



Landscape Design Statement

BLESSINGTON LARGE RESIDENTIAL DEVELOPMENT , CO. WICKLOW

for Marshall Yards Development Company Ltd.

October 2024

Project: BLESSINGTON LARGE RESIDENTIAL DEVELOPMENT, Co WICKLOW

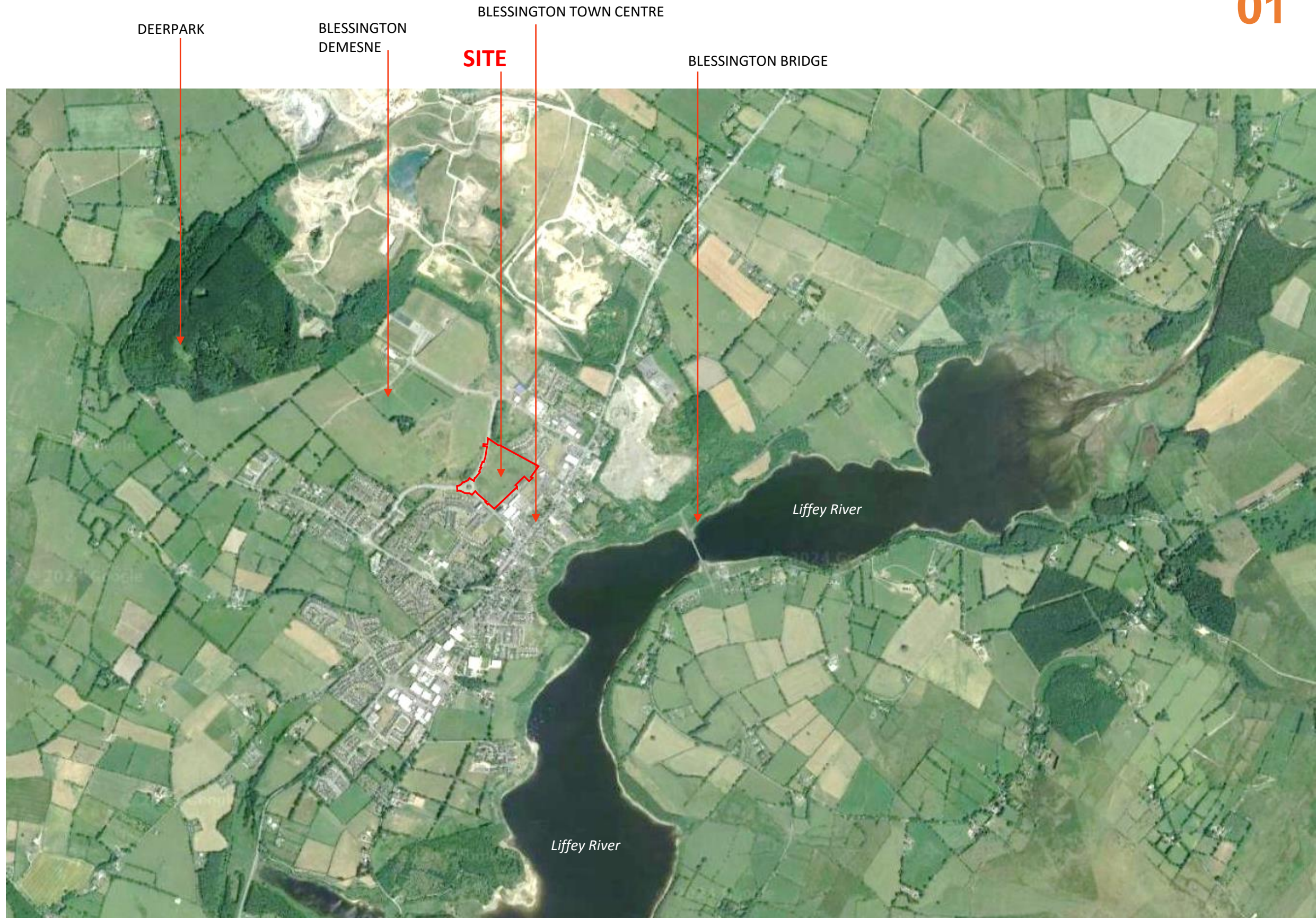
Description: RESIDENTIAL DEVELOPMENT

Client: Marshall Yards Developments Company Ltd.
Doc Title: Landscape Design Statement
Status: **LRD Planning Application - August 2024**

Prepared by: Ilsa Rutgers LANDSCAPE Architecture

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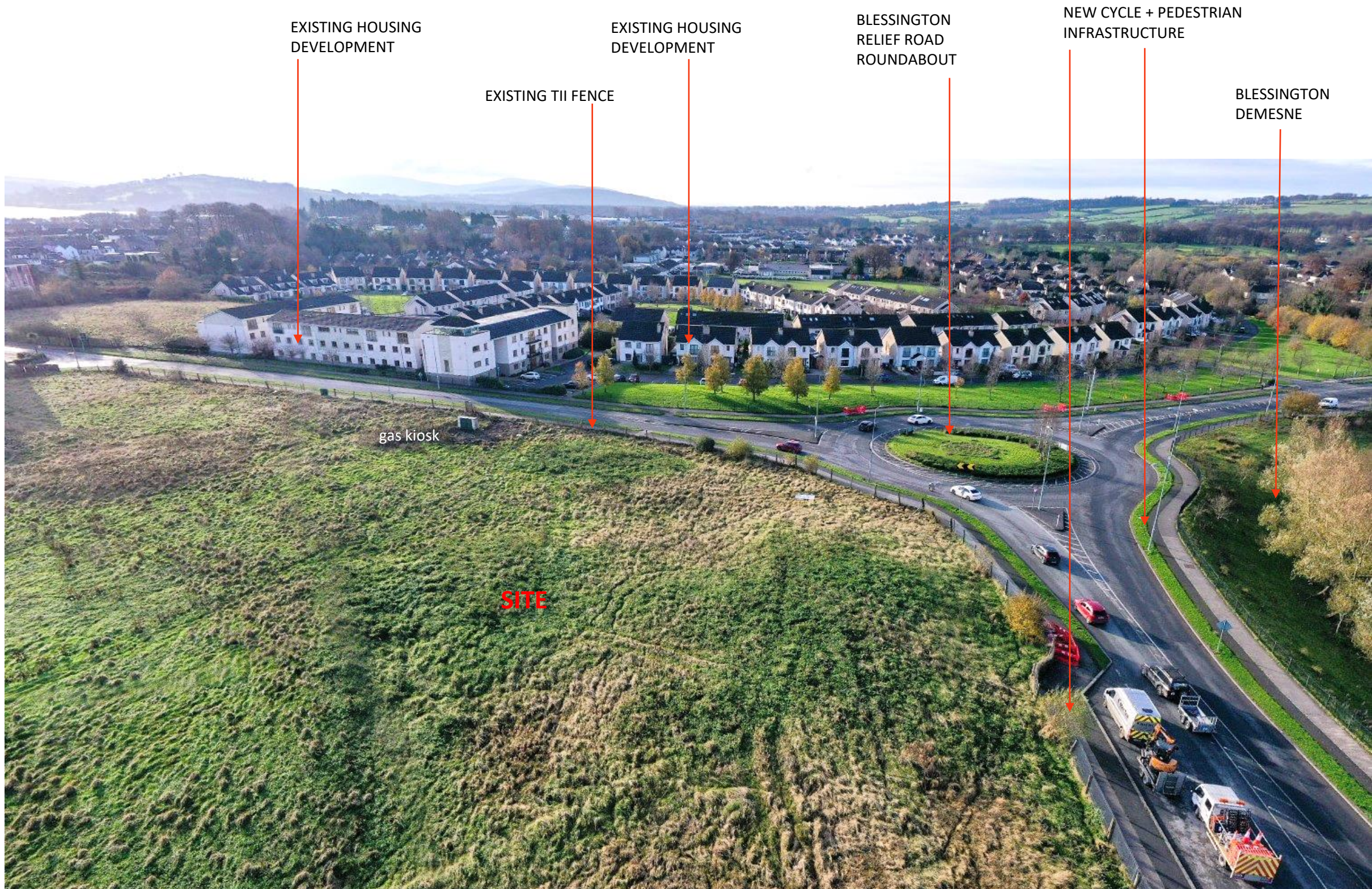
THE SITE Identified in red is indicative to identify approximate location

