

Landscape Design Statement.

Confey, Leixlip, Co. Kildare



Project Details:

Project: 573
Location: Confey, Leixlip, Co.Kildare.
Client: Leixlip and Newbridge SPV Limited.

Doc. Title: Landscape Design Statement
Created By: M+S I Murphy + Sheanon Horticulture and Landscape Architects

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A	29.01.2026	Draft Planning	RM
B	03.03.2026	Updated Layouts	RM
C	01.05.2026	Draft Planning Issue	RM
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1. INTRODUCTION

1.1. OVERVIEW

Murphy + Sheanon Horticulture and Landscape Architects has been appointed to provide landscape architectural services for the proposed residential development at Confey, Leixlip, Co. Kildare. McGill Planning Consultants, on behalf of the applicant - Leixlip and Newbridge SPV Limited, intend to apply to Kildare County Council for planning permission for a residential development at this site. This design report summarises the landscape design proposals and outlines the key strategies informing the proposals.

This report should be read in conjunction with the landscape drawings submitted with this application. This landscape planning pack consists of the following drawings;

• 573-PD-1.1	Landscape Masterplan	1:1000
• 573-PD-1.2	Landscape Plan	1:500
• 573-PD-1.3	Planting Plan & Schedule	1:500
• 573-PD-1.4	Boundary Plan & Details	As Shown
• 573-PD-1.5	Services Overlay	1:500
• 573-PD-2.1	Tow Path Upgrades	As Shown
• 573-PD-2.2	Key Area Plan - Western Open Space	1:200
• 573-PD-2.3	Key Area Plan - Linear Park	1:200
• 573-PD-3.1	Soft Landscape Details	1:20
• 573-PD-3.2	Hard Landscaping Details	1:20

Images of the above drawings are also included within the Appendices of this document.

This landscape pack should also be read in conjunction with accompanying Architects, Engineers and Arborists reports, drawings, and related information, as prepared and submitted by the wider design team;

• Architect:	Tegos Architects
• Civil and Structural Engineer:	Corrigan Hodnett Consulting Engineers
• Landscape Architect:	Murphy + Sheanon Landscape Architects
• Arborist:	Charles McCorkell Arboricultural Consultancy
• Ecologist:	Altamar Environmental Consultants
• Planning Consultants:	McGill Planning

1.2. DEVELOPMENT DESCRIPTION

The development will comprise a Large-Scale Residential Development (LRD) on a site at Confey, Leixlip, Co. Kildare.

The proposed development is for no.125 residential units delivering 81 no. houses made up of semi-detached and terrace units (consisting of 56no. 3 beds and 25no. 4 beds), 22no. duplex apartments within 11 blocks (consisting of 11no. 2 beds and 11no. 3 beds) and 22no. apartments within one block (consisting of 5no. 1 bed and 17no. 2 beds) ranging in heights up to 5 storeys.

Provision of car, cycle and motorbike parking will be provided throughout the development. Vehicular, pedestrian, and cyclist access will be provided from the north of the site via R149, with additional pedestrian and cyclist access provided from the south via the Royal Canal Greenway. The development will also provide landscaping, public and communal open spaces and all associated site development works to facilitate the project. These include boundary treatments, plant and waste management areas, and other service provisions, including ESB works.



2. RESPONSES TO LRD OPINION

2.1. LANDSCAPE RESPONSES

A Section 247 'Stage 2' meeting was held on 9 January 2026 with Kildare County Council. Murphy + Sheanon have reviewed the comments contained within the LRD Opinion and the landscape proposals have been revised where appropriate to address the matters raised by the Planning Authority. The responses below summarise how the landscape design has evolved in response to those comments and should be read in conjunction with the submitted Landscape Planning Pack and associated technical documentation.

