BALLYMASTONE RESIDENTIAL DEVELOPMENT,
DONABATE



LANDSCAPE STRATEGY ADDENDUM

PLANNING PHASE 3
FURTHER INFORMATION

Glenveagh
Home of the new.

JUN 2026

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

INTRODUCTION & CONTENTS

INTRODUCTION

This landscape strategy addendum has been prepared by Cunnane Stratton Reynolds on behalf of Glenveagh Living Limited to address the request for additional information by the Fingal County Council Planning Department.

This addendum document reflects the revisions to the '19164-2-D01 Ballymastone-Ph3 - Landscape Strategy' submitted as part of Phase 3 planning application (LRD0053/S3).

Within this addendum document, from pages 08 to 31, additional content, or content that has been revised will be outlined/coloured in RED.



Veiw of existing hedgerow to be retained on site

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RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION FROM FCC

2.
“The Planning Authority have concerns regarding the amenity standard of the proposed public open space provisions given their locations, individual sizes, and the dominance of surface water attenuation features. In particular, it is considered the western side of the development lacks an appropriately size public open space area. It is considered revised plans providing for more usable public open space, better integrated into the scheme, are required. The applicant is also requested to address the concerns of the Parks Division relating to landscaping proposals. In revising such public open space provisions, the applicant should be cognisant of the need to provide suitable passive surveillance, more practical, useable open space.”

The design team has reviewed the layout in light of the Request for Further Information (RFI) and the Compact Settlement Guidelines 2024. By altering back-to-back distances between units in accordance with SPPR 2, additional public open space has been achieved, increasing the induvial sizes of public open space areas, and reducing the relative space required for SuDs features. Additional public open space was also achieved following other design revisions. With the additional space available, the public open space has been redesigned to make good use of the area, creating high-quality and usable public open space.

Refer to ‘19164-2-3121-Public Open Space, Communal Open Space & SUDS’. This drawing identifies a total increase in Public open space, including an additional 1358m2 pocket park to the west ‘PP09’. In summary, a total of 19,087sq.m (1.90Ha) of public open space is provided, an increase of 1,799sq.m (0.17Ha) relative to the initial proposal.

“…and the dominance of surface water attenuation features.”

10.9% of the public open spaces are occupied by SUDs features, however these include detention basins, which will remain dry for the vast majority of the time, save for intense rainfall periods, and as such, can be used as kick-about areas. Excluding detention basins, as they are useable space, results in only 1.68% of the public open space being occupied by SUDs features.

“In revising such public open space provisions, the applicant should be cognisant of the need to provide suitable passive surveillance, more practical, useable open space.”

All of the public open spaces have programmed with the consideration of passive surveillance provided from either, house frontages and/or highly trafficked streets. The public open spaces have been designed to safety by design principles.

With the overall increase in public open space allowance, the quality of these spaces have increased. This has been either by providing greater kick about/play areas, or with the area increase allowing for reprogramming of a parks design.

“The applicant is also requested to address the concerns of the Parks Division relating to landscaping proposals.”

The following comments, with specific answers, have been extracted from section 6.10 of the ‘LRD0053.S3_CE’ to which the above instruction is referring to.

“Regarding small park 'SP06', the Parks Division state the inclusion of the smaller corner area (between 'BT101' & 'BD10') into the open space calculation is not appropriate as this corner area is not linked to the main area of the small park. The Parks Division request a revised drawing clearly detailing areas of proposed public open space be submitted. The Parks Division request a revised drawing clearly detailing areas of proposed public open space be submitted.”

As requested, the ‘smaller corner area’ that was included in the calculation of SP06 has been removed from public open space calculation. Refer to ‘19164-2-3121-Public Open Space, Communal Open Space & SUDS’ for revised POS and COS calculations.

“ Parks Division state there are several items which require further discussion and clarification, including:

- **Boundary treatment proposals (e.g. along northern boundary, between private property and adjoining public area, along Pocket Parks, between private curtilage of buildings and public areas);**
- **Pedestrian linkages;**
- **Play spaces (including surfacing);**
- **Layout of teen space area (including nearby detention basin);**
- **Basketball area;**
- **Landscape proposals for the large attention area located along the western boundary.**

They request revised landscaping proposals to address the above matters and that the applicant's landscape architect meet with them to discuss same prior to any future submission. “

Additional detail on comments received from FCC Parks were received via an online workshop with FCC Parks officer Gemma Carr on 15/04/2026. Summaries of actions addressing comments are as follows:

Hedgerows:
- Quantities of removed and retained hedgerow are shown on vegetation removal and retention plan. Refer to ‘19164-2-3120-Vegetation Retention and Removal’
- Where practicable, existing and proposed hedgerows have a herb layer (target 3m wide), and a mown grass stirp (target 2m wide). These changes are reflected throughout the revised plans and sections. Refer to ‘19164-2-3101-Landscape Masterplan’ for site wide design.

Boundaries:
- Estate railings have been added to house frontages with extensive open spaces. Refer to ‘19164-2-3123-Boundary Treatment Plan’
- Estate railings have been added to hedgerows along the DDR. Refer to ‘19164-2-3123-Boundary Treatment Plan’

Play spaces:
- Rubberised play surface has been specified for all play areas. " Coloured rubber wetpour play surface to ISEN 116/177 and woodchip or natural play park to FCC requirements" Refer to ‘19164-2-3125-Material Strategy’ for material specification.
- Refer to pg26 to pg28 of this landscape strategy document for play design intent and indicative play fixture details.
- Teen zone has been re-designed to accommodate FCC parks comments. This includes a reduced and rationalised layout of the ‘hangout’ hammock fixtures and, additional informal site features, rocks and concrete blocks, to facilitate activities such a parkour. Refer to ‘19164-2-3131-Public Open Space - Small Parks’ and ‘19164-2-3138-Play Spaces’ for revised design.

Additional Open Space to the West of the Subject Site:
- The 1358m2 area containing the large detention area has been deemed acceptable as a pocket park open space due to its accessible nature at the north and south ends. The park will provide a generous grasses kick about area, with amenity shrub and tree planting along its perimeter. The park ties into the existing grassed kickabout area at its northern edge (outside of the development boundary). It has been named PP09. The park has been inlcuded in total public open space calculation. Refer to ‘19164-2-3134-Public Open Space - Pocket Parks’ for the design. Refer to ‘19164-2-3121-Public Open Space, Communal Open Space & SUDS’ for revised POS and COS calculations.

The Parks Division note the contents of the submitted 'Arboricultural Impact Assessment' and associated particulars; and that two hedgerows (H64 & H134), one small tree group (G89) and two wych elm trees (169 & 170) are proposed for removal. They also note one other tree group (G192) will be part removed. They state pruning will be required to tree canopies along the woodland fringe (W191) to provide clearance over public

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION FROM FCC

open space. They state a revised 'Tree Protection Plan', clearly indicating the tree protection fencing and locations of 'permanent 'No-dig' ground protection', is needed as they consider this information is difficult to read on the submitted 'Tree Impact and Protection Plan (1 of 1) '.

Both area and linear metre quantities of removed hedgerows have been added to the vegetation retention and removal plan. Refer to '19164-2-3120-Vegetation Retention and Removal'.

No-dig ground protection line is identified on the vegetation retention and removal plan. Refer to '19164-2-3120-Vegetation Retention and Removal'.

"The locations of pockets parks 'PP06' & 'PP08', adjacent to the main vehicular entrance off the DDR, is considered inappropriate. Given the nature of the DDR and traffic volumes in this part of the development, it considered these spaces would not provide for any high standard of amenity for future residents. A similar concern arises in relation to 'PP04' and it is noted the applicant has included the footpath serving the adjacent road within their public open space calculations for this area. The amenity value of 'PP07', given its narrow nature and location between two roads, is also questionable. It is considered there is little integration/ connectivity between proposed public open space areas."

Orientation of PP06 & PP08 have been revised to ensure an adequate planted/fenced buffer between the open space and the adjacent roads. Both spaces have also increased in size. PP06 has increased by 82m2. PP08 has increased by 245m2.
Refer to '19164-2-3135-Public Open Space - Pocket Parks' for PP06 & PP08 design.

PP04 has been omitted from the total public open space calculations, the area has been re-programmed to incorporate a rationailased alignment cycleway / footpath.

