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KILGOBBIN ROAD, STEPASIDE, CO. DUBLIN

PLANNING
LANDSCAPE STRATEGY

Date of First Issue	25.08.2025
Revisions	-

Studio Glasú

Project:	KILGOBBIN ROAD, STEPASIDE, CO. DUBLIN
Project no.:	135-24
Date of first issue:	25.08.2025
Prepared on behalf of :	KILGOBBIN APARMENTS LIMITED
Prepared by:	Studio Glasú 17 Rathfarnham Rd Terenure, D6W Dublin Ireland hello@studioglasu.com studioglasu.com Studio Glasú is a member of the Irish Landscape Institute and the Garden & Landscape Designers Association

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FOREWORD

Studio Glasú was commissioned by Kilgobbin Apartments Limited as part of the design team led by Downey Planning & Architecture to compile the Landscape Masterplan for the proposed residential development situated on Kilgobbin Road in Stepaside, Dublin 18. The proposed landscape scheme endeavours to enhance the green aesthetic, the amenity value and ecological biodiversity of the site while also to sensitively assimilate the proposed development into the surrounding transitional suburban landscape of Stepaside.

In doing so Studio Glasú have designed and specified the landscape to be respectful to the natural fabric and proposed requirements to visually and ecologically enhance the existing environment.

The landscape concept and planting palette have derived from the need to respect the surrounding suburban fabric of Stepaside, and also been sensitively considered throughout to ensure minimal impact of the key features of the existing landscape, trees and plants.

Furthermore the strategic selection of predominantly native trees is aimed at enhancing the ecological integrity of the proposed development and fostering the establishment of cohesive planting groupings. These native species not only contribute to the visual appeal of the landscape but also serve as vital habitats for local wildlife, thereby enhancing overall biodiversity. The proposed landscape scheme will also provide an ordered development in terms of functional use with a series of outdoor spaces, natural playspaces and paths.

The landscape works shall be carried out under the supervision of the consulting Landscape Architect. We trust all issues are in order and look forward to a favourable outcome on this landscape proposal.

Is mise le meas,

Mr. Seán O'Malley - Studio Glasú

BAgrSc. (hons) Landscape Architecture
Accredited Member of the Irish Landscape Institute & the IFLA (International Federation of Landscape Architects)
Accredited Member of the Garden & Landscape Designers Association of Ireland

LRD OPINION RESPONSE

Studio Glasú (formerly Griffin Landscape Architecture) have reviewed Dún Laoghaire-Rathdown County Council's Pre-Application Stage 2 LRD Opinion Report in relation to the proposed Large Scale Residential Development at Lands at Riverside Cottage, Kilgobbin Road, Stepaside, Dublin 18. (DLR REFERENCE: PAC/LRD2/001/2) and responded accordingly. In doing so Studio Glasú has worked closely with Downey Planning & Architecture, Molony Millar Consulting Engineers, and the wider design team to formulate a response.

Following the updated revisions by the architects and consulting engineers in response to the LRD Opinion, Studio Glasú adapted the landscape plan to ensure the changes were captured in a strategic manner. This approach maintains a cohesive and well-integrated design that aligns with the overall vision for the development while addressing the specific requirements outlined by the Planning Authority.

1. Open space & landscaping:

A quantitative and qualitative assessment that provides a breakdown of the public, private and communal open space provision proposed, in accordance with the relevant standards for same as set out by the Dun Laoghaire Rathdown County Development Plan 2022-2028, must be provided. The assessment shall detail the functionality of the open space and shall disregard any areas required for circulation space such as footpaths between buildings etc. Particular issues to address are the discrepancies between the stated quantum of communal open space in the Applicant's drawings and written documentation (for example, page 30 of the Downey Planning Statement), and how that communal open space will be limited to the exclusive use of residents only. The Planning Authority also has concerns regarding the inclusion of a strip of land behind proposed car parking spaces being included in this calculation, as per page 15 of the Landscape Design Rationale.

All areas to be designated as public open space must be capable of being taken in charge as per Section 12.8.3.1 of the County Development Plan.

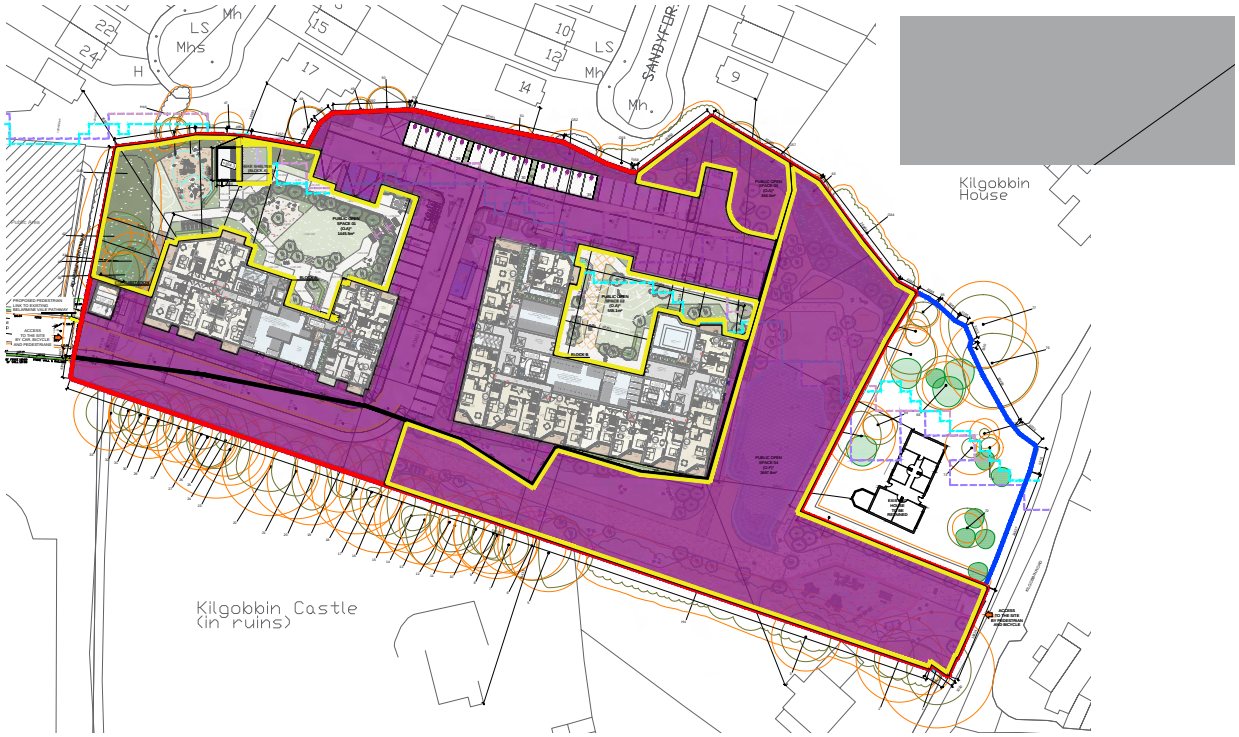
The Applicant shall also confirm the full extent of any areas that are proposed to be taken in charge on a specific plan drawing or drawings, as applicable.

Studio Glasú Response:

The landscape design has been developed in coordination with Downey Planning & Architecture to ensure compliance with the open space requirements of the Dún Laoghaire–Rathdown County Development Plan 2022–2028.

The updated Architectural Design Statement and landscape documentation provide a quantitative and qualitative assessment of public, communal, and private open space, excluding circulation areas, in line with Development Plan standards. Discrepancies in communal open space figures have been rectified, and the previously included strip behind parking spaces has been excluded from the calculations. Communal open spaces are clearly defined and reserved for residents' use.

All areas designated as public open space have been confirmed as suitable for taking in charge. The architects' team has prepared the taken-in-charge documentation and specific drawings—please refer to their Statement and Taken-in-Charge drawing for full details.



PL-102 Proposed Site Taken in Charge Area Plan prepared by Downey Architecture & Planning

LRD OPINION RESPONSE

5.Impacts on Kilgobbin Road:

The Applicant shall provide detailed information via drawings and written statements regarding how the proposed development will integrate with the boundary to Kilgobbin Road, noting the content of Section 5.8 of the County Development Plan 2022-2028 which, inter alia, states that it is a 'Long Term Objective of the Council to retain Kilgobbin Road, between Ballyogan Road and Kilgobbin Lane as an attractive 'country' road.'

The provision of the pedestrian cycle route in an east-west direction through the site, as per Specific Local Objectives 81, is welcomed – however, that link shall be particularly cognisant of its relationship with Kilgobbin Road at the site's eastern boundary, the narrow footpath at Kilgobbin Road at that location, and ensuring the safety of pedestrians, cyclists and all road users at that location.

Studio Glasú Response:

The proposed interface with Kilgobbin Road has been designed to respect and enhance its established 'country road' character, as outlined in Section 5.8 of the County Development Plan. The existing stone boundary wall will be retained and repaired where necessary, while the adjoining landscape is enhanced through a wide buffer of native wildflower meadow, amenity lawn, and native tree and shrub planting. These measures soften the development edge, strengthen biodiversity, and reinforce the visual character of Kilgobbin Road.

The east–west pedestrian and cycle connection has been carefully aligned to provide a safe and legible link to Kilgobbin Road, in line with Specific Local Objective 81. The design incorporates traffic-calming features, including speed control gates and surface treatments, to ensure safe interaction between all users. Final details will be agreed with the Planning Authority.

Please refer to Landscape Masterplan DWG.01 for detailed layouts.

7. Transportation Planning:

The Applicant is required to address the content and recommendations contained within the Transportation Planning Report (please see Appendix C of this document).
In particular, the Applicant shall provide the following information/documentation in any forthcoming planning application.

a. In accordance with the provision of Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, January 2024 and DLRCC's Standards for Cycle Parking and associated Cycling Facilities for New Developments January 2018, the Applicant shall clearly demonstrate the provision of the following in relation to cycle parking, which may require minor changes to the layout as currently proposed:

Overall required level of provision:
• 1 No. long stay cycle parking space per bedroom.
• 1 No. short stay cycle parking space per 5 residential units.

Of these, the required level of "Sheffield" stand provision shall be:
• 1 No. long stay "Sheffield" cycle parking space per residential unit.
• 1 No. short stay "Sheffield" cycle parking space per 5 residential units.
Provision for cargo bikes may be provided as standard "Sheffield" type stands.

Studio Glasú Response:

a. Bicycle parking has been designed in coordination with the architectural team, in accordance with the Sustainable Residential Development and Compact Settlement Guidelines (2024) and DLRCC's Standards for Cycle Parking (2018).

Long-stay parking: Provided within the building footprints, fully in the form of secure covered "Sheffield" stands, including provision for cargo bicycles (see architectural drawings).

Short-stay parking: Integrated into the landscape, with 17 covered stands (34 spaces) and 11 uncovered stands (22 spaces), distributed across communal areas and along the east–west greenway (please refer to DWG.01 Landscape Masterplan).

This arrangement meets the required provision levels and ensures safe, accessible, and legible cycle parking for residents and visitors.

Please refer to the DWG.01 Landscape Masterplan and Chapter 2.0 Landscape Strategy | 2.x Design Approach for further details of location, type, and quantity of short term cycle parking provision.

8. Parks & Landscaping

The Applicant is required to address the content and recommendations contained within the Parks Report (please see Appendix C of this document).

b. The Applicant is invited to consider the proposed site layout changes outlined in the Parks Report (please see Appendix C of this document). Those proposed changes are in the interest of, inter alia, retaining additional existing trees to the western boundary of the subject site, and the prospective improvement of daylight/sunlight to communal open spaces at Blocks A and B. In the event the Applicant decides to retain the currently proposed layout, a written justification should be provided with regard to the retention of that layout.

