



Cameo  Partners
design studio

SANDFORD ROAD, DUBLIN 6

LANDSCAPE DESIGN AND ACCESS STATEMENT

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INTRODUCTION

LANDSCAPE INTRODUCTION

The design philosophy for the proposed new residential-led mixed-use scheme in Sandford aims to create a high-quality residential community with a splendid and unique, contemporary landscape design within a parkland setting which is cognisant of the historical context of the site and its notary buildings.



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OVERARCHING AIMS, OBJECTIVES AND DESIGN PRINCIPLES

- » As part of the overall design philosophy, the design team have sought to ensure that the previously private lands are opened up and public access provided throughout the site, which has not existed before. The publicly accessible parkland benefits from a series of inter-connected amenity spaces strung along legible parkland walks which may be accessed easily by the existing neighbourhood, community and future residents from the new site entrances. The layout of the site encourages walking throughout, with a hierarchy of connections, offering a range of routes to destinations and well-connected experiences .
- » The project has aimed to create a new Residential-led Mixed-Use Development with additional mix of uses including a café/restaurant, chèche, retail along with cultural and community uses, that is interwoven with the existing landscape setting of the site through a series of connected landscape character areas.
- » The retained existing historical buildings occupying the site will be respectfully set within a new formal landscape setting, transitioning into more natural environments surrounding the newly proposed development.
- » The arboricultural report has allowed the team to identify trees of high, medium and low value in terms of aesthetics, standard of quality, shape, form, anticipated lifespan, ecology and amenity value. The higher quality trees form a key role in the character of the site and therefore have informed the design approach, which has subsequently informed the layout of the scheme, the proposed building positions and landscape design.
- » The parkland will form a new open space asset, and means of access, benefitting the local community as an alternative route for pedestrian movement along Milltown Road.
- » A series of defined landscape character areas will have a relationship to this architectural setting and public and residential use as the site is currently closed to the public.
- » A series of landscape characters are laid out which have specific relationships with the individual portion of the masterplan, building typology, architectural setting and public or private use.

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

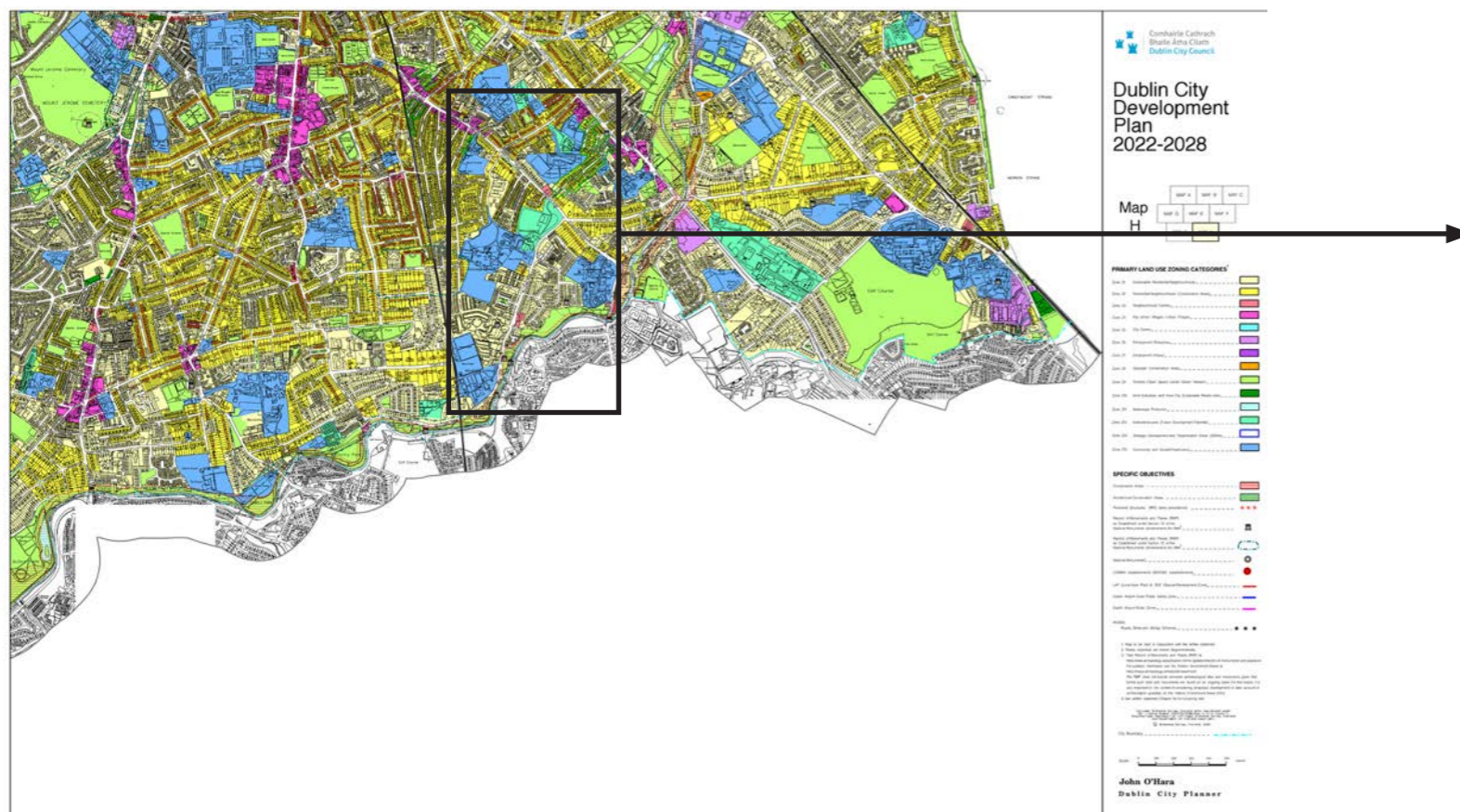
PURPOSE OF THE MASTERPLAN.

The Zoning map shows the use of the **lands zoned Z12 Institutional Land (Future Development Potential)**: **To ensure existing environmental amenities are protected in the predominantly residential future.**

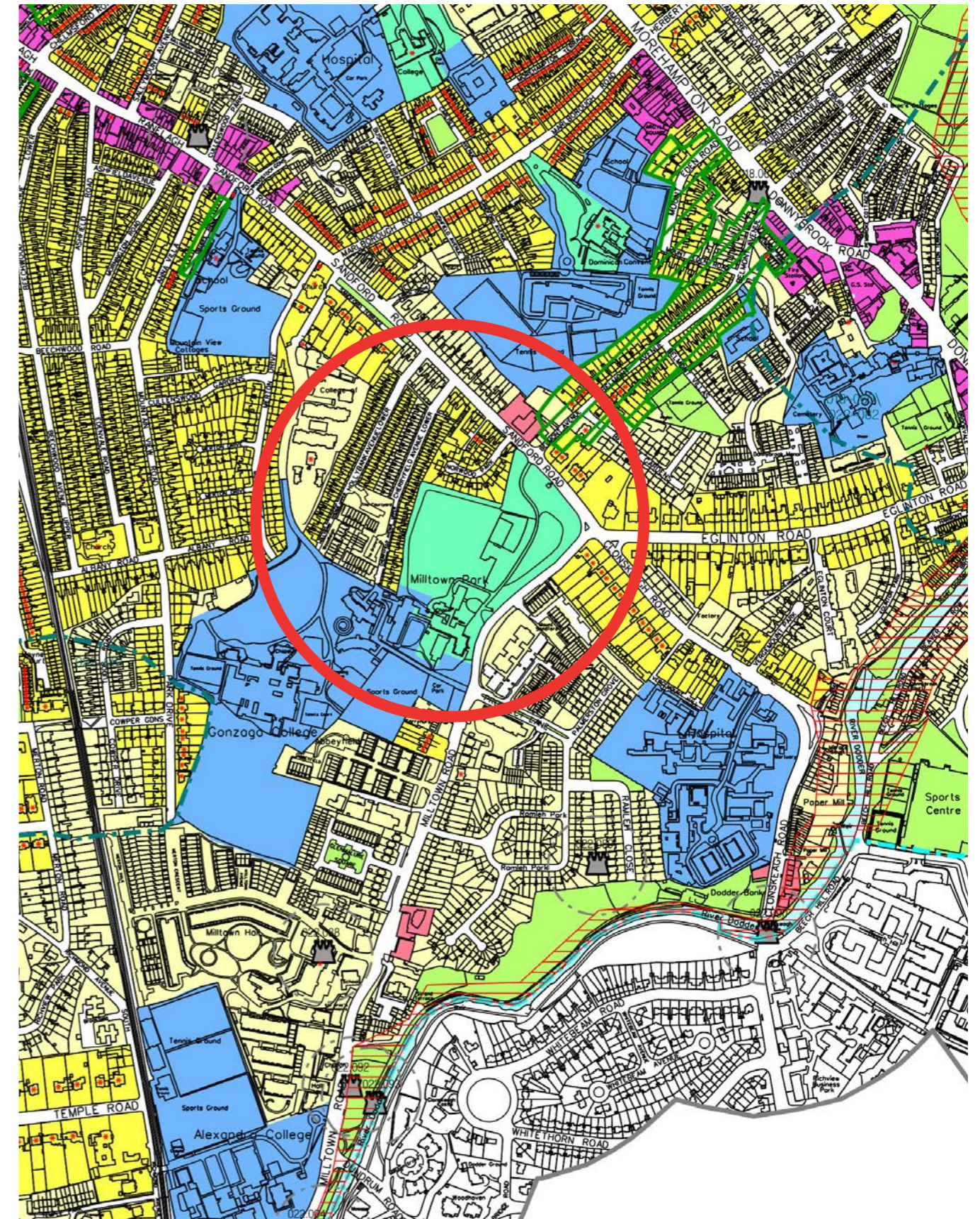
The details relating to Land-Use Zoning Objective Z12 are set out in **Section 14.7.12** of the Development Plan 2022-2028, and relevant sections are set out below from a landscape perspective:

...Where lands zoned Z12 are to be developed, a minimum of 25% of the site will be required to be retained as accessible public open space to safeguard the essential open character and landscape features of the site. Where such lands are redeveloped, the predominant land-use will be residential.

... The masterplan will need to identify the strategy for the provision of the 25% public open space requirement associated with any residential development, to ensure a co-ordinated approach to the creation of new high-quality public open space linked to the green network and/or other lands, where possible. In addition, development shall have regard to the standards in Chapter 15...



Dublin City Development Plan 2022-2028, Map H



Zone Z12 Institutional Land (Future Development Potential)

Site location

INTRODUCTION

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

GREEN INFRASTRUCTURE

10.5.1 Green Infrastructure

Green infrastructure has a critically important role to play in making Dublin a climate resilient, healthy and green city. Green infrastructure (GI) can be defined as an interconnected network of green space (or blue in the case of water features) that conserves natural ecosystem values and functions and provides associated benefits to human populations. These benefits can be described as ecosystem services and can change over time, and may be potential or realised, depending on human needs. A green infrastructure approach to planning takes into account nature conservation values and actions in concert with land development, growth management and built infrastructure planning.

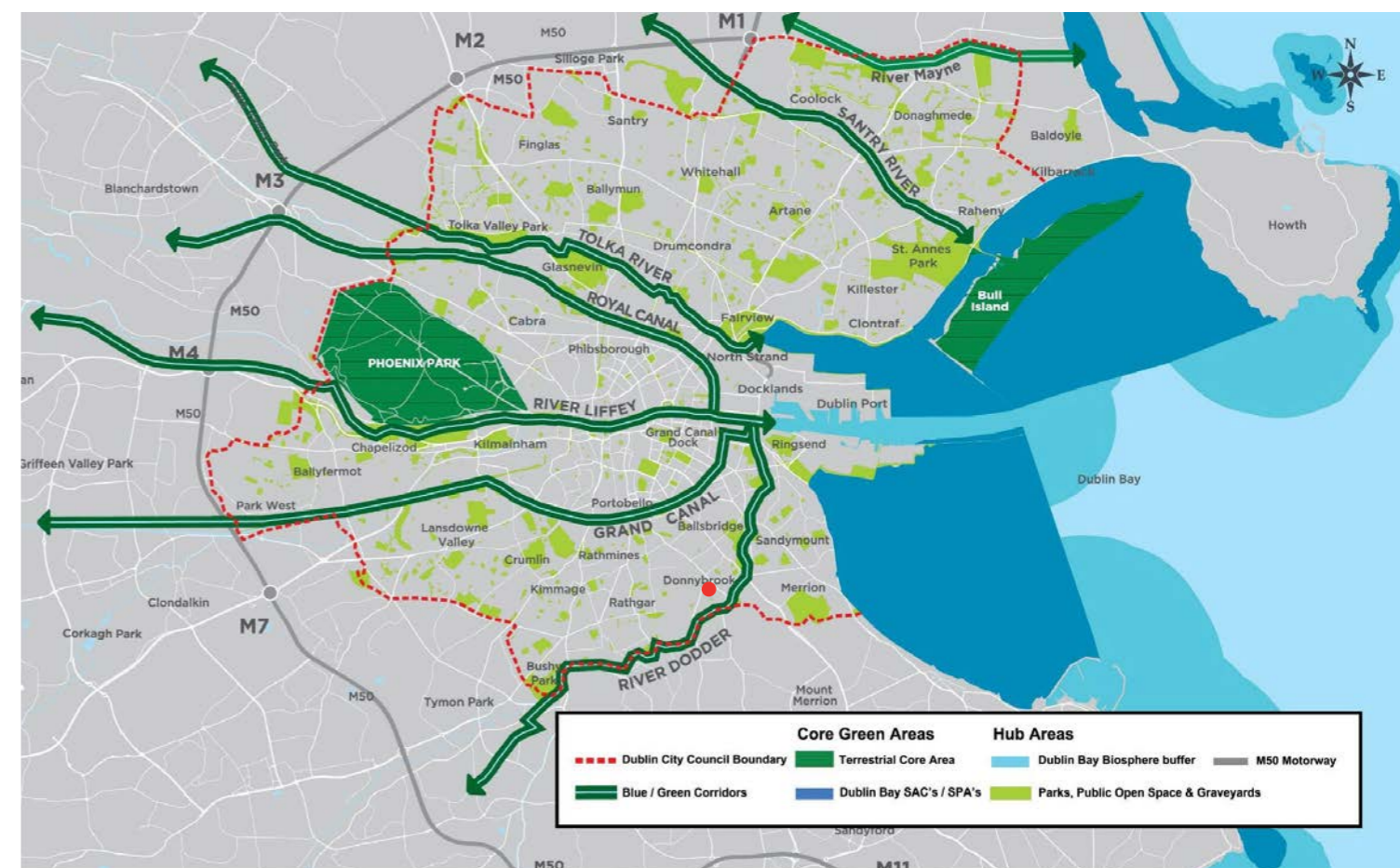
These GI elements perform multiple functions to deliver a wealth of social, environmental and economic benefits to the city (Table 10.1):

Green infrastructure systems are spatially made of three different parts:

- (a) Core Areas – Dublin Bay and the Phoenix Park - which are the nuclei of the network and provide essential habitat for sensitive species;
- (b) Hubs – parks and open spaces - which buffer the core areas, and are made of the largest, least fragmented continuous natural and semi natural spaces, and,
- (c) Corridors such as the city's rivers and canals and increasingly our streets and public realm which are vital to maintain connectivity of habitats in the landscape and provide for animal movement, seed and pollen dispersal, and plant migration.

As the city grows and consolidates, a co-ordinated and managed network of multi functional green spaces linked to the wider regional GI network will be required to ensure ecosystem functions are maintained and enhanced. Existing and new developments, streets and the public realm will need to retain natural habitats and existing trees where feasible and also to include increased provision of urban greening features including green roofs, walls and nature based solutions, including sustainable drainage systems (SuDs).

EXISTING STRATEGIC GREEN AND BLUE NETWORK IN DUBLIN CITY



Dublin City Development Plan 2022-2028, Written Statement, Fig.10-1 Existing Strategic Green and Blue Network in Dublin City

- Approximate site location

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Green Infrastructure Policy** included on **Chapter 10, Section 10.5.1 Green Infrastructure** related to the Landscape proposal.

Relevant Section 10.5.1 Green Infrastructure Policy of Dublin City Council	Response
<p>Policy GI1 Green Infrastructure Assest: To identify and protect the integrity of the city’s GI assets, as appropriate, and to enhance and expand the connectivity, multi-functionality, and accessibility of the city’s green infrastructure network, while addressing gaps in the network.</p> <p>Policy GI3 Multi-functionality: To ensure delivery of multifunctional green and civic spaces that meet community needs, support biodiversity, promote active and passive recreation, flood and surface water management and local habitat improvements. The multi-functionality of spaces will be balanced against the need to protect and enhance local habitat and the recreational and functional requirements of parks.</p> <p>Policy GI4 Accessibility: To ensure universal design for access for all to the green infrastructure network. Priority of access is to be given to pedestrians over all other users. In line with the Parks Strategy, access to facilities and to public parks and open spaces will be provided equally to all citizens and inequalities of access shall be identified and addressed.</p> <p>Policy GI5 Greening of Public Realm/Street: To integrate urban greening features including nature based solutions into the existing public realm where feasible and into the design of public realm projects for civic spaces and streets. The installation of living green walls will be encouraged to the fullest possible extent throughout the city of Dublin and tree pits with mixed planting will be preferred for the greening of streets in recognition of the co-benefits they offer for SuDs, biodiversity, amenity value and traffic calming.</p> <p>Policy GI6 New Development / New Growth Areas: To integrate Green Infrastructure and an ecosystem services approach into new developments / new growth areas in the city that contributes to the city’s green infrastructure network by its extension and enhancement and that provides for the environmental resilience of new development.</p> <p>Policy GI7 Connecting Greening Elements in Site Design: To avoid the fragmentation of green spaces in site design and to link green spaces / greening elements to existing adjacent green infrastructure / the public realm where feasible and to provide for ecological functions.</p>	<p>Response GI1: The site will form part of a Green Infrastructure Network throughout this part of the city and will join up to create a necklace with the existing identified areas open space defined on Institutional Lands (Future Development Potential) Zoned Z12, within the Development Plan. In addition, the development will facilitate connections for the public through the site towards the Dodder Greenway route which will positively contribute to, and create linkages with, the surrounding strategic green network. The site will contribute to the green infrastructure network in this part of the city and will provide public access to open space on a site that is currently closed up from the public.</p> <p>Response Policy GI3: The proposed landscape setting aims to provide substantial benefit to the urban drainage due to the large permeable areas that will be provided on site. The biodiversity of the area would increase due to a large number of retained existing trees and new trees generation provided. The woodland will be retained and enhanced by planting of native shrubs in the groundcover. Furthermore, the variety of outdoor recreation areas will offer a great opportunity to the future residents and the public to use the zone immersed in a lush green area. The open spaces and pedestrian/cyclist links will contribute towards the green infrastructure network of the city and will include sustainable urban drainage systems and will promote sustainable modes of transport.</p> <p>Response Policy GI4:The public space concept is based on a principle that promotes social engagement, sustainability, site connectivity & permeability and a healthy lifestyle for the future residents and the public and various pedestrian and cycle links are provided through the site. The scheme will consolidate the neighbourhood and increase legibility for the wider community and spaces are universally accessible.</p> <p>Response Policy GI5: See the response for policy GI1. Careful list of planting and trees have been selected in collaboration with the ecologist in order to provide the most suitable softscape layout and enhance the biodiversity of the area. SuDS measures are incorporated into development of which will positively contribute to the landscape value providing opportunities for biodiversity. Please also refer to the Engineers Flood Risk Assessment which concludes that the proposed development is appropriate for the site’s flood zone category and the sequential approach outlined in <i>Planning System and Flood Risk Management Guidelines</i> has been adhered to.</p> <p>Response Policy GI6: A key feature of the scheme design is the retention and enhancement of the existing natural asset of the site; the scheme incorporates areas of publicly accessible natural and semi-natural open space that will form part of the Green Infrastructure of this part of the city, in particular through the retention of the existing trees and proposed areas of native planting and wildflowers.</p> <p>Response Policy GI7: The scheme is keen to create a strong linkage within the planning site boundary primarily; however, the new green asset and landscape setting will contribute to creating a new destination in the neighbourhood area that will be adding value to the existing green infrastructure. A careful ecological function has been taken into account (see the response on policy GI6). A key feature of the scheme design is the retention and enhancement of the existing natural asset of the site, and opening the site up for the public to utilise.</p>