PP07 width has increased by approximately 4m, the total area has increased by 426m2, which has allowed for a higher quality design, with sufficient planted buffers from the bordering streets. Refer to '19164-2-3134-Public Open Space - Pocket Parks' for PP07 design.

3a
"Pg. 12 'Vegetation Retention & Removal Strategy' of the 'Landscape Strategy Submission' indicates part of hedgerow 2 and all of hedgerow 3 are to be removed. However; the total length of hedgerow to be removed as part of clearance works is unclear. The applicant is requested to provide full details of same, including a total figure (in metres) of hedgerow to be removed. "

Both area and lineal metre quantities of removed hedgerows and bramble growth have been added to the vegetation retention and removal plan. Refer to '19164-2-3120-Vegetation Retention and Removal'.

In total, there is 100 linear metres of existing hedgerow proposed to be removed and, 1220m2 of bramble proposed to be cleared.

Note, there is 537 linear metres of new hedgerow proposed to be planted. This is a 437 linear metre net increase of hedgerow length over the site.

3b
"Pg. 12 of the 'Landscape Strategy Submission' states: 'The wooded areas along the north-east portion of the site are to be retained entirely, with the exception of some deadwood and bramble undergrowth'. It is not clear if this clearance relates to the mapped WD1 (Mixed) broadleaved woodland habitat within the proposed development or habitat located outside/bordering the proposed development. It is also not clear why deadwood and bramble are to be removed from a woodland when they are a feature of the woodland in which they are located. Modification of WD1 {Mixed) broadleaved woodland habitat has not been assessed within Chapter 8 (Biodiversity) of the EIAR. The applicant is requested to clarify what woodland the removal of deadwood and bramble undergrowth is associated with, the scale and reasoning for the clearance of undergrowth and to assesses the implications on woodland habitat and fauna."

The applicant welcomes the opportunity to confirm that the text quoted from the Landscape Strategy Submission refers simply to the necessary clearance of only small areas of deadwood and bramble associated with tree group 'G192' and 'W191' shown on the vegetation retention and removal plan (refer to '19164-2-3120-Vegetation Retention and Removal'). In fact, as shown on the drawings prepared by CSR, the vast majority of vegetation in this area is being retained intact (with additional, supplementary planting being provided) and will continue to provide high value to local biodiversity.

The removal of small areas of deadwood and bramble at these two defined locations is required solely to facilitate the creation of useable open space in the Ballalease Woods Park (SP06), and the alignment of the road (as already permitted and under construction as part of Phase 2 development).

The modification of the habitat has been assessed in the EIAR Biodiversity chapter at Section 8.4.2.1 (Habitat Loss and Disturbance) which confirms that in the absence of mitigation, the loss of grassland, scrub and sections of hedgerows and associated habitats is considered to be a permanent, moderate negative impact at a local level. This includes the necessary removal of these small areas of deadwood and bramble. Again, as set out in the Landscape Strategy Submission and drawings, the development will include extensive planting of ecologically diverse habitats within the scheme.

As stated on page 21 of the Landscape Strategy Submission The existing woodland and large trees (including undergrowth) are to be retained and protected. Along the property boundary with Priory Wood, infill hedgerow planting will create a dense hedgerow, preventing access into the woodland. Along the internal edge of the park, strips of meadow grass will act as a buffer / deterrent to accessing the bramble undergrowth of the vegetation edge.

3c
"Pg. 31 'S Year Hedgerow Management Plan' of the 'Landscape Strategy Submission' states: 'The perimeters of the retained hedgerows are to be fenced ..... it is recommended that a timber post and high tensile wire fence is used'. It is not clear if hedgehogs will be able to access the WD1 (Mixed) broadleaved woodland habitat within the proposed development and woodland bordering the proposed development site once fencing is put in place. The applicant is requested to clarify if fencing of boundary hedgerow will prevent access and movement of fauna such as hedgehog between the proposed development (and retained woodland habitat within the proposed development) and woodland habitat outside and bounding the proposed development site."

Proposed Timber post and high-tensile wire picture and detail has been added to the boundary treatment plan and strategy page of the landscape strategy.
Refer to pg18 of this landscape strategy document.
Refer to '19164-2-3123-Boundary Treatment Plan'

In addition, estate railings have been added to the proposed hedgerow along the DDR.

Both the post and high-tensile wire fence and estate railings have ample clearance at ground level for movement of fauna, including hedgehogs, and would not present as an obstacle.

3d
"Section 8.5.1.7 of the EIAR states: 'A dark corridor will be maintained along the woodland adjoining Priory Wood. In particular, the occupied. bat box (legally protected) will

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remain unlit', however, Pg. 18 'Proposed Tree Strategy' of the 'Landscape Strategy Submission' indicates that lighting will be located immediately adjacent to the woodland edge of woodland located within the proposed development and bounding the proposed development. The applicant is requested to clarify how a dark corridor will be maintained if operational lighting proposed throughout the proposed development will be located adjacent to woodland."

By way of clarification, it is important to state that there will be no lighting located immediately adjacent to the woodland edge as suggested in the RFI point – in fact this was never the case. A 7-metre lighting radius around the lighting columns is shown on the landscape drawings, but this does not indicate light spill – it is simply to denote the actual locations of the poles in accordance with FCC requirements

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The inclusion of a small number of lighting columns to illuminate the path does not in any way impact on the woodland, or on the bat box. The lighting columns are to be located on the western (woodland-side) of the path, as was always the case – which means the light can shine away from the protected woodland. As is made clear in Section 8.5.1.7 of the EIAR, the dark corridor will be maintained along the woodland adjoining Priory Wood. This is because the lighting, by ENX, has been designed in accordance with all best practice design criteria including the references listed in the EIAR biodiversity chapter, and in accordance with the lighting design requirements of Fingal County Council. It will be possible to retain this dark corridor, because the lighting columns and fittings are designed to avoid any light spill to the rear – they face east, away from the woodland and illuminate the path only. Furthermore, the light fittings have no UV component, and comprise warm, white light.

The revised design of the proposed development has resulted in the footpath and associated lighting columns being moved c.8m east, further away from the woodland. This is beneficial, in that it creates a wider buffer to the woodland, however it has no effect on the conclusions set out in the EIAR Biodiversity chapter including in relation to lighting, specifically that the residual impact of the proposed development is assessed to be long-term, imperceptible and negative. It is not significant.

3e
"Pg. 17 'Proposed Soft Landscape Strategy' of the 'Landscape Strategy Submission', indicates new native hedgerow is proposed however, the location and length of hedgerow planting cannot be determined from the mapped information included in the 'Landscape Strategy Submission'. The applicant is requested to clarify if the total length of hedgerow that will be lost as part of the proposed development will be replaced and where it will be located."

Both area and linear metre quantities of removed hedgerows have been added to the vegetation retention and removal plan. Refer to '19164-2-3120-Vegetation Retention and Removal'

Lineal metre quantities of proposed hedgerow is shown on the boundary treatment plan. Refer to '19164-2-3123-Boundary Treatment Plan'

In total, there is 100 linear metres of existing hedgerow proposed to be removed and, there is 537 linear metres of new hedgerow proposed to be planted. This is a 437 linear metre net increase of hedgerow length over the site.

3f
"The applicant is requested to clarify if the total length of hedgerow planting removed will be replanted with appropriate native species. The applicant is also requested to clarify what groups of proposed planting (e.g. meadow grass, native hedgerow, woodland planting) will include native species, the extent native species will be used (e.g. 100% hedgerow planting, or 50% woodland planting) and where these areas of planting are to be located in relation to retained hedgerow and woodland planting. The applicant is also requested to clarify what groups of proposed planting will comprise non-native pollinator friendly planting, where these areas of panting will be located within the proposed development in relation to retained hedgerow and woodland planting."

Both area and lineal metre quantities of removed hedgerows have been added to the vegetation retention and removal plan. Refer to '19164-2-3120-Vegetation Retention and Removal'

Linear metre quantities of proposed hedgerow is shown on the boundary treatment plan. Refer to '19164-2-3123-Boundary Treatment Plan'

In total, there is 100 linear metres of existing hedgerow proposed to be removed and, there is 537 linear metres of new hedgerow proposed to be planted. This is a 437 linear metre net increase of hedgerow length over the site.