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View southwest toward existing housing estates

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View southwest toward existing housing estates



BLESSINGTON
RELIEF ROAD

NEW CYCLE + PEDESTRIAN
INFRASTRUCTURE

EXISTING TREES ALONG
THE BLESSINGTON
RELIEF ROAD

EXISTING HEDGEROW

ARCHAEOLOGICAL FEATURE
W1005 – 019 BARROW
Unclassified (a circular mound)

EXISTING HOUSING
DEVELOPMENT

SENIOR NATIONAL
SCHOOL

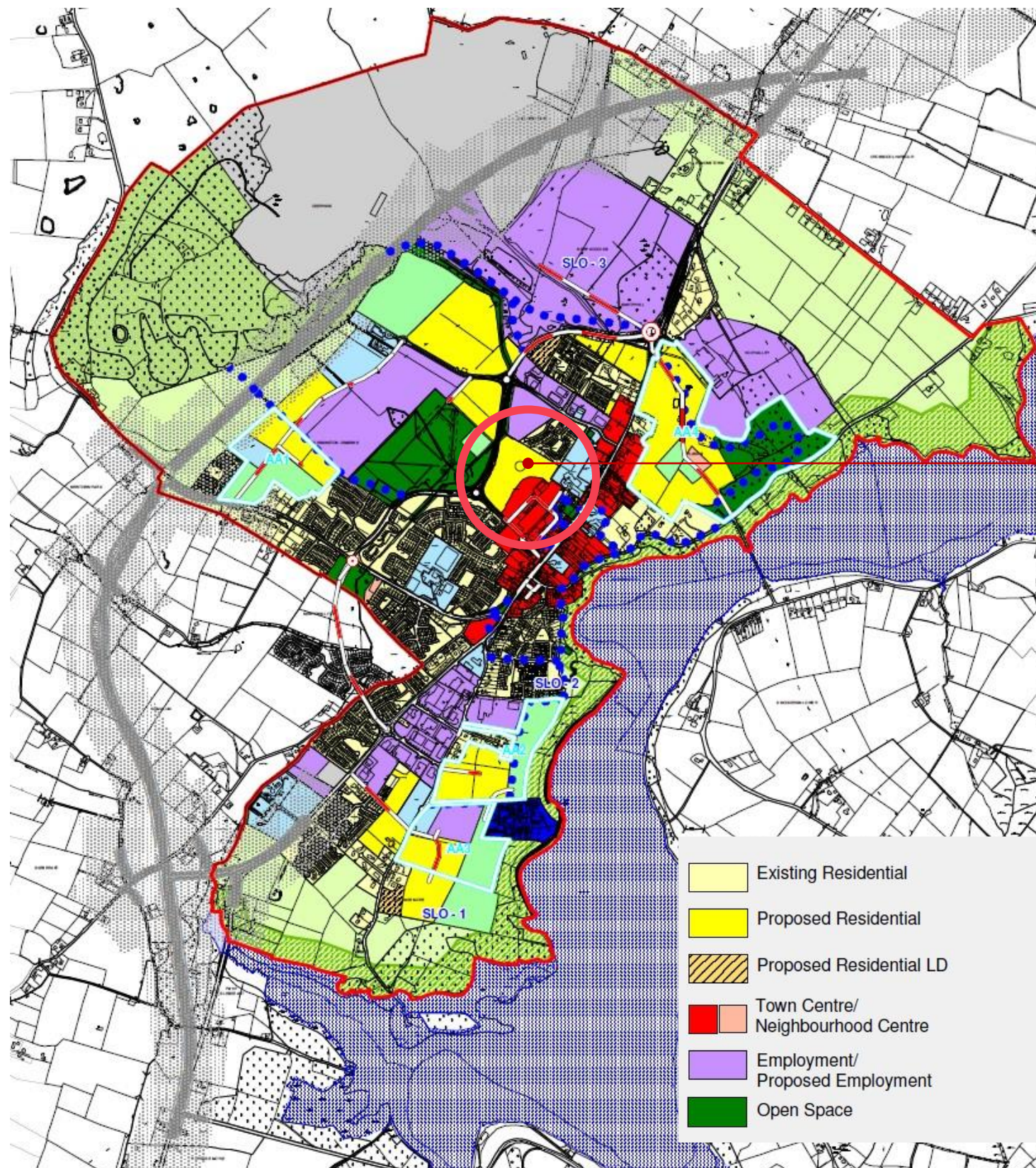
SITE

View northeast showing archaeological feature



View southeast toward Blessington Main Road

Extract from Blessington Local Plan
2013 – 2019



THE SITE

Identified in red circle

Comprising:

- Proposed Residential
- Town Centre / Neighbourhood Centre
- Open Space

Legend

	Existing Residential		Active Open Space		Indicative Pedestrian & Cycle Routes
	Proposed Residential		Agricultural Lands		Park and Ride Lands
	Proposed Residential LD		Community, Education and Institutional		NRDO Indicative N81 Route and Corridor
	Town Centre/ Neighbourhood Centre		Tourism		Glen Ding Conservation & Amenity Zone
	Employment/ Proposed Employment		Quarry Lands		Poulaphuca Reservoir SPA
	Open Space		Indicative Road Line		Reservoir c. 100mtr buffer/Conservation zone