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The table below provided a response to the relevant **Chapter 10 Green Infrastructure and Recreation Policy**

Relevant Section 10.5.1 Green Infrastructure Objective of Dublin City Council	Response
<p>GI01 Green Roof Guidance Document (2021): The use of green / blue roofs in developments will be in accordance with the requirements of the Dublin City Council Green and Blue Roof Guide Document (2021), see Appendix 11.</p> <p>GI05 Design Guide for Public Space: To implement the forthcoming Dublin City Council Parks, Public Open Space Design Guide.</p>	<p>Response GI01: The scheme will offer in a variety of location intensive /extensive green roof and blue roofs that will support the vision of a greener and liveable city. In collaboration with the Engineers and Architects the requirements indicated on <i>Green &Blue Roof Guide (2021)</i> and <i>Appendix 11 Technical Summary of Dublin City Council Green and Blue Roof Guide (2021)</i> ; <i>Appendix 12 Technical Summary of Dublin City Council Sustainable Drainage Design and Evaluation Guide (2021)</i> the key principles of design have been carefully included. Refer to pages 136 of this report for further information. It is envisioned that the scheme includes roof areas in excess of 100sq.metre and Green/ Blue Roofs are required as stated on <i>Green &Blue Roof Guide (2021) and Policy SI23</i></p> <p>Response GI05: The development sits on Z12 zoned lands, and a total of 25% public open space is required. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats; the space will be fully accessible by the public and local community. The open space will include passive and active recreation, including children’s play. Refer to pages 19-20 of this report.</p>
Relevant Section 10.5.2 Biodiversity Policy of Dublin City Council	Response
<p>GI14 Ecological / Wildlife Corridors:To maintain and strengthen the integrity of the city’s ecological corridors and stepping stones which enable species to move through the city, by increasing their connectivity [to be shown in the proposed Green Infrastructure Strategy] under Article 10 of the EU Habitats Directive. Development proposals should not compromise their ecological functions and should realise opportunities to contribute to enhancing the nature conservation value of them by landscaping that provides complementary habitats. An Ecological Impact Assessment will be required for any proposed development likely to have a significant impact on habitats and species of interest on or adjacent an ecological corridor.</p> <p>GI16 Habitat Creation and New Development : That new developments (as appropriate) will be required to support local biodiversity and incorporate biodiversity improvements through urban greening and the use of nature-based infrastructural solutions that are of particular relevance and benefit in an urban context. Opportunities should be provide links to the wider Green Infrastructure network. All suitable new buildings will be required to incorporate swift nesting blocks into the building fabric.</p>	<p>Response GI14: Refer to drawings C0111 L100/ C0111 L1000.</p> <p>Please refer to Biodiversity chapter in the EIAR report and response to GI16.</p> <p>Response GI16: Refer to drawings C0111 L100/ C0111 L1000.</p> <p>These landscape drawings demonstrate the green infrastructure strategy for the development and demonstrates the key publicly available pedestrian and cyclist linkages throughout the site, which will support the green infrastructure strategy of the city. New generation of trees, retained trees and selected planting aim to enhance the biodiversity of the site; planting of wildflower meadow and green roofs will provide habitat for pollinators, planting of native shrubs in woodland will enhance its function as a wildlife corridor providing habitat and cover for mammals and birds. Nest boxes, swift bricks, insect hotel and wood logs will be installed.</p> <p>Please refer to Biodiversity chapter in the EIAR report.</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 10 Green Infrastructure and Recreation Policy**

Relevant Section 10.5.3 Landscape Policy of Dublin City Council	Response
<p>Policy GI19 Protect and Enhance Landscapes: To continue to protect and enhance the city's landscape and seascape, the amenities of places and features of natural beauty and interest, through sustainable planning and design for both the existing community and for future generations in accordance with the National Landscape Strategy 2015 – 2025 and any updated strategy.</p> <p>Policy GI20 View and Prospects: To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.</p> <p>Policy GI21 Promote City Landscape: To promote the city landscapes, including rivers, canals, Dublin Mountains and Dublin Bay, as a major resource for the city and forming core areas of the green infrastructure network.</p> <p>Policy G22 Managed Access: To provide managed access to landscape and amenity areas of Dublin city while ensuring their long-term protection and maintenance to limit degradation.</p> <p>Policy GI23 European Landscape Convention: To continue to protect and enhance landscape, including existing green spaces through sustainable planning and design for both the existing community and through sustainable planning and design for both the existing community and Landscape Convention.</p>	<p>Response GI19: Through compliance with the DCC Development Plan Green Infrastructure Policies in support of the National Landscape Strategy, we will be supporting and implementing their objectives.</p> <p>Response GI20: Refer to LVIA, which assesses viewpoints in the surrounding urban context. As part of the scheme multiple views have been provided into the existing site and the proposed public open spaces. The site will become publicly accessible through the introduction of pedestrian links into the site and through openings in the boundary wall which will enhance legibility in the area.</p> <p>Response Policy G21: The proposed development will enhance the landscape and amenity area available in this area of Dublin City and will contribute to green infrastructure.</p> <p>Response Policy G22: The scheme incorporates pedestrian and cycle routes through the areas of publicly accessible natural and semi-natural open space that will form part of the Green Infrastructure of this part of the city. Therefore the development will enhance existing amenity uses (currently non-existent on the site). In order to ensure protection, a Tree and Woodland Management Plan, Biodiversity Enhancement Plan and Landscape Management and Maintenance Plan have been submitted as part of this application.</p> <p>Response Policy G23: We are providing large public open spaces which will improve and enhance the current setting of the landscape which will be fully accessible for the existing community and future generations.</p>
<p>GI24 Multi-Functionality (GI): To incorporate new open space into the green infrastructure network for the city, and providing a multi-functional role including: outdoor recreation, biodiversity, urban drainage, flood management, connection and carbon absorption without compromising public access to and the amenity function of open space (see Section 15.6: Green Infrastructure and Landscaping).</p> <p>GI28 New Residential Development: To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including play facilities for children and that it is accessible by safe secure walking and cycling routes.</p>	<p>Response GI24: The subject development will significantly contribute to the strategic green network in Dublin City. The open space will include Natural play facilities specifically aimed at connecting children with nature as main focus within the area. There will also be an opportunity for adult engagement through natural gym equipment. The proposals will clear out all undesirable, invasive or low-value planting to maximise sunlight penetration from the south into the proposed open lawn areas, encouraging activity in the open ground, where more 'active play' and relaxation can take place while maintaining and preserving the good tree species that are present. The overall landscape design focuses on creating a sustainable open environment that is durable in design and resilient to climate change and to the demands of its new residents and future users. Refer also to DBFL Infrastructure Design Report for further detail.</p> <p>Response GI28: The development sits on Z12 zoned lands, and thus a total of 25% public open space will be required within these zones in order to meet the zoning requirements. The Public Open Space provided in the scheme will contribute toward the city's green network: will provide a local park which will include dedicated play areas, gathering sitting areas, street furniture such as sheltered cycle stands, fitness trail and will create a new civic plaza. Majority of the areas identified as Public Open Space will be represented by green areas such as open lawn, wildflower meadow and shrubs buffering.</p>

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The table below provided a response to the relevant **Chapter 10 Green Infrastructure and Recreation Policy**

Relevant Section 10.5.7 Urban Forest Policy of Dublin City Council	Response
<p>GI40 Tree Planting - General : To require appropriate and long-term tree and native hedgerow planting in the planning of new development, urban spaces, streets, roads and infrastructure projects. New development should seek to provide for additional tree planting using a diversity of species including native species as appropriate to the location of the development in the interests of natural heritage, amenity, environmental quality and climate resilience</p> <p>GI41 Protect Existing Trees as Part of New Development: To protect existing trees as part of new development, particularly those that are of visual, biodiversity or amenity quality and significance. There will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment.</p> <p>GI43 Hedgerows To protect and enhance the City’s hedgerow network, in particular, hedgerows that form townland, parish and barony boundaries. It is Council policy to increase hedgerow coverage and promote the planting of hedgerows in new developments using native species.</p>	<p>Response GI40: Ref to page 106 of the Landscape report and Refer to CMK Horticulture &Arboriculture Report. Tree protection and enhancement was a key tenet of the proposed design. The trees that will be removed will be replaced by a significant number of large and medium size trees that will have a greater long-term benefit to local ecology and biodiversity. In particular n°20 different species of trees will be planted in order to increase the biodiversity asset of the area. A significant number of large and medium size new generation trees will be provided on the site and these will have a greater long-term benefit to local ecology and biodiversity: pollinator friendly planting will be provided, including wildflower meadow, native trees and shrubs. The woodland will be enhanced by planting of native shrubs in the groundcover. Following the BS 8545:2014 all newly planted trees will be able to grow with vigour appropriate to the species and situation, in good health, to achieve the desired planting objectives.</p> <p>Response GI41: Existing trees on site informed and influenced the design team since the early days of the design process. The Tree Survey produced by CMK Horticulture&Arboriculture explains in detail the tree's characteristics. The condition of the trees are in moderate to good condition however the currently limited management of the trees on site to date has resulted in strong competition between trees. A detailed exercise has been taken into account to justify the removal of the trees. The CMK Report will explain in detail how the team will protect root systems, stems, and canopy, with allowance for future movement and growth. In addition to this, the build-up of the paved area in the proximity of the retained trees will grant a specific build-up to ensure and guarantee the protection of the tree roots. Please refer to CMK Report for further detail in relation to the Pre-Construction meeting/Tree works- Construction period and Post Construction.</p> <p>Response GI43: The development will enhance existing amenity uses (currently non-existent at the site). The development includes planting of native shrubs as groundcover in the 'woodland 'which will provide habitat for mammals and breeding birds and strengthen the boundary woodlands function as a green infrastructure corridor. Measures are implemented to ensure that biodiversity is not compromised, including lighting designed to accommodate bats commuting and foraging in the area (refer to Biodiversity Chapter).</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 10 Green Infrastructure and Recreation Policy**

Relevant Section 10.5.8 Sport, Recreation and Play Policy of Dublin City Council	Response
<p>Policy GI52 Children’s Playing facilities in New Residential and Mixed Developments:</p> <p>To seek the provision of children’s playing facilities in new residential developments and mixed developments with a residential element. To provide playgrounds to an appropriate standard of amenity, safety, and accessibility and to create safe and accessible places for socialising and informal play.</p>	<p>Response GI52: Refer to page 126 of this report for further information.</p> <p>The overall design aspiration for the scheme is to make the public space child friendly through the provision of well located, well designed spaces that are accessible. Pedestrian priority is a key driver in the design and there are informal opportunities for ‘playable’ and ‘social’ space throughout the landscape and creative play is encouraged through the incorporation of a number of different elements within these spaces. Incidental play opportunities in the public open space will be provided in a number of locations (courtyard and parkland). Play opportunities are targeted for specific age groups (should be considered fluid as to which age they encompass).</p>

The table below provided a response to the relevant **Chapter 12 Culture Policy**

Relevant Section 12.5.3 Supporting Cultural Vibrancy in the City Objective of Dublin City Council	Response
<p>CUO25 SDRAs and large Scale Developments: All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.</p> <p>*Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector</p> <p>CUO58 Public Art : All large scale regeneration schemes, whether lodged for planning as a single or multiple applications; where the total scale of regeneration exceeds 25,000 sq. m. shall be required to include an element of public art.</p>	<p>Response CUO25: Refer to page 57 of this report for further information.</p> <p>To the rear of Tabor House and the Chapel (both of which are to be used as community/ cultural spaces), a multi-use "secret garden" has been proposed to gather people and create a strong activity connected with the internal amenity space proposed by the Architects. The enclosed area will have controlled access through gates strategically located and aligned with the main egress of the buildings. The “secret garden” will be a flexible multi-use space enclosed by vertical panes of glass and timber slats, that will create a smooth transition between the inside and the surroundings, framing views and screening the ground floor units. This outdoor area will contribute to the over 5% cultural/art and community uses in tandem with the internal spaces. Refer to OMP Architectural Design Statement.</p> <p>Response CUO58:</p> <p>The public arts location and typologies it will be integral to the overall design of the public realm proposed. The variety of locations of these will not compromise the general accessibility and will be strategically positioned where future residents and visitor can linger. Artworks in the public realm will create a distinct local identity, enhancing the environment and creating a sense of place. The emphasis is on good design and a collaborative, creative approach. Public artworks will be site-specific with the character of the new development. Public Art will be provided at the Plaza area and adjacent to the "Secret Garden".</p>

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The table below provided a response to the relevant **Chapter 15 Development Standard**

Relevant Section 15.4.1 Healthy Placemaking Key principles to consider:	Response
<ol style="list-style-type: none"> 1. <i>The contribution to the public realm for the benefit and / or enjoyment of the locality.</i> 2. <i>The ability to create a sense of place and community using existing site features, tree coverage and landscaping to support green infrastructure and healthy streets.</i> 3. <i>The use of high quality materials and finishes including hard and soft landscaping.</i> 4. <i>The orientation of open space and the accessibility to daylight and sunlight.</i> 5. <i>Quality of proposed public, private, and communal open spaces and recreational facilities and the relationship of proposed open spaces with any existing public open space including linkages and permeability to adjacent neighbourhood, facilities and streets.</i> 6. <i>The accessibility of the development and the traffic calming measures in place in accordance with DMURS.</i> 7. <i>The attractiveness of the development for various activities such as walking, cycling, sitting, dining etc.</i> 8. <i>Inter-relationship of buildings / dwellings, roads, pedestrian ways, neighbourhood centre facilities and local parks and green areas – active frontages and passive surveillance will be encouraged.</i> 	<ol style="list-style-type: none"> 1. The development represents the unique opportunity to open up the land for public use for the first time in history. The existing eastern woodland belt behind the perimeter wall holds huge potential as a public space and amenity adding significantly to the Green infrastructure in the area. 2. A legible, welcoming public open space setting will be the main characteristic through natural features such as retained trees, site topography which will be supporting a strong sense of place and identity of the scheme. 3. All the landscaping materials such as clay brick paving and concrete block paving will have a good resistance to accidental damage and low maintenance characteristics. The proposed materials will be appropriate and sympathetic to the local character of the area and be an integral part of the design. In addition to this also, the build-up of the paved area in the proximity of the retained trees will provide a specific build-up to ensure and guarantee the protection of the tree roots. The softscape palette considers the aesthetic, functional, ecological, and horticultural requirements. The form/colour helps to determine shapes and organize the space. The proposed softscape setting will enhance the character and quality of the site due to the good management of the trees and proposed shrubs. As noted above, the eastern boundary is currently very overgrown and unusable and thus the opening up of this space to provide high-quality public open space demonstrates that cognisance has been given to the existing landscape character and quality. 4. Please ref to Daylight and Sunlight Assessment. One of the team's goal since the beginning of the design process has been the orientation of the buildings in order to maximise the solar gain on the open space, courtyard, park and amenity Terrace. The tree removal will allow the space along the eastern boundary in particular (which is currently overgrown and unusable) to be opened up into usable and high-quality public open space which is a significant gain for the area. 5. Three access points support the legibility of the site from the exterior. These will provide permeability and improve access for pedestrian, cycle, and vehicular users. Refer to page 33 of this report. The plethora of outdoor space (Communal Open space, public open space and amenity Terrace) have been designed with the intent to encourage residents and visitors alike to participate in outdoor activities and social gatherings, to gain exposure to nature, and to live healthy lifestyles. The legible, welcoming public open space setting will be the main character through natural features such as retained trees, site topography which will be supporting a strong sense of place and identity of the scheme. 6. The Milltown Road access will act as the primary site access which directly allows access to the basement car park. This site access will accommodate the majority of vehicular traffic accessing and egressing from the subject site. The shared surface within the proposed development has been designed with reference to the Design Manual for Urban Roads and Streets (DMURS) and as such it has been ensured that vehicles will be driving at 20km/h or less to guarantee the safety of pedestrians and cyclists throughout the shared surface. 7. The area that primarily offers a variety of activities would be the parkland and the plaza; the publicly accessible parkland benefits from a series of inter-connected amenity spaces along legible parkland walks which may be accessed easily by the existing neighborhood community and future residents. Pedestrian and cycle paths are provided throughout. All the rest of the open space such the courtyard, belvedere garden will be characterised by play on-the way, seating area and gathering table. 8. Due to the orientation of the buildings and the strong connectivity with the outdoor space; it is envisaged that all the open space would benefit from passive surveillance.

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The table below provided a response to the relevant **Chapter 15 Development Standard**

Relevant Section 15.4.5 Safe and Secure Design Key principles to consider:	Response
<p><i>New developments and refurbishments should be designed to promote safety and security and avoid anti-social behaviour by:</i></p> <ol style="list-style-type: none"> <i>1. Maximising passive surveillance of streets, open spaces, play areas and surface parking.</i> <i>2. Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas.</i> <i>3. Eliminating leftover pockets of land with no clear purpose.</i> <i>4. Providing adequate lighting.</i> <i>5. Providing a clear distinction between private and communal or public open space, including robust boundary treatment.</i> <i>6. Enabling residents to watch over the entrance to their home; recessed entrances should be avoided and front doors should also be overlooked from other houses or from well-trafficked public areas.</i> <i>7. Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.</i> <i>8. Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.</i> 	<ol style="list-style-type: none"> 1.The passive surveillance of the site will be guaranteed due to the distribution of the residential units characterised by the private terraces along the majority of the facade and the main access lobbies across the development. The removal of the existing trees and the proposed seating furniture in the parkland area will ensure passive surveillance and along vistas from one area to the other. 2. In general, the development does not present a blank facade, and the landscape setting that surrounds the blocks will not create enclosed public or semi-public areas. As part of the design strategy, a fence will be proposed around the dedicated play area zone in the parkland. The fence will ensure the security of playable space that will serve three main functions: to contain children within the relative safety of the play area, to keep dogs off the play area, and to give children a sense that it is their area and separate from the surroundings. In addition, to ensure the security of the park itself during the night time, it has been proposed that the 1800mm height gate will be self-closing, which is an in-ground operator with an adjustable closing rate and soft close feature. This ensures that the gate returns to the closed position after use preserving the integrity of the perimeter and preventing slamming and trapped fingers. In addition, a magnetic lock will be introduced to ensure only adult pressure will be applied in order to open the gate. The other two entrances to the development will be fully open and secured by passive surveillance as stated on the point above. 3. The site does not have any leftover pockets of land. High quality and useable open spaces have been provided. 4. The public open space will be provide feature lighting which will be limited and be set to turn off at an agreed curfew time in the evenings no later than 10:30pm to allow a safe and welcoming environment throughout the day and night when viewed from the road or from the residential blocks. Refer to Lighting Refer produced by Pritchard Themis. 5. A large portion of the communal open space provided will be clearly delimited by a robust fence and controlled gates. 6. In general recessed entrances have been avoided. The passive surveillance of the site will be guaranteed due to the distribution of the residential units characterised by the private terraces along the majority of the facade and the main access lobbies across the development. 7. All the private gardens are located back and next to the other private rear garden and will be divided by 1.8m timber fence that will ensure privacy. 8. Refer to page 81 of this report and Infrastructure Design Report produced by DBFL.