Note, none of the 100lm of hedgerow removed will be replanted within the same area. This is due to the area of removed hedgerow being programmed from the road and cycleway infrastructure. However, as stated above, there is a 437 linear metre net increase of hedgerow length over the site.

Refer to '19164-2-3171-Planting Strategy' for planting locations and species lists.

Refer to '19164-2-3172-Tree Planting Strategy' for tree planting type locations and species lists.

The species lists identify which scheduled plants and trees are native, pollinator friendly, or both. The identifier codes are;

N = Native
PF = Pollinator friendly
N/PF = Both

The approximate native / pollinator friendly proportions within each plant / tree group area as follows;

Rain garden planting –	All species are pollinator friendly and over 50% are native
Bulb planting -	All species are pollinator friendly and 50% are native
Shrub Planting (Low height, ornamental) –	Majority of species are pollinator friendly, few are native
Shrub Planting (Medium height, ornamental) –	All species are pollinator friendly and native
High Woodland Planting –	Majority of species are pollinator friendly, all species are native.
Formal Hedge Planting –	All species are pollinator friendly, one quarter is native.
Native Hedgerow Planting –	Majority of species are pollinator friendly, and all species are native.
Trees Generally - native.	Majority of species are pollinator friendly, a third of the species are

PHASE 3 LANDSCAPE MASTER PLAN (BEFORE)

Submitted as part of Phase 3 planning application (LRD0053/S3).



LEGEND

SOFT LANDSCAPE
- Public grass / Private grass
- Meadow Grass
- Shrub Planting
- Bulb Planting
- Rain Garden
- Formal Hedge Planting
- Native Hedgerow Planting
- Existing Hedgerow Management
- Woodland Planting
- Existing Woodland Management

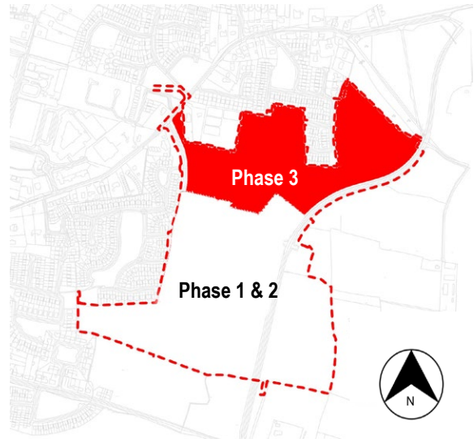
HARD LANDSCAPE
- Permeable PCC Unit Paving
- PCC setts paving
- In-Situ Concrete path to Backgardens
- Buff Tarmac Path
- Cellweb Path
- Play Area/ Safety surface
- Reinforced Grass
- Public footpath - In-situ concrete (refer to engineers drawings)
- Road (refer to engineers drawings)
- Coloured macadam to Homezons
- Shared cycle & pedestrian path (refer to engineers drawings)

TREES
- Proposed Parkland and Feature trees
- Street Trees
- Verge Tree Planting
- Specimen shrubs
- Existing Trees (Individual)
- Existing Trees (Grouped)

FURNISHING
- Seating
- Bike stands
- Play equipment
- Outdoor fitness equipment
- Natural play equipment

MISC
- Ballymastone Masterplan Boundary
- Phase 3 Core Area

ENGINEER'S
- Detention basin
- Public Lighting
- 7M Lighting Radius
- ESB



LANDSCAPE FI REVISIONS (AFTER)



A 1358 m² pocket park (PP09) has been added to the open space calculation. The park contains a kickabout area, within a proposed detention basin. There is to be an accessible path at the north and south edges of the basin.

Refer to page 22 for design and detail.

Pocket park (PP04) has been removed from pubic open space calculations and the shared path has been realigned.
Refer to page 11 for revised landscape masterplan.
Refer to page 14 for open space calculations.

230 m² area has been removed from the pubic open space calculation of the small park (SP06).

Refer to page 14 for open space calculations.

Small park (SP06) area calculation has increased by 32 m² and, the park trail has realigned.
Note, this calculation factors the 230 m² area reduction mentioned above.
Refer to page 21 for small park design.
Refer to page 14 for open space calculations.

Pocket park (PP07) total area has increased by 426 m². The park design has been revised to better suit the increased space.

Refer to page 23 for pocket park design.
Refer to page 14 for open space calculations.

LEGEND

SOFT LANDSCAPE
- Public grass / Private grass
- Meadow Grass
- Shrub Planting
- Bulb Planting
- Rain Garden
- Formal Hedge Planting
- Native Hedgerow Planting
- Existing Hedgerow Management
- Woodland Planting
- Existing Woodland Management

TREES
- Proposed Parkland and Feature trees
- Street Trees
- Verge Tree Planting
- Specimen shrubs
- Existing Trees (Individual)
- Existing Trees (Grouped)

ENGINEER'S
- Detention basin
- Public Lighting
- 7M Lighting Radius
- ESB

HARD LANDSCAPE
- Permeable PCC Unit Paving
- PCC setts paving
- In-Situ Concrete path to Backgardens
- Buff Tarmac Path
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- Reinforced Grass
- Public footpath - In-situ concrete (refer to engineers drawings)
- Road (refer to engineers drawings)
- Coloured macadam to Homezons
- Shared cycle & pedestrian path (refer to engineers drawings)

FURNISHING
- Seating
- Bike stands
- Play equipment
- Outdoor fitness equipment
- Natural play equipment
- Bin/Bike Stores

MISC
- Ballymastone Masterplan Boundary
- Phase 3 Core Area

Pocket park (PP06) total area has increased by 82 m². The park design has been revised to better suit the increased space, including a greater defensible area between the kickabout/nature play spaces and the road connecting to the DDR.

Refer to page 22 for pocket park design.
Refer to page 14 for open space calculations.

Pocket park (PP08) total area has increased by 254 m². The park design has been revised to respond to the adjacent apartment block footprint revision, including a greater defensible area between the kickabout/nature play spaces and the adjacent roads.

Refer to page 22 for pocket park design.
Refer to page 14 for open space calculations.

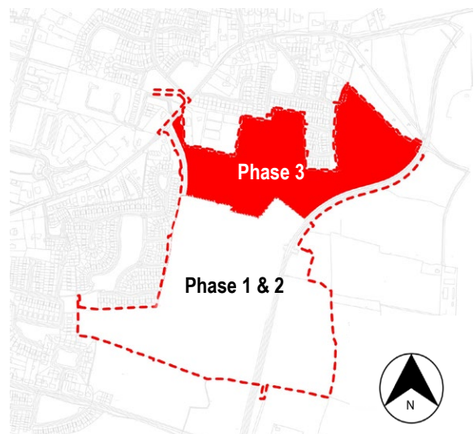
The total area of the Phase 3 portion of the small park (SP04) has increased by 591 m². The park design has been revised to better suit the increased space.

Refer to page 20 for small park design.

