

LANDSCAPE DESIGN STATEMENT FOR

148 UNIT HOUSING DEVELOPMENT AT PUTTAGHAN LANDS, TULLAMORE, CO. OFFALY

CLIENT

John Flanagan Developments

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ARCHITECTS :

**McCrossan, O'Rourke Manning Architects,
1Grantham Street, Saint Kevin's, Dublin 8**

PREPARED BY

Anthony Johns Landscape Design Ltd

The Clay, Ballinaclea, Donard, Co. Wicklow
Mobile: 087 2869180 Email: aj@anthonyjohns.com

Landscape Design Statement

Overview

The application site comprises 4 hectares of land in mixed agricultural/industrial use in the town land of Puttaghan to the Northeast of Tullow Town. The site is irregular in shape, being defined on its Eastern/Southern boundaries by the L1024 & Harbour Walk & Drive housing estates, its Western boundary by Tullamore Hospital campus to the North by further agricultural/industrial lands. The site is predominantly an open rough grassland, areas of scrub, yards & old warehousing. The site falls gently from the West.



Fig. 1 - Site location

This Statement should be read in conjunction with the suite of information supplied with the application pack and the following landscape-specific drawings:

- FLA-WELL/LMP/001
- FLA-WELL/BT/001
- FLA-WELL/GIP001
- FLA-WELL/TS/001a
- FLA-WELL/TRR/001

Concept

The design intent was to achieve a strong sense of place through the provision of a legible, vibrant landscaped layout which achieves pleasant and safe places and spaces.

There are 3 areas of public open space proposed totalling 6177sqm (15%) on a net site area of c 4 hectares and one area of communal open space measuring 1015sqm. In addition, there are a further 'mini' open spaces throughout the site which offer further opportunity for landscaping.

The central open space is connected to the communal open space associated with the apartment facilities. The Communal open space is largely dedicated to the Age Friendly facility and the central open space is largely dedicated to adult exercise & children's play. This layering of uses will contribute to the dynamism of the neighbourhood and create places for people to interact. The smaller open spaces and access/entrance points serve to create positive interaction for the existing local area residents by proposing visually permeable boundary treatment so the views into and out of the site are attractive.