Parks Department Report

Existing trees
There are several impressive trees such as Category A1 Fagus sylvatica (Beech) trees number 41 and number 38,39,40 categorized as B trees, located on the West of the site. They are all proposed to be felled to facilitate the road with Electric Vehicle (EV) parking. Retaining the Category A and B trees would be highly advantageous in providing a mature character to the proposed development. This could be achieved by reorientating Block A, whereby the North side of Block A shifts towards the West. Furthermore, this will provide evening sun in the communal open space and expand the green area.

Riparian Zone
The Parks and landscape section feel it unnecessary to fell the trees located at the stream to facilitate the proposed development. Tree numbers 54,55,56,G57,58,59,60,H62, and 63, which are all category C trees, including one Category B tree play a pivotal role in improving water quality, temperature, biodiversity, water supply and reduce flood intensity and ecosystem disruption. Retaining these trees would be highly desirable.

Studio Glasú Response:

Existing trees

The Applicant acknowledges the importance of the mature trees along the western boundary, particularly the Category A and B specimens, which provide significant ecological, visual, and landscape value. The approach to their retention and protection has been led by the consulting arborist, whose detailed report and drawings outline the impact of the proposal on existing trees and set out appropriate protection measures. Please refer to the arborist's documentation for full details.

In coordination with these recommendations, the site layout, road alignment, and car parking have been revised to allow for the retention of key trees. The landscape design reinforces these measures by incorporating no-dig construction methods, root protection zones, and other arboricultural safeguards to support the long-term health of retained trees.

The revised landscape proposal also improves the quality and functionality of the communal and public open spaces. Enhanced layouts north of Block A and Block B provide better sunlight access and amenity value, ensuring usable, attractive green spaces that are integrated with the retained mature trees.

Please refer to the arborist's report and DWG.01 Landscape Masterplan for further detail.

Riparian Zone

The Applicant acknowledges the ecological importance of the riparian corridor and the role of existing trees in supporting biodiversity, regulating water quality, and contributing to natural flood management. The approach to retention and removal of trees in this area has been led by the consulting arborist.

Where tree removal is unavoidable, compensatory measures have been implemented through the landscape design. These include:

Replacement Planting: Introduction of new native riparian trees and understorey planting in close proximity to the stream, selected for their ecological and hydrological benefits.

Biodiversity Enhancement: Strengthening of the riparian buffer zone through additional planting of native shrubs and wildflower meadows to provide habitat connectivity and enhance species diversity.

The revised proposal prioritises the retention of the riparian tree resource to the greatest extent possible, while introducing additional landscape and ecological enhancements to offset the loss of existing trees. This approach ensures the stream corridor continues to function as a high-value ecological and landscape asset within the development.

Please refer to the arborist's report and DWG.01 Landscape Masterplan for further detail.

9. Drainage

The Applicant is required to address the content and recommendations contained within the Drainage Planning Report (please see Appendix C of this document).

Surface Water

a. The applicant is requested to ensure that all surface water design proposals are in accordance with the requirements of Appendix 7: Sustainable Drainage System Measures of the County Development Plan 2022-2028.

b. The applicant is requested to ensure that the proposed surface water design is in accordance with County Development Plan 2022-2028 Section 10.2.2.6 Policy Objective EI4: Sustainable Drainage Systems, such that the proposal meets the requirements of the Greater Dublin Strategic Drainage Study (GDSDS) policies in relation to Sustainable Drainage Systems (SuDS). The design must incorporate SuDS measures appropriate to the scale of the proposed development such as green roofs, bioretention areas, permeable paving, rainwater harvesting, swales, etc. that minimise flows to the public drainage system and maximises local infiltration potential.

d. It is not clear from the information provided if the proposed development meets the green roof requirements. In accordance with Appendix 7.2: Green Roof Policy of the County Development Plan 2022-2028, the applicant should demonstrate which areas of the development will have green roofs and should demonstrate by calculation and by representation on a drawing that the proposed green roof extents are in accordance with the Council's Green Roof Policy such that the minimum coverage requirement is achieved (70% for extensive roofs). It should be noted that blue roof, without a green roof element, does not contribute to the green roof provision. The applicant should also provide details of maintenance access to the green roofs and should note that, in the absence of a stairwell type access to the roof, provision should be made for alternative maintenance and access arrangements such as external mobile access that will be centrally managed. A detailed cross section of the proposed build-up of the green roof should be provided, including dimensions. The applicant should demonstrate that the green roof is designed in accordance with BS EN 12056-3:2000, BS 6229:2018 and The SUDS Manual (CIRIA C753). Any runoff coefficients applied to the green roof areas should be in accordance with the tabulated runoff factors detailed in Section 3 of Appendix 7.2: Green Roof Policy.

e-r.: Please refer to engineers' report

Studio Glasú Response:

a-b, The surface water management strategy for the proposed development has been prepared in close coordination with Molony Millar Consulting Engineers to ensure full compliance with the requirements set out in the Dún Laoghaire–Rathdown County Development Plan 2022–2028.
The proposed SuDS measures are appropriate to the scale and nature of the development and are consistent with the GDSDS policies. These measures include a combination of green roofs, bioretention areas, permeable paving, swales, and other landscape-based interventions, all designed to minimise flows to the public drainage system while maximising opportunities for local infiltration, biodiversity, and climate resilience.

The landscape design has been developed to integrate and support these engineering-led drainage measures, ensuring functionality, visual quality, and ecological enhancement across the scheme.

Please refer to the accompanying engineering and landscape documentation for detailed proposals.

d, The proposed development has been designed to comply with the requirements set out in the Dún Laoghaire–Rathdown County Development Plan 2022–2028.

The green roof strategy, including calculations and coverage, is set out in DWG.03 Roof Terrace Landscape Plan drawings and detailed in Section - 2.0 Landscape Strategy | 2.6 Communal Roof Terrace (Pg 28) of the Landscape Design Rationale. These demonstrate that the proposal achieves the required minimum 70% coverage for extensive green roofs and is in accordance with the Council's policy.

In relation to technical details, including build-up, specifications, runoff coefficients please refer to the documentation prepared by Molony Millar Consulting engineers.

LRD OPINION RESPONSE

9. Drainage
Site Specific Flood Risk Assessment (SSFRA)

a. The applicant has proposed to change the levels of the site, while also proposing a number of non-residential buildings (bike shed) within the flood zone area. The applicant has not assessed the impact of this changes on the flooding in the vicinity of the site. The applicant shall submit plans and cross sections showing the fluvial AEP extents in relation to the existing topography of the site and proposed site levels for development. The applicant is also requested to demonstrate that the proposals do not result in an increased flood risk in other areas of the catchment. Modelling may be required to demonstrate these requirements. The applicant should include existing and proposed flood extent drawings for the 1% and 0.1% AED events, clearly showing the differences in flood extents.

b. The applicant has proposed compensatory storage in Flood Zone A. As detailed in Section 5.8.2, compensatory storage must not be stored in flood zone A. The applicant is requested to review the location of compensatory storage and provide it on a level by level basis.

c. The applicant is requested to provide level details of the existing and proposed ground levels of the compensatory storage area. The area shall be clearly defined within the drawings provided.

d,e,f: Please refer to engineering drawings and documentation.

Studio Glasú Response:

a, The submitted plans include the delineation of the fluvial AEP extents in relation to the existing site topography and proposed development levels. The design has been developed to ensure compliance with flood risk requirements and to avoid adverse impacts on the wider catchment.

Specifically:

No built structures are proposed within the delineated flood zone extents. Ancillary non-residential structures such as bike sheds have been relocated outside of the identified flood risk areas.

Proposed site levels within the flood zones remain unchanged from existing levels. This ensures that the development does not result in any displacement of floodwaters or increased flood risk to adjacent lands.

The floodplain storage and hydraulic function of the area are therefore maintained, with no negative impact on fluvial flood extents during the 1% and 0.1% AEP events.
For details on proposed layout and level information, please refer to DWG.01 Landscape Masterplan and DWG.31 Landscape Sections.

b-c, The approach to compensatory storage has been revised in coordination with the consulting engineers to ensure compliance with the County Development Plan.

The compensatory flood storage area has been relocated outside of Flood Zone A, with no storage now proposed within the flood zone. The attenuation basin is therefore situated fully outside the delineated flood extents.

Existing and proposed ground levels of the compensatory storage area have been defined on the updated engineering drawings, demonstrating compliance on a level-by-level basis.

Please refer to the submitted DWG.01 Landscape Masterplan and engineering drawings for details of the location, extents, and level information.

1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 OVERVIEW

The objective of this report is to describe the proposed landscape and external works as part of the proposed Kilgobbin Road Large Scale Residential development. This report should be read in conjunction with documents issued and included in this submission by Studio Glasú, Downey Planning & Architecture, Molony Millar Consulting Engineers, and others.

Studio Glasú visited the site in September 2024 in order to observe conditions on site, such as existing vegetation, conditions under foot, boundaries and other items which would have a bearing on the design process.

The following additional documents have been issued by Studio Glasú as part of this submission:

DWG.01 Landscape Masterplan
DWG.02 Boundary Treatment Plan
DWG.03 Roof Terraces Landscape Plan
DWG.31 Landscape Sections One
DWG.32 Landscape Sections Two
DWG.33 Landscape Sections Three

^ *Aerial photograph illustrating the proposed development site*

^ *Series of site photos illustrating the various landscape features (Photos: Studio Glasú September 2024)*