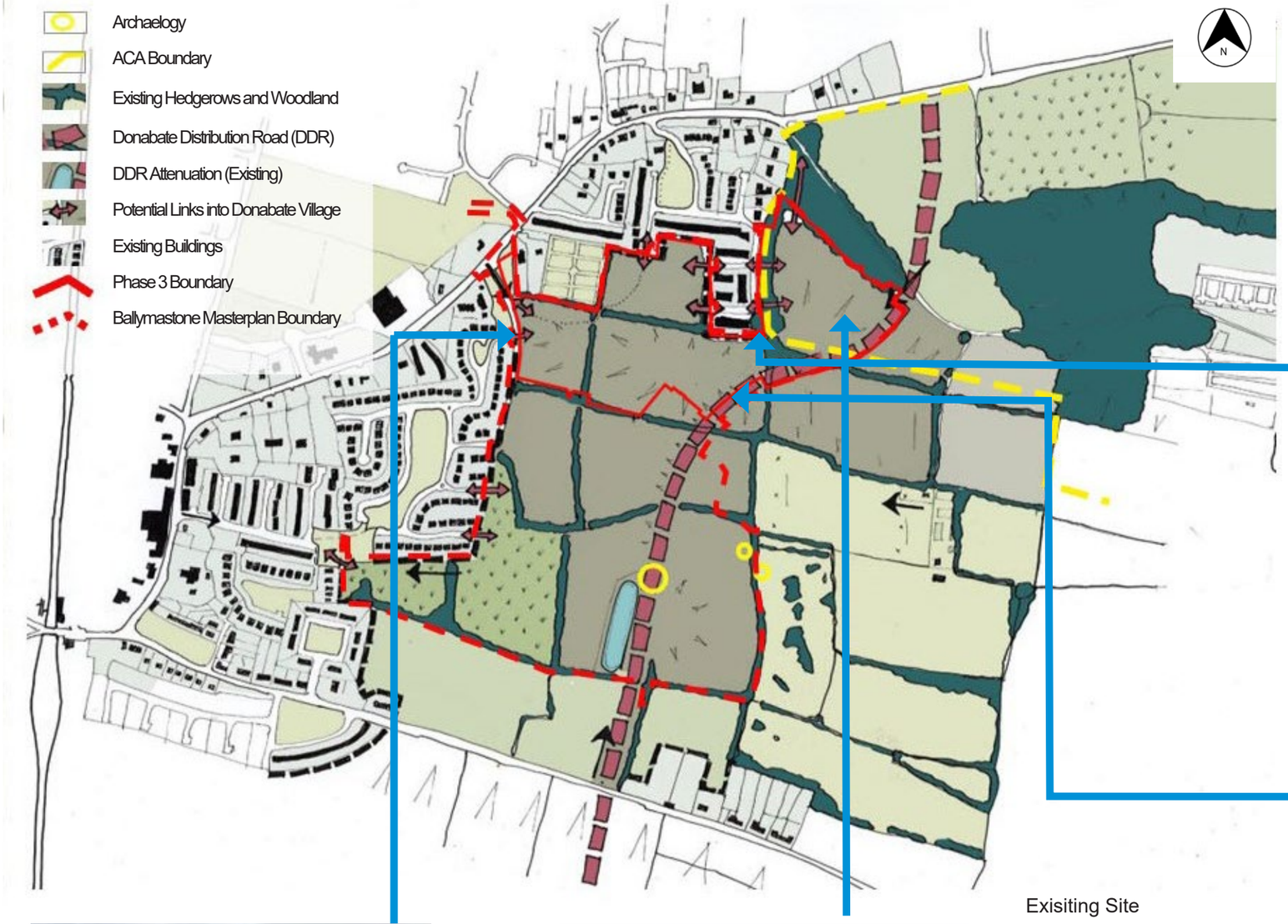
Refer to page 14 for open space calculations.

The 'Teen Zone', within the small park (SP05), has been revised to incorporate FCC parks comments (addition of informal play opportunities).

Refer to page 20 & 27 for details.



SITE CONTEXT





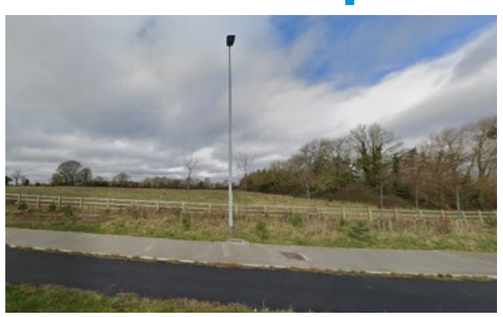
Mature tree group to north-west corner



View from new DDR



View from the Links along northern boundary with graveyard



View from DDR towards Northern wooded boundary

Exisiting Site

The existing site is characterized by dense hedgerows, a group of trees on the north/northwest interface of the graveyard and a woodland boundary on the north/northeast. The proposed Phase 3 development is bound on the south by the Phase 2 development which is currently under construction, a graveyard on the north/northwest, the Donabate Distributor Road on the east and by the Donabate village on the west.

Topographically the land appears relatively flat however there are gentle undulations across the site. With a built density of 433 dwellings and a creche, the public open space and communal amenity space landscape design delivers a permeable, active green grid that connects people to places.

DEVELOPMENT SUMMARY & LANDSCAPE DESIGN VISION

Development Description

The following description of the proposed development has been updated to include relevant revisions arising from the request for additional information:

In summary, the proposed development will consist of the construction of a residential development, which represents Phase 3 of the wider development of the Ballymastone Lands, ranging in height from 2- to 6-storeys, to accommodate 433 no. residential dwellings (including a mix of apartments, duplexes and houses), private amenity space, a crèche (c. 567sq.m), and a community space (c. 215sq.m).

The site will accommodate 323 no. car parking spaces in total (comprised of 296 no. residential spaces, 9 no. spaces for the crèche, 1 no. accessible EV space, 2 no. standard (ducted) accessible spaces, 5 no. standard EV spaces, and 10 no. standard (ducted) spaces), 1,472 total no. bicycle parking spaces, new pedestrian/ cycle links, road improvements, storage, services (including water, wastewater, electricity and telecommunications) and plant areas. Landscaping will include communal amenity areas, significant public open space (c. 17% of the overall site), and SuDS features.

Landscape Design Vision:

The landscape masterplan envisions to deliver a permeable, active green grid that connects people with p through the creation of four types of landscape: small parks, pocket parks, active corridors created around existing hedgerows and connecting green infrastructure.

As with Phase 1 & 2, Phase 3 will include:
- Preserved hedgerows along greenways and between housing developments
- Play, exercise and relaxation opportunities in open spaces
- New habitat connections
- Parks located a street away from homes

These open spaces will provide a range of opportunities to include public art, which will be agreed with FCC, in a similar fashion to Phase 1 & 2.

The development will create landscape links around Donabate Village, connecting and providing walking and cycling routes between the two demesnes at Newbridge and Portrane.

To the east of the Donabate distributor road, the Recreational and Sports Hub is being developed by FCC to service the wider Donabate area, providing access to grass and all weather pitches, athletics track, play and skateboard facilities for the population thus relieving the pressure on the site to allocate significant areas of land for Class 1 open Space activities.



Existing Turkey Oak to be retained on site

OVERALL LANDSCAPE MASTERPLAN



LEGEND

SOFT LANDSCAPE
- Public grass / Private grass
- Meadow Grass
- Shrub Planting
- Bulb Planting
- Rain Garden
- Formal Hedge Planting
- Native Hedgerow Planting
- Existing Hedgerow Management
- Woodland Planting
- Existing Woodland Management

TREES
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- Street Trees
- Verge Tree Planting
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- Existing Trees (Grouped)

ENGINEER'S
- Detention basin
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HARD LANDSCAPE
- Permeable PCC Unit Paving
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- Reinforced Grass
- Public footpath - In-situ concrete (refer to engineers drawings)
- Road (refer to engineers drawings)
- Coloured macadam to Homezons
- Shared cycle & pedestrian path (refer to engineers drawings)

FURNISHING
- Seating
- Bike stands
- Play equipment
- Outdoor fitness equipment
- Natural play equipment
- Bin/Bike Stores

MISC
- Ballymastone Masterplan Boundary
- Phase 3 Core Area

LANDSCAPE MASTERPLAN LAYOUT - PHASE 3



LEGEND

SOFT LANDSCAPE
- Public grass / Private grass
- Meadow Grass
- Shrub Planting
- Bulb Planting
- Rain Garden
- Formal Hedge Planting
- Native Hedgerow Planting
- Existing Hedgerow Management
- Woodland Planting
- Existing Woodland Management

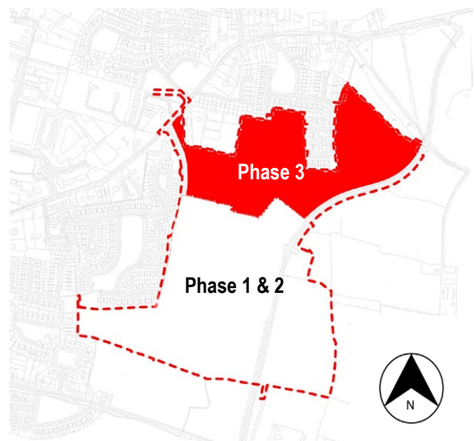
HARD LANDSCAPE
- Permeable PCC Unit Paving
- PCC setts paving
- In-Situ Concrete path to Backgardens
- Buff Tarmac Path
- Cellweb Path
- Play Area/ Safety surface
- Reinforced Grass
- Public footpath - In-situ concrete (refer to engineers drawings)
- Road (refer to engineers drawings)
- Coloured macadam to Homezons
- Shared cycle & pedestrian path (refer to engineers drawings)