Council Request	Murphy + Sheanon Response
Layout and Linkages	
1. S.3.9 of the Masterplan details Homezones linking the north and south of the site. It is not clear if this has been included or considered therefore clarity is sought on this matter.	The landscape drawings have been updated to indicate the different Homezones and shared surfaces proposed. These areas have been designed as low-speed, pedestrian-priority environments that integrate landscape planting and shared surface design to encourage active travel and create attractive residential streets in accordance with the principles of the Confey Masterplan, Confey Design Code and DMURS. Further details are provided within the Civil Engineering drawings.
2. Ensure that pathways within the linear park are not redundant and have a defined purpose and relate well to the existing greenway to the east.	The proposed path network has been designed to create logical pedestrian and cycle routes that connect residential areas with public open spaces, the Royal Canal Greenway and future adjoining neighbourhoods. The routes respond to anticipated pedestrian desire lines while supporting the objectives of the Confey Masterplan and Design Code for an integrated and permeable movement network. Further details of the proposed path hierarchy and movement strategy are provided in Section 5.3 of this report.
3. While it is considered that the proposed layout is generally acceptable clarity is required regarding the relationship between the proposed linear park and the existing Royal Canal Greenway. Submitted drawings should detail how the development will interact with same to the west and to the east of the site making provision for future connectivity.	A connection point to the existing tow path is proposed to the south west of the site. An additional connection point to the south east of the site is shown as a potential future connection which would be facilitated through future phases of the Confey Masterplan. The proposed connection points have been chosen based on the points which have the least impact on the hedgerow between the site and the tow path and based on the most suitable locations based on site levels. Retaining this landscape buffer safeguards the ecological, visual and recreational value of the Royal Canal corridor while ensuring future connectivity can be accommodated without compromising existing landscape features.
Boundary Details	
Please ensure that exact boundary treatment details for proposed residential units are provided e.g. fencing/boundary walls including overall heights. These should be provided on a dedicated plan layout drawing.	Boundary treatments have been fully detailed within Drawing # 573-PD-1.4, including fence and wall types, heights and locations, ensuring clarity regarding future management and residential amenity.
Landscaping/ Parks	
Existing mature trees and hedgerows surrounding the site should be protected and retained	Trees to be retained are shown on the landscape plans, trees/hedgerows which are required to be removed to facilitate this development and any future road widening works as part of the confey master plan have been shown on the planting plan (drawing #573-PD-1.3). The layout has been carefully designed to minimise tree and hedgerow removal while maintaining appropriate access, infrastructure provision and future connectivity. Further details are provided within the arboricultural pack.
The canal and associated linear landscape belt within this area are of critical importance and must be safeguarded. The Canal should be clearly shown on any Site Layout Plan including the canal pathway	The canal and the tow path have been shown on the landscape plans. The landscape proposals have been developed to retain the existing landscape buffer adjacent to the canal and demonstrate how the development will integrate with this important recreation and ecological corridor. The proposals maintain an appropriate setback from the canal corridor while retaining the existing landscape buffer and reinforcing its ecological and recreational function.
The proposed development should incorporate a clearly defined Sustainable Urban Drainage Systems (SuDS) strategy and accompanying map, provided separately in the forthcoming application, establishing a hierarchy of drainage features. The proposal should demonstrate compliance with Kildare's Sustainable Drainage Systems Guidance Document 2024 and specific reference should be made to it.	The landscape strategy integrates SuDS features as multifunctional landscape elements that contribute to biodiversity, visual amenity, climate resilience and water quality while complying with the objectives of Kildare County Council's Sustainable Drainage Systems Guidance Document (2024). Further details are provided within the Civil Engineering drawings.



Council Request	Murphy + Sheanon Response
Landscaping/ Parks (continued)	
Surface water runoff from public spaces should not discharge into private curtilage and should be dealt with within the site.	Surface water from public open spaces is managed within the proposed SuDS networks and does not discharge into private residential curtilage. Further details are provided within the Civil Engineering drawings.
The proposed swale surrounding the open space requires further review in the context of Taking In Charge requirements, particularly at locations where paths cross the swale and where it closely interfaces with apartment blocks.	The originally proposed swale adjacent to the apartment building has been removed following further coordination with services and additional underground surveying showed additional wayleaves through the site which prevents the implementation of a swale in this area. The design of the swales at crossing points have been reviewed and details have been provided within the hard landscaping details to ensure safe and accessible pedestrian crossings while maintaining the function of the SuDS network. Further details are provided within the Civil Engineering drawings.
The path network should be reviewed to lead users to clear destinations and desire lines. Applicant should avoid the provision of redundant paths or routes that may result in underuse or unsafe road crossing points.	The path network has been refined to reinforce pedestrian desire lines, improve legibility and minimise unnecessary crossings while maintaining permeability throughout the development and supporting future connections identified within the Confey Masterplan.
Limit the use of boulders and logs to defined locations or designated play areas. Integrate natural play features into the landscape, using landform, planting, and site features as play elements.	Boulders and logs have been proposed along a secondary grass path which is proposed to be a nature play trail through the open spaces. They have been proposed in addition to grass mounds to create an integrated nature-based play environment that encourages imaginative play while responding sensitively to the landscape setting. This approach supports the objectives of the Confey Design Code by encouraging informal play integrated within the wider landscape rather than relying solely on traditional play equipment.
No equipment with movable parts of loose fill surface material.	Proposed play equipment does not have any moving parts.
Consider consolidating pedestrian and cycle routes along the northern edge of the site to run in parallel, improving legibility and connectivity	The proposed alignment reflects the movement framework established within the Confey Masterplan. As these routes form part of the wider strategic movement network, they have been retained to ensure continuity with future phases of the masterplan.
Select street tree species that are suitable for urban conditions and are easy to prune and maintain e.g. lime, hornbeam. Avoid reliance on Alnus, Pyrus, and Sorbus species as street trees. Review the suitability of hawthorn as a street tree due to its thorny structure and pruning difficulties	The proposed tree palette has been revised in response to the Council's comments to prioritise species that are robust in urban environments, capable of achieving long-term canopy cover and suitable for future maintenance by the local authority.
The provision of a detailed Taking In Charge map is essential to enable a comprehensive review of landscape elements and maintenance responsibilities.	A Taking In Charge map has been included within the Architectural Planning Pack to clearly identify future maintenance responsibilities for all public realm and landscape elements.