INTRODUCTION

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 15 Development Standard**

Relevant Section 15.4.5 Safe and Secure Design Key principles to consider:	Response
<p><i>9. Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.</i></p> <p><i>10. Using materials in public areas which are sufficiently robust to discourage vandalism.</i></p> <p><i>11. Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.</i></p> <p><i>12. Consulting with An Garda Síochána crime prevention design advisor where appropriate; Dublin City Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities</i></p>	<p>9. Refer to Infrastructure Design Report and DBFL DMURS Design Statement produced by DBFL.</p> <p>The site will become publicly accessible for all through the introduction of pedestrian links into the site and through openings in the boundary wall which will enhance legibility in the area and will emphasise the visual character of the development. The fundamental elements ensure the following principles: ensure that pedestrian and cycle routes are safe, secure, and convenient;</p> <ul style="list-style-type: none"> -Streets and paths lead the pedestrian and cyclists to the main gathering areas -Streets and paths are naturally overlooked -Dropped kerbs / at-grade crossings, and tactile paving have been provided at all junctions to assist people with disabilities. <p>Where cyclists will share the use of a path with pedestrians, a 3m wide route has been proposed.</p> <p>10. The proposed materials will be appropriate and sympathetic to the local character of the area and be an integral part of the design. In addition to this also, the build-up of the paved area in the proximity of the retained trees will grant a specific build-up to ensure and guarantee the protection of the tree roots. Careful consideration has been given to the design, texture and colour of the materials of the streets, plaza, open spaces, paved areas, footpaths and driveways for example to ensure they will integrate with the design, which will assist in providing a high-quality living environment. All the landscaping materials such as clay brick paving and concrete block paving will have a good resistance to accidental damage and low maintenance characteristics.</p> <p>11. The landscape scheme provides a planting concept with the following considerations:</p> <ul style="list-style-type: none"> - Colour/Size/ Texture/Shape will enhance the attractive views of the site. - Strategically located trees to create focal points. - Different planting species for different character areas will emphasise the sense of space and the transition of the areas. - Planting proposed will not obscure the lighting and pedestrian route. Planting will be set back from paths. <p>12. Not Applicable</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 15 Development Standard**

Section 15.6.7 Landscape Design Rationale	Response
<p><i>Landscaping in the urban environment can have multiple advantages for citizens and can enhance quality of life. As well as providing an attractive visual context and contributing to the healthy placemaking of an area, landscaping can improve sustainability and resilience by assisting with surface water management and biodiversity.</i></p>	<p>The overall design philosophy has sought to ensure that the previously private lands are opened up and public access provided throughout the site, which has not existed before. The publicly accessible parkland benefits from a series of inter-connected amenity spaces strung along legible parkland walks which may be accessed easily by the existing neighborhood community and future residents from the new site entrances. The layout of the site encourages walking throughout, with a hierarchy of connections, offering a range of routes to destinations and well-connected experiences. A careful list of planting has been selected in collaboration with the ecologist in order to provide the most suitable softscape layout and enhance the biodiversity of the area. SUDS measures are incorporated into development such as green roofs and permeable paving. All the footpaths and roads fully adhere to the minimum width required by DIMURS.</p> <p>Refer to the following pages of this report.</p>

Section 15.6.12 Public Open Space and Recreation	Response
<p><i>1. The design and layout of the open space should complement the layout of the surrounding built environment and complement the site layout.</i></p> <p><i>2. Open space should be overlooked and designed to ensure passive surveillance is achieved.</i></p> <p><i>3. The space should be visible from and accessible to the maximum number of users.</i></p> <p><i>4. Inaccessible or narrow unusable spaces will not be accepted</i></p> <p><i>5. The level of daylight and sunlight received within the space shall be in accordance with the BRE guidelines or any other supplementary guidance document – see Appendix 16</i></p> <p><i>6. Any new public open space on the site should be contiguous to existing open space or natural feature (i.e. river corridors and canal bank) to encourage visual continuity and optimise value of ecological networks</i></p> <p><i>7. Protect and incorporate existing trees that are worthy of retention into the design of new open spaces.</i></p> <p><i>8. Retain and incorporate other existing natural features into the design to reinforce local identity, landscape character, and amenity.</i></p>	<p>1. Each character area is strongly connected to the other, collectively forming a network of interconnected amenity spaces.</p> <p>2. All the proposed spaces will be overlooked, see responses on the <i>15.4.5 Safe and Secure Design</i>.</p> <p>3. In order to enhance visual permeability into the proposed public open space, to ensure natural surveillance and a safe environment for all, the proposals will remove a section of the existing rendered wall and replace it with railings, to assist in reinforcing the perception of openness and a welcoming environment, whilst maintaining a physical boundary.</p> <p>4. All the spaces proposed are usable by all.</p> <p>5. Refer to 3DDB Daylight and Sunlight report.</p> <p>6. The Public Open Space has been proposed along the areas where the existing trees are concentrated and which characterise the site. The scheme therefore maximises the natural features on site.</p> <p>7. Refer to <i>GI41 Protect Existing Trees as Part of New Development</i> response.</p> <p>8. Refer to <i>GI16 Habitat Creation and New Development</i> response.</p>

INTRODUCTION

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 15 Development Standard**

Section 15.6.12 Public Open Space and Recreation	Response
<p><i>9. Landscaping works should be integrated with overall surface water management and SuDS strategy such that landscaping plans may include associated biodiversity areas or wetlands which can reduce / better manage surface water run-off.</i></p> <p><i>10. Landscaping schemes should provide a hierarchy of different types of planting throughout the development in order to give visual variety. Permeable surfaces will be encouraged (see Appendix 12).</i></p> <p><i>11. Materials must be appropriate, durable and of a good quality. The texture and colour of materials must be sympathetic to the locality and be an integral part of the design.</i></p> <p><i>12. Street furniture should be sited such that it does not provide an obstacle for people with disabilities and should be designed so that it is fully accessible where feasible.</i></p> <p><i>13. Age friendly measures should be incorporated into the design.</i></p>	<p>9. The proposed landscape setting aims to provide substantial benefit to the urban drainage due to the large permeable areas that will be provided on site such Green roof, rain gardens, permeable paving and on ground attenuation areas. For further information refer to DBFL Infrastructure Design Report.</p> <p>10. The landscape scheme provides a planting concept with the following considerations:</p> <ul style="list-style-type: none"> » Colour/Size/ Texture/Shape will enhance the attractive views of the site. » Strategically located trees to create focal points. » Different planting species for different character areas will emphasis the sense of space and the transition of the areas. » The site will also propose a tapestry of green roofs that will aim to increase the local biodiversity. » The large portion of planting area will help to reduce surface water run-off. » The planting species provided has been approved by the ecologist involved. Majority of the species will be low maintenance characteristics. <p>It is envisioned that all planting of new vegetation will take place during construction in tandem with the construction of buildings; any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, and that any which become seriously damaged or diseased are replaced in the next planting season. Permeable paving is included within the proposed development.</p> <p>11. The proposed materials will be appropriate and sympathetic to the local character of the area and be an integral part of the design. In addition to this also, the build-up of the paved area in the proximity of the retained trees will provide a specific build-up to ensure and guarantee the protection of the tree roots. Careful consideration has been given to the design, texture and colour of the materials of the streets, plaza, open spaces, paved areas, footpaths and driveways for example to ensure they will integrate with the design, which will assist in providing a high-quality living environment. All the landscaping materials such as clay brick paving and concrete block paving will have a good resistance to accidental damage and low maintenance characteristics.</p> <p>12. All the proposed street furniture within the development has been strategically located to create gathering and relaxing areas accessible for all.</p> <p>13. A fitness trail will be proposed within the parkland. This fitness equipment will be fully adequate for all ages.</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 15 Development Standard**

Section 15.6.12 Public Open Space and Recreation	Response
<p><i>14. Permeability and accessibility for all users, particularly disabled persons should be provided.</i></p> <p><i>15. Cycle and pedestrian friendly routes should be accommodated.</i></p>	<p>14. Refer to page 33 of this report. All proposed accesses will be fully accessible for disabled persons. As shown on the diagram, any existing gates that do not comply with the requirements for obtaining a Disability Access Certificate will either remain permanently closed (e.g. the gate along Milltown Road) or stay open, but alternative access will be provided via additional gates as along Sandford Rd.</p> <p>15. Refer to drawing C0111 L100/ C0111 L1000.</p> <p>These landscape drawings demonstrate the green infrastructure strategy for the development and demonstrates the key publicly available pedestrian and cyclist linkages throughout the site, which will support the green infrastructure strategy of the city.</p>
Section 15.6.13 Boundary Treatments	Response
<p><i>Details of all existing and proposed boundary treatments, including vehicular entrance details, should be submitted as part of any planning application. These shall include details in relation to proposed materials, finishes, and, in the case of planted boundaries, details in respect of species together with a planting schedule. In all instances, boundary treatments shall be of high quality, durable and attractive.</i></p>	<p>Refer to page 36 of this report and Series L2000 drawings.</p> <p>The site will become publicly accessible through the introduction of pedestrian links and openings in the boundary wall. This will enhance legibility in the area and highlight the visual character of the development.</p> <p>The proposal includes the replacement of the existing concrete wall with a low wall with railings along the first section of Sandford Road, between the new entrance gate and the existing ESB substation, as well as the construction of a granite high wall adjacent to the existing gate.</p>
Section 15.8.4.1 Design Criteria (Childcare)	Response
<p><i>All childcare facilities are required to provide private outdoor play space or demonstrate safe and easy access to a safe outdoor play area. Such outdoor space should be appropriately located to be protected from air pollution – see objective QHSNO19.</i></p>	<p>Refer to pages 61 of this report.</p> <p>A childcare facility / crèche is proposed for use by residents and the wider community as part of the development. The crèche will provide approximately 244m² of external play immediately outside the building. In the imminent proximity of the building that will accommodate the crèche has been also provided n°3 dedicated crèche carparking and n°8 cargo bike. Aligned with the objective QHSNO19 the crèche outdoor space is located facing the proposed landscape, away from the main vehicular routes and protected from the main source of potential air pollution.</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 15 Development Standard**

	Response
<p>Section 15.8.6 Public Open Space</p> <p>All residential development is required to provide for public open space. Regard should be had to the guidance set out in Section 15.6.12 above regarding landscaping requirements, and also Section 15.6 on Green Infrastructure.</p> <p>The public open space requirement for residential developments shall be 10% of the overall site area as public open space.</p> <p>In the case of residential developments on Z12 and Z15 zoned lands, additional open space is required in order to retain the existing open character of the lands. A total of 25% public open space will be required within these zones.</p> <p>Section 15.8.8 Play Infrastructure</p> <p>Applications which include the provision of public open space shall be subject to a requirement to provide for appropriate playground facilities. In schemes of 25 or more units, small play spaces of 85-100 sq. m. are considered suitable for toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within sight of the apartment building. For larger schemes of 100 or more apartments, play areas of 200-400 sq. m for older children and young teenagers should also be provided in addition.</p>	<p><i>Response 15.8.6</i></p> <p>Aligned with the Dublin City Council Development Plan 2022-2028, the masterplan sets out a clear vision for the lands zoned Z12, to provide for the identification of 25% of the lands for open space. The following pages will explain in detail how the 25% of public space have been provided. The Public Open Space provided in the scheme will contribute toward the city's green network, will provide a local park which will includes dedicated play areas, gathering sitting areas, street furniture such sheltered cycle stands, fitness trail and will create a new civic plaza. Majority of the areas identified as Public Open Space will be represented by green areas such open lawn, wildflower meadow and shrubs buffering. The items will positively contribute to the water management of the area. The Public Open Space design has followed the principles states under the section 15.6.</p> <p><i>Response 15.8.8</i></p> <p>Refer to page 124 of this report.</p> <p>The overall design aspiration for the scheme is to make the public and communal areas child friendly through the provision of well-located, well-designed spaces that are accessible. The proposed parkland located on the East side of the scheme is a key driver in the design and there are informal opportunities for 'playable' and 'social' space throughout the landscape creative play is encouraged through the incorporation of a number of different elements within these spaces.</p> <p>Residential communal courtyard: Offers opportunities to play within a safe and enclosed designed landscape which offers informal oversight from residential buildings.</p> <p>The enclosed courtyard between Block B and C provide a safe environment for children to explore and express themselves offering free and minimally structured play in combination with material providing a wide range of play experiences from active and constructive to social play. The spaces will allow access for all.</p> <p>Dedicated Public Play Areas :Play spaces will be a combination of non-prescriptive playable spaces that incorporate simple elements such as changes in level and connecting to areas of soft landscaping and planting with more formal play comprised of carefully considered fixed equipment for children from 0-5 years of age.</p> <p>-1,483 sq.m Total Dedicated and equipped play area provided in the whole scheme</p> <p>-904 sq.m Toddler play area provided (0-5y)</p> <p>-579sq.m Young Teeneger play area provided (6-11y)</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

ZONING OBJECTIVE Z12

Based on the Dublin City Council Development Plan 2022-2028, the masterplan shall set out a clear vision for the lands zoned Z12, the minimum 25% public open space shall not be split up into sections/fragmented and shall comprise soft landscape suitable for relaxation and children's play, unless the incorporation of existing significant landscape features and the particular recreational or nature conservation requirements of the site and area dictate that the 25% minimum public open space shall be apportioned otherwise.

Total area within red boundary (Developable area)
c. c. 42,547 sq m (c. 4.26 ha.)

Public Open Space Required: 25% (10,636.79sqm)

Public Open Space Provided: 35.3% (15,023sqm) as follows:

- **25.57%** (10,879 sqm) Plaza + Park
- **Additional Public Open space 9.74%** (4,144sqm at Woodland glade ,Boulevard and Garden Cafè area)

The details relating to Green Infrastructure, Open Space and Recreation are set out in Chapter 10 of the Development Plan, and relevant sections are in respect of adaptive green infrastructure and urban greening policies and objectives to help implement climate action in the city. The forthcoming Dublin City GI Strategy will support new climate change actions as will the Dublin City Biodiversity Action Plan (2021-2025):

10.5.4 Parks and Open Spaces

The City's parks and open spaces encompass a wide range of spaces including formal parks (..), green open space areas, grassed areas, woodlands and also cemeteries, allotments and civic spaces. These parks and open spaces play an invaluable role in improving the quality, character and economy of the city. They are an essential physical asset for well-being in the city linked to the better mental and physical health of residents. They provide attractive places for residents, workers and visitors to relax, socialise and play, and allow people to have contact with nature.

It is the Policy of Dublin City Council:

.. GI023: To continue to manage and protect and/or enhance the city's parks and public open spaces to meet the social, recreational, conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces.

.. GI28: To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including play facilities for children and that it is accessible by safe secure walking and cycling routes recreational space city wide shall be a policy goal and quality standards.

PUBLIC OPEN SPACE PROVIDED



Attenuation tanks location

INTRODUCTION- ZONING Z12, PUBLIC OPEN SPACE REQUIREMENT

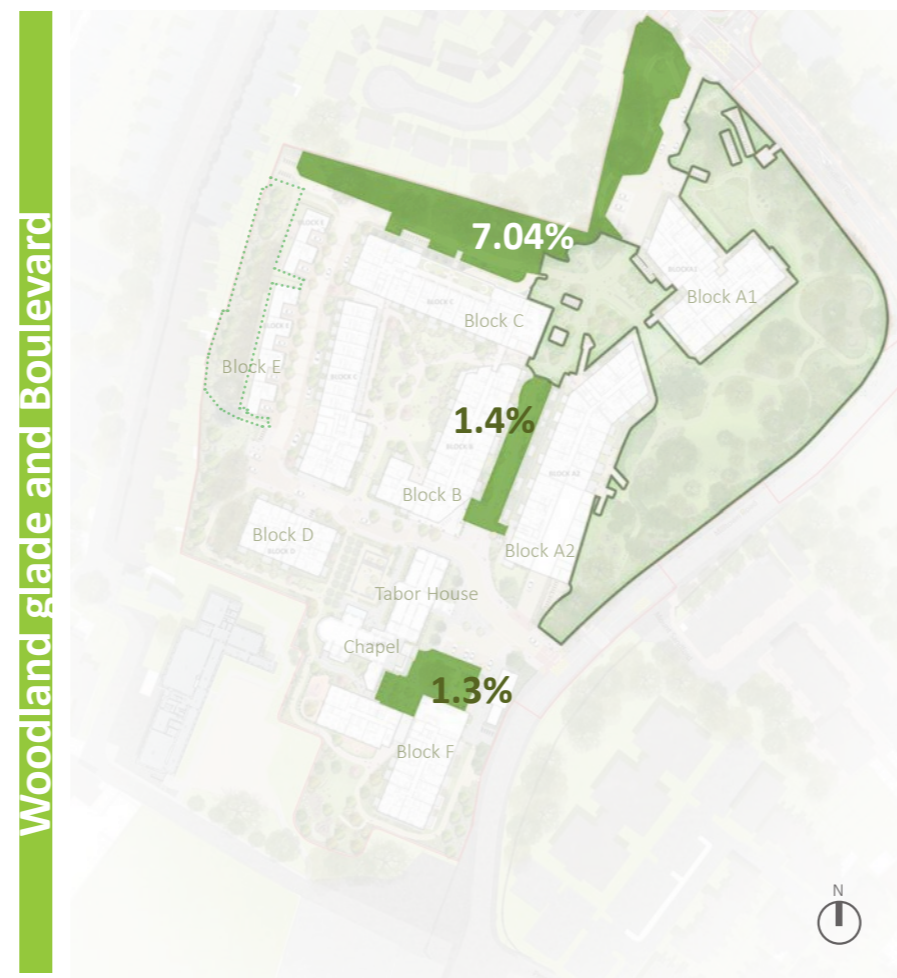
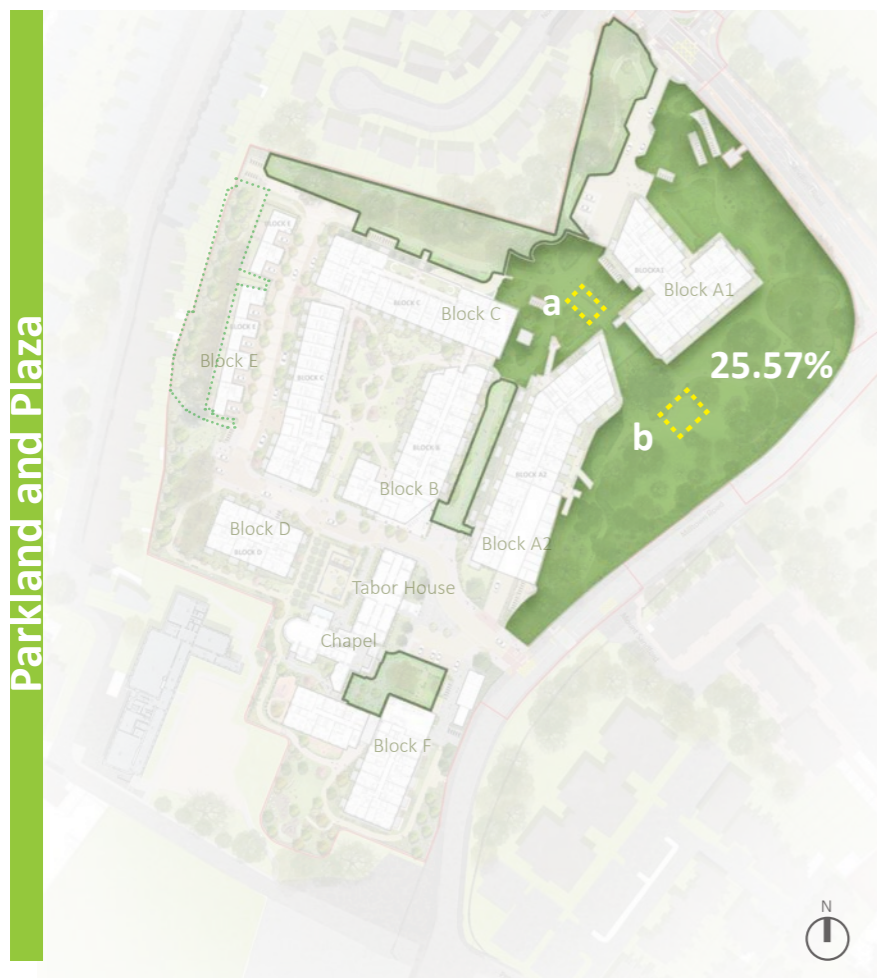
Public open spaces can have a positive impact on both the quality of the environment as well as physical and mental well-being. Open space provides settings to meet, interact, exercise, and relax.

Through a review of advice and guidelines for the design of open space, the Sandford scheme aims to create an inclusive environment that can be used by all people, regardless of their age, disability, or ability.