TREES
- Proposed Parkland and Feature trees
- Street Trees
- Verge Tree Planting
- Specimen shrubs
- Existing Trees (Individual)
- Existing Trees (Grouped)

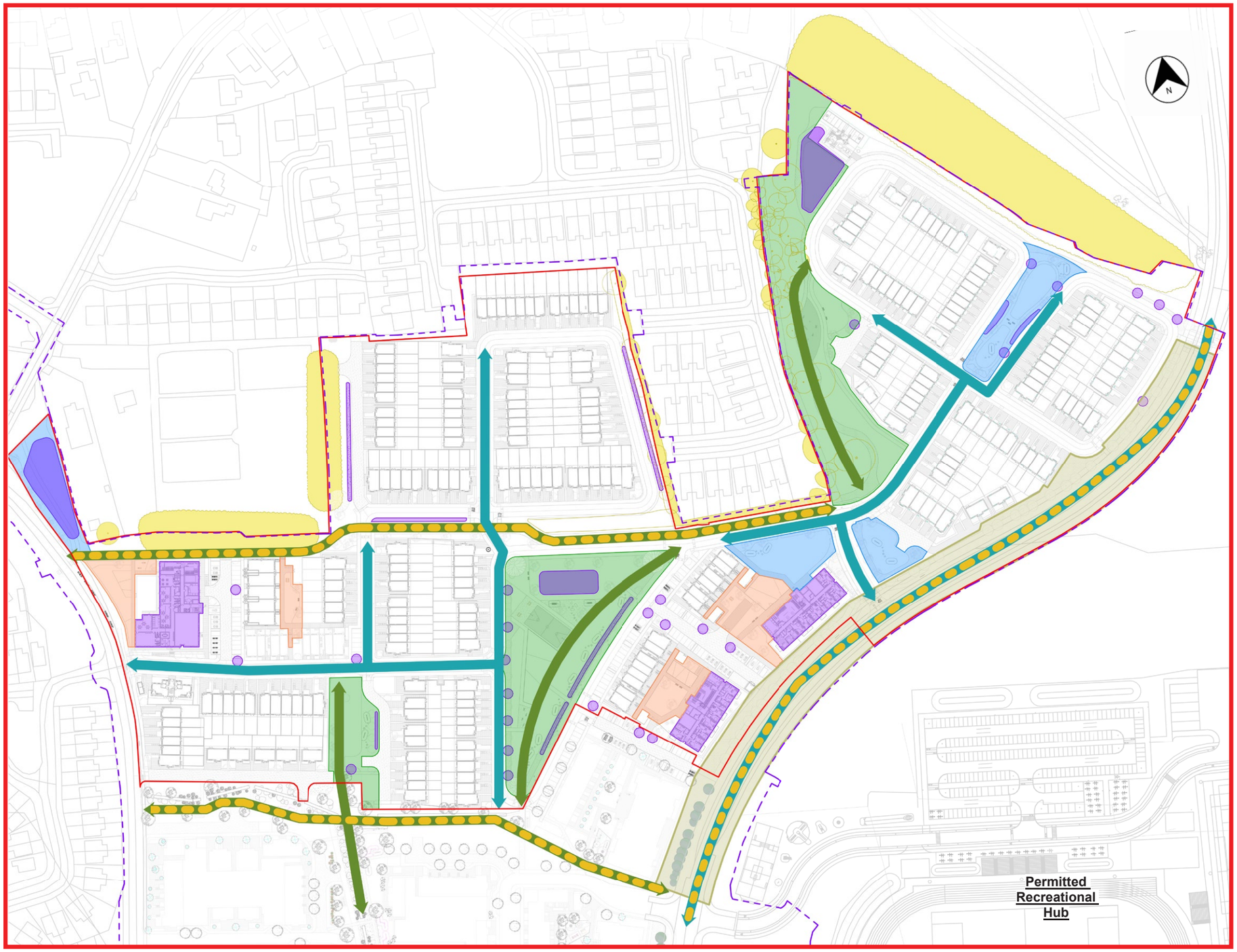
FURNISHING
- Seating
- Bike stands
- Play equipment
- Outdoor fitness equipment
- Natural play equipment
- Bin/Bike Stores

MISC
- Ballymastone Masterplan Boundary
- Phase 3 Core Area

ENGINEER'S
- Detention basin
- Public Lighting
- 7M Lighting Radius
- ESB



GREEN INFRASTRUCTURE STRATEGY

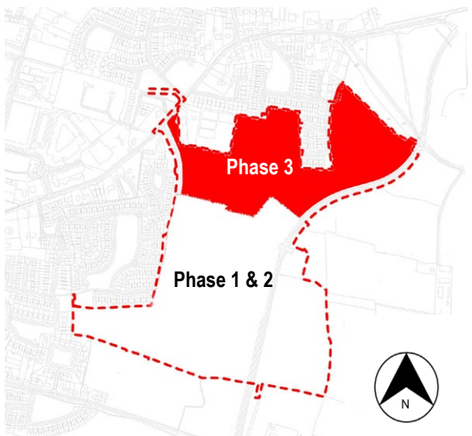


LEGEND

- Principle Network of Green Streets
- Principle Pedestrian links through Public Open Spaces
- Cycle Path
- Existing Tree Groups & Hedgerows
- SUDs Features
- Proposed Pocket Parks
- Proposed Small Parks
- Proposed Communal Amenity Spaces
- Semi-naturalised Verge
- Ballymastone Masterplan Boundary
- Phase 3 Core Area

The Phase 3 Green Infrastructure strategy continues on from the Green Infrastructure strategies of Phase 1 and Phase 2 (permitted under planning REF:LRD0039/S3 & REF:LRD0008/S3).

Refer to the Civils Engineers documentation for details on SUDS, roads, and road safety.