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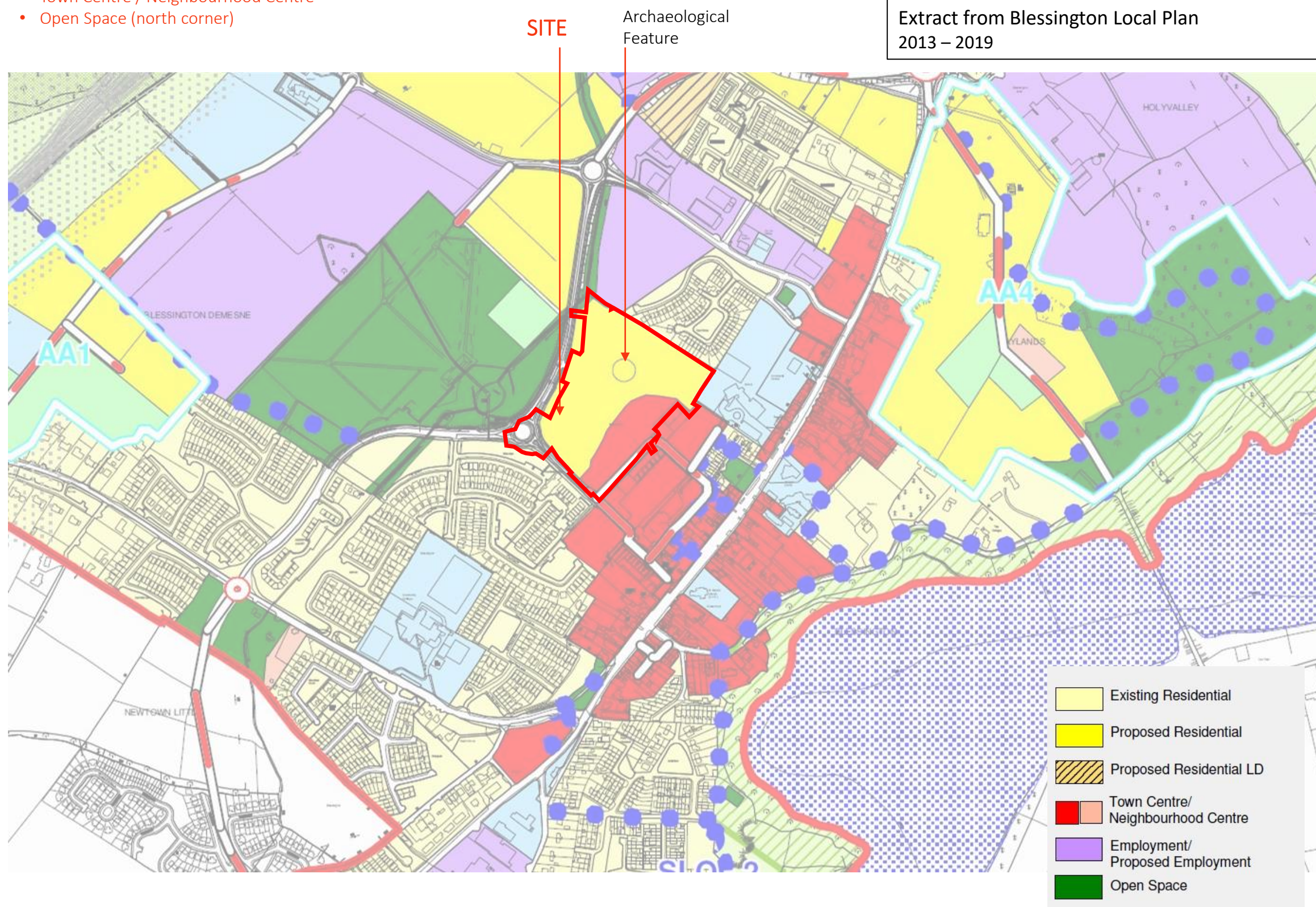
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THE SITE

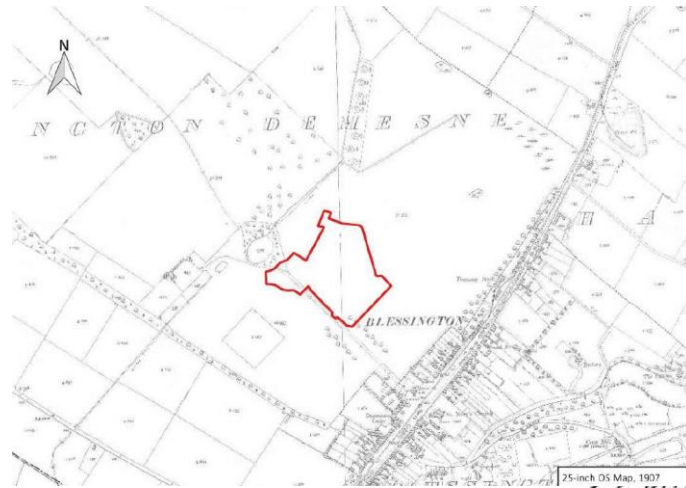
identified in red (indicative line only)

- Proposed Residential
- Town Centre / Neighbourhood Centre
- Open Space (north corner)



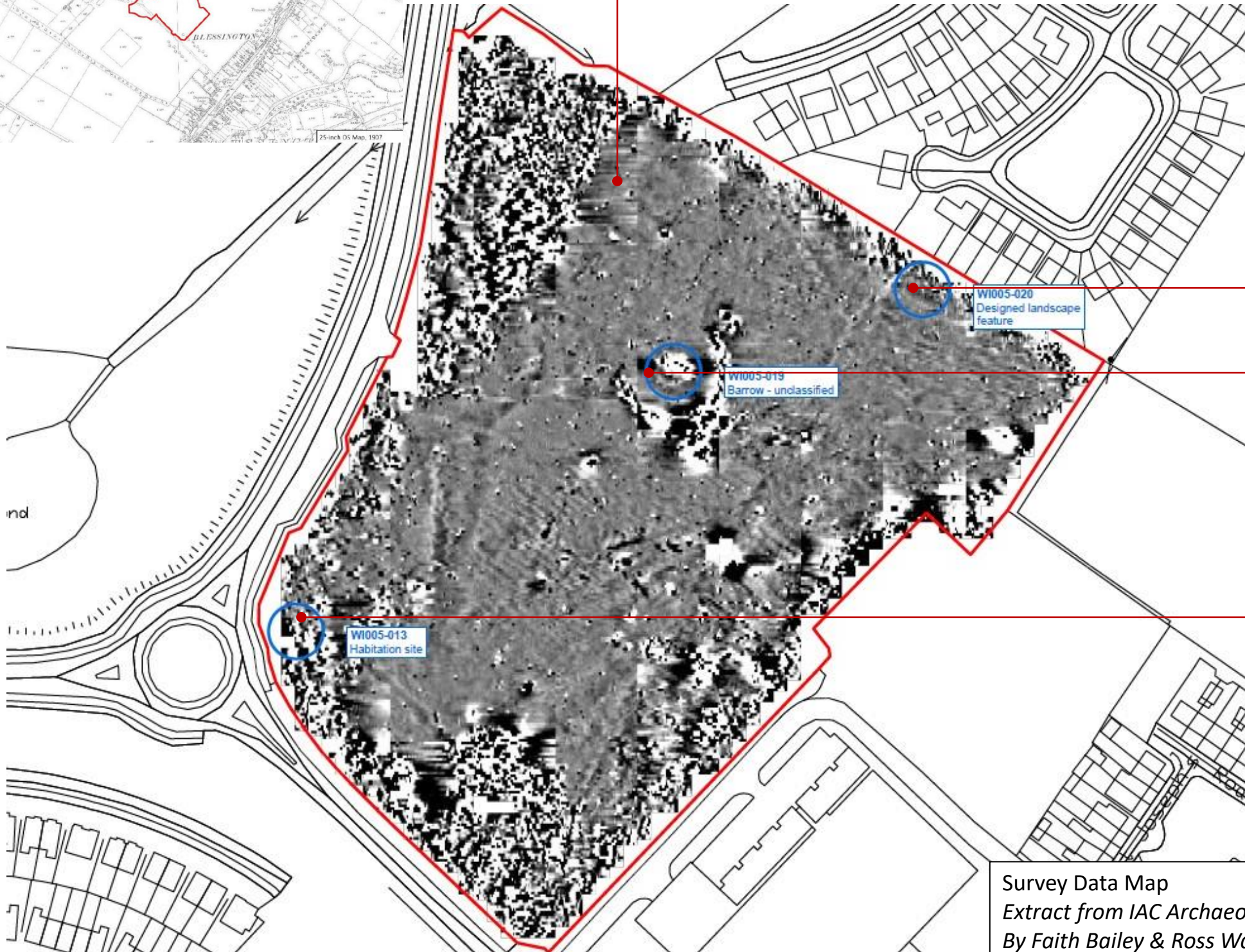
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SUBJECT APPLICATION