3. SITE DESCRIPTION

3.1. SITE LOCATION AND CONTEXT



The development site is located in Confey, approximately 1.5km northeast of Leixlip town centre, immediately north of the Royal Canal. It occupies a transitional position between the built edge of Leixlip and the surrounding rural landscape identified for future residential development within the Confey Masterplan.

To the north, the lands are mainly greenfield with some housing. To the west, there are existing GAA grounds, while to the east, the site connects to open greenfield land and the Royal Canal Amenity Group. The southern boundary is defined by the Royal Canal tow path, which provides an established recreational and ecological and green infrastructure corridor forming part of the wider active travel network. The Confey train station is approximately 400m from the development site along the canal tow path.

The site is generally level, with a slight fall towards the canal. Existing hedgerows and mature trees along the boundaries contribute to the site's character and ecological value. These features will be retained and supplemented where possible, providing a framework for the proposed landscape design.

4. DESIGN STRATEGY

4.1. DESIGN OBJECTIVES

The following design objectives have been shaped through our analysis of the site and surrounding area, previous and current development initiatives within the area, information shared between the design and planning team, the LRD Opinion issued by Kildare County Council and the objectives of the Confey Masterplan and Confey Design Code.

- To deliver high-quality, multi-functional open spaces that support recreation, biodiversity, and community well-being.
- To retain and enhance existing landscape features, including mature trees and hedgerows where practical, while strengthening the site's green infrastructure network through new tree and planting proposals.
- To develop a coordinated hard and soft landscape palette that complements the proposed architecture, creates a strong sense of place and is robust, durable and suitable for long-term management.
- To provide a diverse and resilient planting strategy that responds to site conditions, enhances biodiversity and delivers year-round visual interest, having regard to the All-Ireland Pollinator Plan.
- To integrate Sustainable Urban Drainage Systems (SuDS) and landscape design to improve water management, biodiversity, climate resilience and visual amenity.
- To ensure the landscape proposals are fully integrated with the architectural, engineering and ecological design, creating a coherent development that responds to the wider Confey Masterplan.

Collectively, these objectives inform the landscape strategy to ensure it meets the practical, ecological, and social needs of future residents while responding to the planning objectives for the wider Confey Masterplan area.

The landscape design strategy for this development can be broken down as follows:

- Open Space Strategy
- Biodiversity Strategy
- Hard Landscaping Elements and Surfaces

Together, these elements create a coherent landscape framework that integrates movement, recreation, biodiversity, drainage and placemaking to deliver a high-quality residential environment.

POLICIES & REFERENCES

The landscape design proposal detailed within this document has been developed having regard to the following policy documents, each of which has informed the design approach, open space provision, green infrastructure strategy, biodiversity measures and public realm proposals contained within this report.

Local Policies:

- Kildare County Development Plan 2023 - 2029
- Kildare County Council Sustainable Drainage Systems Guidance Document (2024)
- Leixlip Local Area Plan 2020 - 2023 (as extended)
- Confey Masterplan
- Confey Design Code

National Policies:

- All-Ireland Pollinator Plan 2021-2025
- National Biodiversity Action Plan
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

International Policies:

- United Nations 2030 Agenda for Sustainable Development (2015)
- Convention on Biological Diversity (1992) - UN Decade on Ecosystem Restoration



5. DESIGN PROPOSAL

5.1. LANDSCAPE PLAN

The proposed landscape has been designed to create a connected network of high-quality public open spaces, streetscapes and ecological corridors that respond to the site's existing landscape features and its strategic location within the Confey Masterplan area. Existing mature trees and hedgerows have informed the layout wherever practical, while new planting, pedestrian and cycle routes and recreational spaces combine to create a cohesive landscape framework for future residents.



5.2. OPEN SPACE TYPES

Within the Confey Masterplan and Confey Design Code, the development site has been prescribed 2 public open space types. To the west, the open space has been designated as a 'Pocket Park' or 'Green Finger', and to the south, the open space is designated as the 'Canal Edge - Open space 1'. Additionally, some communal open space is proposed for the apartment block. Each open space type has a distinct function within the overall landscape framework, providing a balance of biodiversity, recreation, and visual amenity.

Western Open Space:

To the west of the site, a large area of open space designated as a 'Green Finger' and 'Pocket Park' provides a principal recreational and ecological area for residents. The space strengthens ecological connections to the wider landscape and provides natural play, recreation and biodiversity enhancement opportunities for residents. This area is identified as 'Western Open Space' in the adjacent diagram.

Linear Park (OS1):

Along the southern boundary, the Linear Park forms an extension of the Royal Canal green corridor. Pedestrian and cycle paths run through the space, connecting to the existing tow path at the western end of the site. The Linear Park provides a path network that is safe and ecologically sensitive, enhancing both amenity and biodiversity.

Communal Open Space:

A smaller communal open space is located to the south of the apartment block. Low railings and planting define the communal open space from the Western Open Space, offering privacy while maintaining visual connectivity to the wider landscape.