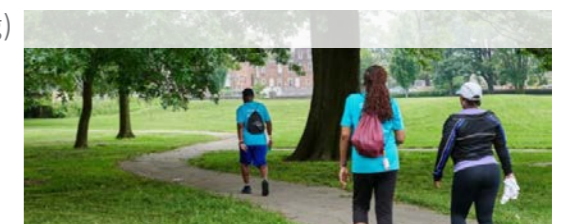
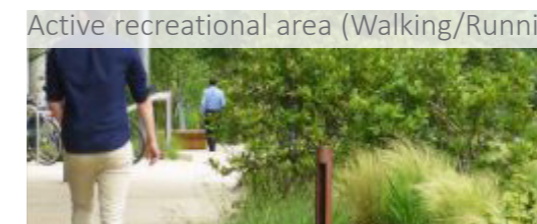
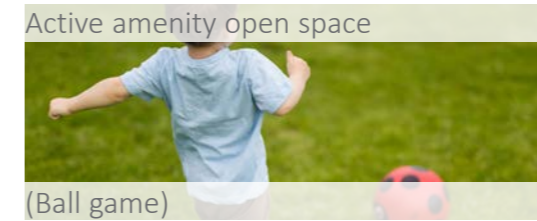
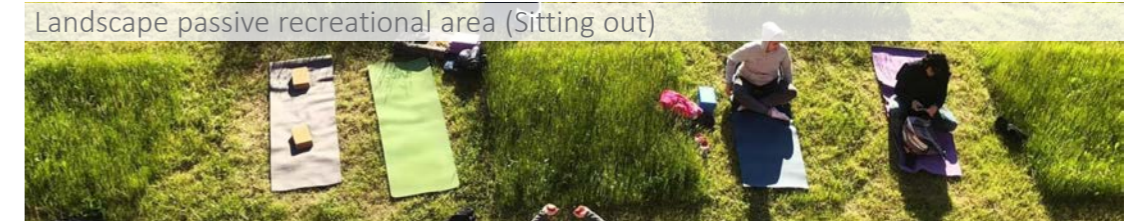
For the purposes of the final application, in order to ensure that an exceptionally high standard of amenity is provided via the proposed Public Open Space within the scheme, an exercise has been undertaken to calculate the quantum of Public Open Space that fully meets the minimum of 25% Z12 Zoning requirement either including or excluding the attenuation tanks proposed in the ground. This exercise confirms that even in the event of omitting the areas where the attenuation tanks are proposed, the scheme would still exceed the minimum requirement of the 25% of Public Open Space.

An additional area has been identified as public open space located on the Northside of Block C and along the boulevard between Blocks A2 and B which serves to connect pedestrians and cyclists from Milltown Road, through the public plaza and out onto Sandford Road.

Public Open Space 25.57% (10,879sqm) + **additional 9.74% (4,144sqm) of Public Open Space (7.04% 3,000sqm of Woodland glade + 1.4%, 575sqm of Boulevard + 1.3% 569sqm of The Garden Café area)**



Attenuation tanks location (attenuation tanks dim a. 115sqm b.141.65sqm)



KEY PRINCIPLES APPLIED TO CALCULATE THE AMOUNT OF SPACE:

- » Public Open Space areas have been calculated only within the developable site area
- » The area identified as Public Open Space is identified as a unique zone.
- » Vehicular shared surfaces have been excluded from the public open space calculation.
- » Defensible spaces have been excluded from the Public Open Space calculation.
- » Public Open Space has been provided with high quality of design and suitable finishes for the character of the area.
- » The area dedicated to biodiversity enhancements west of Block E has been excluded from the public open space calculation to ensure that a thriving wildlife corridor is maintain.

COMMUNAL OPEN SPACE STRATEGY (COS)

In addition to the provision of public open space, communal open space for residents will predominantly be provided within the residential courtyards at the ground level and upper floor amenity Terrace. The proposed landscape design follows a number of consistent principles that are designed to create a high quality living environment for residents of all ages as well as ensuring the adherence to the requirements in regards to the quantity and quality of communal amenity space. Based on the Schedule Of Accommodation received by the OMP architects, the quantum of the Communal Open Space required is **3,363 sqm**. Based on the distribution of the external spaces through the site the entire scheme provided **4,423 sqm** of COS, as clearly shown on the adjacent diagrams.

Based on the SOA

Communal open space required: 3,363sqm
Communal Open space Provided: 4,423sqm*

*Ramps, private spaces, unusable incidental space has been omitted from the calculation

Communal Open space Provision			
Unit Type	No. of Units	Sqm Per Unit	Sqm Communal open space required
Studio	70	4	280
1 Bed	176	5	880
2 bed (3 pers)	53	6	318
2 bed (4 pers)	214	7	1498
3 bed	43	9	387
Total*			
Block E townhouses (No. 6,) are excluded from this exercise.	556		3363

GROUND FLOOR

communal open space provided



COMBINE UPPER FLOORS

communal open space provided



- **Communal Open Space provided**
- Private Open Space, crèche playground provided: 244sqm

COMMUNAL OPEN SPACE PROVIDED IN THE WHOLE SCHEME 4,423sqm

Ground Floor

Communal Open Space Provided

4,314sqm

+

Upper floors

Communal Open Space Provided

109sqm

The table below provided a response to the relevant **Chapter 15 Development Standard**

	Response
<p>Section 15.8.10 Gated Communities</p> <p><i>Dublin City Council will resist gated communities within the city and there is a general presumption against same in order to promote permeability and accessibility in the urban area. Where a gated scheme is proposed, the applicant must demonstrate the operational management strategy for the development and clearly set out the functionality of the gate mechanism proposed. The ongoing management and maintenance of the development will need to be demonstrated to avoid any situations where the mechanism malfunctions.</i></p>	<p><i>Response 15.8.10</i></p> <p>Generally, the development will be fully accessible by the local community 24/7 with the exception of the courtyard area situated in between Block B and C and on the garden at the back of Block F. These areas will be primarily reserved for the future residents as gated and fenced areas and form part of the communal open space.</p> <p>The new access gate situated on corner of Milltown road and Sandford road will be designed in such a way to ensure safety for children within the proposed play area and adjacent to the road.</p> <p>The proposed 1800mm height gate will be self-closing, which is an in-ground operator with adjustable closing rate and soft close feature ensures that the gate returns to the closed position after use preserving the integrity of the perimeter and prevents slamming and trapped fingers. In addition a magnetic lock will be introduced to ensure only adult pressure will be applied in order to open the gate.</p> <p>Typical opening hours*:</p> <p>Winter 08:00am – 6:00pm Spring 08:00am – 6:00pm Summer 08:00am- 8:00pm</p> <p>*Outside those hours, residents will have access by using their key fob.</p> <p>This proposed controlled gate will not impact on the vehicular traffic movement.</p>
<p>Section 15.9.7 Private Amenity Space</p> <p><i>... At ground floor level, private amenity space should be sufficiently screened to provide for privacy. Where ground floor apartments are to be located adjoining the back of a public footpath or other public area, consideration may be given to the provision of a ‘privacy strip’ of approximately 1.5 m in depth, subject to appropriate landscape design and boundary treatment.</i></p>	<p><i>Response 15.9.7</i></p> <p>Refer to page 63 of this report.</p> <p>Private amenity space to ground floor units is typically located along the perimeter of blocks. The general approach has been driven by softscape arrangement, and the use of planting as a key feature and defining element to the defensible edges. The aim has been to create a safe yet aesthetically pleasing buffer, that is functional, allowing residents to use the spaces, whilst ensuring residential privacy without compromising views from the internal spaces. The minimum width of this private zone is 1.5 metres.</p>

PLANNING POLICY- DUBLIN CITY DEVELOPMENT PLAN 2022-2028

The table below provided a response to the relevant **Chapter 15 Development Standard**

	Response
<p>Section 15.9.8 Communal Open Space</p> <p>Communal amenity space must be clearly defined and distinguished within a scheme and clearly identified as part of any planning application. The communal amenity areas should be of high landscape quality and provide for adequate daylight and sunlight access throughout the year. The communal amenity area should be functional and usable to a range of activities including, children’s play (see Section 15.8.8 for further details), passive recreation and leisurely activities such as games and exercise.</p> <p>Communal amenity space should be located in areas that are overlooked and passively supervised. Where ground floor balconies/terraces bound directly onto communal spaces the use of a separation strip of low level planting between the two areas will be encouraged. Regard must also be had to future maintenance of amenity spaces in order to ensure that this is commensurate with the scale of development and does not become a burden on residents.</p> <p>On refurbishment or infill sites of up to 0.25 ha, the communal amenity requirements may be relaxed on a case by case basis.</p> <p>Section 15.9.9 Roof Terraces</p> <p>Roof terraces may be provided in certain circumstances subject to an assessment of accessibility, safety and micro-climatic impacts. Roof terraces will not be permitted as the primary form of communal amenity space but may contribute to a combination of courtyard and or linear green space. The provision of roof terraces does not circumvent the need to provide an adequate accessible ground floor residential amenity that achieves adequate sunlight and daylight levels throughout the day unless exceptional site specific conditions prevail.</p> <p>It must be demonstrated that roof terraces are suitable for the intended use in terms of wind comfort levels, daylight and sunlight, noise impacts and safe and secure accessibility for all users, particularly children. Roof terraces must also accommodate landscaping features such as tree planning, shrubs and outdoor seating in order to create a quality green environment. Any such planting should be of species which can thrive in low soil depth planters and when exposed to wind conditions. How such roof terraces are to be maintained and managed must also be demonstrated. See also Appendix 11 for guidance on green roofs.</p>	<p>Response 15.9.8 Communal Open Space</p> <p>The communal open space is primarily provided within the residential courtyards of Blocks B and C, around Blocks D and F, and on the amenity terrace of Block A1.</p> <p>The quantum of communal open space complies with the minimum standards required for each individual unit. The communal open space areas have been conservatively calculated to include only the spaces that can be used on a daily basis. Other areas have been excluded from the calculation, such as private defensible space,stepped areas, vehicular ramps and vehicular shared surfaces.</p> <p>The distribution of communal open space between podium and ground levels has been carefully planned to ensure an even and functional layout throughout the development.</p> <p>In general, the sunlight performance of the communal open spaces is compliant with BRE guidelines. Please refer to the Daylight and Sunlight Assessment prepared by 3DDB for further details.</p> <p>The communal open space areas include a variety of features, such as play spaces and seating areas, designed to encourage use by a wide range of residents.</p> <p>Response 15.9.9 Roof Terraces</p> <p>The scheme has maximised the extent of green roofs across the development.</p> <p>As part of the communal amenity space provision, there is a single amenity terrace for residents’ use located on Block A1. The terrace is positioned to take advantage of long, open views across the development.</p> <p>The communal area on the amenity terrace will receive more than two hours of sunlight during the year, in accordance with BRE recommendations.</p>

INTRODUCTION

PLANNING AUTHORITY REFERENCE NO: LRD6093 /25-S2

The table below provided a response to the relevant **Notice of LRD Opinion**

	Response
<p>1.Planning</p> <p><i>Submit revised drawings for Block E addressing the Planning Authorities concerns with regard to the size of the rear garden and appropriate screening to this open space to provide adequate privacy.</i></p> <p>2. Transportation Planning Division</p> <p>Access</p> <p><i>a) A revised site layout drawing detailing an improved pedestrian route across the proposed 'forecourt' area in front of Tabor House by way of providing build outs or similar and kerbs raised to a minimum of 25mm along the route.</i></p> <p><i>b) All shared use routes through the site (i.e. access routes to the development used by pedestrians and cyclists), including the route to the north of Block C, should achieve a continuous minimum width of 3m.</i></p> <p>Cycle Parking</p> <p><i>a) The applicant is requested to prepare a Bicycle Design Statement (BDS). The BDS should set out details as to how all bicycles can safely and with ease access the proposed cycle parking from the public road. Detailed drawings of all cycle parking areas should be included.(...) in accordance with the provisions of the Cycle Design Manual, 2023.</i></p> <p><i>b) Having regard to the guidance of the NTA Cycle Design Manual, 2023 and to the relevant provision of Section 3 and Table 1 of Appendix 5 of the Dublin City Development Plan, 2022-2028, the applicant is requested to provide details of the following amendments to the scheme with regard to cycle parking:</i></p> <p><i>iii. A breakdown of the location of all visitor cycle parking and quantity within each bank of stands / compound.</i></p> <p>Car Parking</p> <p><i>b) The design of Block E and associated landscaping / roadway to the front of the block allows for a substantial parking area within the curtilage of and to the front of each dwelling. Clear area sufficient to accommodate a maximum of 1 no. parked car (i.e 3m width and 5m length) should be provided for each dwelling, and the design of Block E should be revised accordingly.</i></p>	<p><i>Response</i></p> <p>The rear gardens of Block E will be enclosed by a 1.8 m-high timber fence, which will provide privacy between adjacent properties and security in relation to the nearby open space. Details of the proposed fence can be found in this report on page 73.</p> <p><i>Response</i></p> <p><i>a)</i> The area in front of Tabour House has been revised to consider vehicular movements as well as cyclist and pedestrian safety. The change in materials and the introduction of a raised kerb (25mm upstanding) in front of the building will help clarify pedestrian movements.</p> <p><i>b)</i> The main shared surface for pedestrians and cyclists is the route connecting Sandford Rd to Milltown Rd.</p> <p>In the northern section, cyclists share a 4.8 m-wide road occasionally used by service vehicles (taxis, emergency vehicles, deliveries) and closed off with controlled bollards. Between Blocks A and B, the shared surface narrows to 3 m.</p> <p>The area north of Block C has been increased to 3 m, as requested.</p> <p><i>Response</i></p> <p><i>a)</i> The layout and dimensions of the visitor cycle parking provided at ground level follow the best practice guidance set out in the Cycle Design Manual (2023). The proposed cycle stands across the landscape will be easily accessible via a 3 m-wide shared surface. Refer to DBFL drawings for further details.</p> <p>In general, the cycle parking locations have been revised to ensure more direct access to each cluster (i.e, the cycle stands in the park area have been reallocated closer to the access points of the green areas).</p> <p><i>iii.</i> Please refer to page83 of this report for further details of the cycleparking provision.</p> <p><i>b)</i> The landscape design along the residential road has also been revised: car parking spaces are now shown within the curtilage, and soft landscaping has been maximised on the dwelling side to discourage on-street parking.</p>

The table below provided a response to the relevant **Notice of LRD Opinion**

	Response
<p>Item 5 - Conservation</p> <ul style="list-style-type: none"> <i>The applicant shall confirm the extent of historic boundary wall remaining at this site and shall endeavour to retain and protect as much as possible of it. It is noted from the street that much of the historic wall from Milltown Road and Sandford Road remains fully intact with an unsympathetic cement render applied to the elevations.</i> <i>The detail, material and proposed railing requires further refinement and a revised proposal shall be submitted. The CO notes that the proposed low wall and railing construction is an urban boundary treatment, rather than a treatment that is appropriate for a historic landscaped setting.</i> <i>The applicant shall submit a drawing locating the special cedar tree on the landscape drawings.</i> <p>Item 6 - Parks</p> <ul style="list-style-type: none"> <i>The open space requirements under the development plan zoning and apartment guidelines together with the proposed provision under the submitted scheme shall be presented in a schedule on Drawing CO111 L900.</i> <i>The play space requirements under the apartment guidelines and the provision under the scheme shall be included on a schedule with reference to measured areas on plan.</i> <i>The public open space is integrated into the development and will not be taken in charge by DCC Park Service.</i> <i>The scheme shall allow 50% of all external seating to have arm & back rest which shall be referenced in the landscape submission.</i> <i>The scheme shall allow 50% of external cycle stands to be covered. Please include details of this within the application landscape submission.</i> 	<p><i>Response</i></p> <ul style="list-style-type: none"> A substantial portion of the existing wall will be retained. As shown on page 35 of this report, the section along Milltown Road will be opened to form the main entrance. The proposal includes replacing the low wall with railings and removing a small section of the granite wall along Sandford Road only. The design reflects the character of the surrounding area while respecting the historic boundary treatment. See Series CO111 L2000 drawings for further details. Drawing CO111 L2000a illustrates the design intent for the proposed low wall with railings. Please refer to drawings produced by CMK. Where visible on the plans, this report also highlights the location of existing trees. Also on the drawings CO111 L100 and CO111 L1000 the tree has been highlighted. <p><i>Response</i></p> <ul style="list-style-type: none"> Drawing CO111 L900 has been revised to include a table outlining the requirements in the Apartment Guidelines and the Development Plan zoning. The play space provision aligns with the Apartment Guidelines. Play areas have been designed for each age group and meet the required quantities. Refer to page 124 of this report for further information. Note that the Public Open Space will not be taken in charge. The scheme now includes benches with arm and backrests. Their locations are shown on page 99. Approximately 50% of the cycle stands are proposed to be covered, either by the building overhang or a dedicated shelter. See page 83 for further details.

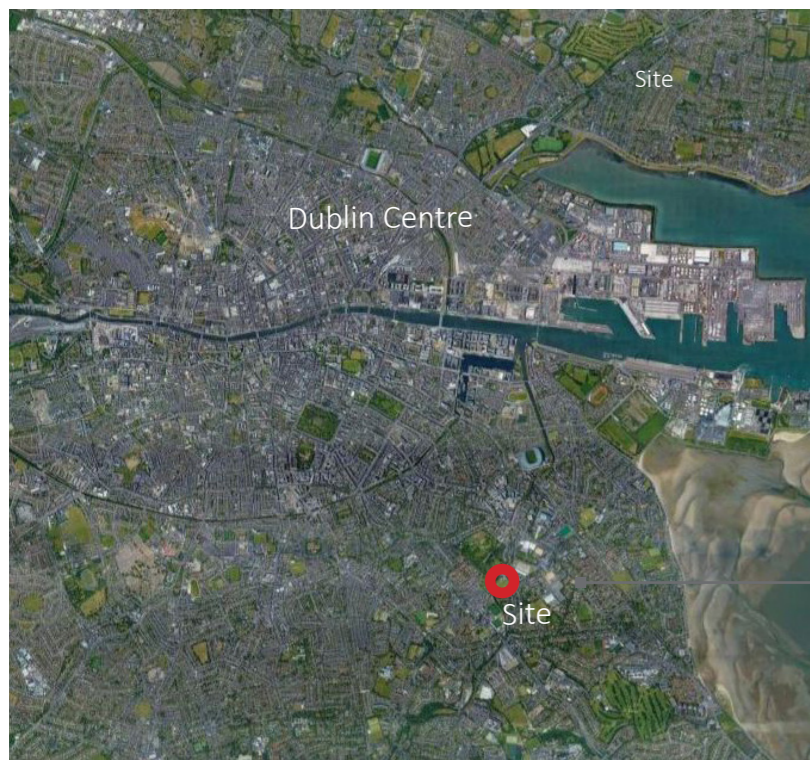
LANDSCAPE ANALYSIS

LOCATION

The adjacent diagram illustrates the local urban fabric and key districts surrounding the site. It also maps the existing road and transport connections showing how various connections are achieved for different modes of transport

SITE DRIVERS & KEY INFLUENCES:

In order to develop a suitable landscape solution for the scheme it is imperative to develop a full understanding of the site and the local area which has been developed with the architectural team in understanding the site and its context.



Site location within the wider context of Dublin.