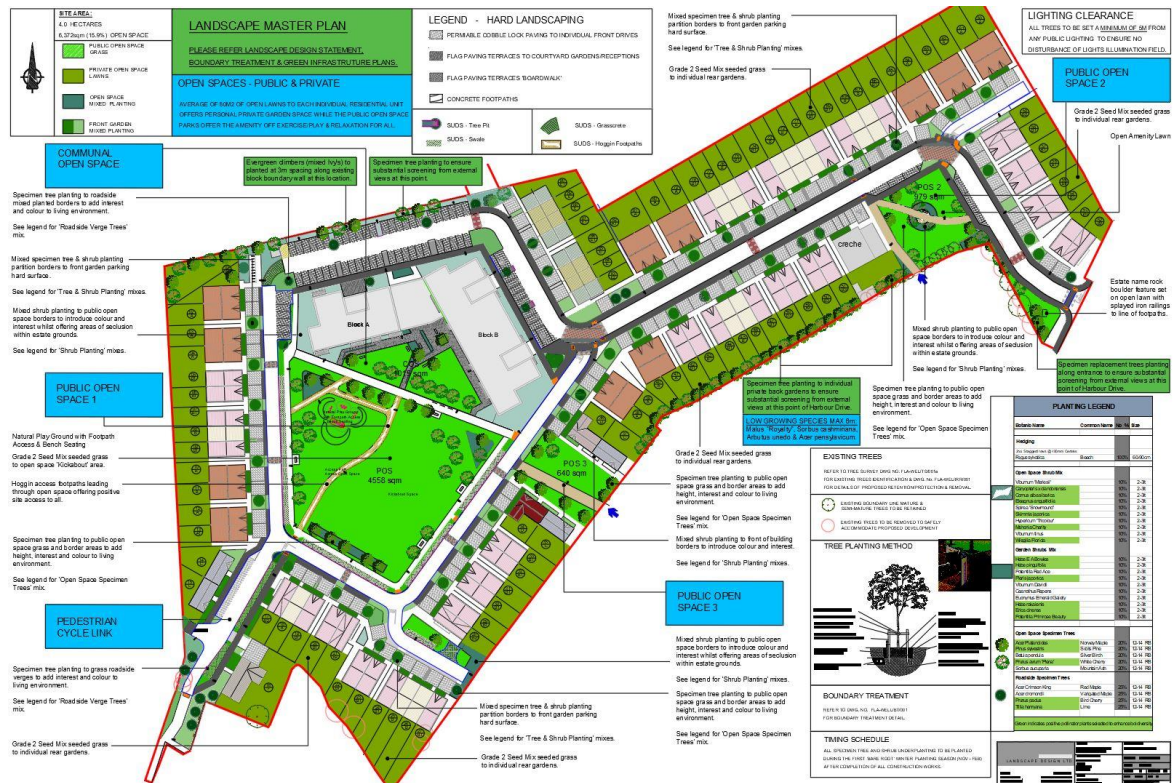


Fig2 - Site plan showing extent of landscaped green space

Open Spaces



Fig. 3 - Central open space

This central area is proposed is largely soft landscaped with a areas of specimen trees & shrub planting set around the main open lawn area offering areas partial screening/partition & interest while maintaining a safe open space for all. Pedestrian accesses create strong links with the wider scheme. Natural Play facilities & a large open 'kickabout' area have been set into the landscape to offer amenity for families whilst the pathways & benches offer exercise & social outlets for all residents within this green space. Overall, the proposed scale of the green spaces & the landscape layout offers great balance between the greening of the development and a safe healthy outdoor environment for all residents.



Fig. 4 - Communal open space

- The Communal open space is largely dedicated to the Age Friendly facility with exercise apparatus stations/seating benches set around the hard landscape courtyard whilst areas of open lawn and mixed planting offer both seclusion and greening to this outdoor environment for all residents. This outdoor area will be partitioned from the site main open space with a low wall/pillars & steel railing line to maintain visual link while securing the courtyard privacy/security. See boundary Treatment Plan FLA-WELL/BT/001 for further detail.



Fig. 5 - Communal open space - Exercise Apparatus Example Photo



Fig. 6 - Open Space 2



Fig. 7 – Open Space 3



Fig. 8 - Open space paths & planting example photo



Fig. 9 - Fitted Park benches/bike racks example photos

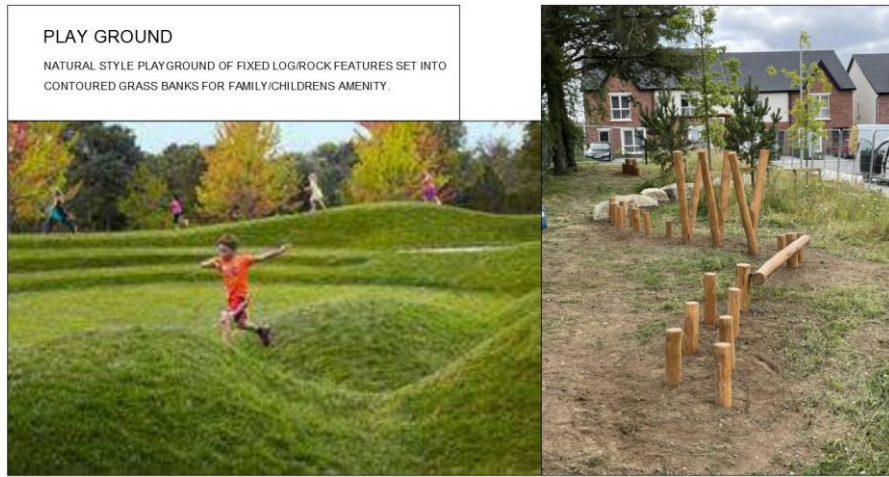


Fig. 10 - Playground fitted equipment / lawn moundings example Photos

Entrances

Both the main vehicular L1024 entrances and the Thornsberry estate pedestrian/Cycleway entrance will be attractively landscaped with a mix of areas of open lawn, specimen trees & shrub planting creating a soft attractive entranceway whilst not interrupting required sightlines for safety & openness.



Fig. 11 - Thornsberry Estate Entrance

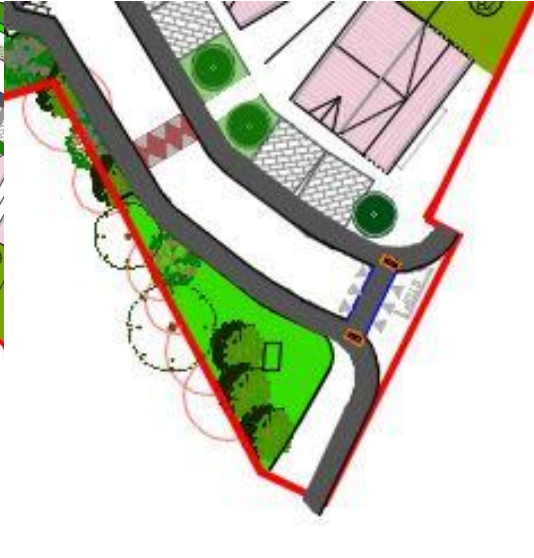


Fig. 12 - L1024 Entrance

CYCLEWAY
LOW SHRUB PLANTING AND CLEAR STEMMED SPECIMEN TREES TO PEDESTRIAN/CYCLE LINK TO KEEP LANDSCAPE OPEN, SAFE & WELCOMING.