1.0 INTRODUCTION

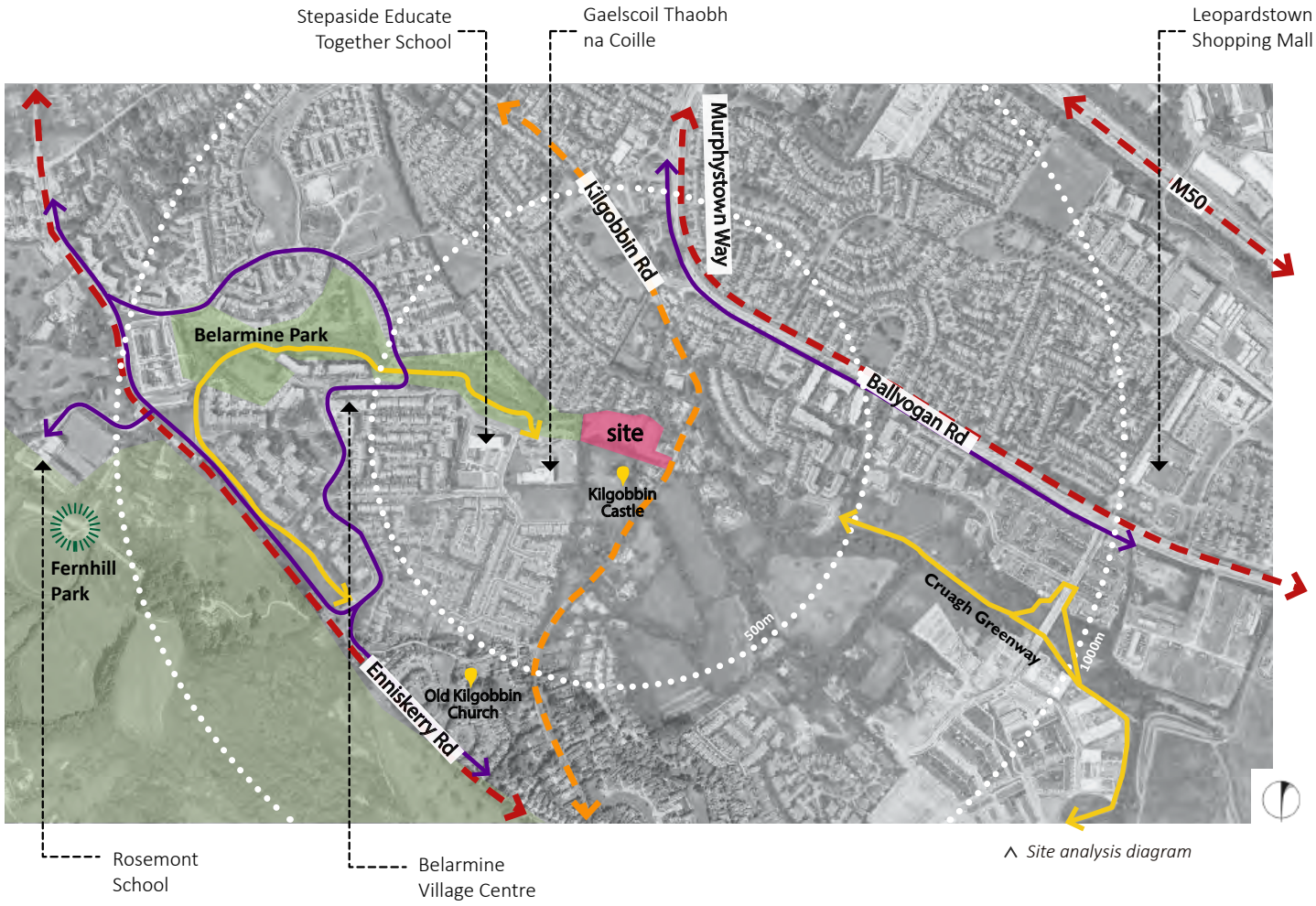
1.2 SITE CONTEXT

The proposed large scale residential development is located in Stepaside, in close proximity to the Northern, Dublin based stretch of the Wicklow Mountains, and enjoys a green and transitional suburban surrounding. The area is undergoing transition, with several new sites under construction and others in the planning system.

With the exceptional direct Northward connection by Kilgobbin Road to the M50 motorway the location is well integrated into the vehicular circulation network of Dublin.

Situated in close proximity to Stepaside Village, the site enjoys convenient access via Ballyogan Road and Murphystown Way, which are well-established public transport routes. The nearest Tram (Luas) stop less than 850 meters walk away located on Ballyogan Road, and numerous bus lines also ensures convenient connections to Dublin Centre.

Notable elements of the surrounding infrastructure is the network of greenways and bicycle lanes of Sandyford and greater south Dublin. The proposed development is addressing the linking of green connections towards Cruagh Greenway to the East and Belarmine Park to the West. Via these greenway connections, the development will have direct bicycle connections to notable recreational spaces, such as Fernhill Park and the Wicklow Mountains.



^ *Site analysis diagram*

1.0 INTRODUCTION

1.3 SITE PHOTOS AND EXISTING BOUNDARIES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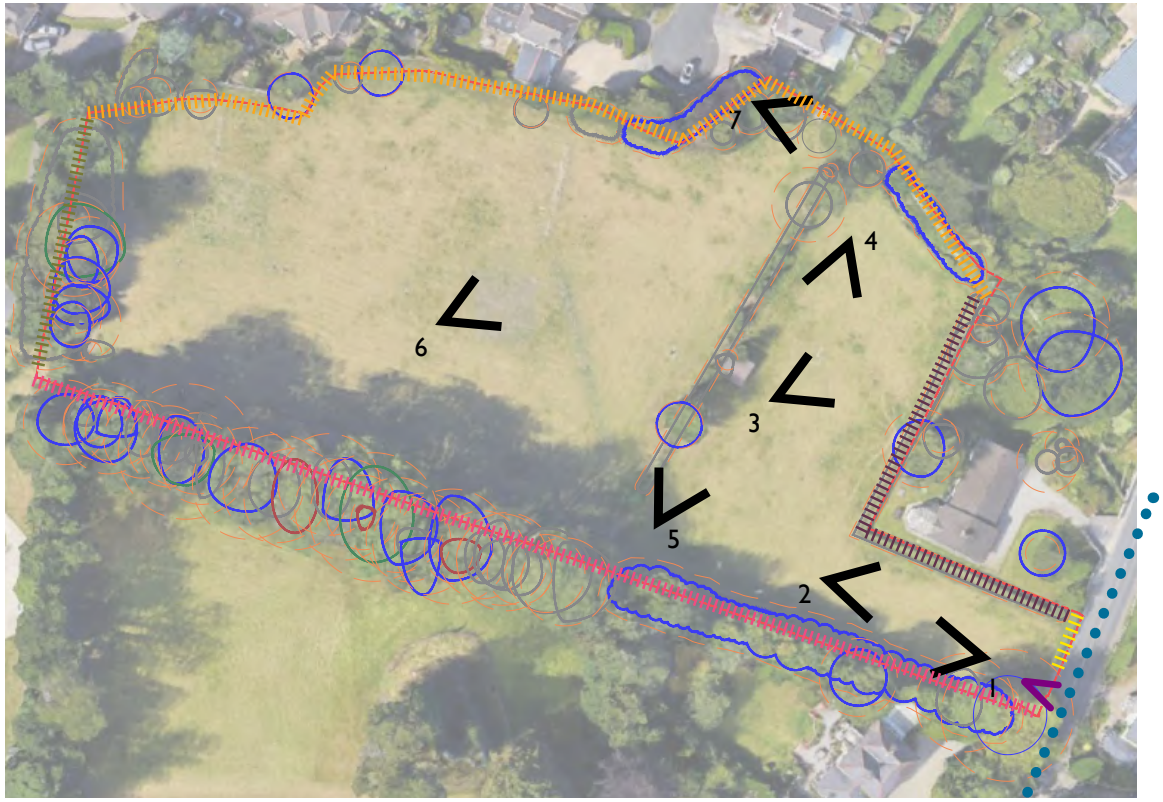
∧ *Site photos illustrating the existing vegetation and mature landscape context/backdrop to the site*



∧ *Diagram illustrating the existing tree coverage, boundaries and entrances*

LEGEND

- *Stone wall*
- *Timber post and rail fence*
- *Concrete block wall*
- *Palisade fence*
- *Livestock fence*

- *Category A trees*
- *Category B trees*
- *Category C trees*
- *Category U trees*
- *Root Protection Area*
- *Existing site entrance*
- *Kilgobbin Road*
- *Point and direction of photos taken*

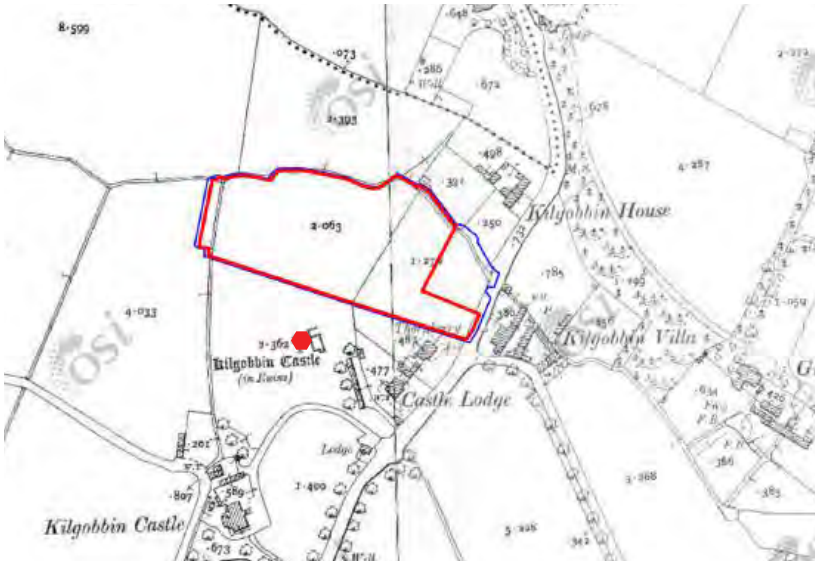
1.0 INTRODUCTION

1.4 HISTORIC ANALYSIS

The development site is located in an area of rich historical heritage of Stepaside, with numerous noteable protected built features in the close vicinity. Most notable feature is situated to the South, adjacent to the site is the remnants of the 15th century Tower House of Kilgobbin Castle.

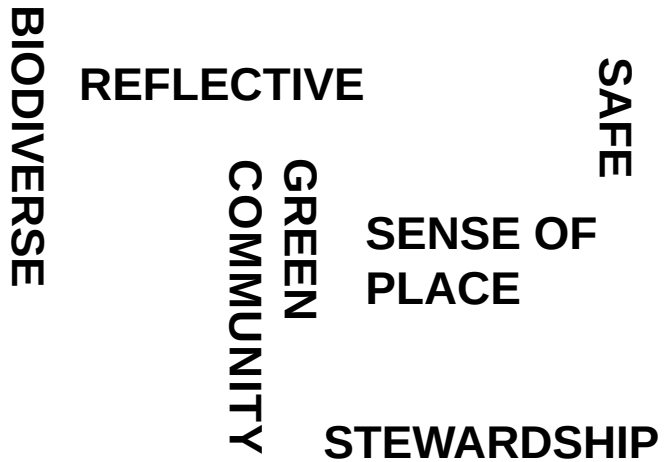
^ *Photo of remnants of Kilgobbin Castle Tower House*

^ *Historic view of Kilgobbin Castle (Original by Gabriel Beranger (ca.1729-1817))*



^ *25" historic map (1888-1913)*
With position of adjacent Kilgobbin Castle Tower House highlighted

^ *Notable protected features in the vicinity of the site*
(Archaeological Survey of Ireland - National Monuments Service Sites and Monuments Record)