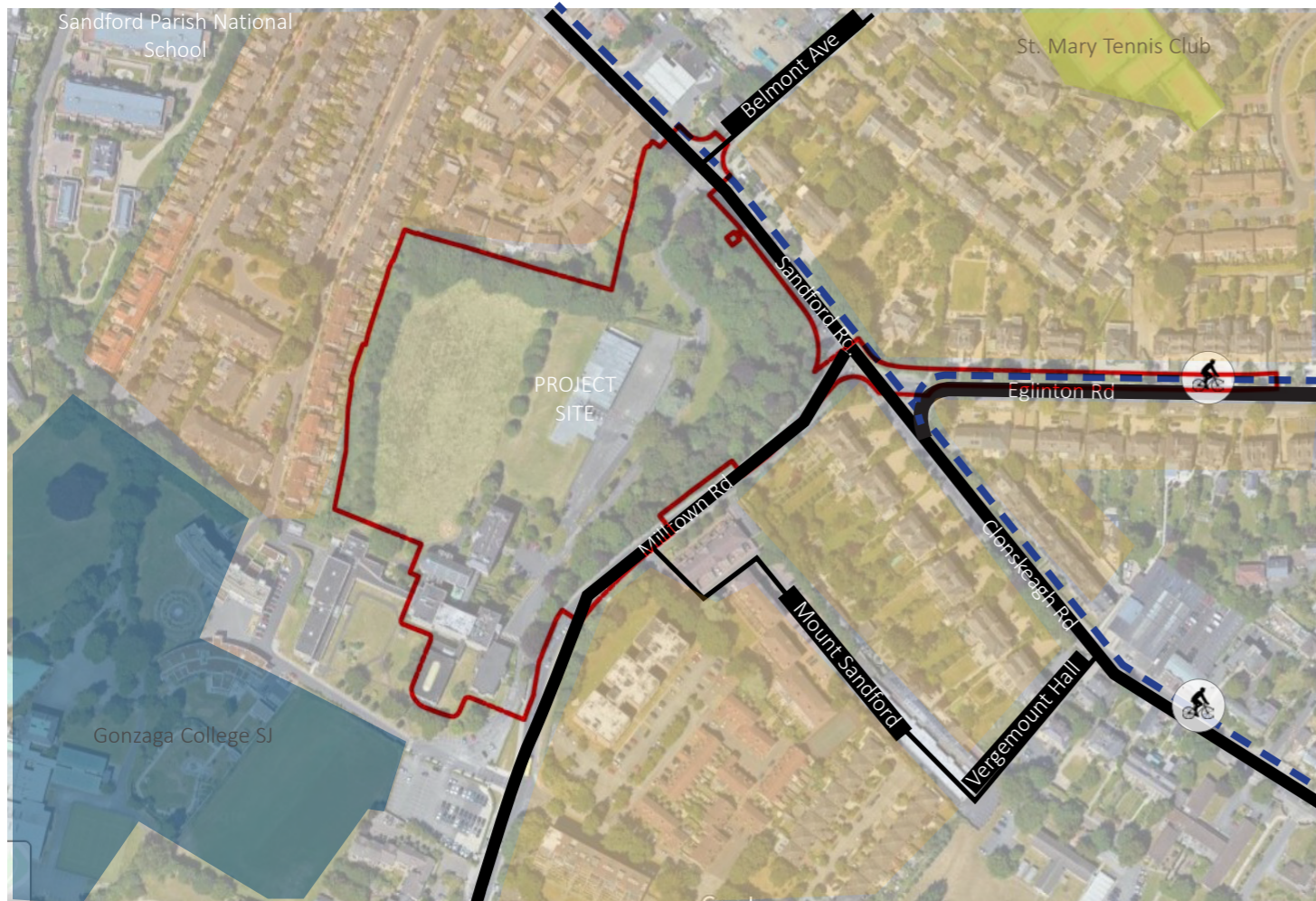







- Commercial/Educational Areas
- Hospital
- Residential Areas
- Green Area
- Neighborhood Vehicular Rd
- Existing River
- LUAS Lines- Station
- Bus stop



ADJACENT CONTEXT

The below diagram sets out the key factors drivers and which influence the site and the user experience.



-  Commercial/ Educational | Areas
-  Residential Areas
-  Green Area
-  Neighborhood Vehicular Rd
-  Cycle Route



ADJACENT CONTEXT SUN PATH ANALYSIS

The below diagram depicts how the daily sun path influences shade and aspect. According with the sun path the open spaces, podium and the terraces receive daylight and sunshine during the day which makes them a pleasurable outdoor space.



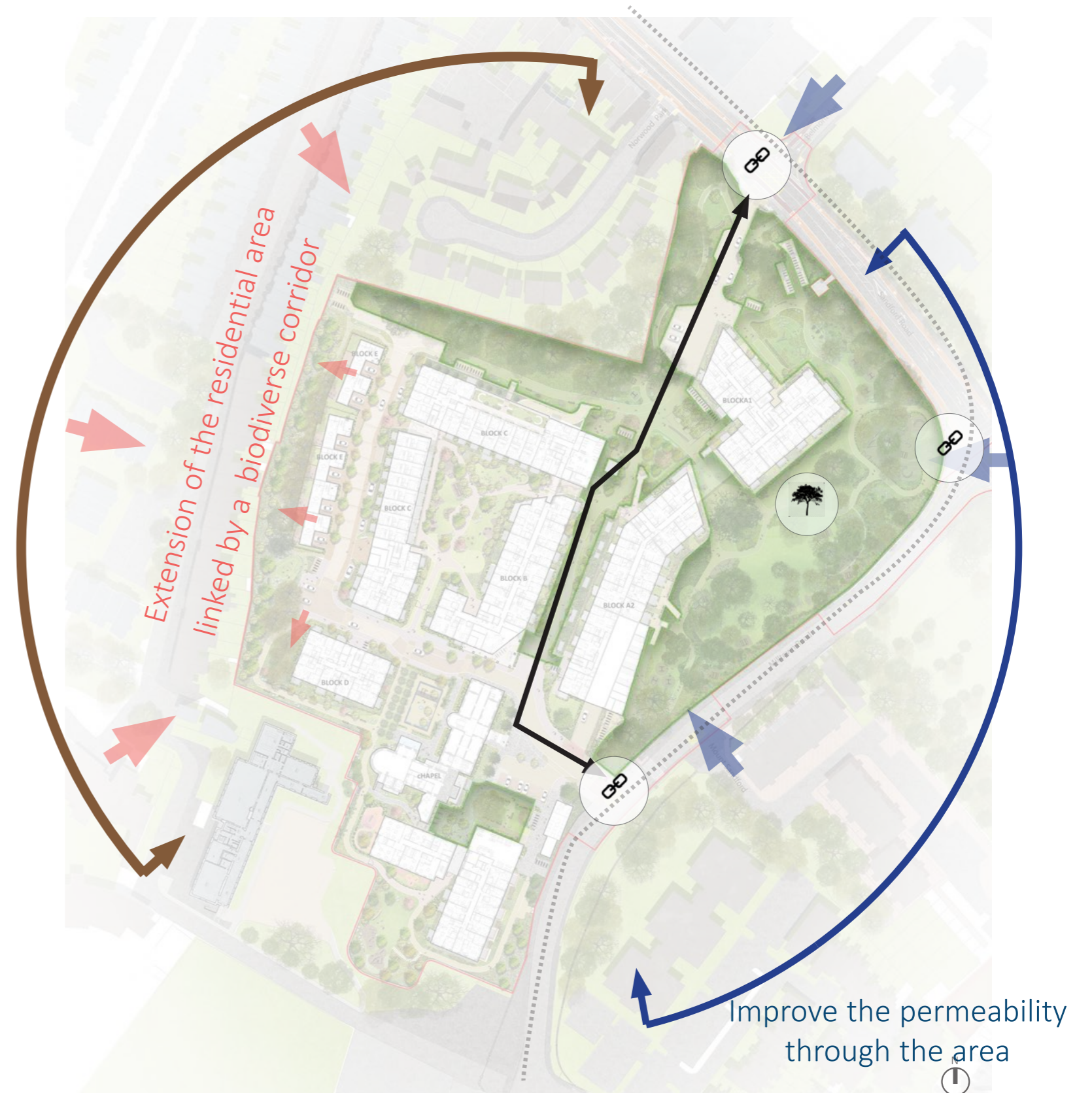
LANDSCAPE CONCEPT DIAGRAMS

INITIAL CONCEPT AND POTENTIAL OF THE AREA

The conceptual diagram opposite identifies some of the potential opportunities of the site within its neighbouring urban context. These key concepts will drive the proposed design principles.



- » The existing woodland belt will have a unique opportunity to open up the land for public use for the first time in history. The area that runs behind the perimeter wall holds potential as a public space and amenity. The public space concept will be based on a principle that promotes social engagement, sustainability, site connectivity & permeability, and healthy lifestyle to the future residents; and perhaps to consolidate the neighbourhood and provide integration into the wider community.
- » The number of the existing local amenities and transportation links make the site an ideal location for residential use.
- » High quality trees form part of the character of the area.
- » Notable historic buildings such as Tabor House and the Chapel offer potential to become landmarks within the site; therefore, opening up access to the site which will promote awareness of their presence and stature; ultimately reinforcing the distinctive character of the local area.
- » This site proposes a new urban community using contemporary architecture and modern living approaches whilst embracing the existing 'leafy green' character of Sandford Road.



CHARACTER AREAS

The following pages include details of the look and feel of each of the key landscaped spaces. Each has a distinct character, relative to the individual land use, which is intended to create a varied masterplan environment, offering spatial variety and areas of aesthetic interest within the scheme.

PUBLIC OPEN SPACE

- Parkland
- Public Plaza
- Woodland glade
- Green Boulevard
- The Garden café

COMMUNAL OPEN SPACE

- Residential courtyard
- Belvedere garden
- Wall gardens

WILDLIFE AREA

- Biodiversity corridor

RESIDENTIAL STREETS

- "Home Zone" Street

COMMUNITY OPEN SPACE

- Multi-used "secret garden"

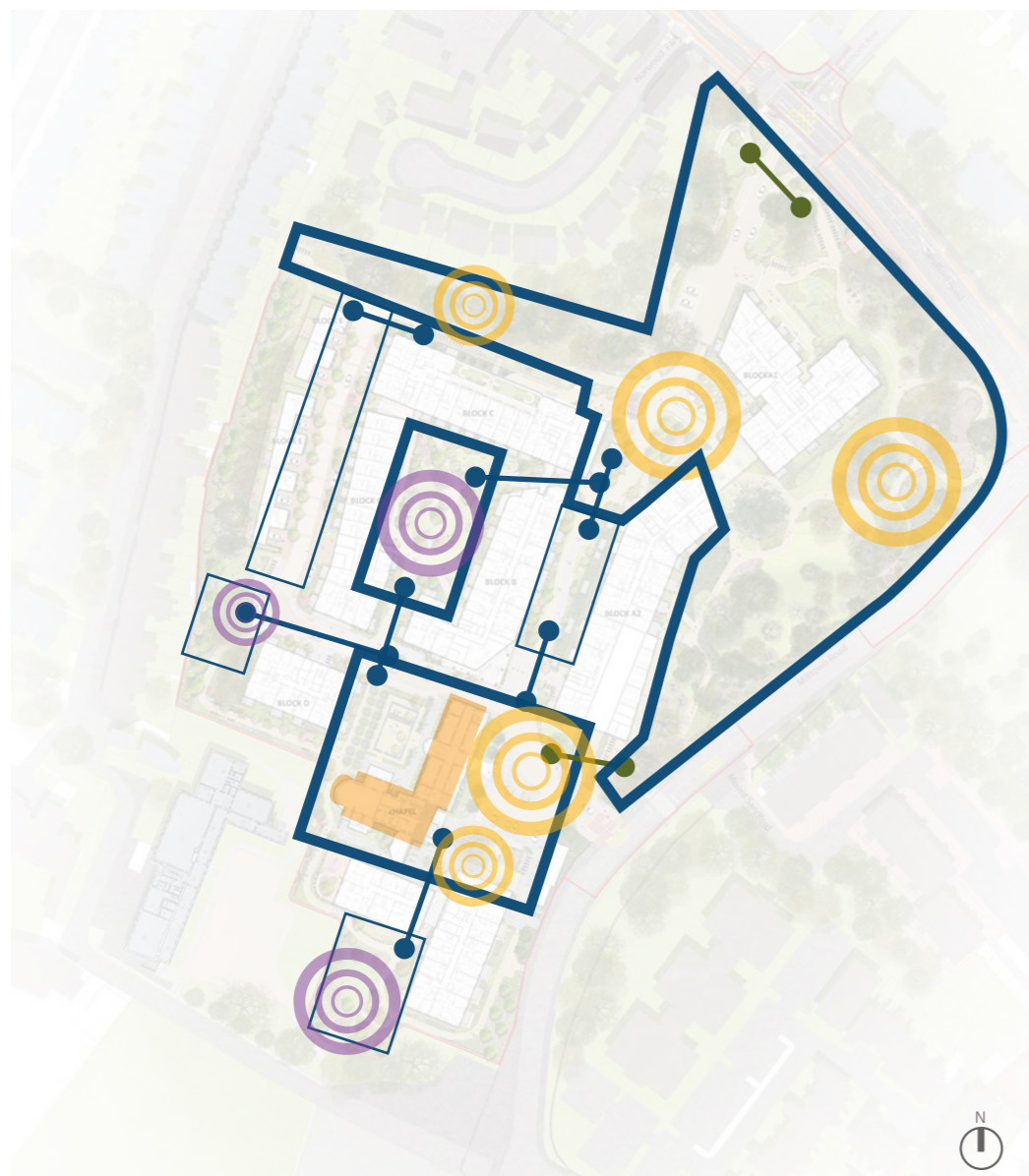


LANDSCAPE CONCEPT DIAGRAMS - DAILY USAGE OF THE SPACES

VARIETY AREA

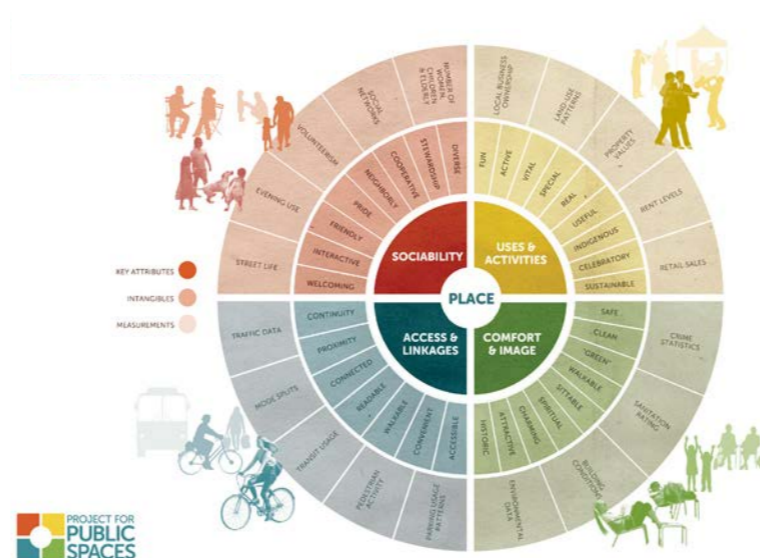
Elements of contrast and variety in the built environment are critical to the creation of a 'sense of place'.

The layout below shows the hierarchy of character areas and their relationship to each other; collectively forming a network of interconnected amenity spaces. The nature of each of these spaces provide various spatial qualities amongst the architectural form of the development.



- Main Character area
- Secondary Character Area
- Visitors users
- Residential users

WHAT MAKES A GREAT PUBLIC REALM AROUND THE BUILDING?

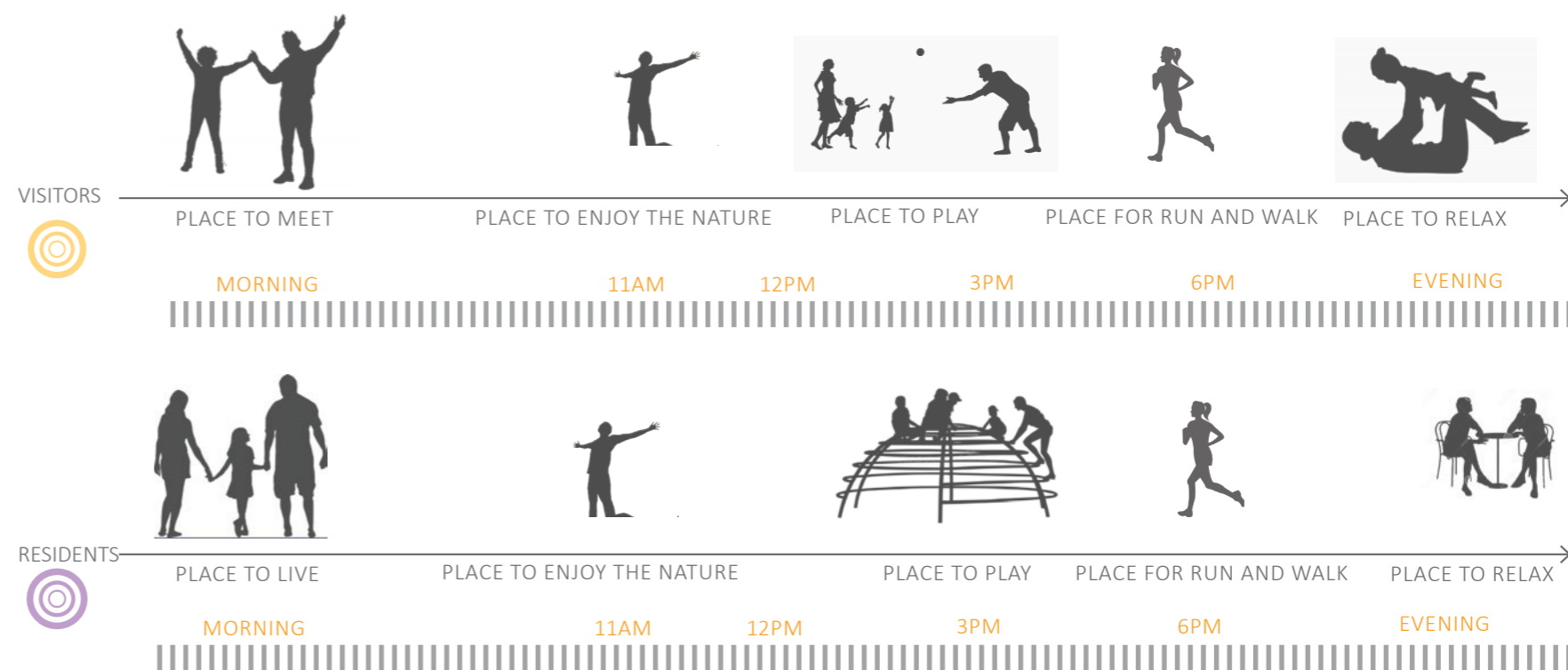


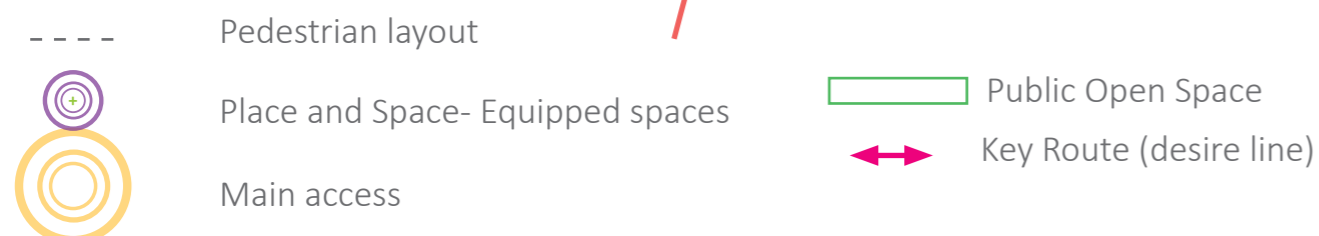
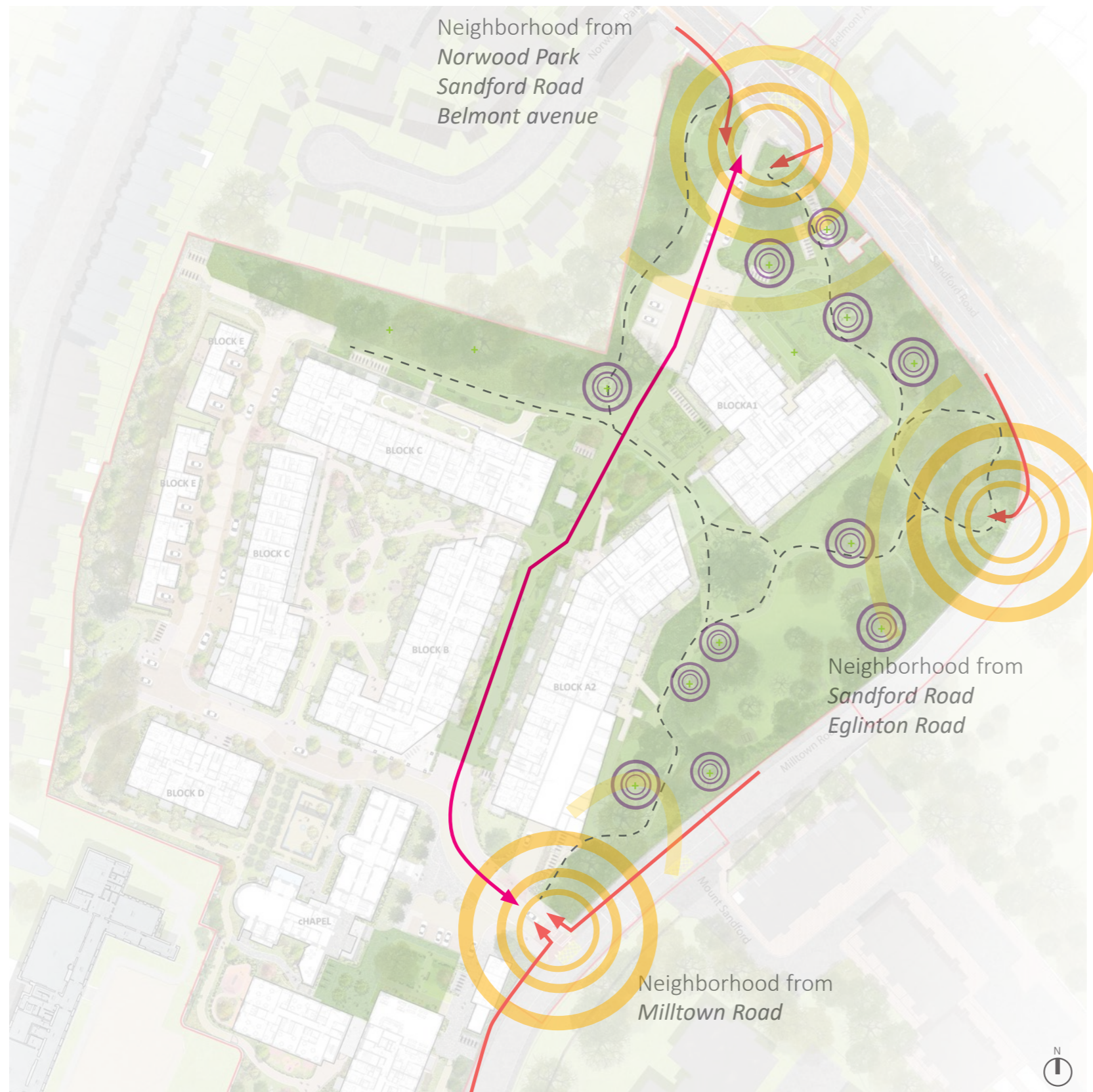
PLACE MAKING IS

- Community-driven
 - Visionary
 - Function before form
 - Adaptable
 - Inclusive
 - Focused on creating destinations
 - Context-specific
- Dynamic
 - Trans-disciplinary
 - Transformative
 - Flexible
 - Collaborative
 - Sociable

USERS

The timelines below illustrate how the programme of uses across the site may unfold for different user groups.