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W1005 – 020
Designed Landscape Feature -
a rectangular low bank with
external ditch and circular
pond

W1005 – 019
Barrow – Unclassified- a
circular mound visible on
aerial photographs

W1005 – 013
Habitation Site –a circular
mound (possibly 18/19th
century)

Survey Data Map
Extract from IAC Archaeology Report (Feb 2020)
By Faith Bailey & Ross Waters

Drone Photograph
Clearly showing W1005-019

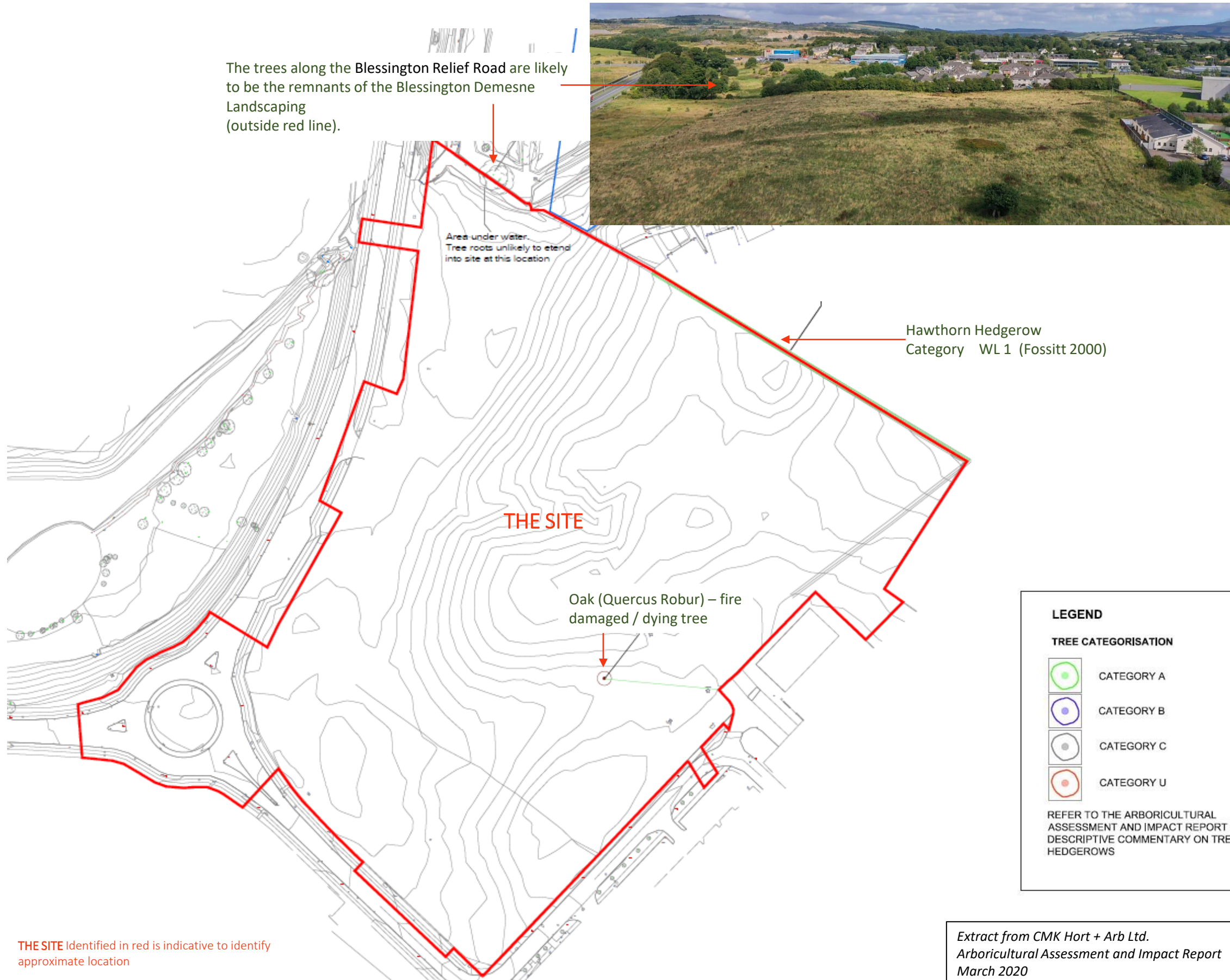


W1005 – 020
Designed Landscape Feature -
a rectangular low bank with
external ditch and circular
pond. No remains visible.

W1005 – 019
Barrow – Unclassified- a
circular mound visible on
aerial photographs

W1005 – 013
Habitation Site –a circular
mound (possibly 18/19th
century).
No remains visible.

Drone Photograph
Clearly showing W1005-019 - the archaeological
feature identified as an unclassified barrow



Extract from CMK Hort + Arb Ltd.
Arboricultural Assessment and Impact Report
March 2020



DESIGN CONCEPT
PRESENTED AT S247 STAGE

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DESIGN CONCEPT
PRESENTED AT S247 STAGE

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DESIGN DEVELOPED SECTION 32C STAGE



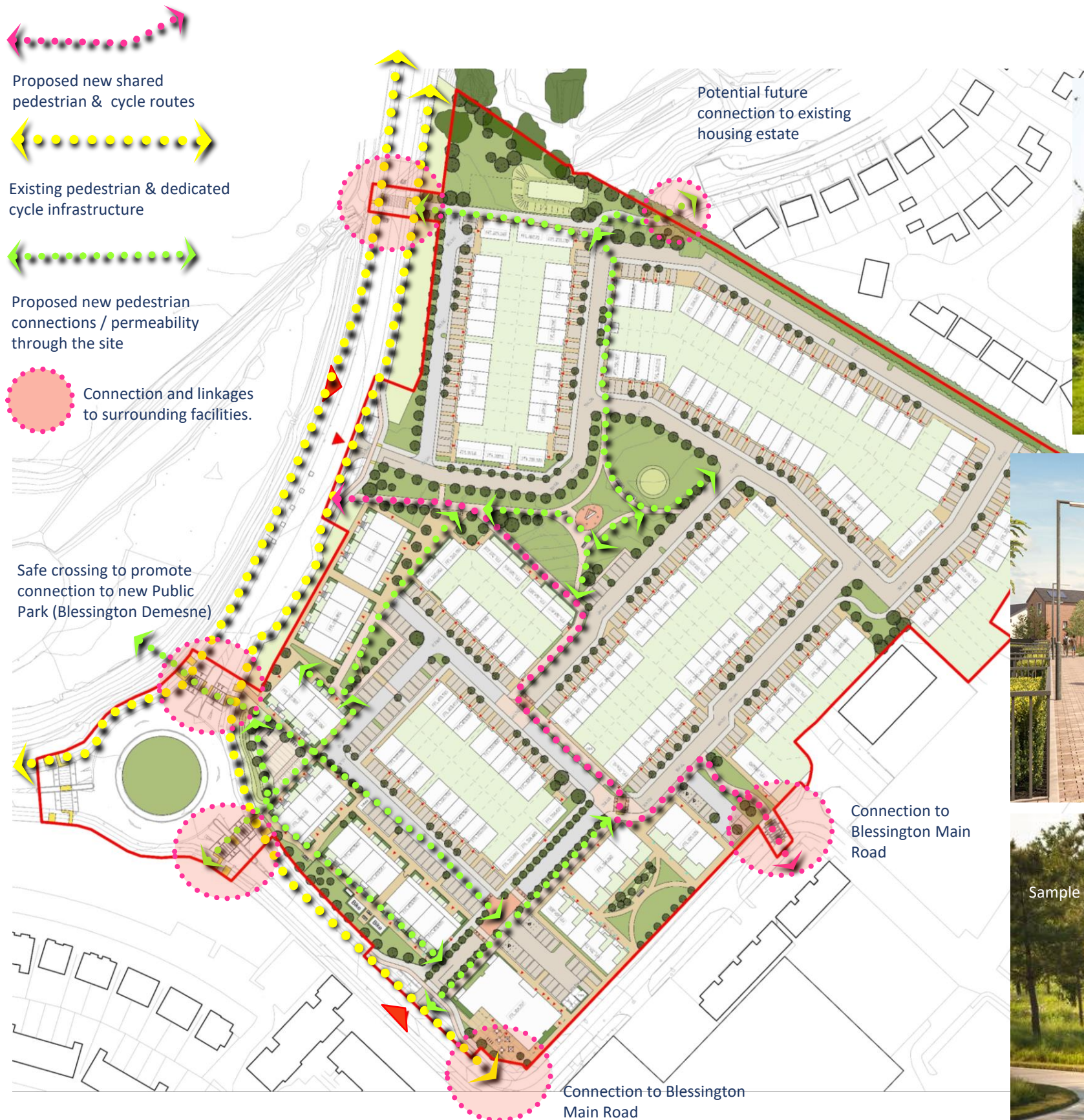
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PROPOSED LANDSCAPE DESIGN