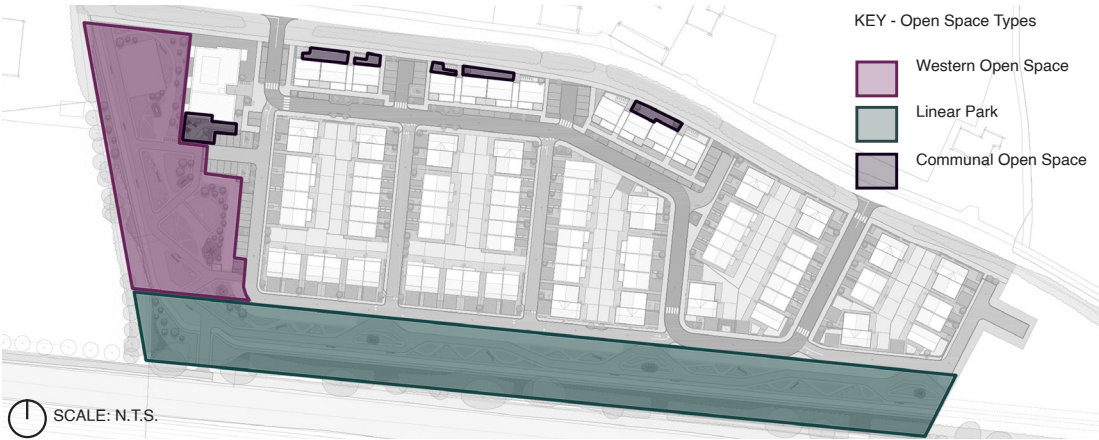
Green Fingers

- Creates ecological connections within the wider landscape through a continuous canopy.
- Under the canopy shared pedestrian and cyclist routes are created to increase connectivity, promote sustainable traffic modes and to promote biodiversity by helping to connect residents with nature.
- Along the routes a series of open spaces are created to provide accessible spaces for the community.
- To enhance inclusivity for everyone, an informal play, nature and activity trails can be connected where possible to the shared walking and cycling route.



Pocket Parks

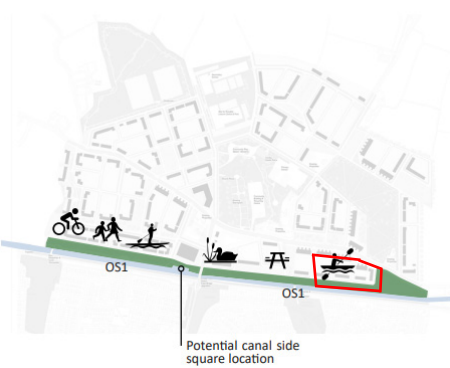
- Smaller local parks to provide immediate access to amenities for residents who do not live in close proximity to the Local Park.
- The character is of a smaller suburban park, with informal grassed open spaces, play opportunities and generous seating provision alongside cycling and walking infrastructure.
- Ideal for elderly residents and families with smaller children who would prefer recreational facilities near their doorstep.



	Provided	Required
Communal Open Space (Apartments)	154 sq.m.	144 sq.m.
Communal Open Space (Duplexes)	230 sq.m.	176 sq.m.
Western Open Space	0.4212 Ha	15% of Net Site Area (2.968 Ha) = 0.4452 Ha
Linear Park	0.7623 Ha	Area as per Confey Master Plan
Total Public Open Space	1.1835 Ha = 27.7% of Site Area (4.2968 Ha)	

Canal Edge - Open Space 1

- Capitalise on the amenity potential of the Royal Canal by setting it within a linear park, creating a destination and an attraction
- Create a setting for the canal to have recreational uses on the water in association with uses at the water edge potentially incorporating a canal sports facility along the route.
- Improve the active routes along it for walking and cycling by improving pathways and by creating activity along its length either through active commercial uses or spaces
- Create an improved focal point, with development to engage directly with the water and open spaces along its length, with a new local centre and square fronting the canal (fig. 50)
- Dedicate space for a biodiversity and ecology corridor challenges alongside amenities such as cycling and walking routes, outdoor gym, play space, seating areas, extended harbour and canal based community facility
- Detailed proposals including the Canal Square along this route will be required to respond to and consider Cope Bridge upgrades



Above: Extract from the Confey Masterplan showing the designation of Canal Edge - Open Space 1 along the Royal Canal. The approximate site outline is shown in red.

Left: Extract from the Confey Masterplan showing designation of Green Fingers and Pocket Parks. The approximate site outline is shown in red.

5.3. OPEN SPACE APPROACH

The proposed open space has been designed to provide high-quality, multifunctional green areas that promote biodiversity, recreation, and connectivity across the development.

The design is centred on three key path systems that shape movement and activity within the landscape. The cycle path provides a safe and continuous route through the western open space and the linear park, linking residents to key destinations within and beyond the site. Alongside this, the pedestrian path offers a comfortable and accessible route for walking within the neighbourhood. Both paths include potential future connections to the east and west, ensuring permeability and integration with future developments. A direct southern connection from the Linear Park path to the Royal Canal tow path enables safe and convenient access to Confey Train Station and the wider greenway network.

