately pulling out into the path of vulnerable users. Detailed elevations should be provided for all elevations of all blocks to be amended, including elevations fronting internal courtyards. Where specific colours and materials are intended for elevational treatments and finishes, these should clearly be shown. The applicant should ensure that high quality materials are used throughout and minimise the overcomplication of elevational treatments proposed.

CSR Response

The changes to the public realm have contributed to the enhancement of the public realm by ensuring that the spaces are more robust and easy to maintain, entrances are more legible. Cycle paths and vehicular accesses have been amended by DBFL to offer greater priority to cyclists and reduce potential conflicts. These amendments include for example inclusion of SuDS, increase in planted areas including trees and shrubs and increase in cycle provision. Please refer to Architect's design statement for detailed presentation on changes to building elevations.

SDCC Opinion item

Communal Open Space

The applicant has stated that 3,016 sq.m of communal open space would be provided, in central courtyard areas for each block. It is not clear whether these areas are enclosed, to ensure access only to residents, or if there are no barriers to public access, effectively rendering these areas as additional public open spaces.

Given the location of open space areas, and the orientation of buildings, all open spaces are provided with ample passive surveillance. In addition, landscaping has been appropriately designed to provide privacy screening to ground floor residential units.

The applicant should make clear in the final application how communal open spaces are to be managed as priority spaces for residents. The Planning Authority does not object, in theory, to the provision of joint communal/ public open spaces, as long as residents' interests are prioritised. The applicant could consider the provision of communal roof terraces, to ensure secure, private, communal open space is provided, as well as integrated communal/public open spaces at ground level.

CSR Response

The central courtyard areas are not enclosed and will be shared as public space. Because of the orientation of these spaces, the fact that they are well overlooked by residents, and that they are not through routes on desire lines, they are unlikely to be used very much by the public. In addition, there is ample other public space available in the vicinity for wider public use. A two meter defensible zone is provided between the building facade and the communal space. The transition between the southern promenade and the courtyards is distinguished by a change in paving material and free standing canopies. These elements passively indicate a transition from public space to semi-private space within courtyards.

We have considered including communal roof terraces, however there is ample space at ground level for communal use.

SDCC Opinion item

Open Space and Green Infrastructure

The Public Realm Department's report is included in full at Appendix 9. The main concerns raised by the Public Realm Section are as follows:

1. Green Infrastructure - The applicant has not demonstrated compliance relevant SUDS Policies within the CDP 2022-2028 and with SDCC Sustainable Drainage Explanatory Design & Evaluation Guide 2022 Sustainable Drainage Systems - SDCC. The applicant needs to demonstrate how they have contributed to the protection or enhancement of Green Infrastructure through the provision of green infrastructure elements as part of the development proposals. The applicant must provide a GI Plan as part of the landscape proposals.

CSR Response

From a landscape perspective these amendments are relatively minor in nature and therefore the scheme relies almost entirely on the green infrastructure and SUDS strategy as granted. The minor changes to the drainage scheme include an enhancement of the SUDS design, i.e. introduction of bioretention areas on the northern and eastern frontages. A SUDS layout plan and a flow route analysis are included in the Engineers report. Thirteen SUDS (bioretention areas) were added to the project in the northern edge along Parklands Parade.

Please prefer to Drawing No. 23422-2-110 for an updated Green Infrastructure Plan.

SDCC Opinion item

2. SUDS - The applicant needs to demonstrate compliance with relevant policies relating to SUDS as set out in the CDP 2022-2028. The Applicant is required to submit a SUDS Layout Plan including a Flow Route Analysis. Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022. The focus should be on natural SUDS features and above ground attenuation. Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, green roofs, suds tree pits. Detailed natural SUDS Strategy required for the proposed development.

CSR Response

Please refer to DBFL drainage design drawings and report. Engineers Report.

SDCC Opinion item

3.Public Open Space Provision - It is not clear whether the development meets the overall standard for public open space of 2.4 hectares per 1,000 population and whether that applicant has provided the required open space provision for the additional 86 units as required by the CDP 2022-2028.