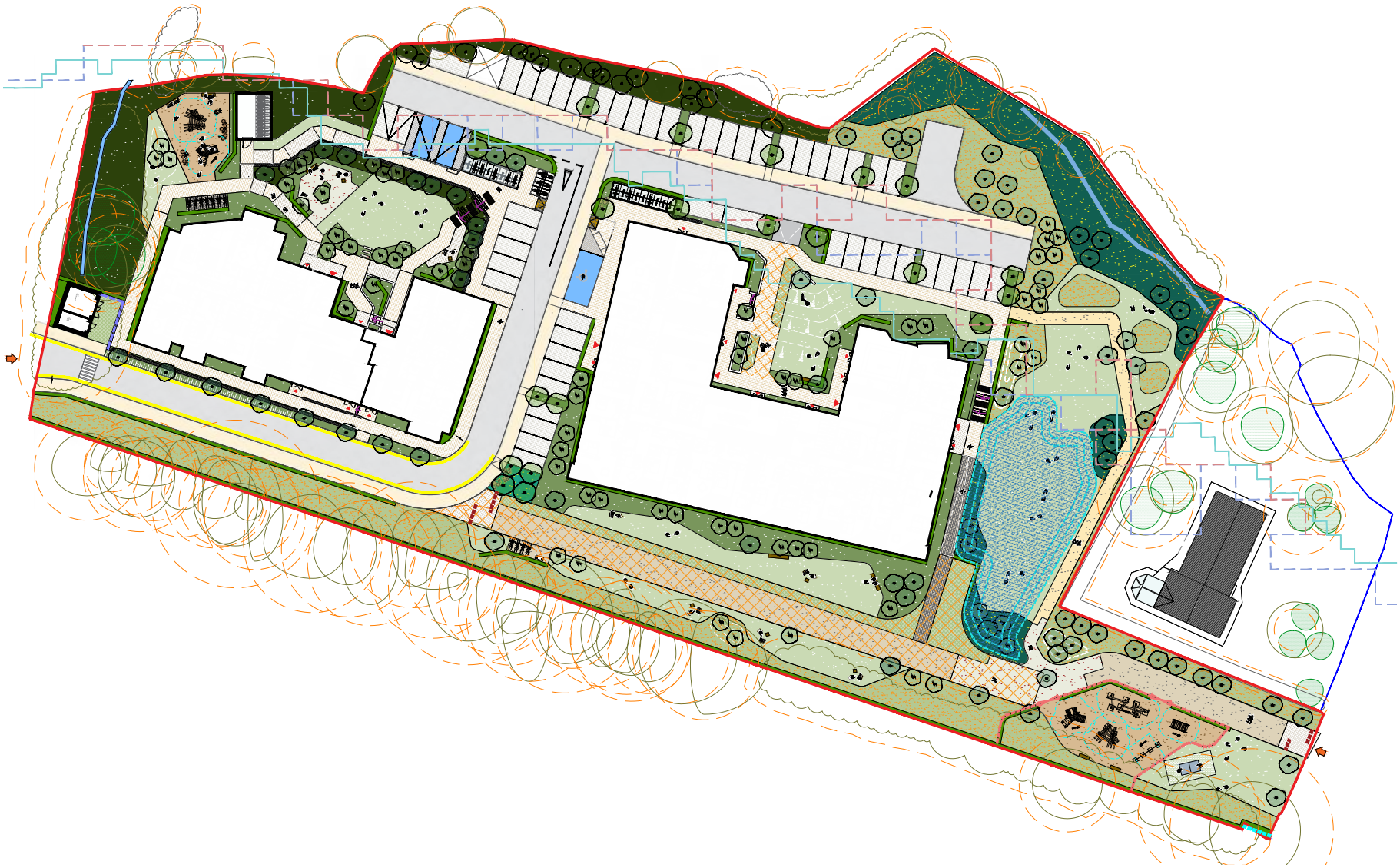
^ *Evolution of Studio Glasú's landscape approach*

2.0

LANDSCAPE STRATEGY

2.0 LANDSCAPE STRATEGY

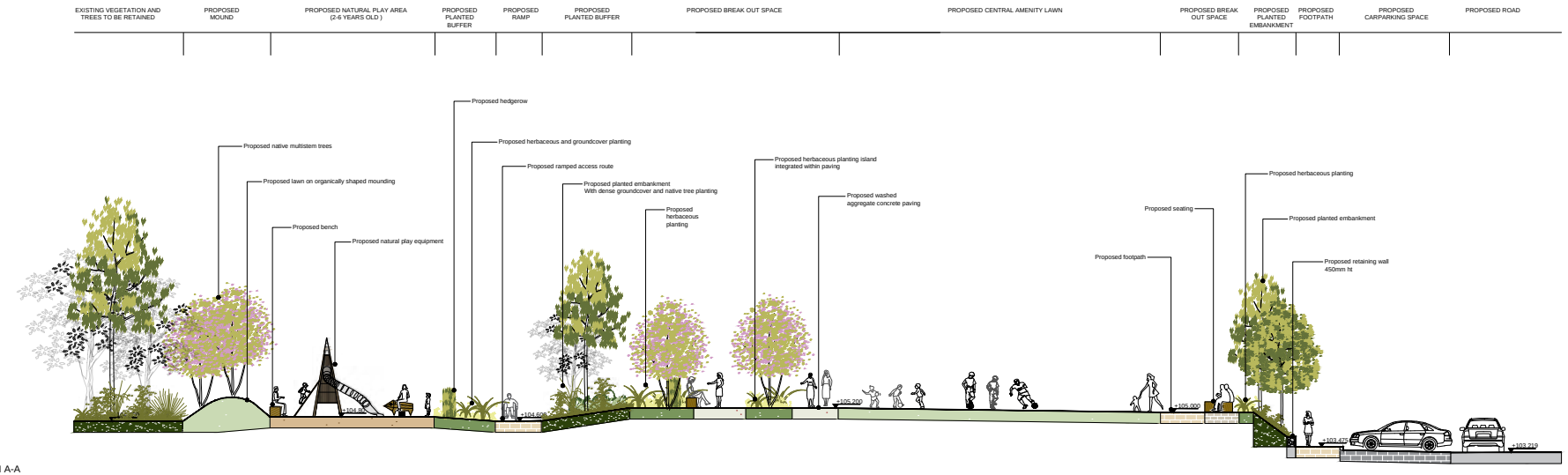
2.1 LANDSCAPE MASTERPLAN



^ *DWG.01 Landscape Maserplan*

2.0 LANDSCAPE STRATEGY

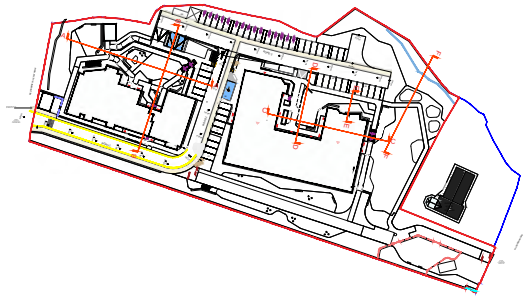
2.2 LANDSCAPE SECTIONS



SECTION A-A

SECTION B-B

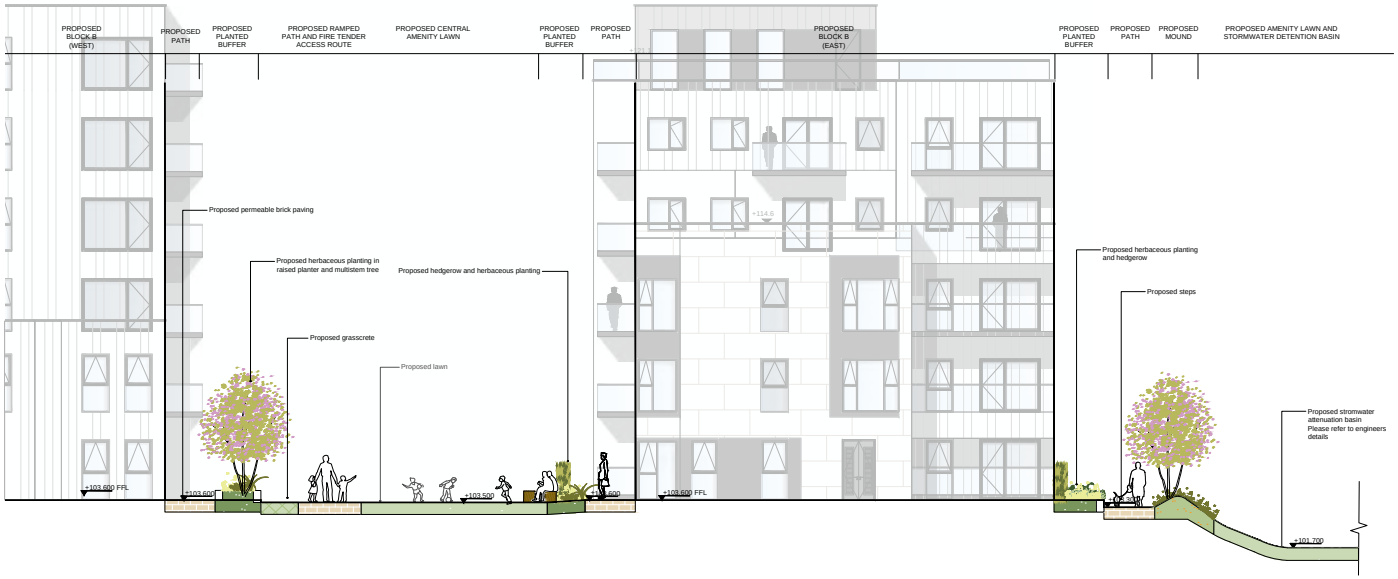
KEY MAP
NTS



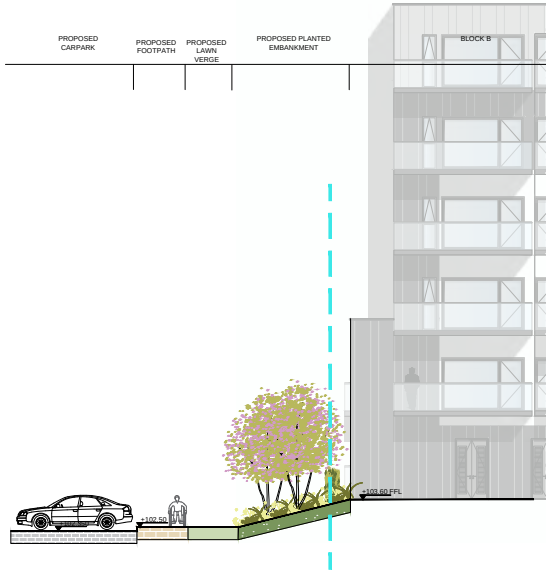
^ *DWG.31-32 Landscape Sections*

2.0 LANDSCAPE STRATEGY

2.2 LANDSCAPE SECTIONS



SECTION C-C



SECTION E-E

KEY MAP
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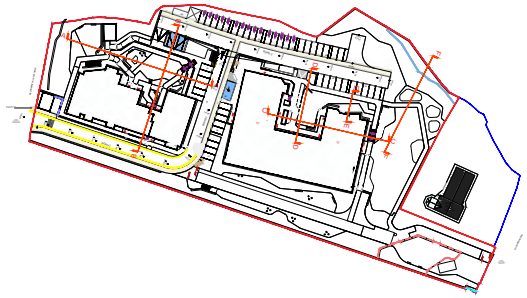
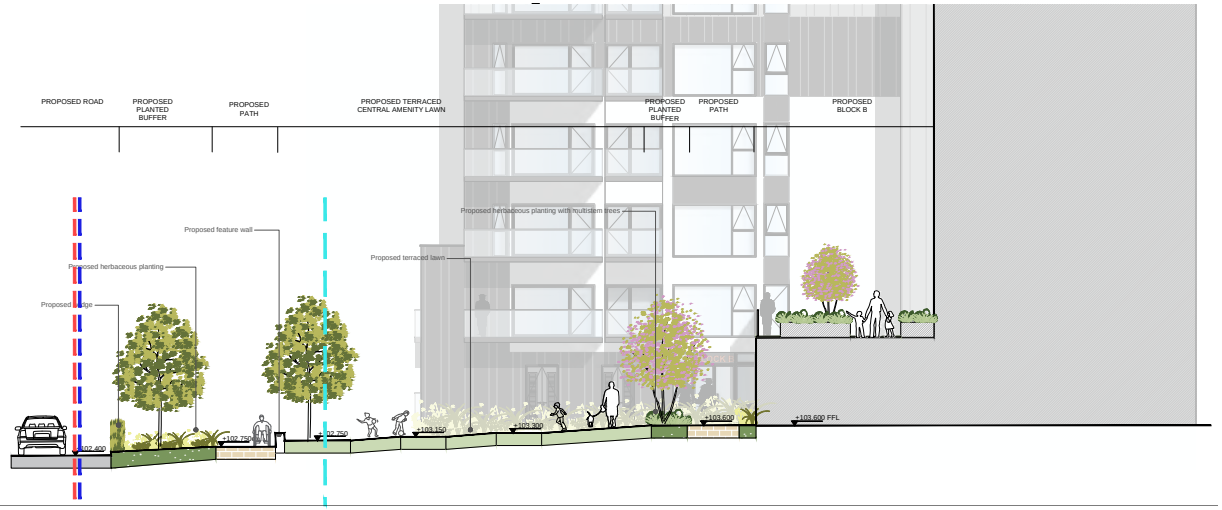