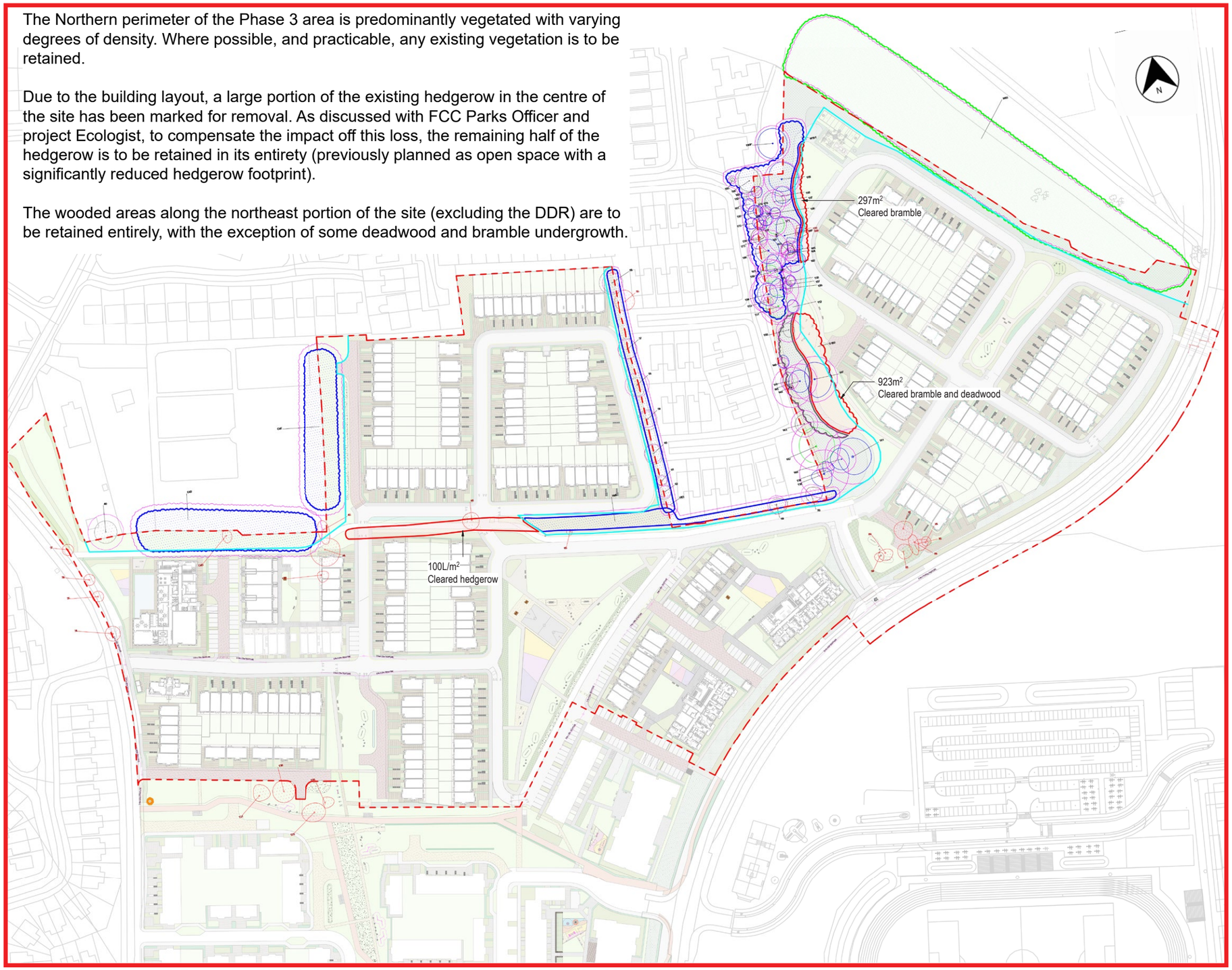


VEGETATION RETENTION & REMOVAL STRATEGY

The Northern perimeter of the Phase 3 area is predominantly vegetated with varying degrees of density. Where possible, and practicable, any existing vegetation is to be retained.

Due to the building layout, a large portion of the existing hedgerow in the centre of the site has been marked for removal. As discussed with FCC Parks Officer and project Ecologist, to compensate the impact off this loss, the remaining half of the hedgerow is to be retained in its entirety (previously planned as open space with a significantly reduced hedgerow footprint).

The wooded areas along the northeast portion of the site (excluding the DDR) are to be retained entirely, with the exception of some deadwood and bramble undergrowth.



LEGEND

TREES RETAINED

- Existing Trees **Category A**
- Existing Trees **Category B**
- Existing Trees **Category C**
- Existing Tree Groups & Hedgerows **Category A**
- Existing Tree Groups & Hedgerows **Category B**
- Existing Tree Groups & Hedgerows **Category B**
- Root protection areas (existing hedges /trees retained)
- No Dig Vegetation Protection
  Alignment is indicative.
  Final alignment to be confirmed with Landscape Architect and Arborist on-site.
  Where no-dig fence line encroaches the root protection areas, minimal-impact excavation is required and is to be specified by Arborist.

VEGETATION REMOVED

- Existing Trees Removed
- Existing Tree Groups & Hedgerows Removed
- Phase 3 Core Area

Note:

In total, there is 100 linear metres of existing hedgerow proposed to be removed and, there is 537 linear metres of new hedgerow proposed to be planted (refer to pg 18). This is a 437 linear metre net increase of hedgerow length over the site.

In total, there is 1220 m2 of bramble and deadwood to be removed.

Refer to ‘Tree Impact & Protection Plan Ballymastone Phase 3 LR Stage 4 25-635-03_final’ for detailed Arborist drawing

PUBLIC, COMMUNAL OPEN SPACE, & SUDS STRATEGY

The Phase 3 open space strategy seeks to create :

- Small Parks: 2 small parks with equipped play facilities and other opportunities for recreation/ relaxation and, a portion of a small park (SP04) with it's larger portion within the Phase 2 development also provides opportunities for play.
- Pocket Parks: 4 pocket parks provide an opportunity to play a street away linking together new and existing villages through linear, multi functional landscapes for cycling, walking, play, ecology and sustainable drainage.
- A series of additional walks, routes and loops around existing and proposed woodlands providing access to nature.
- New cycle routes for safe places to ride east-west and north-south.
- Integrated swales into green infrastructure responding positively to topography.
- A tree hierarchy to make legible streets.



LEGEND

- Communal Open Spaces (C)
- Pocket Parks (PP)
- Small Parks (SP)
- SUDs Features
- Phase 3 Core Area

Communal Open Spaces (CAS)	
CODE	AREA
C05	411.5 m²
C06	780.3 m²
C07	1122.3 m²
C04	725.8 m²
Total Area	3039.8 m²

Small Parks (SP)	
CODE	AREA
SP05	6252.1 m²
SP06	6746.3 m²
SP04 (PH3)	1443.1 m²
	14441.5 m²

Pocket Parks (PP)	
CODE	AREA
PP06	701.2 m²
PP07	1476.5 m²
PP08	1109.7 m²
PP09	1358.2 m²
Total Area	4645.7 m²

SUDs Features	
FEATURE TYPE	AREA
Detention Basins (DB)	1765.9 m²
Rain Gardens (RG)	134.1 m²
Swales (SW)	469.3 m²
Total Area	2369.3 m²

Total SUDs features occupy **10,93%** of the available open space (including accessible detention basins)

SUDs features occupy **1.68%** of the available open space (excluding accessible detention basins)

Minimum Public Open Space requirement is 15% of the net site area.

Phase 3 net site area = **11.28Ha**

15% of 11.28Ha (Phase 3 net site area) = **1.69Ha**
Total public open space provided = **1.91Ha (17% of net site area)**

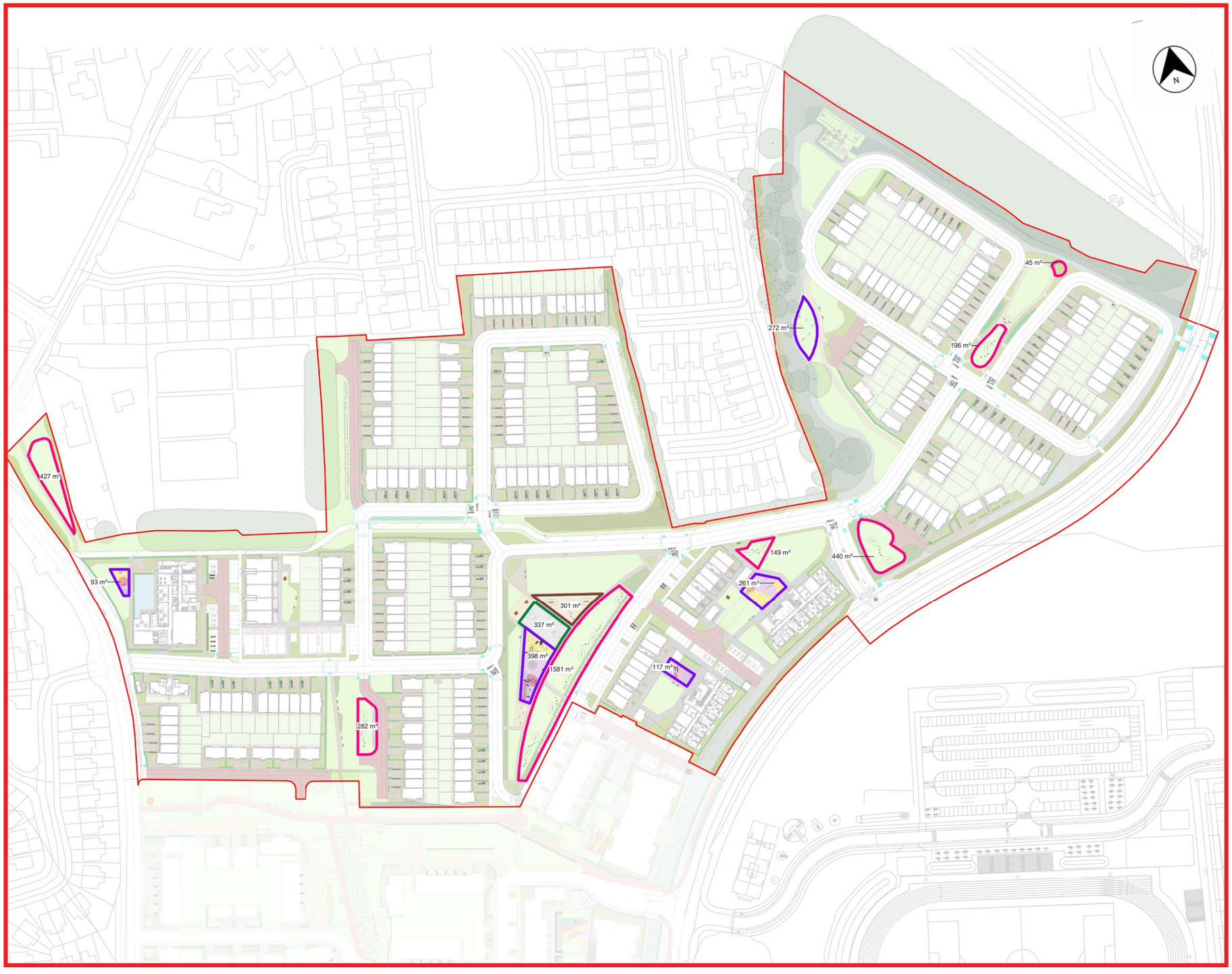
FCC Development Plan objective DMS051 requires *"a minimum public open space provision of 2.5 hectares per 1000 population…"*