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ZONED 'OPEN SPACE'

PUBLIC OPEN SPACE

Associated with existing stream
This park is more wild in nature with landscaped retention basins, meadow planting and copses of native Irish trees

PASSIVE SURVEILLANCE
By overlooking houses/ apartments

PUBLIC OPEN SPACE

Incorporating shared cycle paths, playground, seating area, triangular paved plaza and archaeological features.

POCKET PARK

Quiet local park with seating attached to pedestrian routes through the development.

ROUNABOUT PLAZA –

Important view from the Relief Road

Paved plaza with seating, screened from the roundabout with a bermed planting buffer

COMMUNAL/PUBLIC OPEN SPACE

Gated and defined by railings.

COMMUNAL OPEN SPACE

Gated and defined by railings and hedging – this space is for the use of residents

PUBLIC PLAZA- Urban in character and edged with commercial activity.

The proposed Café has the potential to spill out onto this plaza.

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OPEN SPACE ALLOCATION	
MAIN RESIDENTIAL SITE - DEVELOPABLE AREA = 4.84Ha	
Public Open Space	Area (sqm/Ha)
01	1760sqm / 0.176Ha
02	4300sqm / 0.430Ha
03	640sqm / 0.064Ha
04	310sqm / 0.031Ha
05	330sqm / 0.033Ha
TOTAL (15% OF DEVELOPABLE AREA)	7340sqm / 0.734Ha
Communal Open Space	Area (sqm/Ha)
06	520sqm / 0.052Ha
The Communal Open Space requirement for the main site is as follows: - 1-bed apartments = 5sqm x 24 no units = 120sqm - 3-bed apartments = 9sqm x 24 no units = 216sqm 336sqm required - 520sqm provided	
MIXED-USE SITE- DEVELOPABLE AREA = 0.51Ha	
Public/Communal/Additional Open Space	Area (sqm/Ha)
07	745sqm / 0.0745Ha
08	250sqm / 0.0250Ha
TOTAL	995sqm / 0.0995Ha
The Public Open Space requirement for the Mixed-Use site is as follows: 765sqm/0.0765Ha required to achieve 15% of developable area (0.51Ha) The Communal Open Space requirement for the Mixed-Use site is as follows: - 1-bed apartments = 5sqm x 12 no units = 60sqm - 2-bed apartments = 7sqm x 21 no units = 84sqm 144sqm/0.0144Ha required The Additional Open Space requirement for the Mixed-Use site is as follows: (to offset the reduced garden sizes for the Sna Type A Later Living units) - 2-bed = 15.4sqm x 5 no units = 77sqm (shortfall of 14.6sqm per unit) 73sqm/0.0073 Ha required 982sqm/0.0982Ha required overall - 995sqm / 0.0995Ha provided	