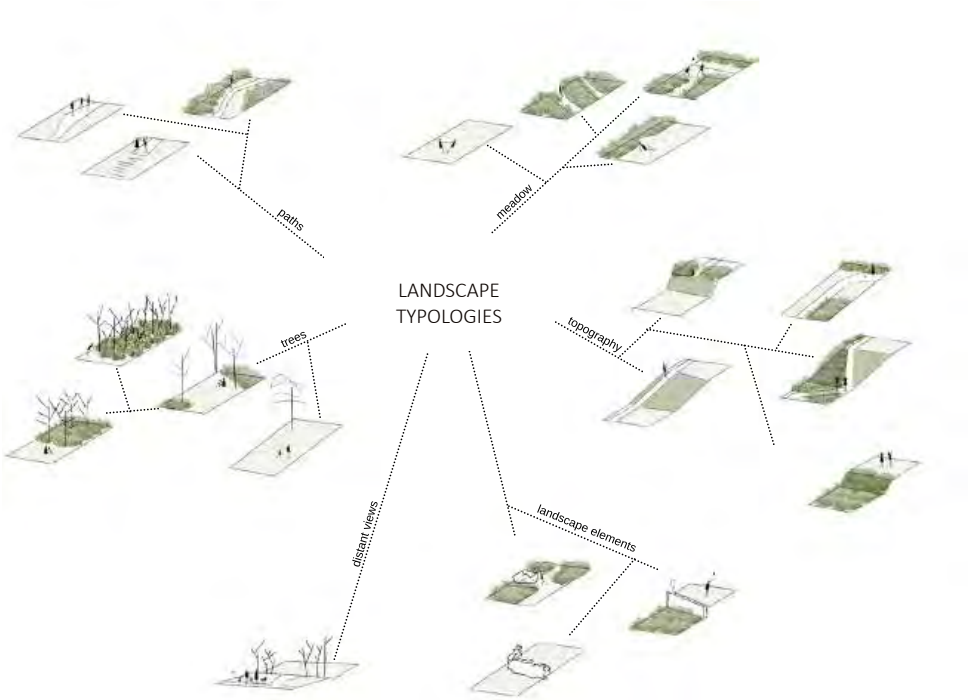


SECTION D-D

^ *DWG.31-32 Landscape Sections*

2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH



Studio Glasú's guiding principle of creating a high-quality network of green spaces, centered on community, ecology, and wellness, was established early in the design process and is reflected in a diverse array of landscape typologies.

These thoughtfully integrated typologies form the foundation of the proposed landscape design, offering a dynamic and engaging experience that caters to both residents and visitors alike.

^ *A series of diagrams illustrating an array of soft landscape interventions that are proposed along the edges of the proposed residential apartment blocks*

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^ *A series of early stage sections illustrating the variety of open space typologies, and the interaction between spaces of various functions*

1. Seamless integration of natural play areas in the vicinity of the apartment building. Illustrating the emphasis of a green play environment

2. Apartment block courtyard, illustrating the various recreational and social opportunities balanced with pedestrian circulation

3. Illustration of eastern natural landscape typologies, including rolling mounds with native wildflower meadow planting, and a riparian corridor along the existing stream

2.0 LANDSCAPE STRATEGY

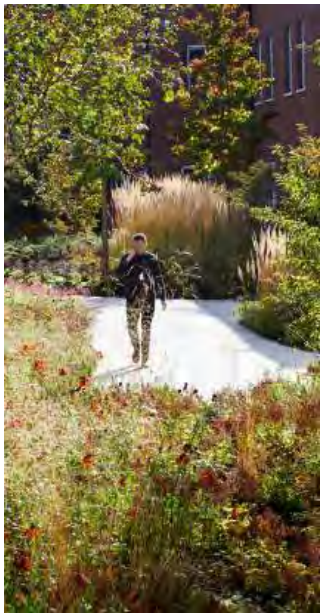
2.3 DESIGN APPROACH

The landscape proposal presented in this planning application shows a lively, innovative and durable landscape creating social spaces for both residents and visitors while seamlessly integrating the proposed development into its surroundings. The design focuses on the articulation of attractive communal spaces in the curtilage of the proposed apartment blocks and a larger natural amenity area on the eastern side of the development, that work in tandem to host different activities. With its own identity, through the proposed vegetation and materials, an exterior journey is unified, giving rise to seating areas, play areas, and a variety of walking routes that introduces a new relationship between activity, the development, and the environment. A multi-layered approach to planting is proposed within the open spaces, incorporating trees, hedges, climbers, and groundcovers to impart a distinctive character to the landscape.

Furthermore, the proposal is carefully designed to accommodate access requirements for building maintenance, emergency vehicles, drainage, attenuation, and services, ensuring functionality without compromising the aesthetic integrity of the landscape.

Key objectives of the landscape strategy include:

- Create a safe and appealing environment that benefits future residents while also enhancing the public realm of the wider Stepaside area
- Enhance biodiversity through the introduction of various new vegetation and specific habitats (bird and bat boxes, insect hotels)
- Establish a multifunctional series of open spaces capable of hosting social gatherings as well as providing quiet, reflective areas
- Integrate sustainable design principles by incorporating features such as rain gardens and permeable paving reducing environmental impact, enhancing resilience to climate change, and promoting landscape sustainability throughout the development



^ Series of precedents illustrating the landscape

2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH

Communal Open Space

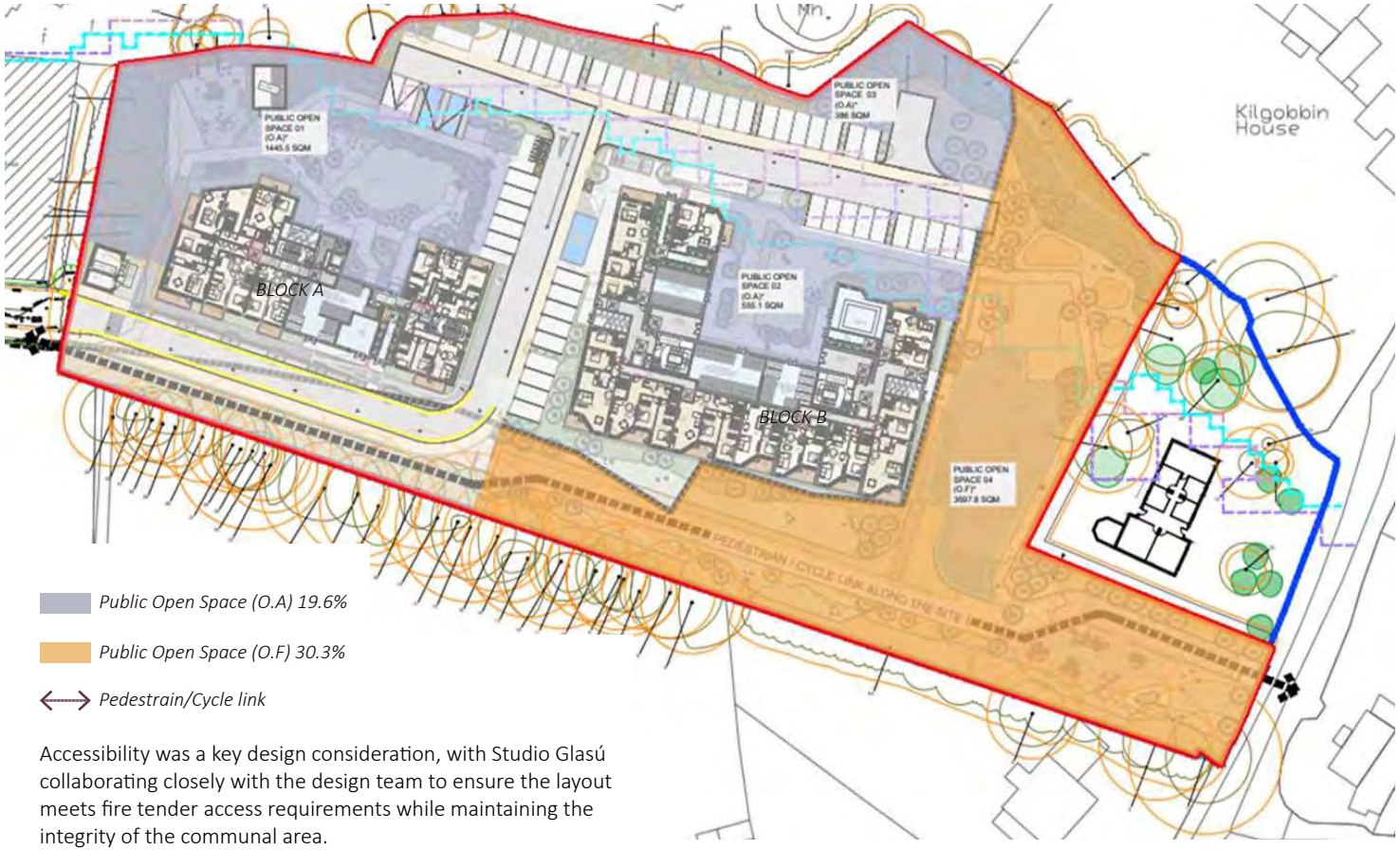
The public and communal spaces within the development are designed to create a cohesive and interconnected layout, seamlessly unifying the open areas through a thoughtfully crafted landscape and a network of connective paths. This integrated approach introduces a variety of programmed elements along the pathways, fostering a natural flow that enhances activity, interaction, and the overall usability of the space.

The communal open space strategy for Blocks A and B prioritizes accessibility, functionality, and aesthetic appeal, fostering a harmonious balance between shared community areas, private boundaries, and the surrounding landscape. Block A's communal open space has been carefully designed to provide a fully accessible entrance, featuring a system of ramps in compliance with Part M accessibility standards. A secondary stepped access route offer alternative means of entry, seamlessly integrating into the landscape.

The space incorporates a variety of features to enhance usability and aesthetics. Dedicated seating areas, softened with diverse planting creates a comfortable and inviting environment for residents to relax and socialise. A natural play area is located in the northwest corner, designed for children aged 2–6 years.

Bike parking facilities are strategically distributed around Block A with a dedicated bike storage unit tucked into the landscape, providing convenient and secure access for residents close to building entrances.

Block B's communal open space is centered around a central amenity lawn, thoughtfully designed with a clear network of paths that guide residents and visitors seamlessly to the building entrances. The lawn is enhanced by subtle terracing, herbaceous planting, and a variety of seating options to create a welcoming and visually appealing space.



^ *Open space diagram by Downey*

Accessibility was a key design consideration, with Studio Glasú collaborating closely with the design team to ensure the layout meets fire tender access requirements while maintaining the integrity of the communal area.

To balance privacy and openness, clipped hedges are proposed adjacent to the ground-floor units, creating a clear distinction between private terraces, the communal open space, and the broader public realm.