2.373ha of open space is required in total
(75% Class 1 / 25% Class 2)

Class 1 open space required = **1.77ha**
Total Provided = **0.0ha**

Class 2 open space required = **0.6ha**
Total Provided = **1.91ha**

PLAY STRATEGY



LEGEND

- Local Equipped Area of Play (LEAP)
- Local Area of Play (LAP)
- MUGA
- Teen Zone
- Phase 3 Core Area

Local Equipped Area of Play (LEAP)	
LEAP Areas In	AREA
Communal Open Spaces (C)	470.7 m²
Small Parks (SP)	670.3 m²
Total Area	1141 m²

Local Area of Play (LAP)	
LAP Areas In	AREA
Pocket Parks (PP)	1256.4 m²
Small Parks (SP)	1863.3 m²
Total Area	3119.7 m²

Additional Play Provision within Small Parks (SP)	
CODE	AREA
MUGA	336.6 m²
Teen Zone	300.9 m²
Total Area	637.5 m²

The play strategy aims to provide a diverse range of play opportunities throughout the development's open spaces, this includes dedicated play spaces for different ages and abilities.

The different types of dedicated play in phase 3 are as follows:

- Local Equipped Area of Play (LEAP)
- Local Area of Play (LAP)
- Multi-Use Games Area (MUGA)
- Teen Zone

LEAP areas have been provided in every larger public space (Small Parks), and in 3 of the 4 Communal Open Spaces.

LAP areas have been provided in every Pocket Park, these are typically in the form of natural play elements, boulders, steps and, balance logs, and dedicated kick about areas.

The central open space also provides the MUGA ball court and Teen Zones.

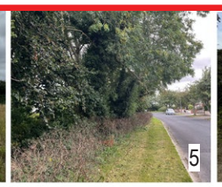
BOUNDARY TREATMENT STRATEGY















EXISTING VEGETATED BOUNDARIES



LEGEND

- Blockwork wall with Brick Piers 2000m high
- Brickwork wall to Public Open Space 2000m high
- Concrete Block wall with Concrete Capping 2000m high
- Timber Panel and Concrete Post Fence 1800mm high
- Playground Railing - Steel railings with gate
- Knee Rail
- Palisade Fence 2400mm high
- Estate Railing 1100mm high
- Steel Railing 1500mm high
- Timber Post and Wire Fence 1200mm high
- Privacy Hedge
- Proposed Native Hedgerow = 537lm
- Access Gate to Backgardens
- Phase 3 Core Area


Blockwork wall with Brick Piers - Facing public realm


Brickwork wall - Facing public open space


Concrete Block wall with Concrete Capping


Timber Panel and Concrete Post Fence


Playground Railing - Steel railings with gate


Palisade Fence - Security fence for pump station


Estate Railing


Privacy Hedge


Access Gate to Backgardens


Steel Railing - For communal open spaces


Knee Rail


Timber Post and Wire Fence to Existing Hedgerow

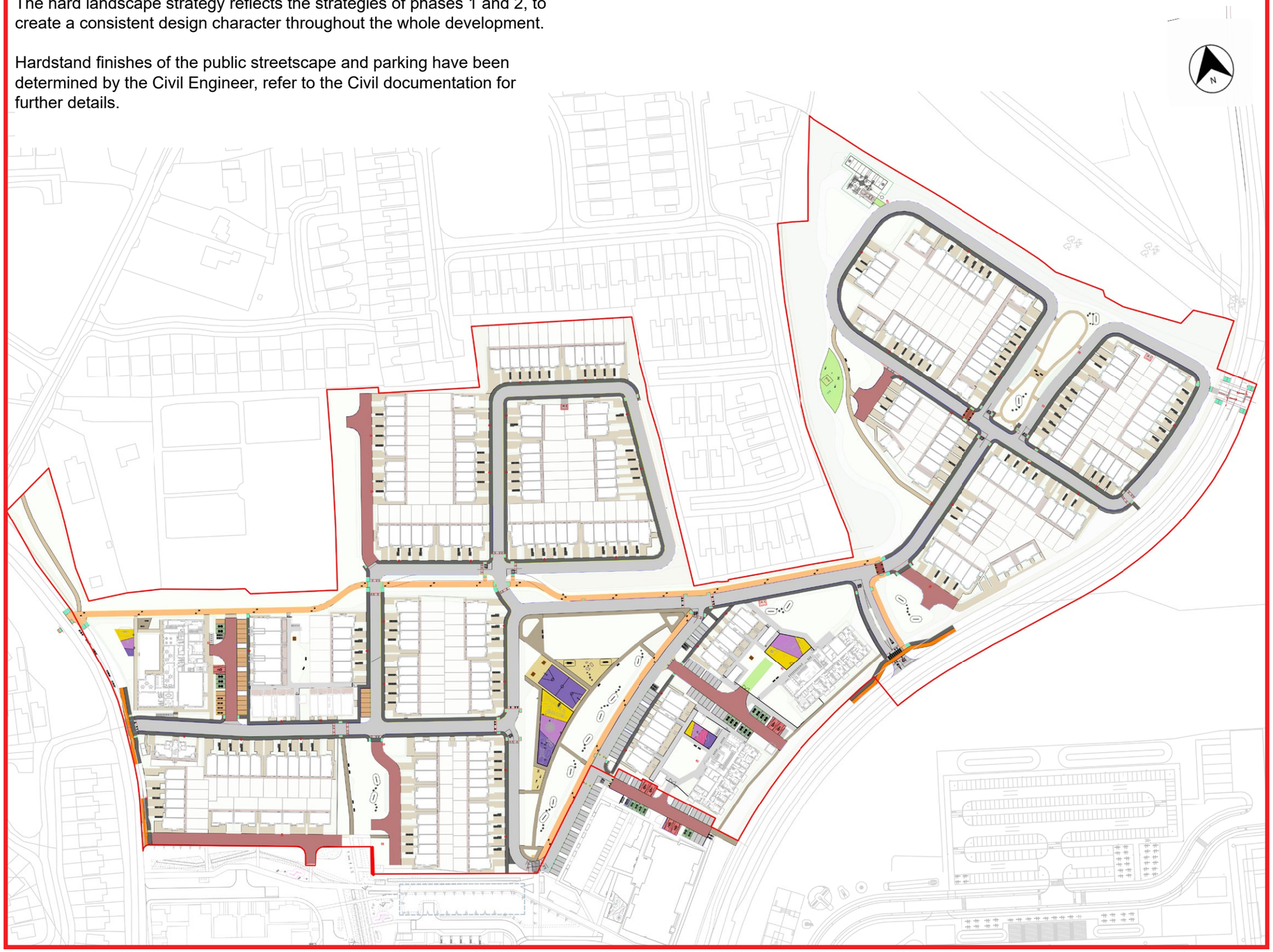
The boundary treatment strategy reflects the strategies of phases 1 and 2, to create a consistent design character throughout the whole development.

The boundary treatments unique to phase 3 are along the northern boundaries to the existing residential properties and areas of existing woodland.

PROPOSED HARD LANDSCAPE STRATEGY

The hard landscape strategy reflects the strategies of phases 1 and 2, to create a consistent design character throughout the whole development.

Hardstand finishes of the public streetscape and parking have been determined by the Civil Engineer, refer to the Civil documentation for further details.