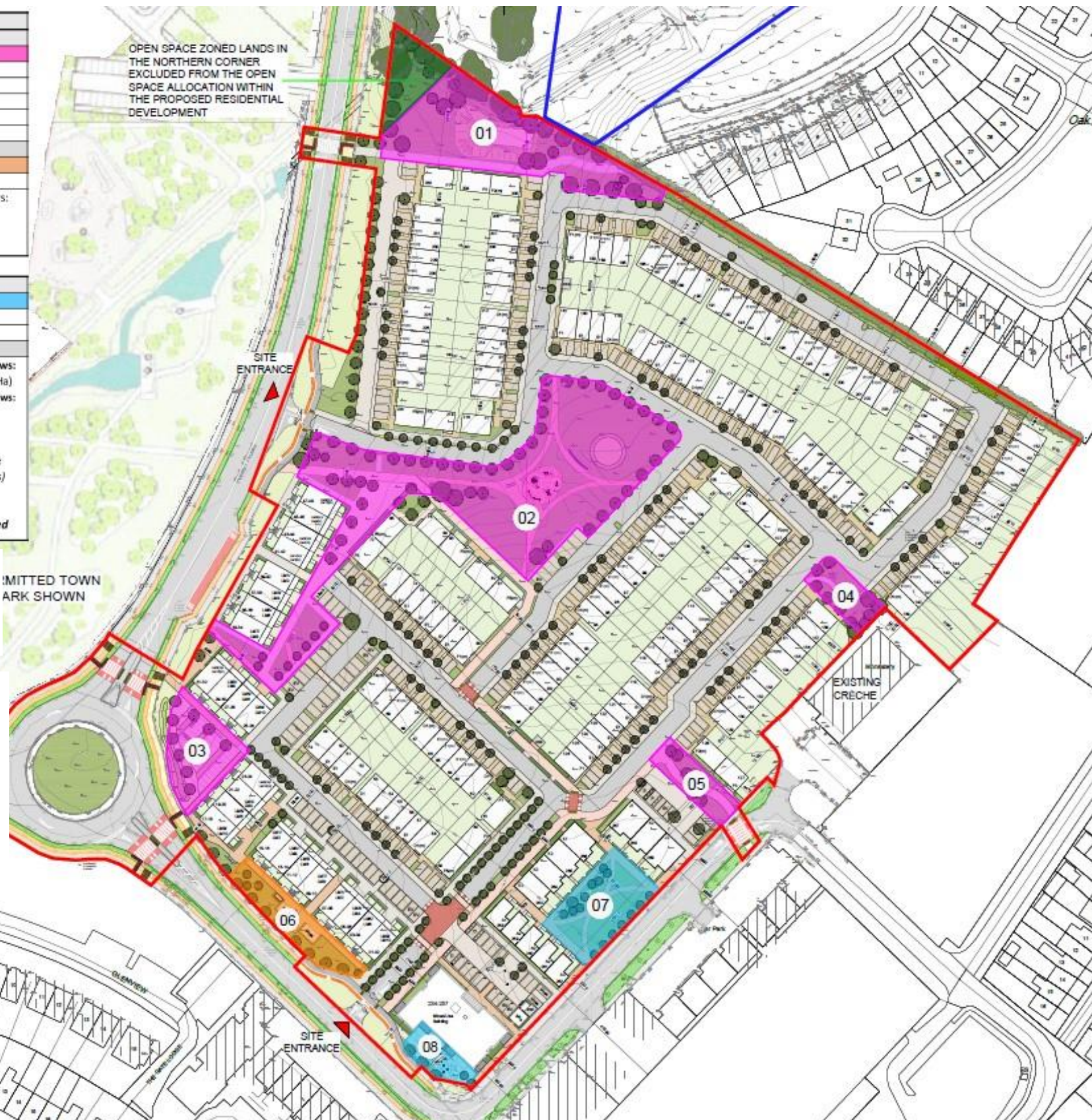
DEVELOPABLE SITE AREA 4.84Ha

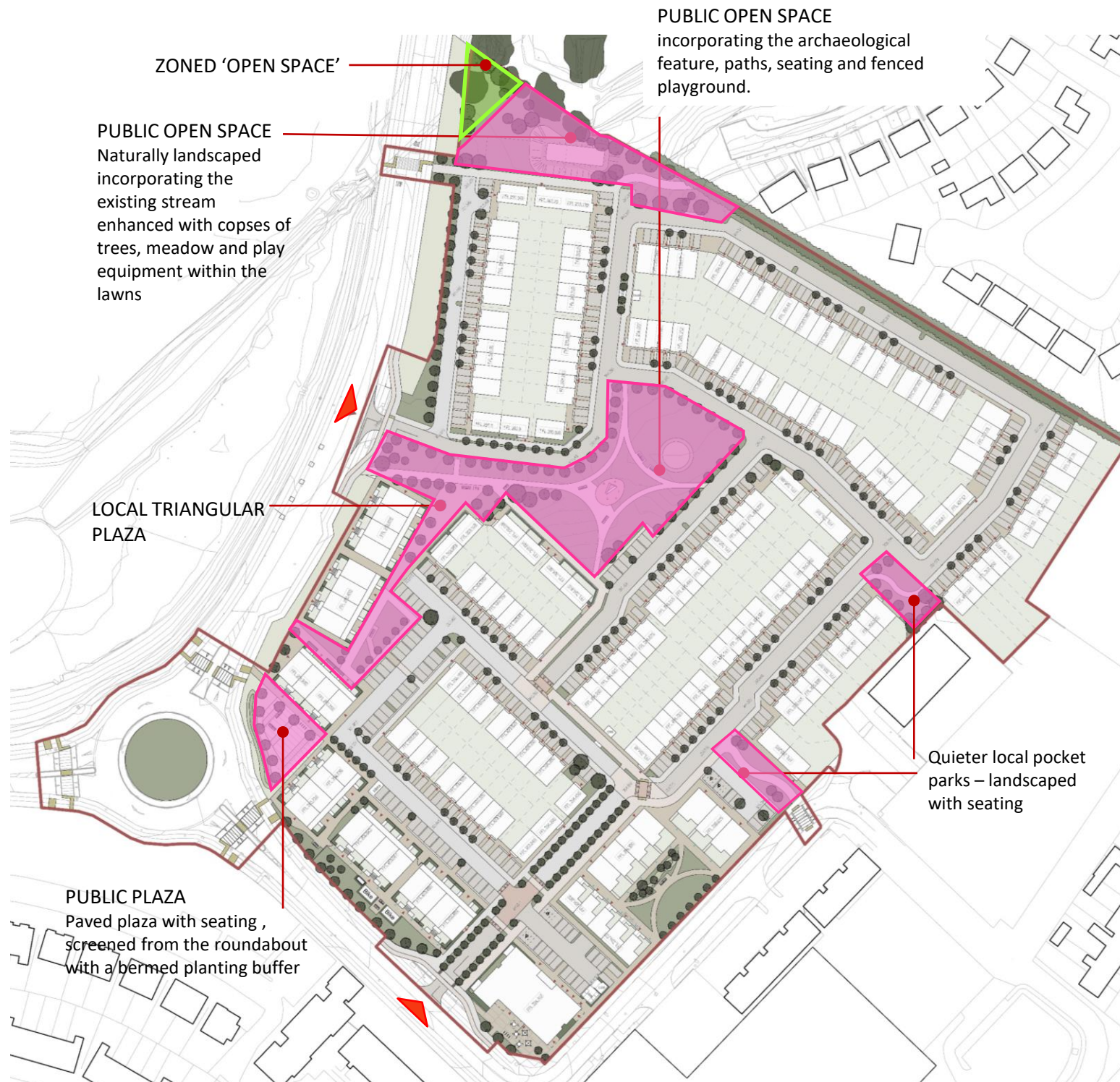
PUBLIC OPEN SPACE 0.734 Ha (highlighted in pink)

15.16 % of DEVELOPABLE SITE

COMMUNAL OPEN SPACE (Yellow)
520sqm provided (336sqm required)

PUBLIC/COMMUNAL OPEN SPACE in
TOWN CENTRE ZONED PART OF THE SITE
(Blue)
995sqm provided (982sqm required)





PUBLIC OPEN SPACE

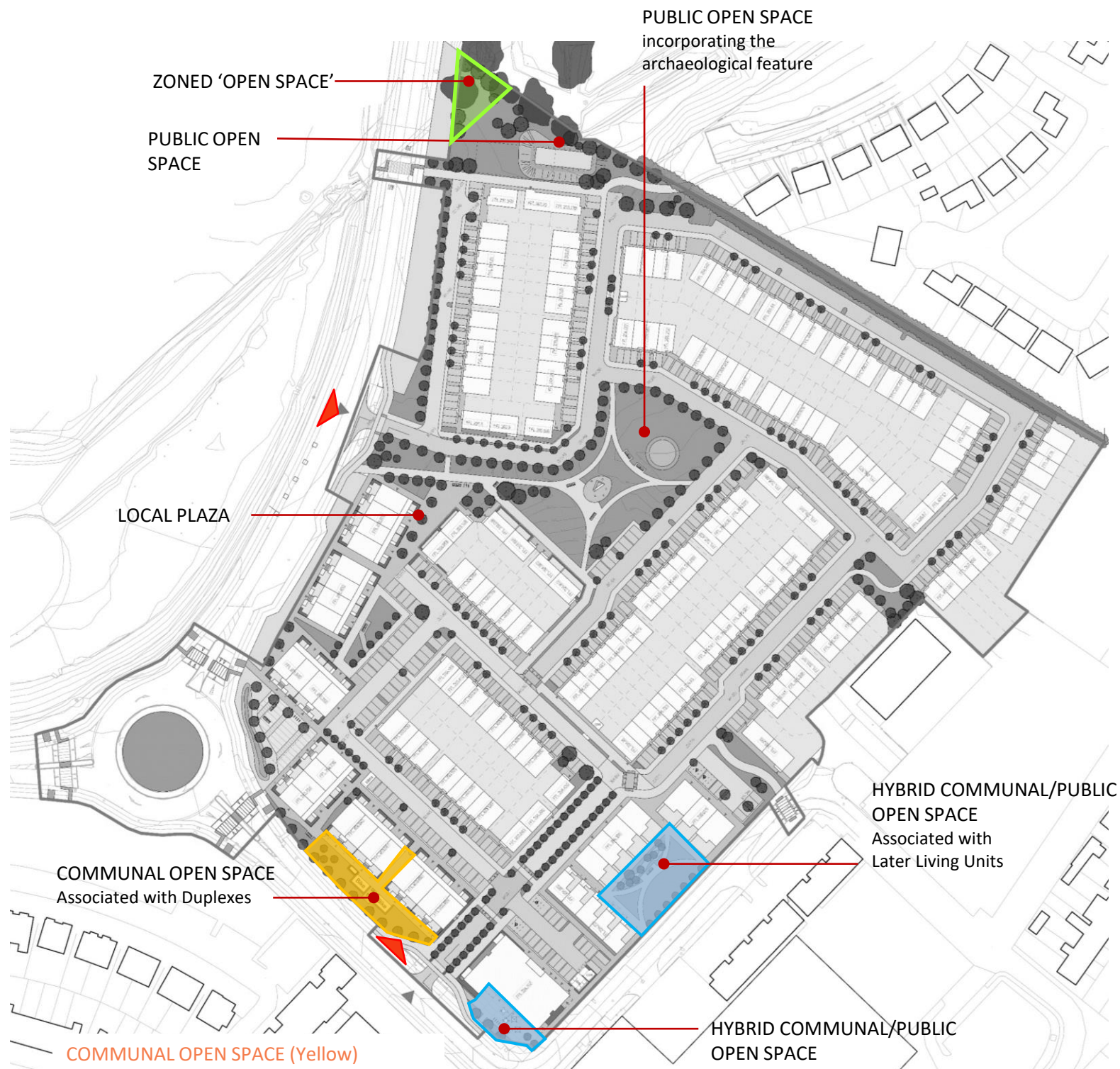
Public open space is provided at **15% of the developable site area**. The quantum of public open space is in excess of the Compact Growth Guidelines (10-15%) and complies with the Wicklow County Council Development Plan (15%). The area zoned as Open Space (in lime green) does not form part of this calculation but does form part of this Public Open Space.