Overlaid on these formal routes is an informal play route, created through a softer landscape character defined by areas of meadow grass. Meadow grass will be managed under a low-maintenance cutting regime (two cuts per year, once in spring and once in autumn) to promote biodiversity and seasonal interest. Spring and early summer bulb planting within these areas will create a visually engaging landscape that changes through the seasons. Informal mown grass paths meander through the meadow grass, while in other locations the meadow is located on one side of the path, with grass mounds forming the opposite edge. These variations in form and texture, subtly guide movement and encourage exploration and play.

Natural robinia play equipment is scattered throughout the western open space, blending seamlessly into the landscape and supporting informal, nature-based play. Along the linear park, fitness equipment stations are provided to encourage outdoor exercise and promote health and well-being. In several areas, the pedestrian path extends to connect with the adjacent road, creating convenient crossing points and enhancing permeability.

Adjacent to the apartment block, a small landscaped space with seating and planting provides residents with a quiet, sheltered area to enjoy the outdoors and connect with neighbours.



5.4. ECOLOGICAL STRATEGY

Biodiversity:

A desire for greater species diversity has been expressed by Kildare County Council. We have developed a planting schedule that takes cognisance of this. We have also made reference to the All-Ireland Pollinator Plan 2021-2025 and the most up-to-date RHS Plants for Pollinators guidance.

We have put forward planting schemes with a range of species and plant types to encourage a diversity of habitats that support a wide range of wildlife. Planting proposals have also been strategically located to provide screening and to create buffer zones where required.

Green Infrastructure:

Green Infrastructure refers to an interconnected network of natural and semi-natural elements such as, parks, greenways, wetlands, street trees, bioretention areas, and hedgerows. It enhances biodiversity, mitigates flooding, manages stormwater, improves air quality, and supports climate resilience while also contributing to recreation, well-being, and place-making.

The existing site is well connected to the local green infrastructure network by way of boundary hedgerows and tree planting. Where possible, these hedgerows and trees will be retained. Where it is not possible to retain these trees and hedgerows, new trees and hedges are proposed.

Additionally, the green infrastructure within the site will be enhanced through the proposed street trees planted along roads in bioretention tree pits and additional tree and shrub planting throughout the site.

Sustainable Urban Drainage Systems (SuDS):

SuDS are drainage solutions designed to manage stormwater locally by mimicking natural drainage principles and reducing the strain on conventional urban drainage systems. The benefits of including SuDS solutions in new developments include;

- Managing runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding
- Protecting and enhance water quality by reducing pollution from runoff
- Providing an attractive habitat for wildlife in urban watercourses
- Creating more interesting landscapes for play and recreation
- Improving air quality
- Aiding with carbon reduction and sequestration

A comprehensive SuDS layout has been developed by Corrigan Hodnett Consulting Engineers. A key feature of the proposed SuDS layout is the inclusion of bioretention tree pits across the site. Tree pits are engineered to treat runoff through filtration and vegetation uptake, enhancing both sustainability and visual quality.

These elements not only manage stormwater effectively but also enhance the visual and ecological value of the landscape. Bioretention areas use natural vegetation and engineered soil to filter and treat runoff, reducing pollution and flood risk while contributing to biodiversity and ecological resilience.



5.5. TREE AND HEDGE PLANTING

Existing Trees & Hedges

The site has existing trees and hedgerows on three boundaries, to the north, east and south. The existing trees and hedgerows will be retained wherever practical, except where connection points into the site are required. Where possible, these connection points have been located where minimal tree and hedgerow removal is required.

Proposed Hedges:

There are two hedges proposed around the boundaries of this site. The proposed hedges are often to delineate boundaries throughout the site. The following hedges are proposed:

Fagus sylvatica (Beech):

Proposed for boundaries between private spaces.

Plant Mix 3 - Native Hedgerow Mix:

The native hedgerow plant mix is proposed to the south of the site to supplement and enhance the existing hedgerows. This is a mix of eleven native species comprising:

- Betula pendula *^
- Corylus avellana *^
- Crataegus monogyna *^
- Ilex aquifolium ^
- Malus sylvestris *^
- Prunus spinosa *^
- Euonymus europaeus ^
- Prunus avium *^
- Rosa canina *^
- Lonicera periclymenum *^
- Viburnum opulus *^

Proposed Trees

The trees proposed throughout the site aim to increase biodiversity and create green infrastructure connections through the site. These trees are proposed along roads in bioretention tree pits and within the open spaces. The following trees are proposed:

Tree Mix 1 - Front Garden Tree Mix

- Amelanchier canadensis *
- Ilex aquifolium *^

Tree Mix 2 - Parkland Tree Mix

- Sorbus Aucuparia (Rowan) *^
- Quercus petraea (Oak) ^
- Fagus sylvatica (Beech)
- Pinus sylvestris (Pine)
- Tilia cordata (Lime) *
- Betula pubescens (Downy Birch) *^
- Malus sylvestris (Crab Apple) *^
- Prunus avium (Cherry) *^
- Amelanchier canadensis (Juneberry) *
- Liquidambar styraciflua (Liquid Amber) *
- Quercus robur ^
- Betula pendula *^

Tree Mix 3 - Street Tree Mix

- Acer Campestre 'Elsrijk' (Field Maple) *^
- Liquidambar styraciflua (Liquid Amber) *
- Carpinus betulus