Fig. 13 - Verge/street/cycleway landscaping trees

Extensive street landscaping throughout the development has been proposed to create a positive green environment with wide footpaths and ample street lighting providing safe pedestrian connectivity around the site.

Planting Strategy

The general planting strategy throughout the scheme is for significant structure tree planting with 2m clear stems to provide a leafy canopy layer, softening the proposed buildings. A base layer of groundcover planting complements this to create low level seasonal interest and colour softening the hard-surfaced areas and car parking. Eye level between the two planting types is kept clear to maintain sight lines throughout the scheme.

Open Space Structure Trees

Located within the open space areas, native and naturalised tree species such as Birch, Maple and Cherry are proposed. These will grow to a medium scale, provide for native wildlife within the site and create robust boundary treatments.

STREET TREE FORM



Clear stemmed verge tree



Verge trees @ 6m centers

STANDARD TREES



Acer 'Crimson King'
Red Maple



Acer 'Drumondii'
Variegated Maple



Acer Platanoides
Norway Maple



Acer rubrum
Red Maple



Betula pubescens
Downy Birch



Fagus sylvatica
Beech



Prunus avium 'Plena'
White Cherry



Prunus serrulata 'Kanzan'
Pink Cherry



Sorbus aria 'Majestica'
Whitebeam



Sorbus aucuparia
Mountain Ash



Sorbus 'Josephs Rock'
Golden Rowan



Tilia cordata 'Green Spire'
Upright Lime

Fig. 14 - Trees gallery

Street / Verge Trees

Street / Verge trees such as Whitebeam Ash, Lime & Mixed Maples are proposed throughout to introduce partition between access roads and individual homes. Planting will consist of species with fastigate or neat forms suitable to the scale of the streetscape and those which will thrive in a streetscape environment. Trees have been selected to have 2m clear stems so as not to impede driver or pedestrian sight lines throughout estate and are located (Min. 5 meters clearance) to avoid impacts with street lighting.

Groundcover Planting

Groundcover planting will be in single species blocks taken from an overall palette of species throughout the scheme with flowers and evergreen interest. Species will be of maximum 1m height at maturity to maintain clear sight lines.

GROUND COVER SHRUBS



Viburnum 'Davidii'



Lonicera pileata



Hebe pinguifolia



Hebe rakaiensis



Euonymus 'Emerald n Gold'



Spirea 'Goldflame'

STANDARD BORDER SHRUBS



Ceanothus 'Blue mound'



Elaeagnus ebbingei



Pieris 'Forest Flame'



Cornus alba 'Sibirica'



Escallonia 'Donald Seedling'



Forsythia 'Lynnwood'



Potentilla 'Red Ace'



Spirea 'Snowmound'



Viburnum 'Mariesii'



Weigela 'Florida'

Fig. 15 - Shrubs gallery

Private Open Space

Individual Gardens

The internal rear gardens will be lawned with Grade 2 grass seed mix as individual private residents amenity. This is complemented by specified boundary treatments such as timber panels, block wall and existing mature hedging. Front gardens partitions are defined by low native hedge planting.



Fig. 16 - Front garden low native hedge partitions.

Boundary Treatment - Permeable links with neighbouring estates

Sections of the site boundary that have strong existing potential future link with neighbouring estates are to be set with permeable style boundary of Beech hedge & steel railings partitions. See FLA-WELL/BT/001



Fig. 17 – Permeable boundary detail Beech hedge & steel railings.

Green Infrastructure

Throughout the site several types of specific green infrastructure features have been included into the developments design to manage/reuse surface water. There are linear swales, tree pits, Grasscrete road sections, Hoggin footpaths & permeable paved parking areas all contributing to a positive Suds aspect of the development. These specific features are backed up by extensive open public & private lawns, 170 specimen trees and large areas of mixed shrub planting. In total, 45% of the sites area is to be set in soft landscape surfaces.

See Green Infrastructure Plan FLA-WELL/GIP001 for further detail.



Fig. 18 – Swales, Tree, Grasscrete road sections & Hoggin open space footpaths.

Biodiversity

Within the extensive landscaping proposals, promotion of an improved level of biodiversity has been at the forefront of all planting specifications, with over 60% of all species selected being recognised as a positive pollinators.

The proposals high percentage of green open space, tree & shrub planting, will serve to promote the site as an extension of the local areas of green space and network of natural habitats. Following the completion of construction works this development will become home to a large range of flora & fauna, resulting in a positive green future for this urban site.

The introduction of various storm/surface water management systems (Suds) will make better use rainfall water throughout the sites landscape further serving the developments biodiversity credentials.