The public open space is well distributed across the site and is centrally located to form a series of 'village greens' around which the houses are organised. In all cases, the proposed housing units are orientated to address the public open spaces, to ensure that the proposed parks are well overlooked.

Pedestrian and cycle paths are directed through the new public open spaces to create safe and attractive alternatives to short-distance car use and provide opportunities for exercise and social engagement with other residents.

The public open space will contribute to the proposed character areas and develop unique qualities that will add variety to the development and provide amenities for all ages.

DEVELOPABLE SITE AREA 4.84Ha
PUBLIC OPEN SPACE 0.734 Ha (highlighted in pink)
15.16 % of DEVELOPABLE SITE



COMMUNAL OPEN SPACE (Yellow)
520sqm provided (336sqm required)

PUBLIC /COMMUNAL OPEN SPACE in
TOWN CENTRE ZONED PART OF THE SITE
(Blue)
995sqm provided (982sqm required)

COMMUNAL OPEN SPACE

Communal open space associated with Duplexes, Apartments and Later Living Units are indicated in blue and yellow on the adjoining plan.

The communal open space associated with the Duplexes and the Later Living Units fenced with a railing and hedging and is for the exclusive use of residents.

The public plaza south of the apartments is public open space but is separate from the public open space (indicated in pink on the preceding page) as it is within the lands zoned Town Centre.



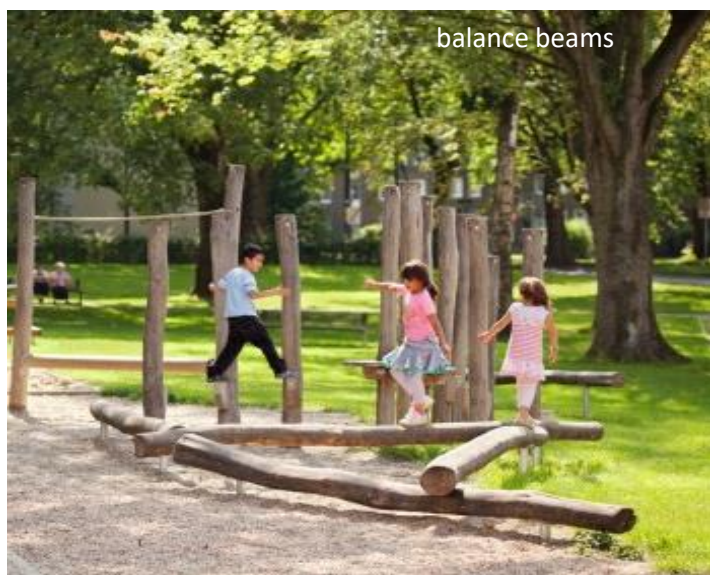


PLAY & AMENITY PROVISION

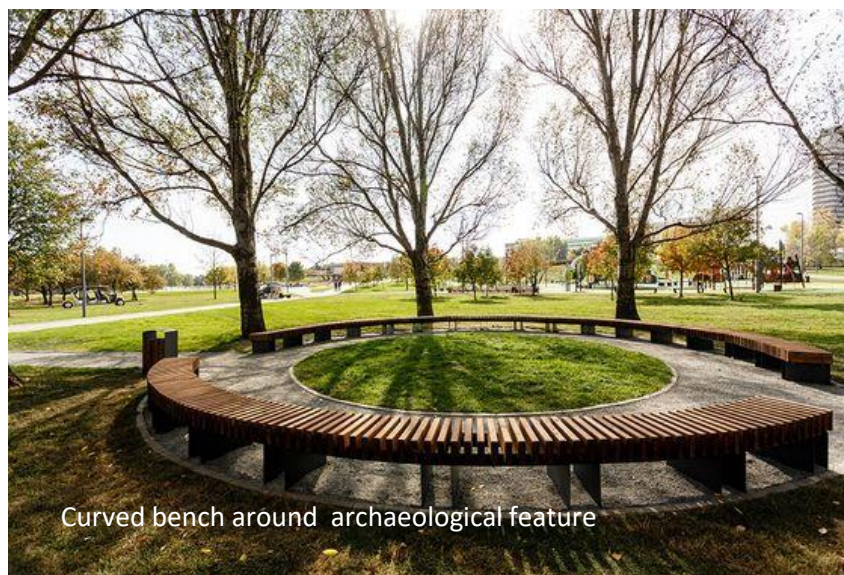
Public open space is distributed throughout the development, it's accessible and well overlooked.

The Barrow (W1005 – 019) is an unclassified archeological feature which is preserved within the proposed public open space. The Barrow is visible as a circular mound on aerial photographs and this circular form is again reflected in the proposed circular play zone. Information boards will be located within the public open space to draw attention to the site's historic habitation.

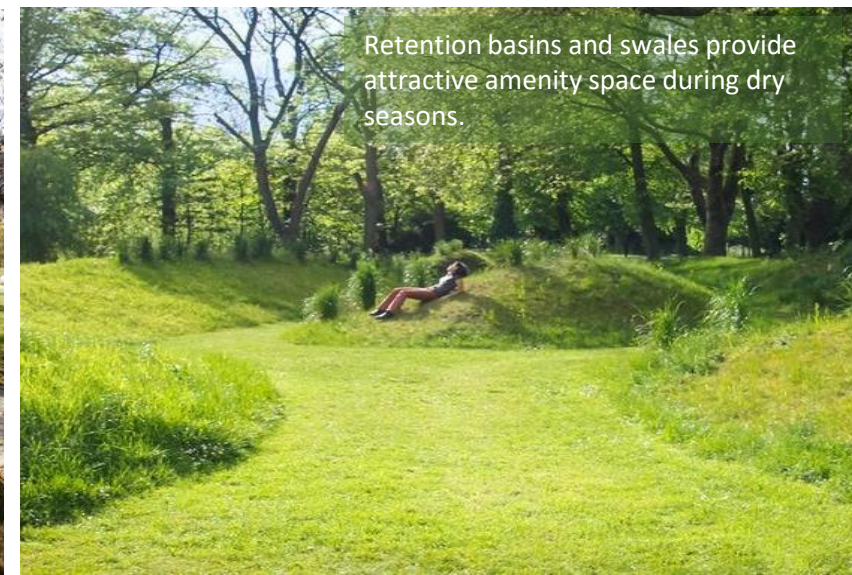
Play zones and seating are integrated with paths and areas of lawn and copses of trees. Details of the proposed play equipment and safety surfacing will be presented to Wicklow County Council Parks Department as part of the Planning Compliance documentation.