The above points are noted and should be addressed by the applicant in the final application. The Planning Authority is aware of the absence of a supporting Development Contribution Scheme and having regard to Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu and COS5 Objective 5-7, however proposals to address this element of the CDP are invited. The Planning Authority will continue to implement its policy provisions in relation to minimum on-site public open space provision of 15% for new residential development on lands zoned 'RES-N', as per COS5 Objective 4 and in accordance with details set out in Table 8.2 and Table 12.22.

CSR Response

The required standard for public open space is met as demonstrated on page 24 of this document.

SDCC Opinion item

For the final application, the applicant should ensure that the breakdown of public open space is clearly provided, on drawings and in tabular form, and that all areas included towards the 15% public open space requirement provide a tangible amenity benefit. Additional proposals to meet the 2.4ha per 1000 requirement to the CDP are also invited. The applicant should note that re-designation of some of the provision of communal open space could allow for additional public open space areas at ground level, providing the quantum of communal open space complies with the Apartment Guidelines and clear distinction is made between proposed communal open space and public open space.

Considerations regarding the LRD Opinion Report

(relating to the meeting held on the 26th January 2024)

CSR Response
The breakdown of public open space is demonstrated on page 24 of this document. Please also refer to the Architect's Design Statement.

SDCC Opinion item
The site layout plan and landscape masterplan submitted include red hatching over a large portion of the site which is stated as not part of consideration for the amendment application. It is not clear why these areas are excluded, and the applicant should address this as part of the final application.
CSR Response
The red hatching was shown to indicate areas unaltered relative to the original application. This hatching has been removed in the updated Landscape Masterplan. Please refer to the diagram on p11 of this report which clearly shows the relevant amendment areas with the overall masterplan.

SDCC Opinion item
The Planning Authority recommends that for the final application, the applicant focuses on increasing open space, maximising the useability of all areas indicated for open space and providing suitable upgrades to the landscaping and amenity value of these spaces to cater for additional population.
CSR Response
There is an increase in units across the wider (granted) apartment scheme - this is considered a relatively minor increase in population and therefore only minor modifications have been proposed to the landscape scheme. Enhancements have been proposed to the landscape scheme, for example inclusion of SuDS, increase in planted areas including trees and shrubs, increase in cycle provision.

SDCC Opinion item
–Public realm improvements are required to demonstrate that the required on-site quantum of public open space (15%) is provided along with proposals to ensure compliance with policy for 2.4ha per 1000 population, as it pertains to the additional 86 units. The use of roof terraces to provide additional communal open space should be explored. The re-designation of some permitted communal open space as public open space and the abutting of these open space typologies is acceptable subject to clarity of how these spaces are being amended, counted and classified.

CSR Response
The required standard for public open space is met as demonstrated on page 24 of this document.

SDCC Opinion item
– The amenity value of permitted public and communal open space should be maximized and this enhancement of quality of these open spaces should be clearly demonstrated.
CSR Response
Please refer to the response to item above regarding the enhancements to the scheme relative to the minor increase in units across the wider scheme.

SDCC Opinion item
11. Green Infrastructure Plan, to include:
a.Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.
b.Site survey and analysis, identifying existing GI Infrastructure and key assets within the site.
c.Indicate how the development proposals link to and enhance the wider GI Network of the County.
d.Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site.
e.Proposals for identification and control of invasive species where appropriate, for the site.
CSR Response
Please prefer to Drawing No. 23422-2-110 for an updated Green Infrastructure Plan. This plan includes all elements relative to a,b and c above. Items d and e are not relevant as they do not apply within the amendment area.

SDCC Opinion item
12.Green Space Factor Calculations – required for proposed scheme and can include separate calculations sheet for permitted development.
CSR Response
Please refer to Chapter 5 of this Design Statement.

SDCC Opinion item
13.Landscape Scheme, to include:
a.Planting plan:
i.Location of species, types of plants, planting sizes and proposed numbers/ densities,
ii.Implementation timetables,
iii.Proposals for future maintenance/management.
CSR Response
Please refer to Chapter 3 of this Design Statement.