Public Open Space

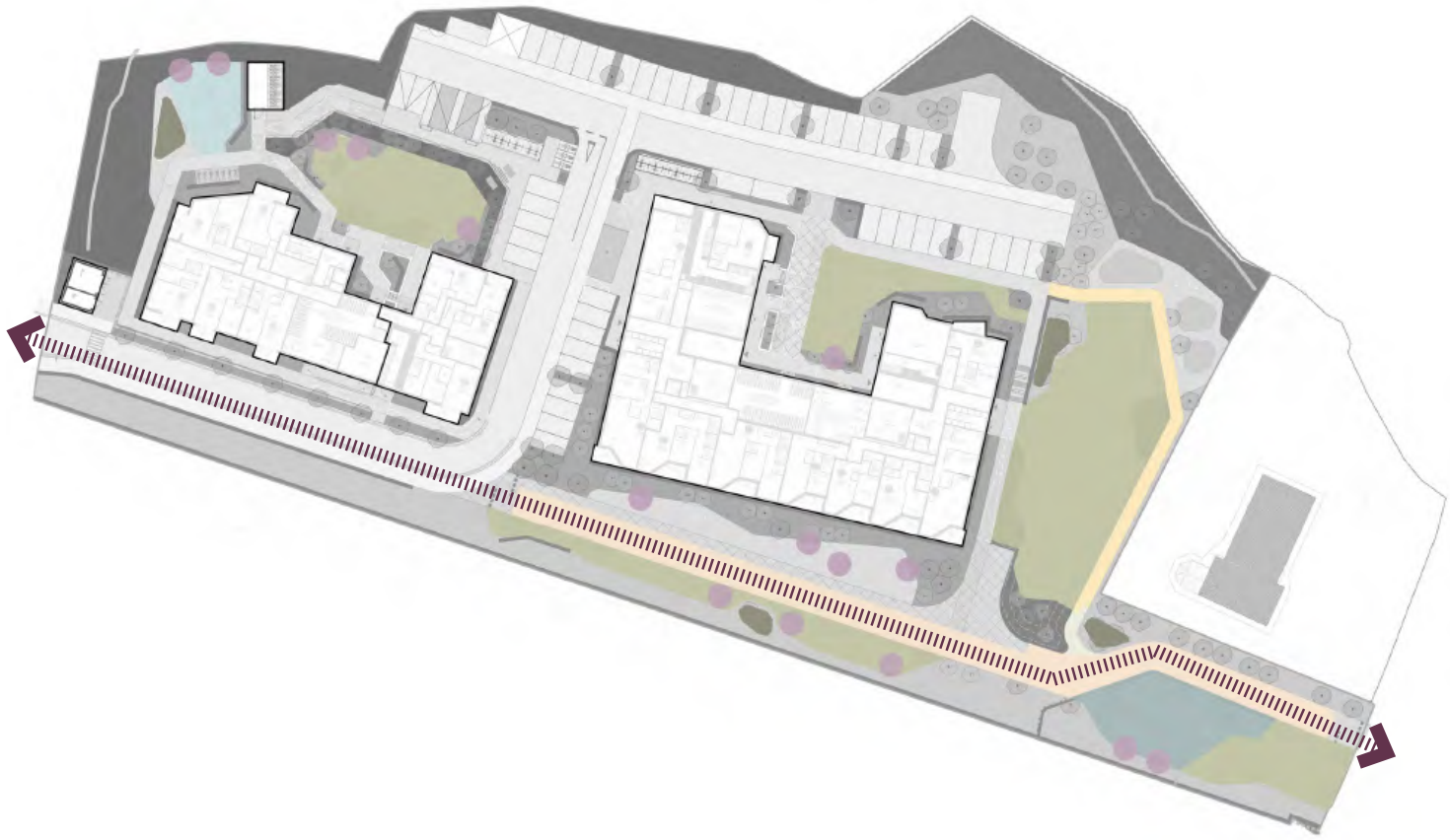
The public open space is designed as a series of open spaces, linked to Kilgobbin Road via a shared cycle and pedestrian path running south along the site. This path, which transects the site, has been carefully designed to respect the existing trees to the south. It will be constructed using a no-dig zone to protect the tree roots, ensuring their preservation and minimising disruption to the surrounding environment. A natural play space, designed for children aged 6–12, is situated adjacent to the path (south east corner) and is enclosed by a gated chestnut pale fence and hedge, with additional tree planting providing a buffer to the northern neighboring property.

The shared cycle and pedestrian path has been designed in collaboration with the wider design team to accommodate fire tender access south of Block B. This is achieved by incorporating a grasscrete band alongside the path surface, creating a 5.5-meter-wide clearway for safe fire tender tracking and turning.

To the east of Block B, a natural park has been created, featuring a series of mounds, wildflower meadows, tree planting, and hedges to enhance biodiversity and offer tranquil spaces for residents and visitors. At the heart of the space, an organically shaped central amenity lawn doubles as an attenuation basin, carefully designed in coordination with the engineering team to integrate seamlessly into the overall drainage strategy. The basin's level base maximizes the lawn's usability, ensuring it functions effectively as both a recreational and functional landscape feature. A perimeter path further connects this central space to the southern shared cycle and pedestrian path, providing accessibility and encouraging active engagement with the landscape.

2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH



Public Open Space Activities

- *Seating areas*
- *Communal breakout space*
- *Amenity lawn/MUGA*
- *Natural playspace 2-6 years old*
- *Natural playspace 6+ years old*
- *Naturalised mounding informal play*
- *Greenway*

^ *Open space typologies and amenities diagram*

^ *Table tennis*

^ *Amenity lawn*

^ *Greenway*

2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH

Planting typologies

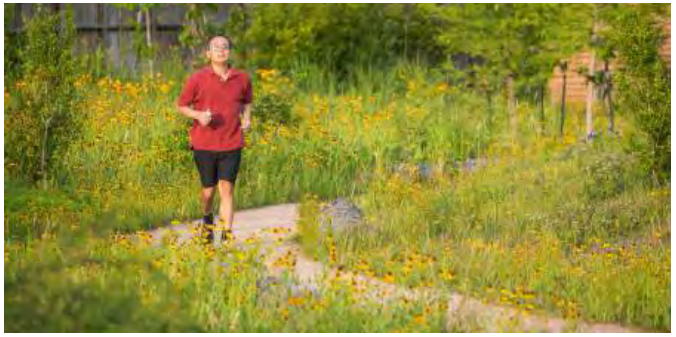
- *Lawn*
- *Irish native wildflower meadow*
- *Herbaceous, groundcover and shrubbery planting*
- *Native woodland planting*
- *Proposed woodland planting*
- *Riparian planting*
- *Hedge planting*