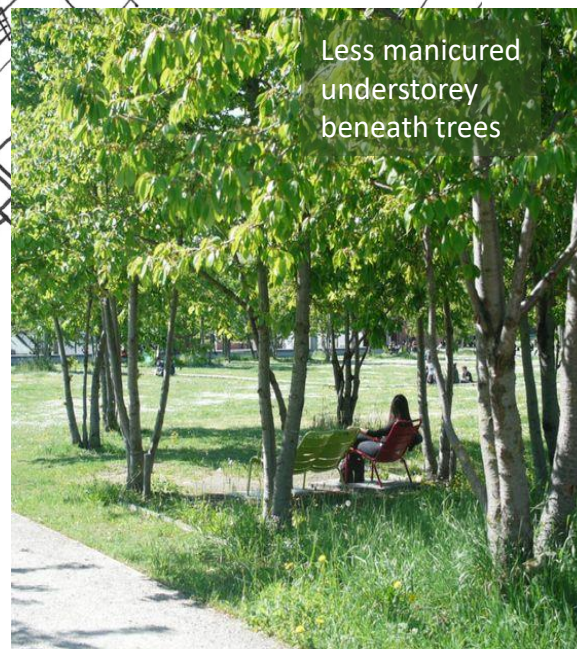
balance beams



Curved bench around archaeological feature



Retention basins and swales provide attractive amenity space during dry seasons.



GREEN INFRASTRUCTURE

The site offers few ecological assets besides the mature hedgerow on the northern boundary. A number of mature Oak and Ash trees exist along Blessington Inner Relief Road north of the site (outside the red line boundary) and the Oaks are likely to be remnants of the original landscaping to Blessington House.

The proposed landscape strategy seeks to reinforce the Hawthorn hedge on the northern boundary as an ecological corridor with new native hedging to fill gaps in the hedging, and also plant a line of native trees south of the hedgerow.

New more disease tolerant, native trees will be planted in small pockets on the north-western boundary to create mini forests with paths cut through them. The **Miyawaki Method** of making small, dense forests within urban settings and allowing the grass beneath the new trees to grow wild and self-seed creates a diverse, eco corridor that is easily managed within an urban setting.

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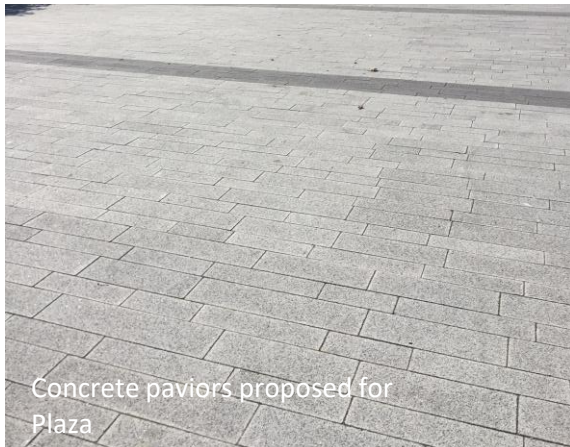
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Engineered wood fibre
to playgrounds



Flush tree grill
over tree pit



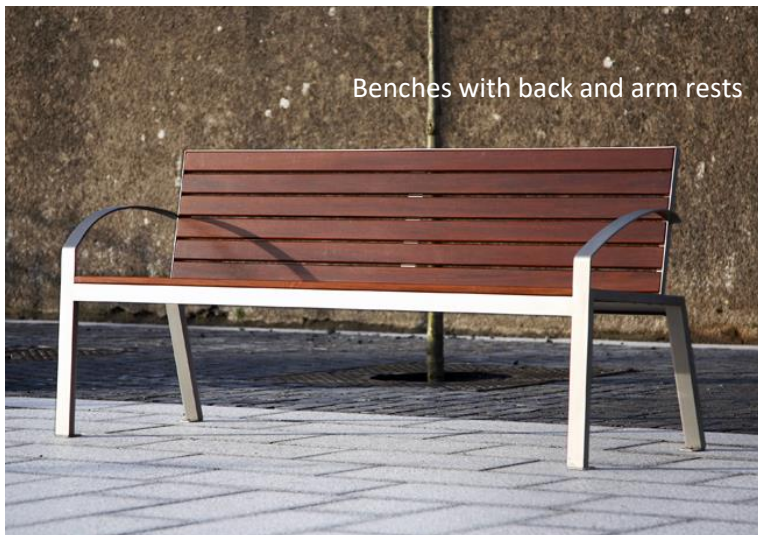
Concrete paviors proposed for
Plaza



Cycle paths



Stainless steel bicycle stands



Benches with back and arm rests



Example of tactile paving at
pedestrian crossing

HARD LANDSCAPE SURFACE FINISHES

The proposed palette of materials for hard landscaping surfaces is selected from a tried and tested range of attractive and hard- wearing materials that are suitable for both pedestrian and vehicular traffic.

The final colours and sizes of paviors and the paving patterns will be presented to Wicklow County Council for approval.

Materials associated with the Pedestrian (footpath):

- Brushed Concrete

Materials associated with Paths:

- Brushed Concrete

Materials associated with Cycle Paths:

- Tarmacadam with small red chippings to comply with the NTA's Cycle Design Manual (2023)

Materials associated with the Vehicle:

- Primary and secondary roads to be tarmacadam
- Public parking bays /Set Down Areas- tarmacadam.
- Private parking bays - permeable concrete paving
- Homezones – asphalt/ tarmacadam with coloured chip

Materials associated with Playgrounds & Calisthenics:

- Engineered wood fibre to Playgrounds. All surface materials to comply with EN1177 Playground Equipment and Surfacing

STREET FURNITURE

Seating /Benches

- Composite timber seating on galvanized steel frame with back and arm rests
- Composite timber curved seating benches

Tree grates / grilles:

- Trees are proposed in bio retention pits flush with the footpath level or within flush planters/raingardens

Bicycle Racks

- Stainless steel bicycle racks are proposed



PRIMARY PLANTING – GREEN INFRASTRUCTURE

A wide variety of new indigenous and naturalised trees are proposed to create a residential area with tree lined streets and public open spaces.

Some exotic trees have been selected for their unique colour and positive contribution to streetscapes.

Tree species are selected to reinforce the identification of different character areas through form, colour and seasonal display in spring and autumn. Trees are used along the street to provide future avenues which will contribute significantly to the quality of the residential development as the trees mature.





IMPLEMENTATION

All hard landscaping and planting will be completed within the Construction Contract period immediately following completion of each phase of the development. Refer to the Phasing Strategy prepared by Deady Gahan Architects.

Where existing specimen trees have to be pruned, the work will be undertaken under the guidance of a qualified Arboriculturist and in accordance with BS 3998:2010.

Condemned trees shall be removed prior to construction and all trees to be retained shall be protected in accordance with the guidelines of a qualified Arboriculturist and installed in compliance with BS 5837:2012.