We will have the unique opportunity to open up the land for public use for the first time in history. The existing woodland belt behind the perimeter wall holds potential as a public space and amenity adding significantly to the Green infrastructure in the area.

The public space concept will be based on a principle that promotes social engagement, sustainability, site connectivity & permeability, and healthy lifestyle to the future residents; and perhaps to consolidate the neighborhood and provide integration into the wider community.

A legible, welcoming public open space setting will be the main character through natural features such as retained trees, site topography which will be supporting a strong sense of place and identity of the scheme.

The intent is to encourage residents and visitors alike to participate in outdoor activities and social gatherings, to gain exposure to nature, and to live healthy lifestyles aligned with the key principles of Green infrastructure.

As a principle, the landscape design will retain the essential open parkland character of the site. New sympathetic landscape interventions will enhance the natural aesthetic, quality and usability of the proposed landscape setting.

The overall landscape design focuses on creating a sustainable open environment that is durable in design and resilient to climate change and the demands of its new residents and future users.

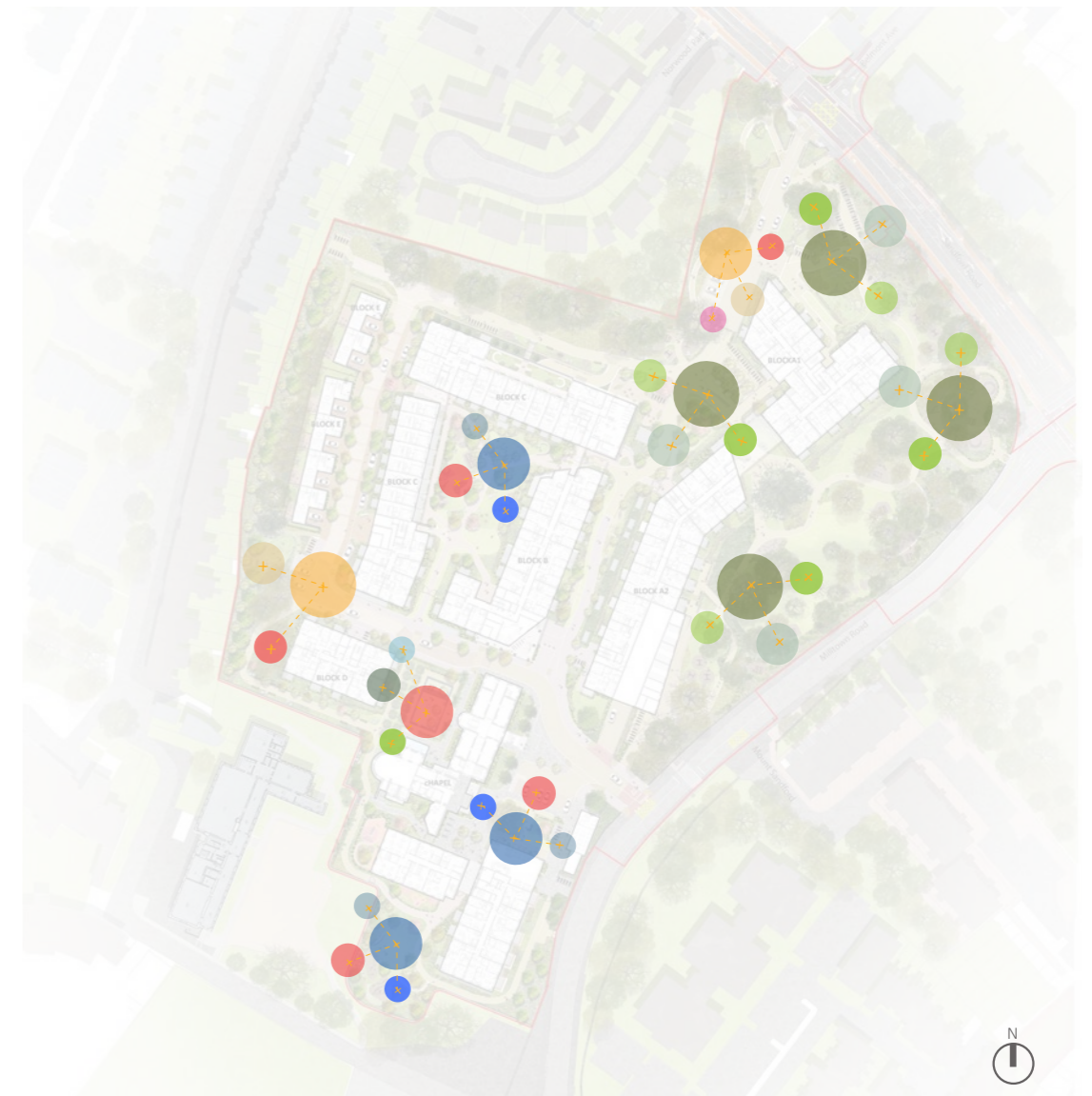
The material selection will be driven by high-quality, durable materials that are fit-for-purpose and appropriate with the aesthetics of the palette.

PERMEABILITY AND LEGIBILITY OF THE PARKLAND

- » The legibility of the site is key to the success of the scheme. Clearly defined access points, a range of routes, strong visual connections, and reference points are proposed within the landscape structure.
- » The publicly accessible parkland benefits from a series of inter-connected amenity spaces strung along legible parkland walks which may be accessed easily by the existing neighbourhood community and future residents.
- » The proposed network of connections throughout the site will improve the permeability and the relationship with the local area.
- » Three access points support the legibility of the site from the exterior. These will provide permeability and improve access for pedestrian, cycle, and vehicular users.
- » The layout of the site encourages walking throughout, with a hierarchy of connections, offering a range of routes to destinations and well-connected experiences.



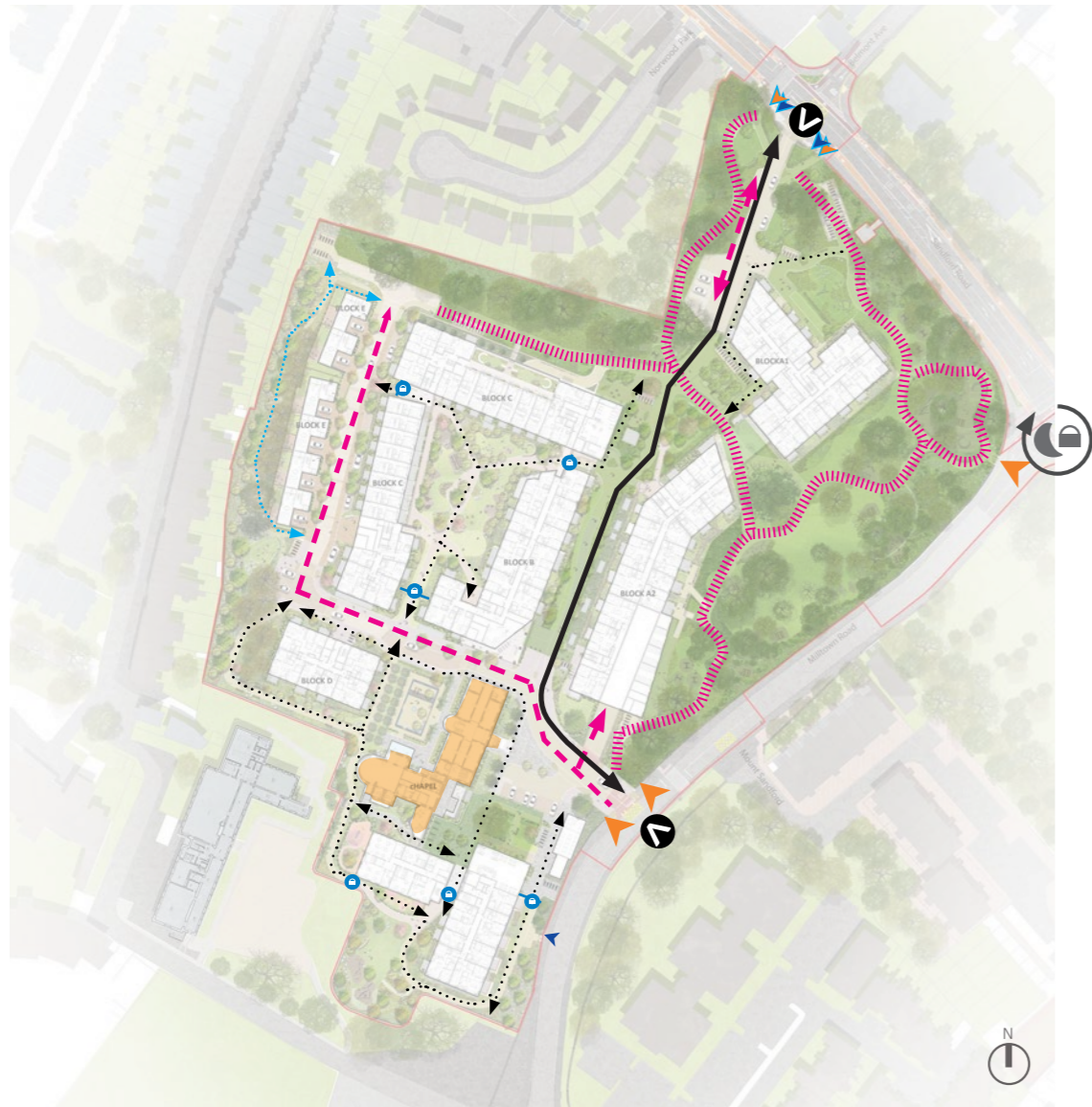
ZONING MAIN ACTIVITIES



- Gathering Area**
 - Play on-the way
 - Formal planting
 - Seating area
 - Gathering table
- Shared Surfaces**
 - Formal planting
 - Car parking
 - Informal play
- Community Space**
 - Seating areas
 - Free-flow area
 - Formal planting
- Public Open Space**
 - Gathering table
 - Seating areas
 - Play on-the way,
 - Informal planting
 - Designated walking route
 - Jogging route
 - Fitness station
 - Natural interpretation trail

CIRCULATION WITHIN THE SCHEME

ACCESS AND VISUAL CONNECTION



- Existing Parkland
- Existing Chapel + Tabor House
- Vehicular circulation
- Primary pedestrian circulation
- Primary public open space walk
- Secondary pedestrian circulation
- Maintenance mowing path
- Pedestrian and cyclist access
- Existing Gate – Pedestrian Access
Visitors and residents will be allowed to use the existing gates;
- Proposed Pedestrian gate
- Existing gate
(No access as not compliant to achieve a Disability Access Certificate)

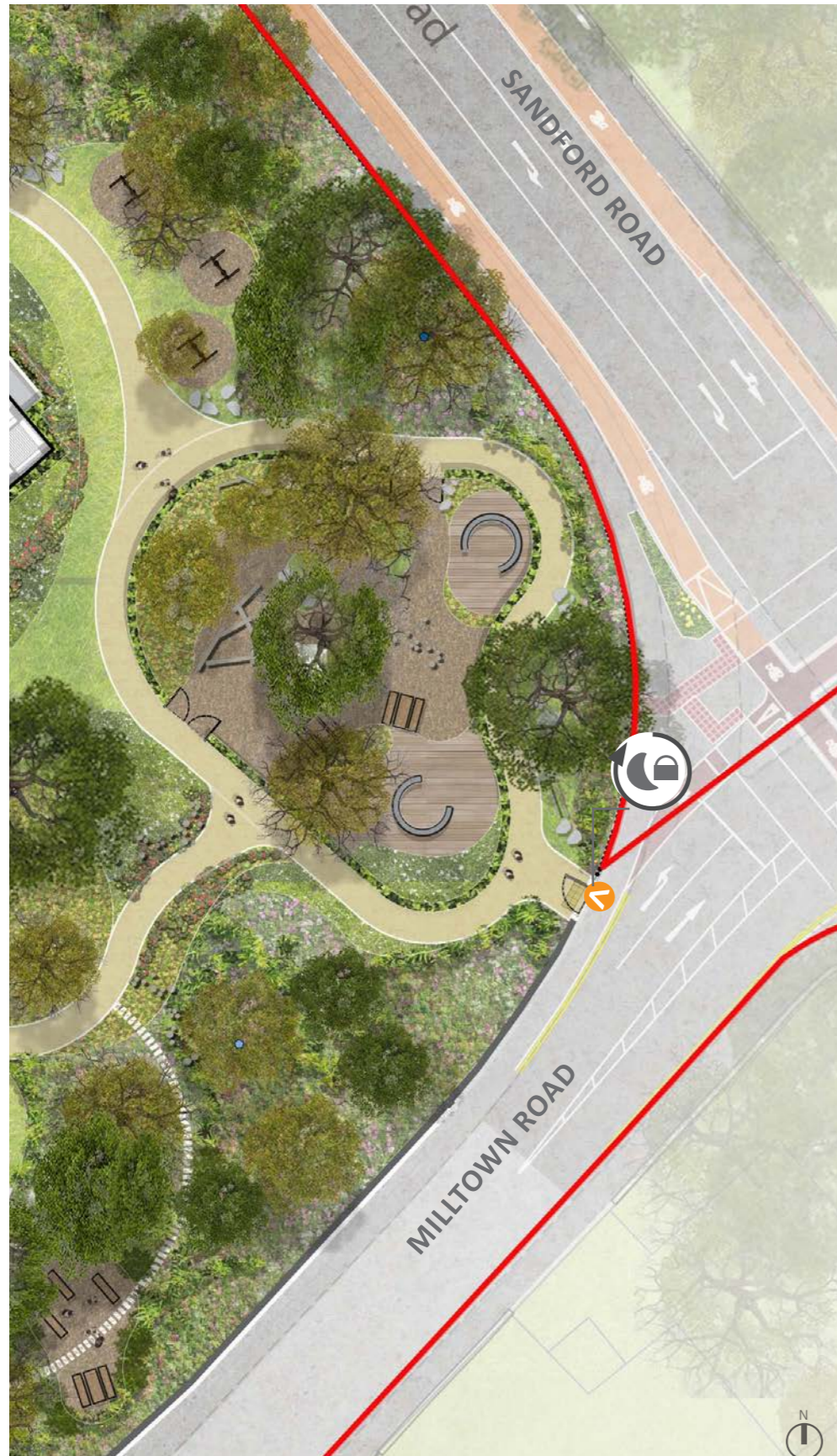
- Residential Blocks Access
- Cultural/Community Access
- Residential own door access
- Access to the Public Open Space
- Pedestrian Access
- Vehicular Access (Milltown Road-principal vehicular access and Sandford Road-secondary access)
- Crèche access
- Café/ Restaurant Access
- Marketing Suite Access
- Basement parking ramp
- Existing Gate to remain close
(No access as not compliant to achieve a Disability Access Certificate)
- Focal Point
- Visual Connection

Controlled pedestrian gate for residents use only

- Access will also be allowed from the junction of Sandford Rd and Milltown Rd by introducing a secure gate.
- It's envisioned that the pedestrian gate will be locked at night to reduce any risk of anti-social behavior.
- The pedestrian gate will be fob/controlled by residents access out of hours.
- The proposed gate will be self-closing to prevent any security risks given its proximity to the play area/vehicular road.

LANDSCAPE PROPOSAL -ACCESSIBILITY

ACCESS FROM SANDFORD/ MILLTOWN ROAD JUNCTION



CONCEPT DIAGRAM



CONTROLLED PEDESTRIAN GATE





The new access gate situated on corner of Milltown road and Sandford road will be designed in such a way to ensure safety for children within the proposed play area and adjacent to the road.

The proposed 1800mm height gate will be self-closing, which is an in-ground operator with adjustable closing rate and soft close feature ensures that the gate returns to the closed position after use preserving the integrity of the perimeter and prevents slamming and trapped fingers. In addition a magnetic lock will be introduced to ensure only adult pressure will be applied in order to open the gate.

Typical opening hours*:

- Winter 08:00am – 6:00pm
- Spring 08:00am – 6:00pm
- Summer 08:00am- 8:00pm

*The pedestrian gate will be fob/controlled by residents access out of hours.




-  Controlled Pedestrian Access
-  Evergreen hedge with perimeter fencing around the playground



GATE AND FENCE AT THE COMMUNAL OPEN SPACE

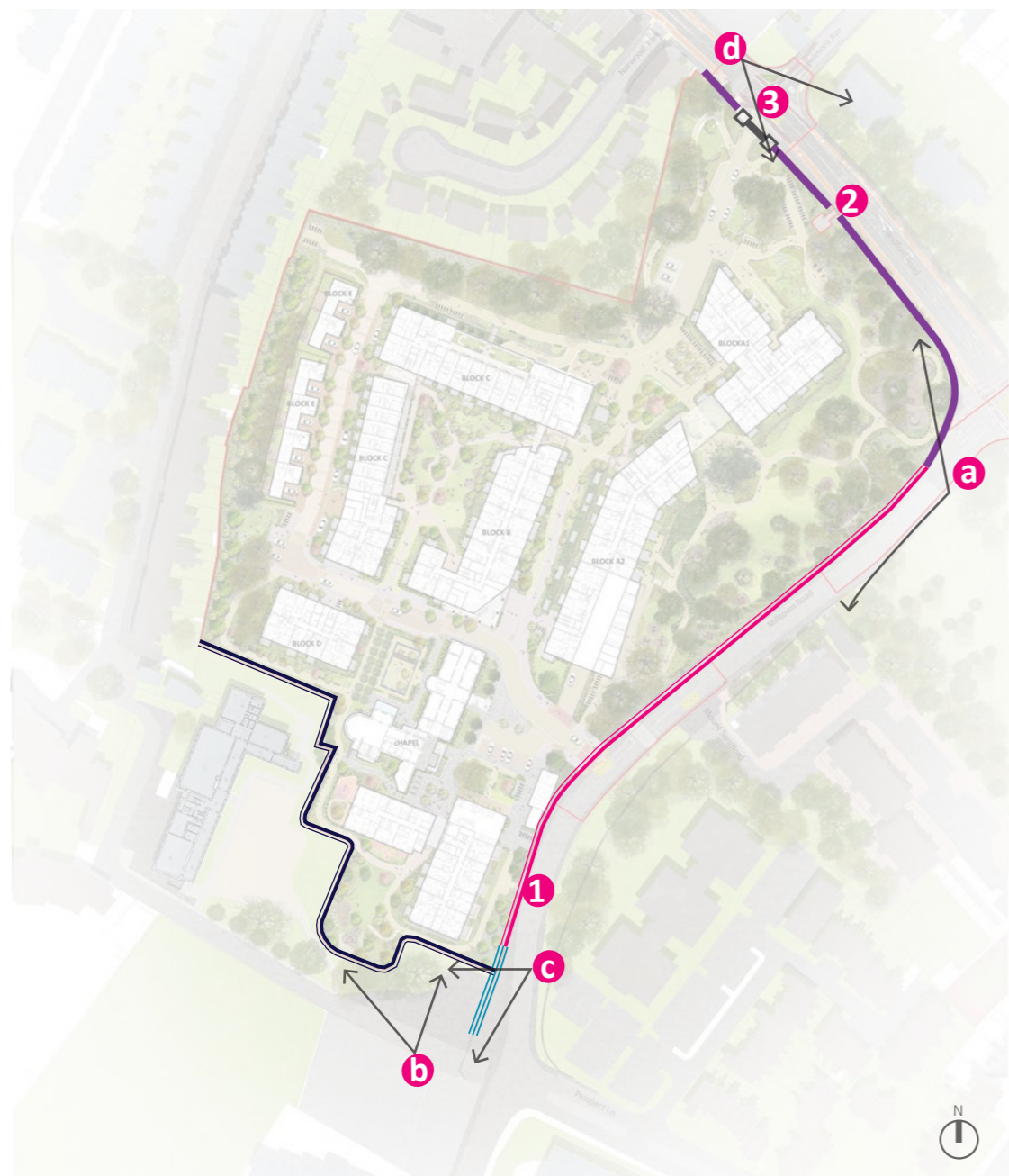
To ensure that Communal Courtyard is safe and secure for residents, there will be gated access provided off the public realm. Residents and maintenance staff will be able to access the space via a key or FOB. It is noted that the gate located on the southern zone of the Block B and Block C courtyard (location n°3) will be provided as double leaf, ensuring sufficient manoeuvring space for fire tender access. Where required for escape in the event of a fire, the gates will be free opening from the inside only, thereby maintaining security. The fence and gate will be steel metal that will match the architectural metalwork. The placement of each gate has been carefully considered to ensure they are not imposing on the landscape and they will be 1.2 metres in height.