Sorbus aucuparia



Acer campestre



Carpinus betulus



Ilex aquifolium



Quercus petraea



Fagus sylvatica



Pinus sylvestris



Tilia Cordata



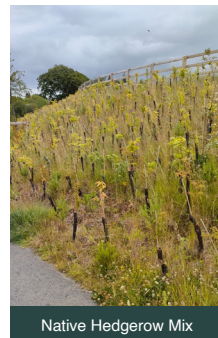
Betula pubescens



Malus sylvestris



Fagus Sylvatica Hedge



Native Hedgerow Mix



Prunus avium



Amelanchier canadensis



Liquidambar styraciflua



Quercus robur



Betula pendula

* Pollinator - Friendly (On the All-Ireland Pollinator Plan or RHS Plants for Pollinators)
^ Native to Ireland

5.6. PROPOSED PLANT MIXES

Plant Mix 1 - Ornamental Mix

An ornamental mix of shrubs, perennials and grasses. This mix is proposed throughout the site. The evergreen shrubs and grasses will ensure year-round interest and visual structure.

Shrubs:

- Viburnum davidii

Perennials:

- Perovskia atriplicifolia *
- Echinops ritro *
- Achillea millefolium *^
- Rudbeckia fulgida *
- Knautia macedonica *
- Pachysandra terminalis

Grasses:

- Deschampsia cespitosa *^
- Stipa barbata

Bulbs:

- Narcissus cyclamin *^
- Muscari armeniacum *

Plant Mix 2 - Bioretention Mix

A wildlife-friendly plant mix specifically suited to the anticipated ecological and environmental conditions associated with the bioretention areas. Approximately 80% of the shrubs, perennials and bulbs proposed are included on the RHS plants for pollinators list. The grasses proposed will ensure year-round interest and structure within the planting.

Grasses:

- Carex pendula

Perennials:

- Juncus effusus
- Bupthalmum salicifolium *
- Veronicastrum virginicum *
- Lythrum salicaria *
- Iris pseudacorus *^

Bulbs:

- Narcissus (in variety) *^

Plant Mix 4 - Screening Mix

A mix of shrubs, perennials and grasses proposed around private balconies to add a layer of privacy for residents.

Shrubs:

- Viburnum tinus *
- Cornus sanguinea 'Midwinter fire' *^
- Pittosporum tenuifolium 'Argyrophyllum' *
- Choisya ternata 'Aztec Pearl' *
- Ceanothus x Purpureus 'Betty Taudevin' *
- Spiraea japonica 'Little Princess'
- Rosa Pink Flower Carpet *
- Fuchsia 'Riccartonii'

Bulb Mix in Meadow Grass

A variety of bulbs planted within grassed areas where the grass is mown on a low maintenance regime involving only two cuts per year.

Bulbs:

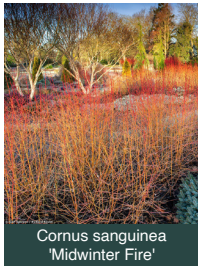
- Crocus (in variety)
- Galanthus (in variety)
- Muscari (in variety)
- Narcissus (in variety)
- Camassia (in variety)
- Allium (in variety)
- Colchicum (in variety)



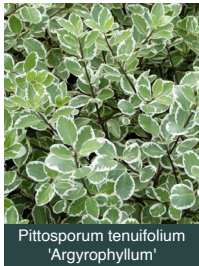
Viburnum davidii



Erica x darleyensis
'Kramer's rote'



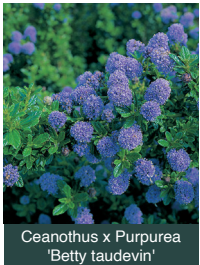
Cornus sanguinea
'Midwinter Fire'



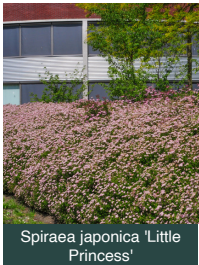
Pittosporum tenuifolium
'Argyrophyllum'



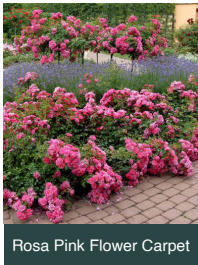
Choisya ternata 'Aztec
Pearl'



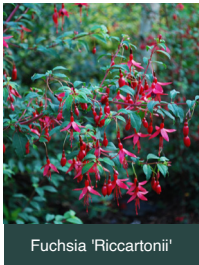
Ceanothus x Purpurea
'Betty taudevin'



Spiraea japonica 'Little
Princess'



Rosa Pink Flower Carpet



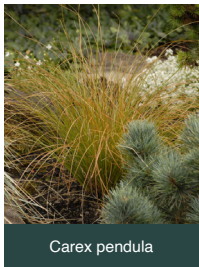
Fuchsia 'Riccartonii'