^ *Planting typologies diagram*

Reference images illustrating planting typologies

^ *Riparian planting*

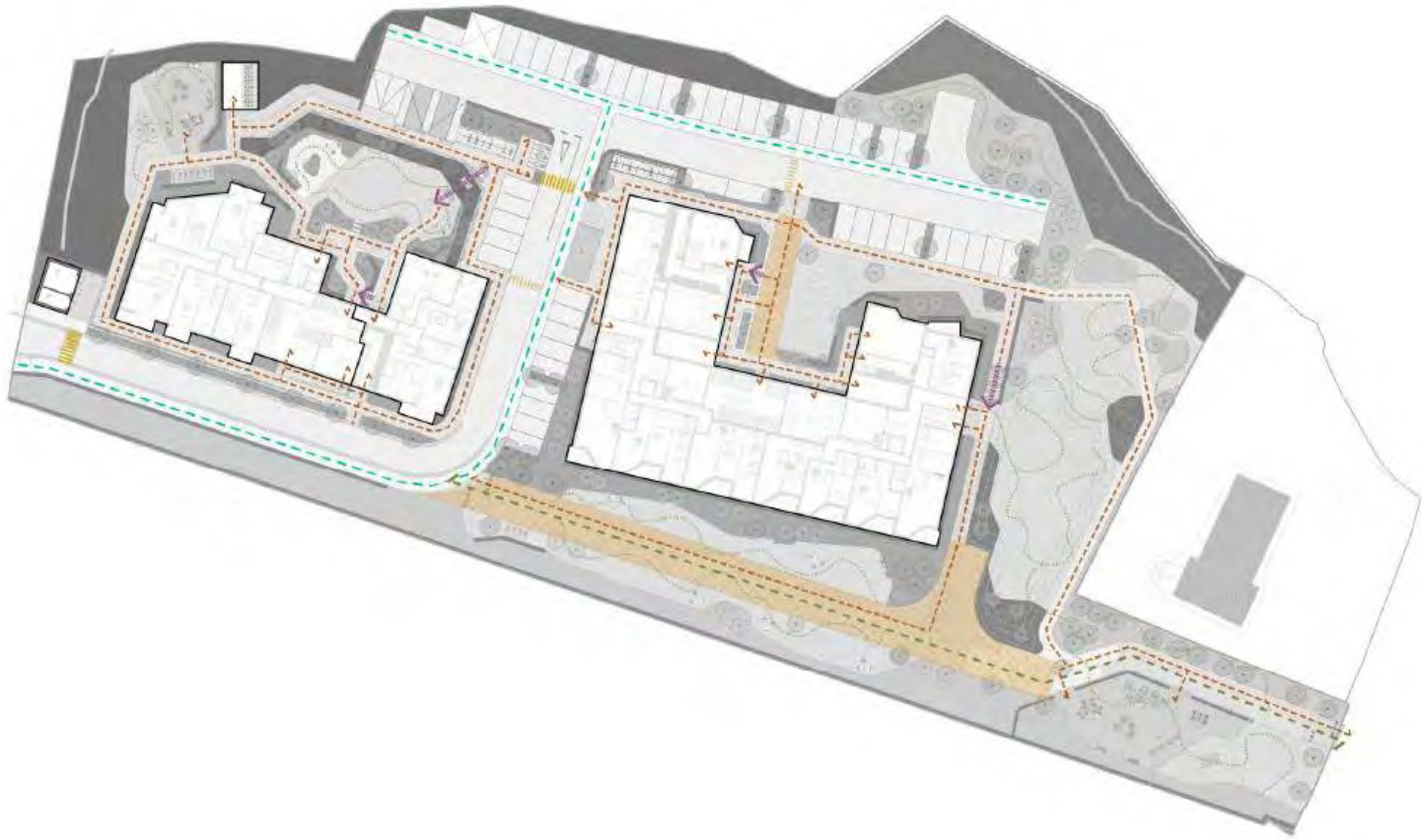
^ *Herbaceous and shrubbery planting*



^ *Wildflower meadow*

2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH



Pedestrian circulation

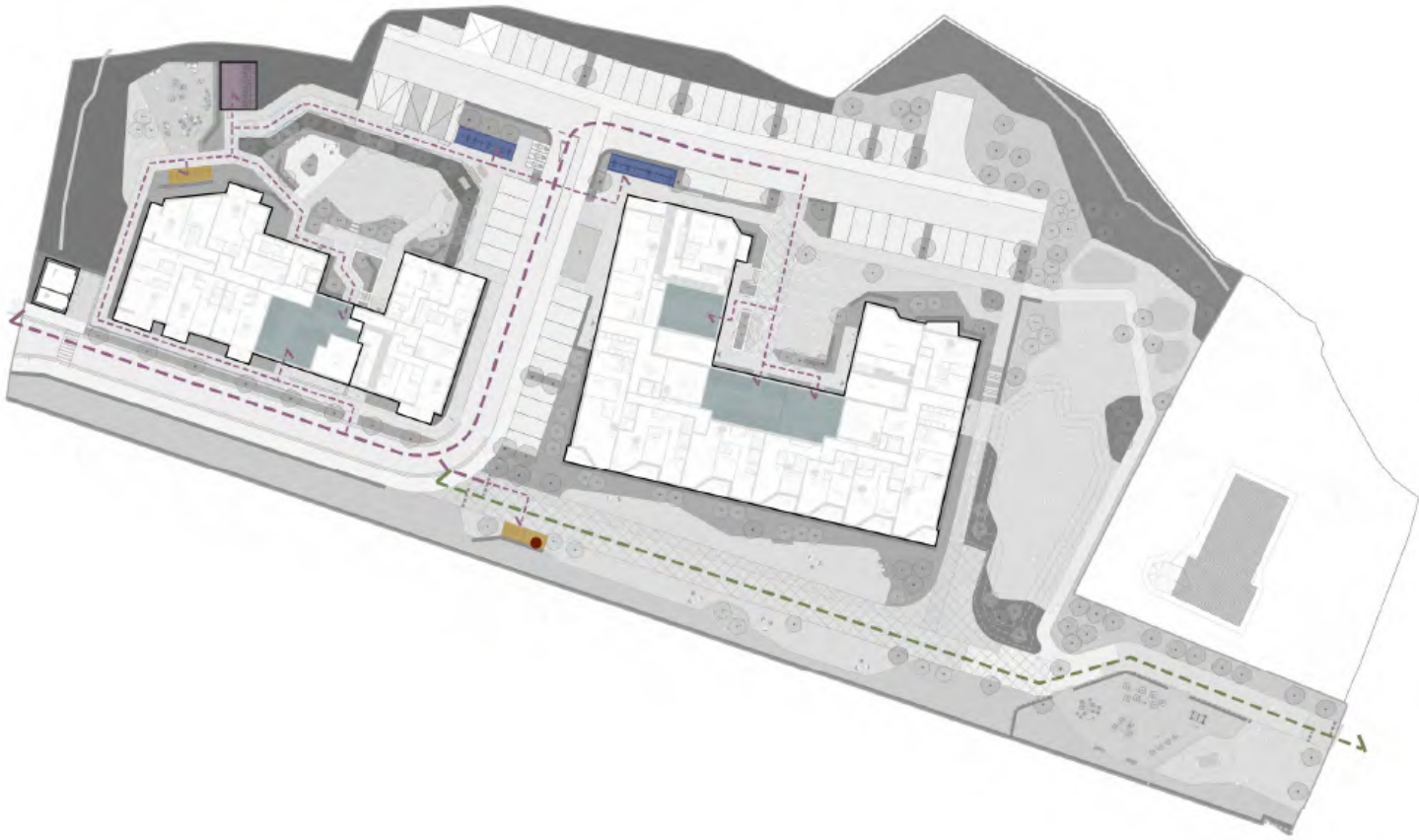
- *Primary pedestrian accessible circulation route*
- *Road level pedestrian way*
- *Greenway route*
- *Stepped route and bicycle ramp*
- *Pedestrian crossing*
- *Informal - lawn, meadow & play circulation*
- *Fire tender access route*

^ *Pedestrian circulation diagram*

Reference images illustrating material treatments for paths

2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH



Bicycle circulation

- *Bicycle circulation - on road*
- *Greenway cycling route*
- *Dismount bike route to bike parking*
- *Sheffield bike stands*
- *Outdoor bicycle shelter*
- *Bike sheds*
- *Groundfloor bike storage rooms*
- *Bike repair station*

^ *Bicycle circulation diagram*

^ *Sheffield bikestands*

^ *Outdoor bike shelter*

^ *Bike repair station*

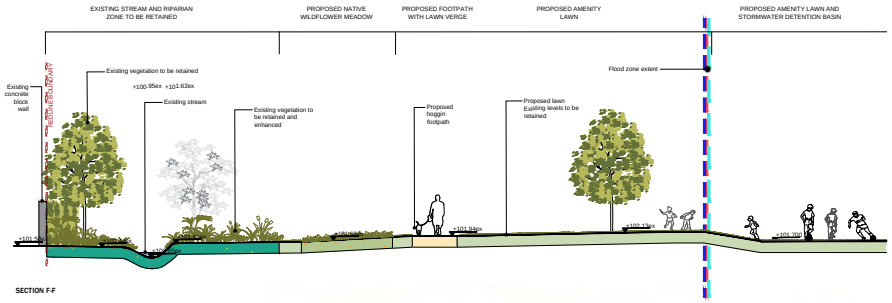
2.0 LANDSCAPE STRATEGY

2.4 SUSTAINABLE URBAN DRAINAGE SYSTEMS

Swales, rain gardens, and attenuation basins are useful low-impact interventions to decrease the velocity of storm water runoff while removing pollutants from the discharge. They are extremely beneficial in protecting surface water and local waterways from excessive pollution from stormwater runoff. The longer the run-off stays within the nature based drainage systems, the better the pollutant removal outcome.

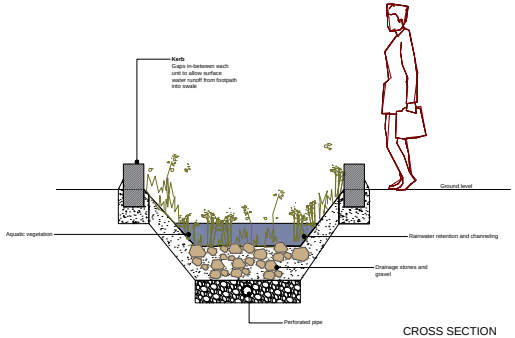
Using Dún Laoghaire-Rathdown County Council development plan Studio Glasu have worked closely with Molony Millar Consulting Engineers to incorporate a number of swales and rain gardens throughout the proposed development in order to assist the storm water management plan. These swales and rain gardens have been designed in accordance with the County Development Plan 2022-2028. In addition to storm management and with the aid of native grasses, wildflowers and shrubs the swales and rain gardens will create valuable habitats for pollinators, songbirds and other wildlife. This maximises the net biodiversity gain for the proposed development while providing an enhanced green livable community space for residents and visitors to enjoy all year round.

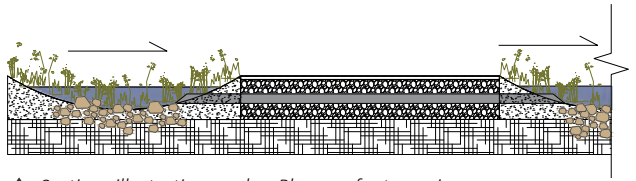
A larger area within the eastern natural amenity space has been identifyed as a surface storage basin, that provides flow control by above ground attenuation of stormwater runoff at rainstorm events. This detention area will be dry outside of storm events and function as an amenity lawn providing space for various active and passive recreational activities. The basin is to be partially planted by vegetation that tolerate occasional water inundation, and providing important habitats, shelter and food sources for local wildlife.



^ *Diagram illustrating SuDS in the proposed masterplan*

^ *Reference images illustrating the various proposed nature based drainage systems*





^ *Sections illustrating swales. Please refer to engineers drawings for further information*

2.0 LANDSCAPE STRATEGY

2.5 NATURAL PLAY

Dedicated natural play areas are located in key positions throughout the site. A secure area surrounded by chestnut pale fencing is proposed to the north from Block A which offers opportunities for creative play for children of 2-6 years on cc. 100sqm and will compose of a number of different natural play elements, that are stimulating their playful development is different ways. To the southeast of the development a larger natural play zone offers play to older children and teenagers on an area of over 200 sqm.

The proposed range of natural play equipments includes climbing structures, trails of timber logs and balancing equipments. The proposed play equipment will be designed and manufactured in accordance with standards EN 1176 and EN 1177. Impact absorbing surface treatment for specific fall heights from play equipment is proposed and is located where it is required.

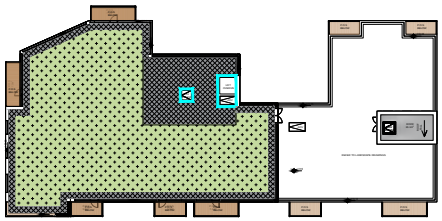
Furthermore large amenity lawn areas to the east and a series of smaller lawn areas throughout the development can be used for a wide range of informal sports and play. Natural, rolling earth moundings within the landscape, planted with native wildflower meadow species are also offering opportunities for creative play for a variety of agegroups.

^ *Series of precedents illustrating interactive a variety of natural play elements including climbing structures, balancing elements and table tennis*

2.0 LANDSCAPE STRATEGY

2.6 COMMUNAL ROOF TERRACES

BLOCK A - ROOF TOP



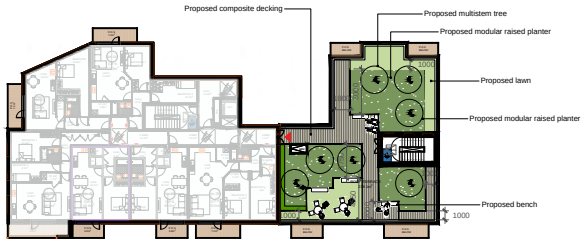
SCHEDULE OF GREEN ROOF TYPOLOGIES
Total roof area: 464.3 m²

Green Blue Extensive (Sedum)
Area: 341.6m² (73.5%)

Blue (Paved)
Area:115.5m² (24.7%)

Other: AOV + lift overun
Area:8.8m² (1.8%)

BLOCK A - FOURTH FLOOR ROOF TERRACE



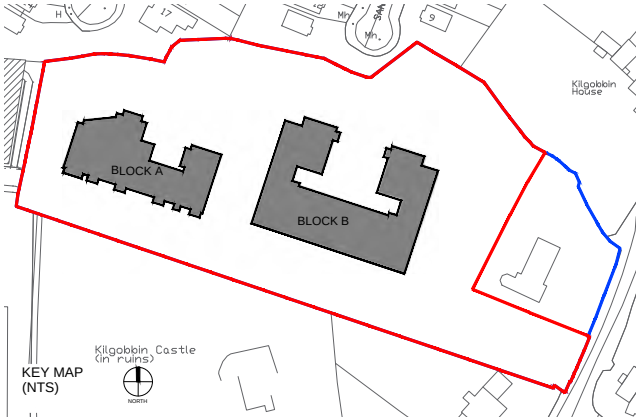
SCHEDULE OF GREEN ROOF TYPOLOGIES
Total roof area: 238.1 m²

Green Blue Extensive (Lawn)
Area: 50.5m² (21.2%)

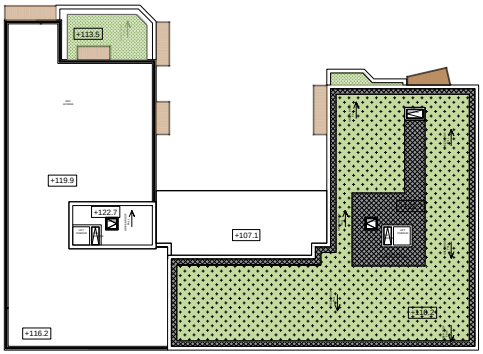
Green Blue Intensive (Herbaceous planting)
Area: 120.5m² (50.6%)

Blue (Paved)
Area:64.8m² (27.2%)

Other: AOV
Area:1.78m² (1%)



BLOCK B - ROOF TOP



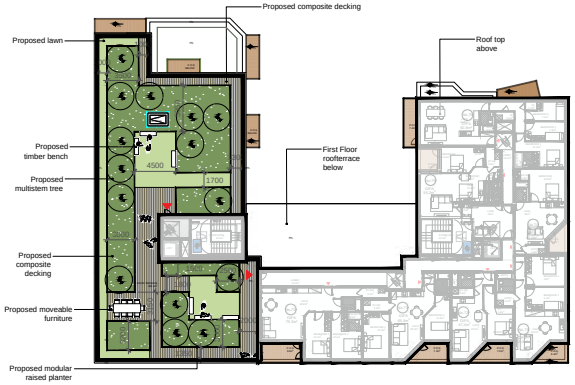
SCHEDULE OF GREEN ROOF TYPOLOGIES
Total roof area: 616.2m²

Green Blue Extensive (Sedum)
Area: 458.7m² (74.5%)

Blue (Paved)
Area:144.3m² (23.4%)

Other: AOV + lift overun
Area:13.2m² (2.1%)