-  Controlled pedestrian gate for residents use only
-  Folding vehicular gate with single leaf gate integrated
-  Ground Floor Communal Open space provided

EXISTING BOUNDARY WALL

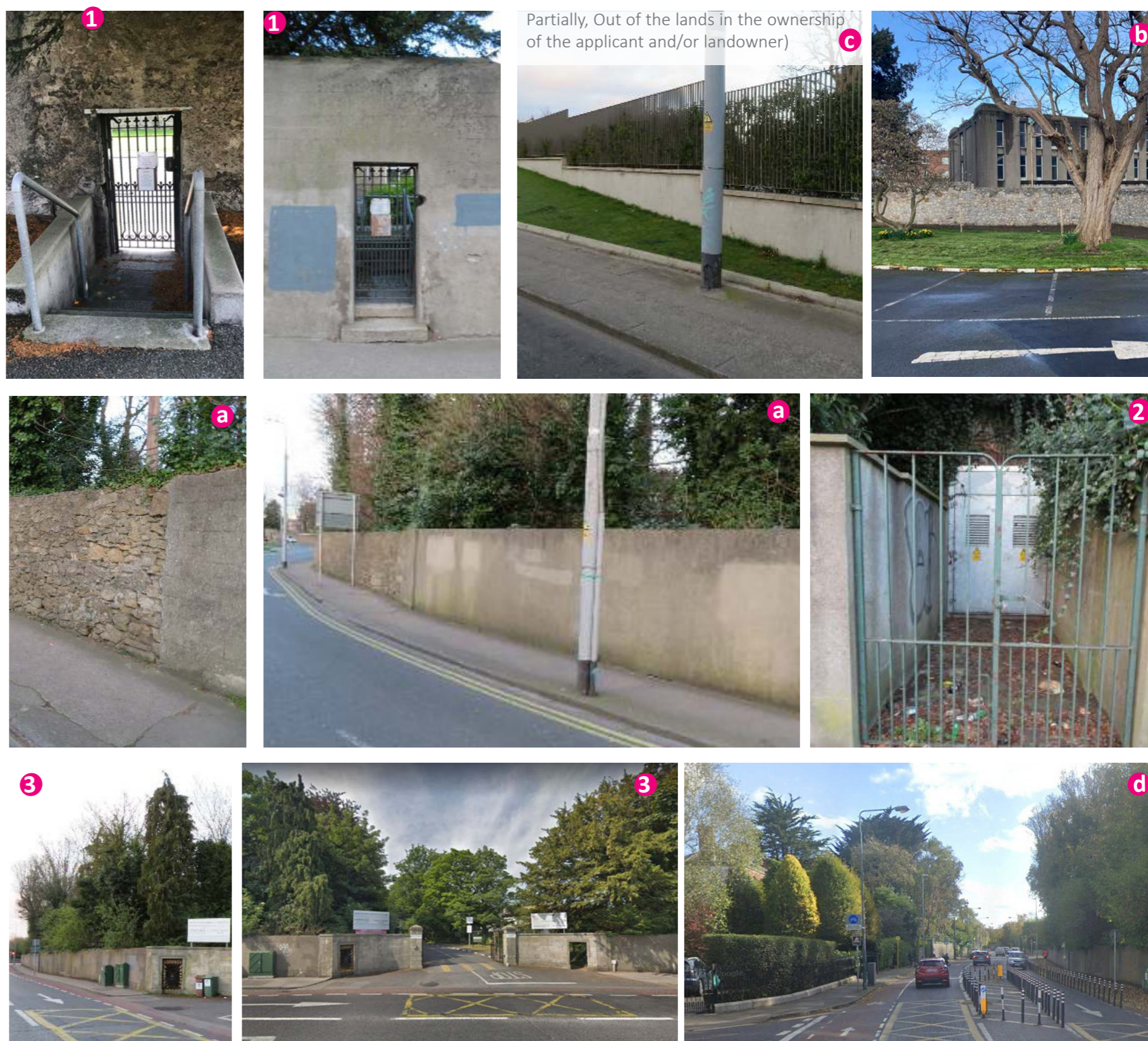
EXISTING CONDITION OF BOUNDARY WALL



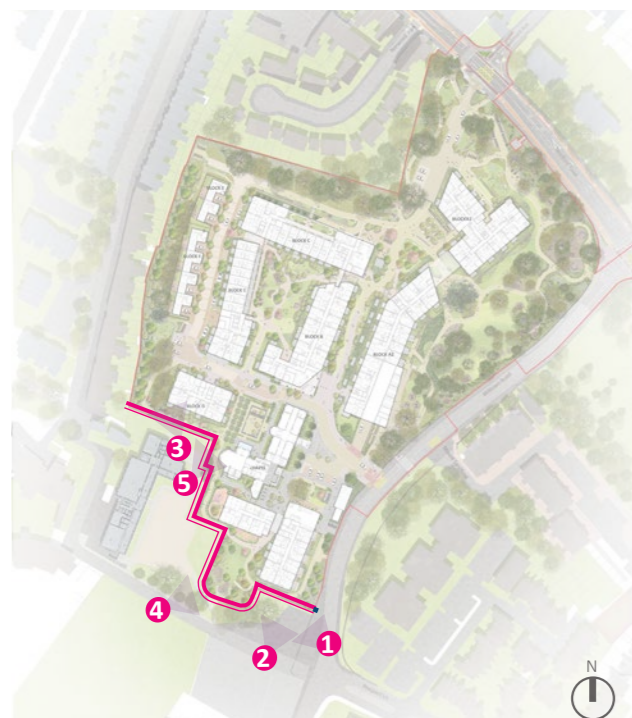
- Existing wall
- Existing wall (built on 2024)
- Existing vehicular gate
- Existing cement rendered wall
- Existing upstand wall with railing
- 1 Existing pedestrian gate currently closed (and to remain closed as not DAC compliant)
- 2 Existing ESB gate (Out of the lands in the ownership of the applicant and/or landowner)
- 3 Existing vehicular/pedestrian gate on Sandford Road*

* Existing pedestrian gate will be retained and to remain closed as not DAC compliant (Picture n°3)

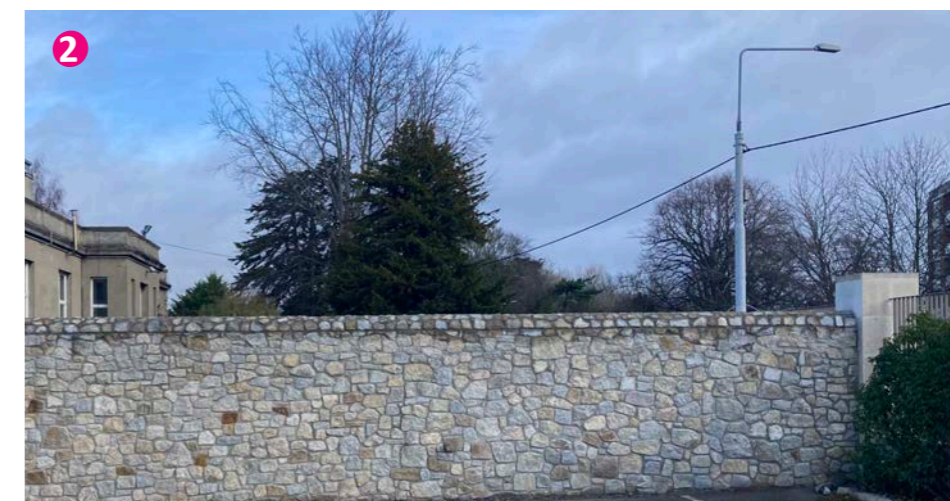
EXISTING CONDITION



EXISTING CONDITION OF BOUNDARY WALL

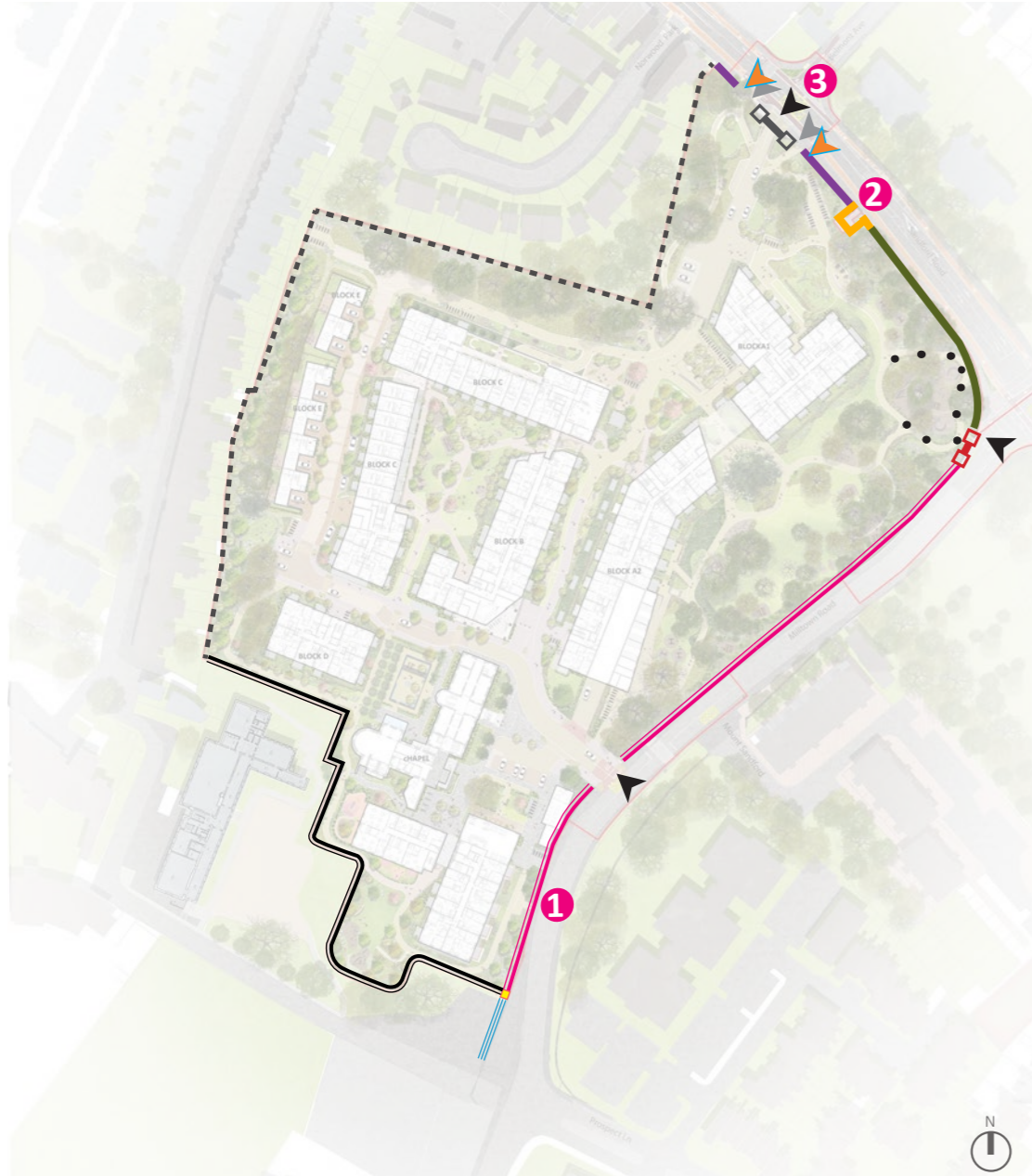


- Existing stone wall (built on 2024)
- Existing pillar (built on 2024)



BOUNDARY TREATMENT PROPOSAL

PROPOSAL BOUNDARY TREATMENT



- Application Site

- NORTH-EAST BOUNDARY**
- Existing wall to be retained
- Existing cement rendered wall to be replaced with granite stonewall
- Existing cement rendered wall retained in close vicinity of the existing ESB
- Existing vehicular gate to be retained
- Proposed upstand wall with railing (To replace existing cement wall)
- Existing upstand wall with railing (Out of the lands in the ownership of the applicant and/or landowner)
- Proposed pedestrian gate

- SOUTH BOUNDARY**
- Existing Stone wall (Built on 2024)
- Pier (Built on 2024)

- WEST BOUNDARY**
- *Proposed Timber fence with concrete post (within the lands in the ownership of applicant and/or landowner)

- ▶ Access
- ▶ Existing pedestrian gates (no DAC compliant)
- ▶ Proposed Pedestrian gate

- 1 Existing gate currently closed (and to remain closed as not DAC compliant)
- 2 Existing ESB gate (Out of the lands in the ownership of the applicant and/or landowner)
- 3 Existing vehicular/pedestrian gate

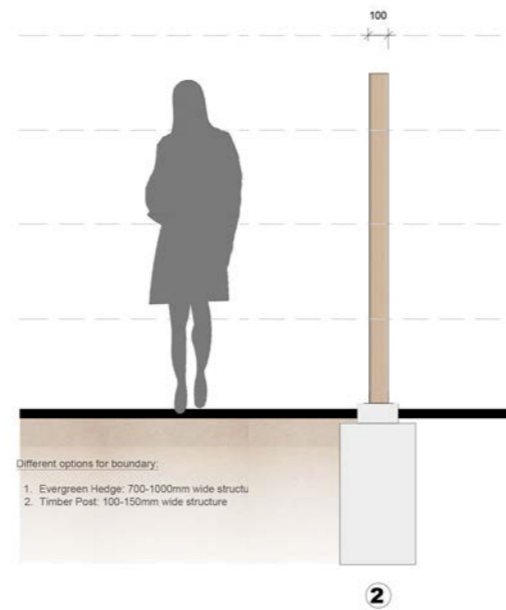
WEST BOUNDARY

*The proposed boundary treatment to the North Western boundary will consist of a 1.8m high timber fence with concrete posts and evergreen hedge planting to its base. The existing neighbouring boundary will not be impacted in anyway.

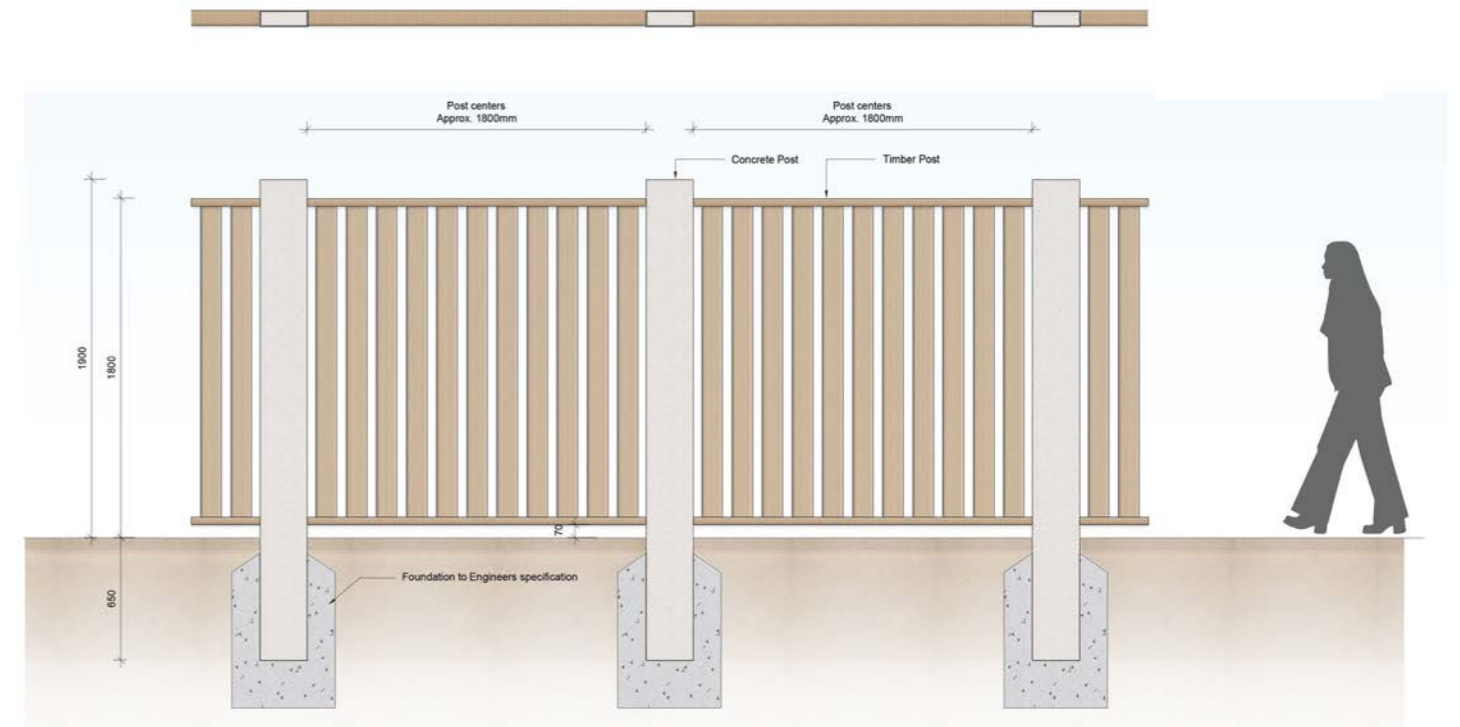
WEST BOUNDARY PROPOSAL TREATMENT



----- Timber fence with concrete post



TIMBER FENCE WITH CONCRETE POST, TYPICAL DETAIL



Refer to drawing: C0111 L2000

Note:

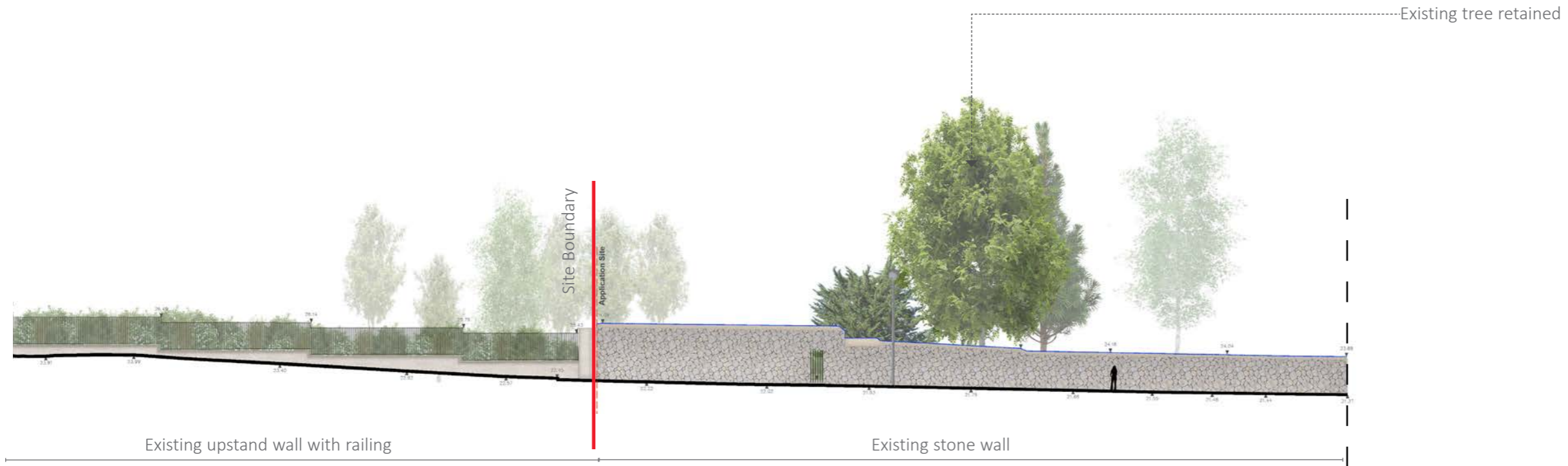
The proposed boundary treatment to the Western boundary will consist of a 1.8m high timber fence with concrete posts and biodiverse wildflower planting to its base. The existing neighboring boundary will not be impacted.