Deschampsia cespitosa



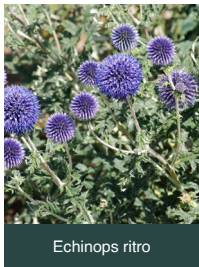
Stipa barbata



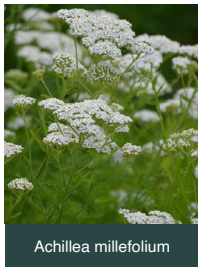
Carex pendula



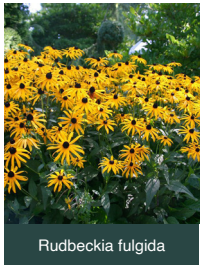
Perovskia atriplicifolia



Echinops ritro



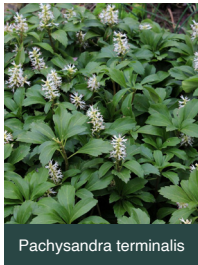
Achillea millefolium



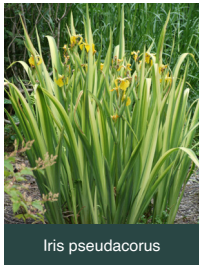
Rudbeckia fulgida



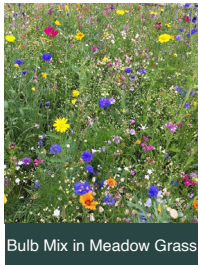
Knautia macedonica



Pachysandra terminalis



Iris pseudacorus



Bulb Mix in Meadow Grass

* Pollinator - Friendly (On the All-Ireland Pollinator Plan or RHS Plants for Pollinators)
^ Native to Ireland

5.7. HARD LANDSCAPE SURFACES/ELEMENTS

A carefully considered palette of high-quality hard landscape materials has been selected to create a coherent and durable public realm that complements the proposed architecture and landscape. Materials have been chosen for their robustness, ease of maintenance and suitability for residential streets, public open spaces and pedestrian routes, while providing a consistent visual character throughout the development. The accompanying precedent images and sample material photographs are provided to illustrate the intended character, quality and material palette of the proposed public realm.



Permeable Block Paving
To private/communal pedestrian areas
Silver granite colour or similar



Permeable Block Paving
To parking areas
Black/Charcoal colour or similar



Paving Flags
To private open spaces
Silver granite colour or similar



Coloured Tarmac
Proposed for pedestrian paths
Buff colour or similar



Coloured Tarmac
Proposed for cycle paths
Red colour or similar



Safety Grass Matting
To safety fall area of play equipment



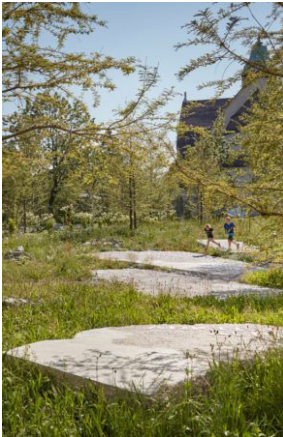
Benches
To public open spaces



Natural Landscape Features
To public open spaces

5.8. PLAY/FITNESS ELEMENTS

Play and fitness opportunities are integrated throughout the landscape to encourage activity, exploration and informal recreation for a wide range of age groups. Rather than concentrating equipment within a single destination play area, a series of play and fitness elements are distributed across the open spaces, allowing them to integrate naturally within the wider landscape while supporting active lifestyles. The accompanying precedent images and sample equipment photographs illustrate the intended design approach, character and quality of the proposed play spaces and associated landscape elements.



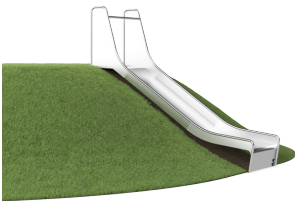
Basketball Halfcourt



Climbing Frame



Slide - Small



Slide - Medium



Fairytale Throne



Stilts



Parallel Bars



Push Up Bars



Bench



Appendices.

6. APPENDICES

6.1. APPENDIX B - LANDSCAPE MAINTENANCE SCHEDULE

COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	Inspection.	March - September.	Annually.	✓	✓
		Inspect tree stakes ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds.	Annually. In Year 5- Remove.	✓	
		Watering - during establishment and to ensure continued thriving.	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April- September.	✓	✓
		Refirm new tree / shrub planting.	February and after strong winds.	Annually and as required following inspection.	✓	
		Removal of debris and litter.	Throughout the year.	Each maintenance visit.	✓	✓
		Plant replacements and reinstatement to Year 5 when instructed.	November to March.	Annually next following planting season.	✓	
		Apply fertiliser manufacturers recommended.	March.	Annually.	✓	✓
		Top up rounded pea gravel (4-6mm) to 50mm depth.	November.	Annually.	✓	✓
		Ensure all Health & Safety considerations are taken into account.	Throughout the year.	As required.	✓	✓
		Rake-up fallen leaf litter; remove from site.	Generally through September - December, and as required throughout the year.	As required.	✓	✓



COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
New tree planting (incl. standard trees, EHS, semi-mature, multi-stemmed specimens and feathered trees).	To ensure that trees establish and remain in a healthy condition.	Establishment maintenance (weed control, fertiliser, tree guy wires, re-firming, formative pruning).	As necessary, following inspection.	As necessary, following inspection.		✓
		Maintain weed free 1m diameter area at base of tree using suitable organic herbicide or by hand weeding. Apply organic herbicide during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.	As necessary, following inspection.	As necessary, following inspection.		
		Check tree for damaged limbs. Remove and treat wounds where necessary.	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Pruning where required to ensure appropriate habit and form.	Annually or as required following inspection.	Annually or as required following inspection.	✓	
		Check for failing or dangerous trees and remove/replace with like for like (species/specifications).	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Remove all crossing branches.	Annually or as required following inspection.	Annually or as required following inspection.	✓	✓
		Inspect tree stakes. Ties and shelters and replace where necessary. Remove in year 5.	February and after strong winds.	Annually. In year 5 - remove.	✓	✓
		Check for leaning trees and re-straighten.	Annually or as required following inspection.	Annually or as required following inspection.		
Existing Trees.	To ensure continued healthy growth of trees and safety of the site.	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition.	Late spring/summer and following severe weather (heavy snow, strong wind).	Annually.		✓
		Tree management operations or removal as required.	As necessary in winter or immediately following receipt of inspection report if urgent action is required.	As required.	✓	✓
		Review tree survey information and tagging.	March-September.	Every 5 years.	(Year 5 only).	Year (10 and 5 only).



COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Bulbs.	To display to best advantage.	Areas of bulbs shall be left uncut until after they have finished flowering and their foliage yellowed and died back, after which they shall be cut as part of the routine grass cutting regime (see below).	Throughout, according to flowering time.	As required.	✓	✓
Ornamental planting - shrubs and herbaceous material.	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	Pruning to encourage best display of given species, taking into account of natural habit and form:				
		a) Winter flowering	Prune Spring.	Annually.	✓	✓
		b) Shrubs flowering between March and July	Prune immediately after flowering.	Annually.	✓	✓
		c) Shrubs flowering between July and October	Prune back to old wood in winter.	Annually.	✓	✓
		Thinning.	As necessary following instruction.	Annually as required.	✓	
		Weed control.	March-September.	As required following inspection.	✓	
		Soil aeration.	April.	As required following inspection.	✓	✓
		Soil level readjustment/edging.	Spring.	Annually.	✓	
		All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back in autumn and winter, using the following guidance: Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant. If there is any young growth, cut to just above it. Take the opportunity to remove weeds, digging out those with thick or fleshy roots. Cut back perennials that produce leaves and flower stems from below the soil level, to soil level. Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) Any attractive dead stems or flower heads can be left until early spring to provide structural interest throughout the winter. Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn / Winter.	Annually.		✓
		Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer.	Annually.	✓	✓
		Thinning herbaceous perennials.	Spring.	Annually.	✓	✓



COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Brick and Concrete Walls. Concrete Steps.	To provide robust retaining walls to raised terrace areas and changes in levels. Provide safe access to raised levels. Provide safe benches / play elements. Provide visually attractive retaining structures & walls Prevent hazards, risks, trips and falls. Provide access.	12 visits per annum: Inspect for structural integrity / graffiti / damage on a monthly basis and repair accordingly.	12 times a year.	Monthly (12 times a year).		
		Inspect for a structural integrity on a quarterly basis and repair.	Throughout the year.	4 times a year (once every 3 months).		✓
Street furniture Guard railings / handrail / benches / bollards / cycle stands and cycle shelters.	Provide visually attractive metal features.	Inspect guard railings / handrail / cycle stands and cycle shelters for structural integrity on a 2 monthly basis and repair to maintain protection against intruders.	Throughout the year.	6 times a year (every 2 months).		✓
		Inspect for graffiti on a monthly basis and remove as soon as possible. Inspect for damage on a monthly basis and repair as necessary.	Throughout the year.	Monthly (12 times a year).		✓
		Re-paint any worn or damaged painted metal surfaces.	Throughout the year.	As required.		
		Treat any worn or damaged timber surfaces as per manufacture's recommendations.	Throughout the year.	As required.	✓	✓
All hard surfaced areas surrounding development.	To provide clean, safe hard surfaced area for pedestrian use. Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained.	Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary. Clean surfaces monthly by brushing, removing all litter, leaf, chewing gum etc. Carry out weed control as necessary using a selected organic spot herbicide treatment. Remove litter and debris from surfaces monthly.	Throughout the year.	Monthly (12 times a year).	✓	✓
		Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Except for Adoptable roads and footpaths to be maintained by Local Authority. Maintenance to be carried out in accordance with BS7370.	As required.	Annually.		✓



COMPONENT	OBJECTIVES	TASK	TIME OF YEAR	FREQUENCY PER YEAR	YEAR 1-5	YEAR 5-15
Hedges.	To ensure the healthy establishment of new hedges. To retain attractive foliage during winter months where appropriate. To maintain internal hedges to a maximum height of 1.2m/1.8m, to aid future maintenance. To protect from rabbit damage during establishment phase. To ensure hedges form screening features where required.	Fagus sylvatica - Beech hedges: Trim hedge to height and shape as per original design (1.2m height). Cut back to previous seasons growth.	Late spring or early summer.	2 visits per annum.		✓



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