BLOCK B - FIFTH FLOOR ROOF TERRACE



SCHEDULE OF GREEN ROOF TYPOLOGIES
Total roof area: 485.5 m²

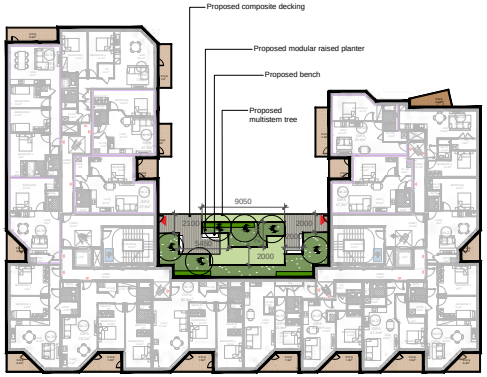
Green Blue Extensive (Lawn)
Area: 102.9m² (21.2%)

Green Blue Intensive (Herbaceous planting)
Area: 244.8m² (50.4%)

Blue (Paved)
Area:134.6m² (27.7%)

Other: AOV
Area:3.2m² (0.7%)

BLOCK B - FIRST FLOOR ROOF TERRACE



SCHEDULE OF GREEN ROOF TYPOLOGIES
Total roof area: 127.9 m²

Green Blue Extensive (Sedum/Lawn)
Area: 27m² (20%)

Green Blue Intensive (Herbaceous planting)
Area: 65m² (50%)

Blue (Paved)
Area: 35.9m² (30%)

DWG.03 Roof terrace Landscape Plans

2.0 LANDSCAPE STRATEGY

2.6 COMMUNAL ROOF TERRACES

^ *Communal space diagram by Downey*

The landscape strategy for the proposed communal roof terraces is driven by the approach to increase the area of usable quality open spaces within the development, and offering a range of recreational opportunities.

The roof terraces are structured by modular landscape elements, planting boxes and moveable furniture to create a diverse array of subspaces, offering recreational opportunities for multiple people or groups simultaneously.

To enhance visual appeal and ecological value of the terraces, a variety of planting typologies and species are proposed, from pollinator friendly herbaceous planting, hedgerows to small multistem trees.

^ *Series of precedent images illustrating the proposed communal roof terraces*

2.0 LANDSCAPE STRATEGY

2.7 PLANTING PALETTE

SPECIMEN TREE PLANTING

Pyrus calleryana 'Chanticleer'

Tilia greenspire

Prunus avium

Amelanchier lamarckii

HERBACEOUS

Convalaria majalis

Verbena bonariensis

Salvia nemorosa

Echinacea purpurea

Hakonechloa macra

Nepeta 'Walker's Low'

Hydrangea quercifolia

Euphorbia characias subsp. wulfenii

The planting palette has been selected for the creation of a high visual amenity environment appropriate to the new residential context. The planting structure will create character areas within the development providing for visual legibility to place residents within the area and help with wayfinding through the network of paths. The differing scales of tree planting will also create different atmospheres of external space from small intimate relaxing areas to large open active spaces. The planting is made up largely of native species within all typologies of planting including tree, hedge and herbaceous layers.

Medium to large scale parkland trees are selected for the open spaces, whilst the streetscape is proposed as a unified medium scale street tree. Seasonal interest through leaf shape and texture, leaf colour change, spring flowers, winter bark colour etc will contribute towards creating distinct character areas in the tree planting structure. The planting around the building curtilages is selected to provide screening, shelter and soften the built form.

The plant species list will be a mix of native species and ornamental species for high biodiversity value, for seasonal interest and for a wide variety of species adapted to the variable site conditions. The plant selection will incorporate the following characteristics: Varying flower and leaf colour; bulbs, herbaceous, deciduous and evergreen shrubs and deciduous garden scaled trees; plants that attract insect life. Perennial planting is a combination of native and non-native species with a focus on seasonality, pollinator friendly species, and combination of deciduous and evergreen plants, including ground cover plants.

Precedent illustrating multistem trees and herbaceous planting

Note: Please refer to (135-24) DWG.01 Landscape Masterplan for the full planting breakdown.

2.0 LANDSCAPE STRATEGY

2.8 ECOLOGY AND BIODIVERSITY

The landscape design proposals proactively address the issue of biodiversity on the site both in terms of the primary design intent and in terms of sustainable management of the landscape. Education is also an important factor which is considered integral to the landscape design proposals.

Good horticultural practice and environmental management will be implemented in order to maximise the expected lifespan of the planting and ecological diversity of the scheme. Bird boxes, bat boxes and log piles will be installed within the areas of soft landscaping and also into existing woodland belts. Native and site specific planting are specified across much of the site.

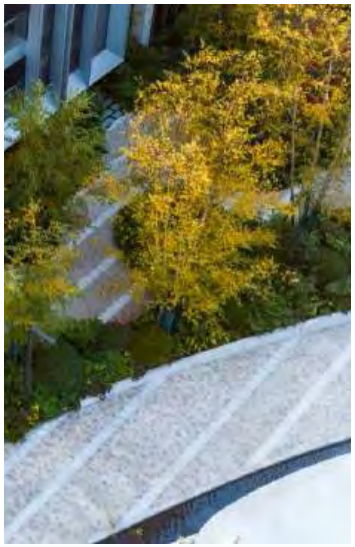
Our landscape design proposal advocates for an approach centered around carbon capture. By strategically introducing a diverse array of native trees and native vegetation throughout the landscape, we envision not only the creation of a visually captivating environment but also a powerful carbon sink that contributes to mitigating the pressing challenge of climate change. These carefully selected trees and vegetation play a pivotal role in absorbing atmospheric carbon dioxide, thus fostering cleaner and healthier air for generations to come.

Furthermore, our design ensures that this ecological haven thrives without compromising its integrity through the use of chemical-free maintenance techniques. Through this deliberate integration of nature, sustainability, and responsible upkeep, our design seeks to forge a coexistence between the residents open space requirements and ecological balance, setting an example for the fusion of aesthetics, environmental consciousness, and long-term viability.

^ *Variety of bird boxes, bat boxes and bug hotels to encourage wildlife habitat within the proposed project area*

2.0 LANDSCAPE STRATEGY

2.9 MATERIAL PALETTE



^ *Precedents images of the variety of paving and seating finishes*

The selection of paving and other landscape materials is determined by proposed function, longevity and durability. The extent of materials and the locations where a transition is made from one material to another are determined by drainage and other technical issues. Paving materials, where practical, are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces.

The palette of surface materials has been carefully selected and designed as a hierarchy of paths with colour and material playing an important role. Primary direct pedestrian circulation is proposed as a durable, limited range of neutral materials with robust construction, such as permeable block paving. Large format and small format paving are proposed in specific areas to provide a finer grain to the open spaces. This fine-grained paving pattern provides a level of interest that responds to the 'slower pace' of pedestrian use. Please refer to the Engineer's report for further information on the drainage strategy.

3.0 CONCLUSION

The landscape design rationale presented in this document provides a strategic framework to ensure the proposed residential development integrates sensitively with the broader Kilgobbin Road context. The design focuses on enhancing amenity offerings, visual appeal, and ecological sustainability, contributing to the overall quality and character of the development.

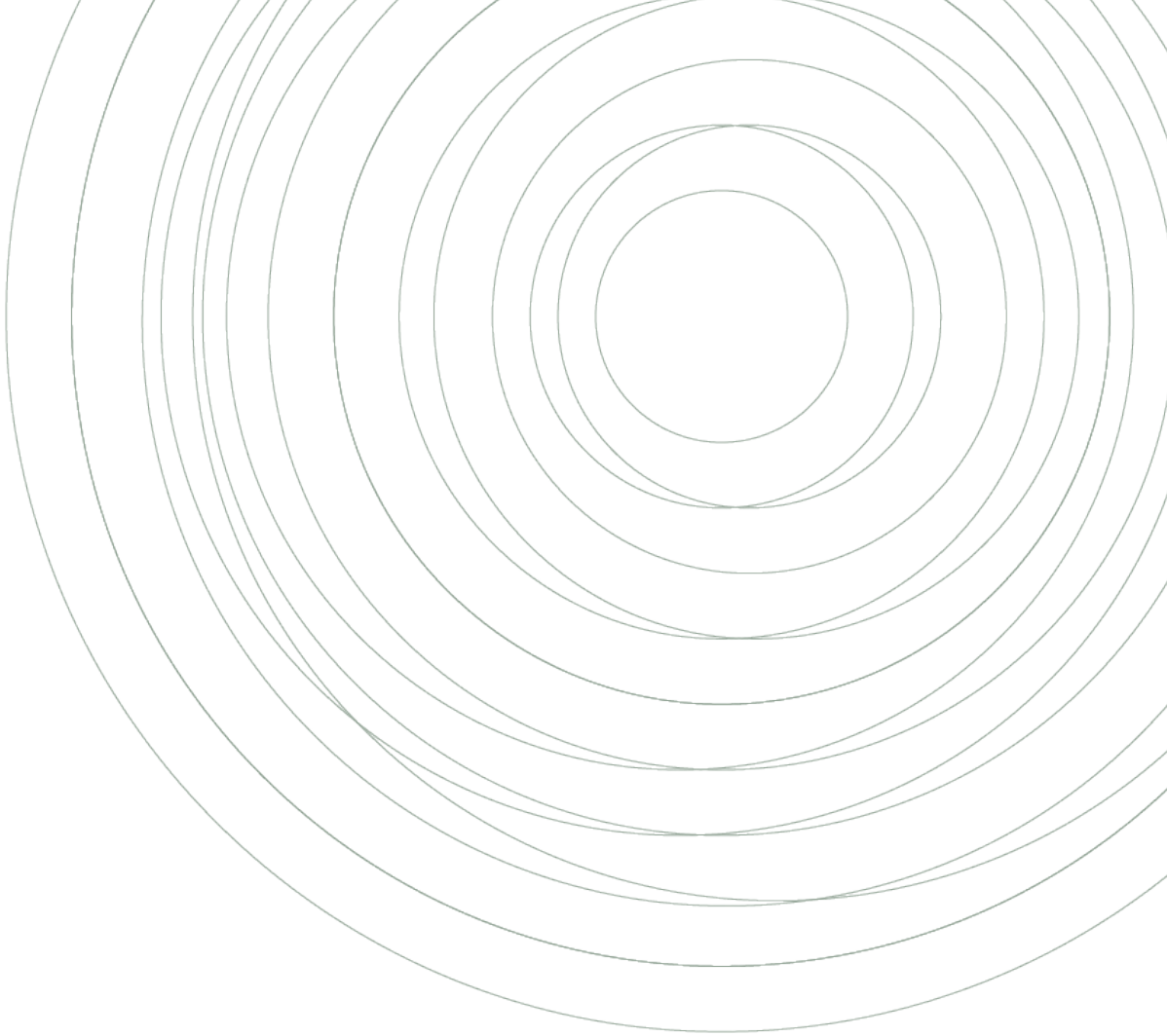
By creating a comfortable and welcoming landscape environment, the proposal aspires to deliver a high-quality residential community that meets the needs of its residents while respecting and enhancing the ecological sensitivities of the adjacent lands. This approach promotes a balanced and sustainable relationship between the development and its surroundings.

We believe the landscape considerations have been addressed thoroughly, and we look forward to a positive outcome for the proposed residential scheme.

Is mise le meas,

Mr. Seán O'Malley - Studio Glasú

BAgrSc. (hons) Landscape Architecture
Accredited Member of the Irish Landscape Institute & the IFLA
(International Federation of Landscape Architects)
Accredited Member of the Garden & Landscape Designers Association of Ireland



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