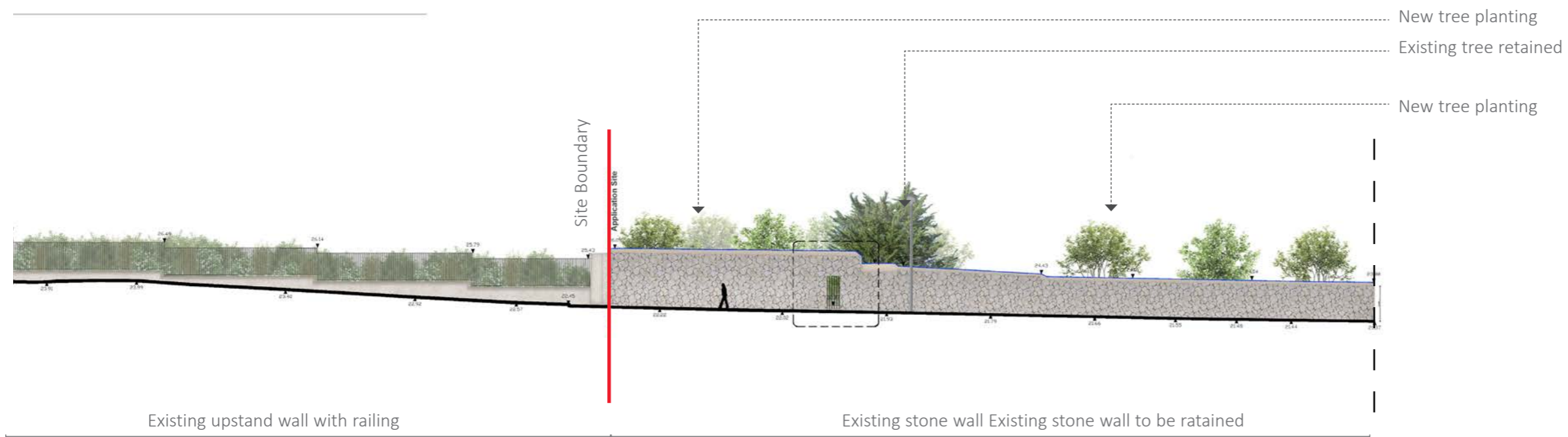
BOUNDARY TREATMENT PROPOSAL

EXISTING WALL -MILLTOWN RD.-ELEVATION 1

Profile comparison existing vs proposed in relation to soft landscape proposals



EXISTING CONDITION



PROPOSAL

BOUNDARY TREATMENT PROPOSAL



EXISTING WALL -MILLTOWN RD. ELEVATION 2, part. a

Profile comparison existing vs proposed



Existing stone wall

PART A -EXISTING CONDITION



Existing stone wall to be retained

Vehicular carriageway
& Shared pedestrian and cyclist
route

Existing stone wall to be retained

Existing Stone Wall to be retained

Proposed low wall
with railing

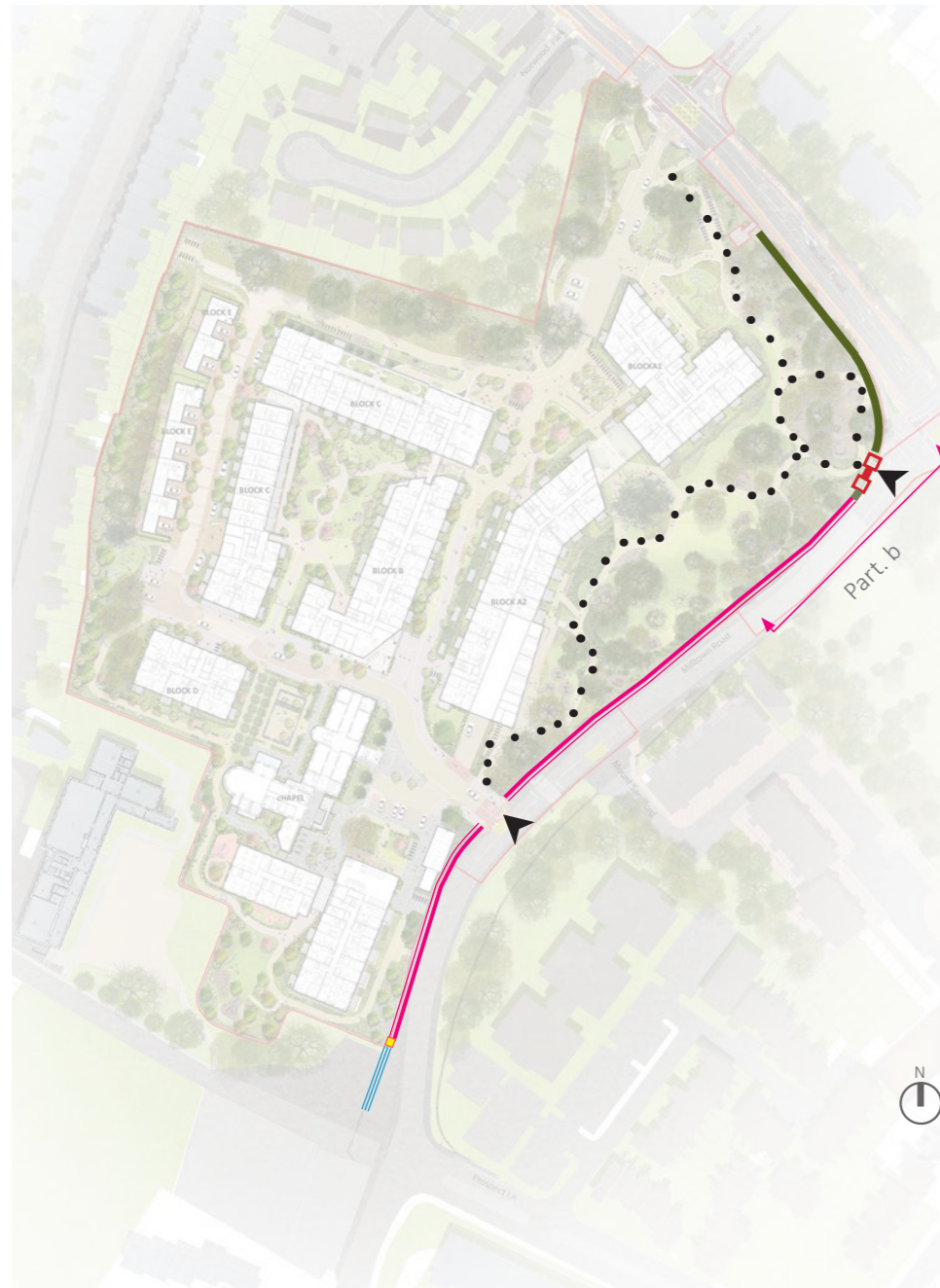
PART A -PROPOSAL

“Note: Where railings are proposed, the existing wall will removed and replaced with a 500mm high wall of salvage stone with capping and railings to approx 1900mm to tie into existing”

Refer to drawing: C0111 L2002

BOUNDARY TREATMENT PROPOSAL

EXISTING WALL -MILLTOWN RD. ELEVATION 2, part. b

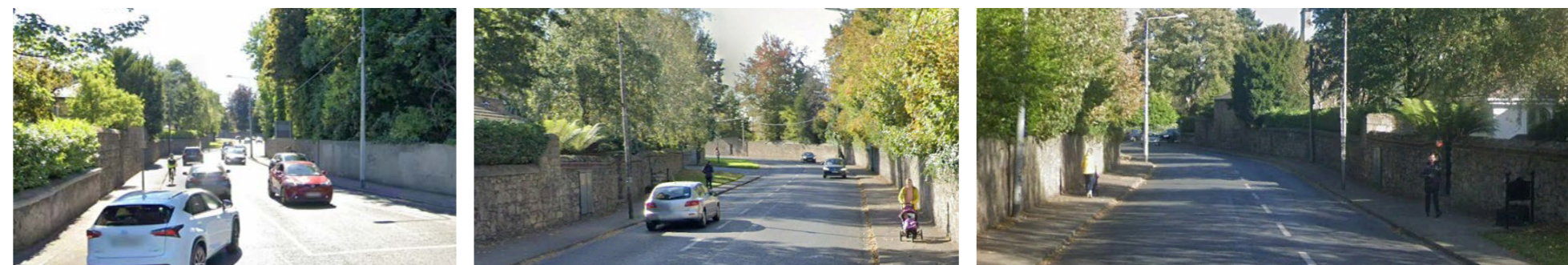
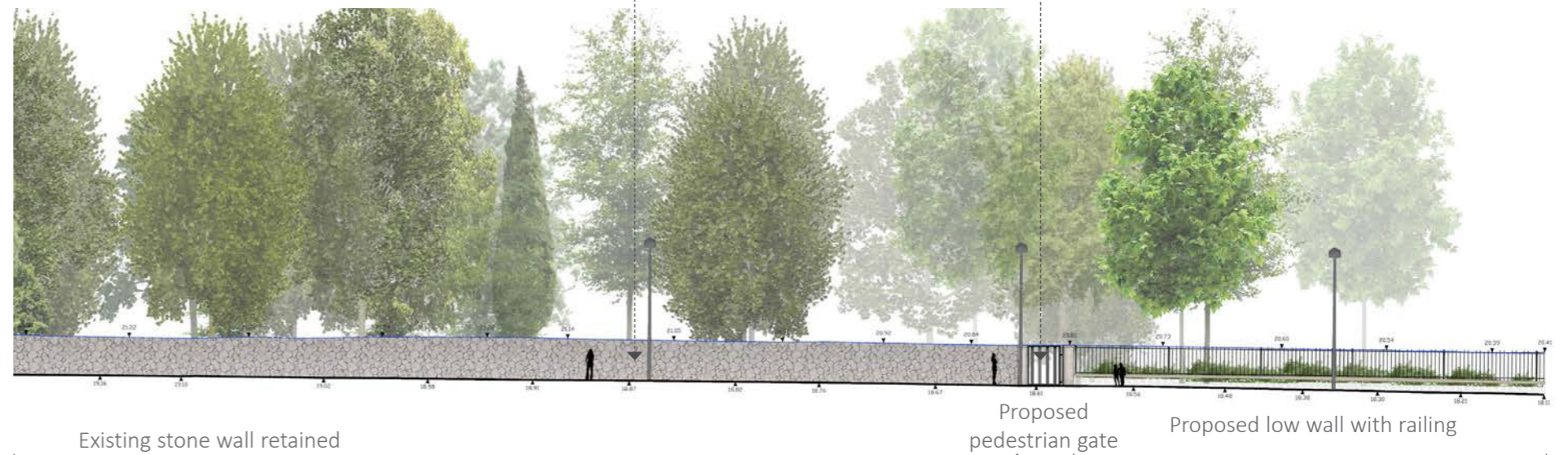


- Application Site
- NORTH-EAST BOUNDARY**
- Existing wall to be retained
- Proposed up-stand wall with railing to replace existing cement wall
- Existing up-stand wall with railing
- Proposed pedestrian gate

ELEVATION B-B EXISTING CONDITION



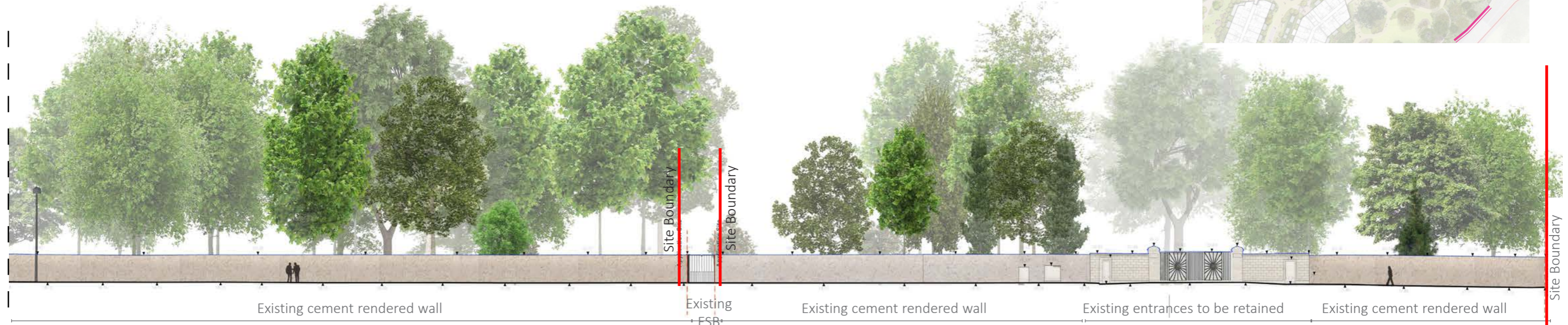
ELEVATION B-B PROPOSED CONDITION



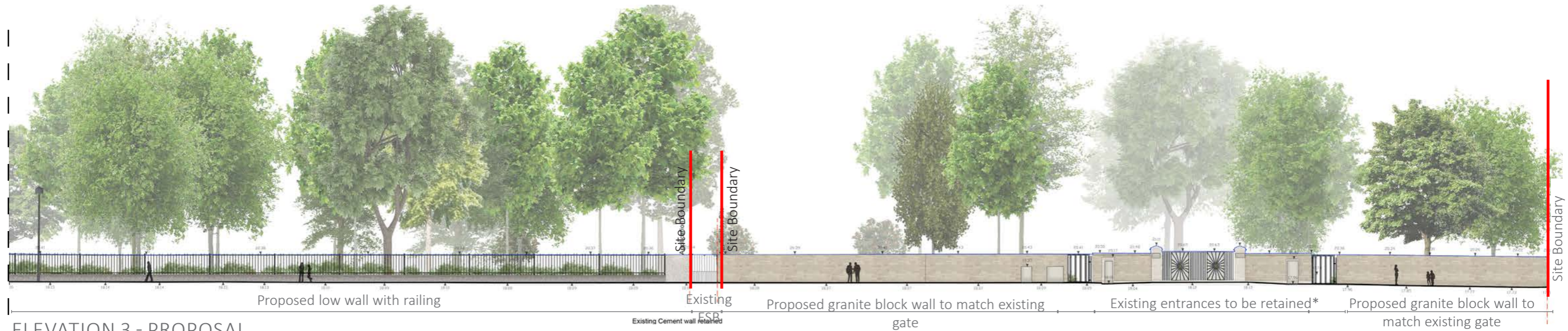
BOUNDARY TREATMENT PROPOSAL

EXISTING WALL - SANDFORD RD ELEVATION 3

- Application Site
- NORTHERN BOUNDARY**
- Existing cement rendered wall retained in close vicinity of the existing ESB
- Proposed granite wall to replace the existing cement rendered wall
- Proposed up-stand wall with railing



ELEVATION 3 - EXISTING CONDITION



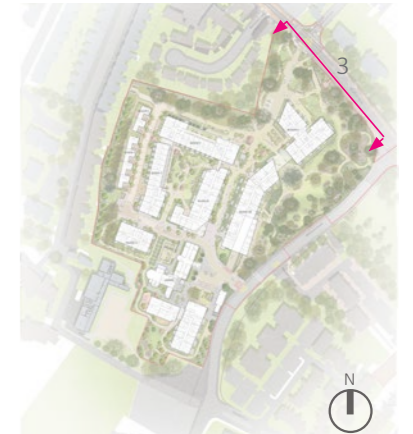
ELEVATION 3 - PROPOSAL

Note: Where railings are proposed, the existing wall will be removed and replaced with a 500mm high wall of salvage stone with capping and railings to approx 1900mm to tie into existing.

*The vehicular gate will remain permanently open.

BOUNDARY TREATMENT PROPOSAL

EXISTING WALL - SANDFORD RD ELEVATION 3



The section above shows the existing decorative vehicular and site pedestrian gates, characterised with flanking granite walls and piers that would be retained and integrated with two pedestrian gates currently closed (and to remain closed as not DAC compliant).

*The vehicular gate will remain permanently open.

EXISTING ENTRANCE WALL



BOUNDARY TREATMENT PROPOSAL



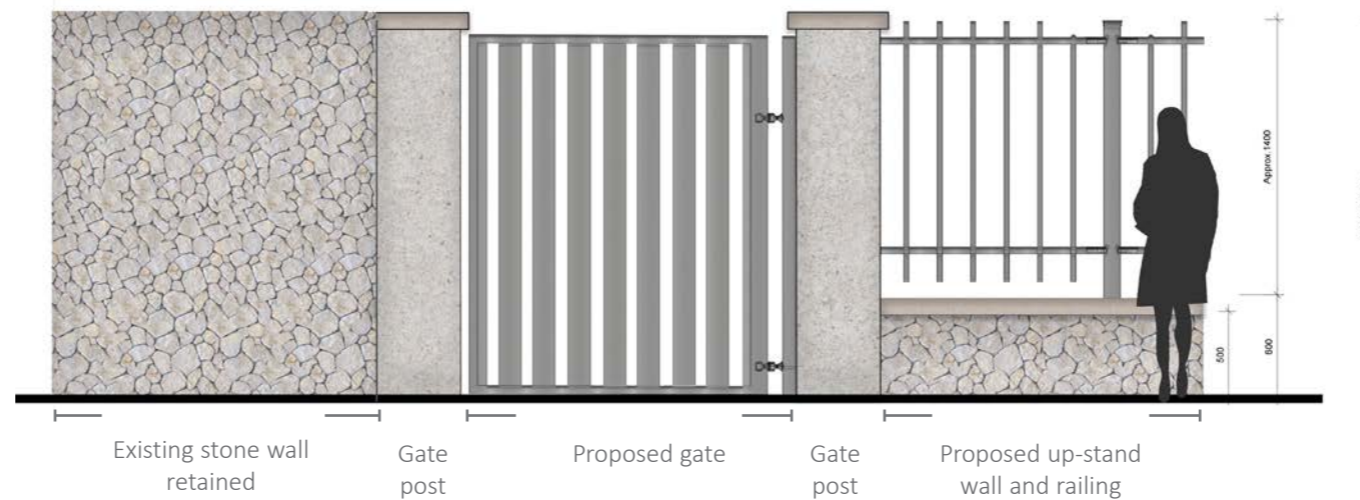
NORTH EAST BOUNDARY TREATMENT

PRECEDENTS



- Existing cement wall replaced with up-stand wall with railing
- Proposed pedestrian gate
- Existing stone wall retained
- Granite wall to replace the existing cement rendered wall

➤ PROPOSED PEDESTRIAN GATE, TYPICAL DETAIL



Note: Where railings are proposed, the existing wall will be removed and replaced with a 500mm high wall of salvage stone with capping and railings to approx 1900mm to tie into existing.