LEGEND

HARD LANDSCAPE

- Permeable PCC Unit Paving
  - PCC porous block paving
  e.g. Kilsaran Newgrange ClimaPave (3 size mix)
- PCC setts paving
  PCC setts laid in mortar (m²) e.g. Kilsaran Newgrange Sett
- In-Situ Concrete path to Backgardens
  Brushed finish
  e.g. Kilsaran poured footpath concrete
- Buff Tarmac Path
- Cellweb Path
  Unbound gravel paving, buff colour
  e.g. Ballylusk gravel/dust with geocell stabilising matting.
- Play Area/ Safety surface
  Coloured rubber wetpour play surface to ISEN 116/177 and woodchip or natural play park to FCC requirements
- Reinforced Grass
- Public footpath - In-situ concrete (refer to Civil engineers drawings)
- Road (refer to Civil engineers drawings)
- Coloured macadam to Homezones (refer to Civil engineers drawings)
- Shared cycle & pedestrian path (refer to Civil engineers drawings)

FURNISHING

- Seating
- Bike stands
- Play equipment
- Outdoor fitness equipment
- Natural play equipment
- Teen Zone Area
- Pedestrian gate & Railing
- Bin/Bike Stores

ENGINEER'S

- Public Lighting
- ESB

Phase 3 Core Area

PROPOSED SOFT LANDSCAPE STRATEGY

The soft landscape strategy reflects the strategies of phases 1 and 2, to create a consistent natural character throughout the whole development.

The public spaces consist of open lawn spaces, meadow grass / bulb buffers and, robust amenity shrub planting. Consideration to maintenance has been given to the layout and widths of these areas.

The private spaces consist or rear lawn areas, ornamental shrub planting and, privacy hedges between front curtilages and boundaries to public space.

Refer to the following page for the tree planting strategy.



LEGEND

TREES

For indicative tree species and programme, refer to '19164-2-3172-Tree Planting Strategy'

Street Trees

Small trees / Specimen shrubs

Proposed Parkland, Open Spaces and Feature trees

Verge Tree Planting

SOFT LANDSCAPE - INDICATIVE SPECIES LIST

Note: **N** = Native **PF** = Pollinator friendly **N/PF** = Both

Amenity grass / Private grass

Grassed Swale

Grassland - Long grass, mown infrequently

Rain Garden

Low-Medium height shrubs/plants. Max height 60-150mm. 2L min. pot size and planted at 5/m²

Ajuga reptans 10%	N/PF	*Filipendula vulgaris* 15%	PF
Astilbe vars 10%	PF	*Iris pseudacorus* 10%	N/PF
Campanula glomerata 10%	PF	*Iris sibirica* 10%	PF
Deschampsia cespitosa 10%	N/PF	*Lythrum salicaria* 10%	N/PF
Eupatorium cannabinum 10%	N/PF		

Bulb Planting

Bulbs to be planted in small groups of similar species with between 15 and 35 bulbs in each group. Bulbs planted at 16/m².

Allium hollandicum 'Purple Sensation' 20%	PF	*Narcissus pseudonarcissus* 20%	N/PF
Hyacinthoides non-scripta 20%	N/PF	*Tulipa* 'Paul Scherer' 20%	
Muscari latifolium 20%	PF		

Shrub Planting

Low height ornamental shrubs/plants -max. ht. 40-150cm, 2L min. pot size and planted at 4/m2

Ajuga reptans va	N/PF	*Miscanthus* spp.		*Cornus sanguinea* 5%	N/PF
Aster novi-belgii	PF	*Picea abies procumbens*		*Crataegus monogyna* 10%	N/PF
Berberis 'Amstelveen'	PF	*Pinus mugo* 'Mops'		*Ilex aquifolium* 5%	N/PF
Carex sp.	N	*Potentilla* spp.	PF	*Ligustrum vulgare* 5%	N/PF
Ceanothus 'Blue Mound'	PF	*Rosa* 'Rhapsody Blue'	PF	*Prunus spinosa*	N/PF
Ceanothus 'Glorie de Versailles'	PF	*Rosa* 'Tananaistrua'	PF	Rosa canina - 5%	N/PF
Centaurea montana	PF	*Rosa* 'Noaschnee'	PF	Viburnum opulus - 10%	N/PF
Erica spp.	PF	*Rudbeckia* 'Goldstrum'	PF		
Geranium m. 'Czakor'	PF	*Spirea japonica* 'Firelight	PF		
Hedera helix 'Hibernica'	N/PF	*Santolina cham.* 'Nana'	PF		
Lavandula angustifolia 'Blue Cushion'	PF	*Sarcococca* spp.	PF		
		Stipa spp			

High Woodland Planting (Including Infill Planting)

Trees - fthd trees 2.1 - 2.5m ht. - min 3m. ctrs

Shrubs - 60-90cm ht., in random groups of 5-15 no at 2-4m/sq.m

Alnus incana 20%	N	*Cornus sanguinea* 5%	N/PF	*Prunus avium* 10%	N/PF
Betula pendula 20%	N/PF	*Corylus avellana* 15%	N/PF	*Prunus spinosa* 10%	N/PF
Quercus petrea 20%	N/PF	*Crataegus monogyna* 15%	N/PF	*Salix cinerea* 10%	N/PF
Sorbus aucuparia 20%	N/PF	*Ilex aquifolium* 10%	N/PF	*Viburnum opulus* 10%	N/PF
Sorbus aria 20%	N	*Ligustrum vulgare* 10%	N/PF		

Formal Hedge Planting

Planted in single species lengths of hedge varied randomly across site. 60-90cm at 3/lin.m

Fagus sylvatica	N/PF	*Elaeagnus x ebbingei*	PF
Prunus lusitanica	PF	*Ilex aquifolium Alaska*	PF

Native Hedgerow Planting (Including Infill Planting)

Trees - feathered trees 2.1 - 2.5m ht. - min 3m. ctrs

Alnus incana 20%	N	*Malus sylvestris* 10%	N/PF
Betula pubescens 20%	N/PF	*Quercus petrea* 20%	N/PF
Fagus syvatica 15%	N/PF	*Sorbus aria* 15%	N

Phase 3 Core Area

Tree Pit

PROPOSED TREE STRATEGY

The site trees strategy breaks down the tree planting types into 4 categories.

Street Trees – Medium sized species to be planted along private frontages with adequate planting space and edges of open spaces.

Parkland Trees – Large tree species to be planted withing open spaces with ample space. These will be feature trees.

Small Trees / Specimen Shrubs – Small tree / shrub species to be planting in private frontages with limited planting space and/or within the 7m setback from public lighting fixtures.

Verge Trees – Medium to large trees to be planted in natural formation along the DDR. These are a continuation of the naturalised verge planting type of Phases 1 and 2.



LEGEND

INDICATIVE TREE SPECIES LIST

Note: **N** = Native **PF** = Pollinator friendly **N/PF** = Both

Street Trees (140 no.)

PF	*Corylus colurna*	16-18cm gth, 4.5m ht. R/B 2m clear stem
N/PF	*Betula pendula*	16-18cm gth, 4.5m ht. R/B 2m clear stem
N/PF	*Betula pubescens*	16-18cm gth, 4.5m ht. R/B 2m clear stem
PF	*Amelanchier canadensis*	14-16cm gth, 4.5m ht. R/B
N/PF	*Acer campestre* 'Streetwise'	16-18cm gth, 4.5m ht. R/B 2m clear stem

Parkland Trees (65 no.)

PF	*Tilia cordata* 'Greenspire'	16-18cm gth, 4.5m ht. R/B 2m clear stem
	Pinus radiata	20-25cm gth, 5m ht. R/B 2m clear stem
PF	*Pyrus calleryana* 'Chanticleer'	14-16cm gth, 4.5m ht. R/B
N/PF	*Crataegus monogyna*	14-16cm gth, 4.5m ht. R/B
	Liquidambar styraciflua Slender Silhouette'	20-25 cm.g, 5m+ h., 2 m clear stem. RB
PF	*Pyrus calleryana* 'Chanticleer'	20-25cm gth, 5m ht. R/B 2m clear stem
PF	*Ulmus* 'Lobel'	20-25cm gth, 5m ht. R/B 2m clear stem
PF	*Prunus avium* 'Plena'	20-25cm gth, 5m ht. R/B 2m clear stem
PF	*Castanea sativa*	20-25cm gth, 5m ht. R/B 2m clear stem
N/PF	*Quercus petraea*	20-25cm gth, 5m ht. R/B 2m clear stem

Small Trees/ Specimen Shrubs (113 no.)

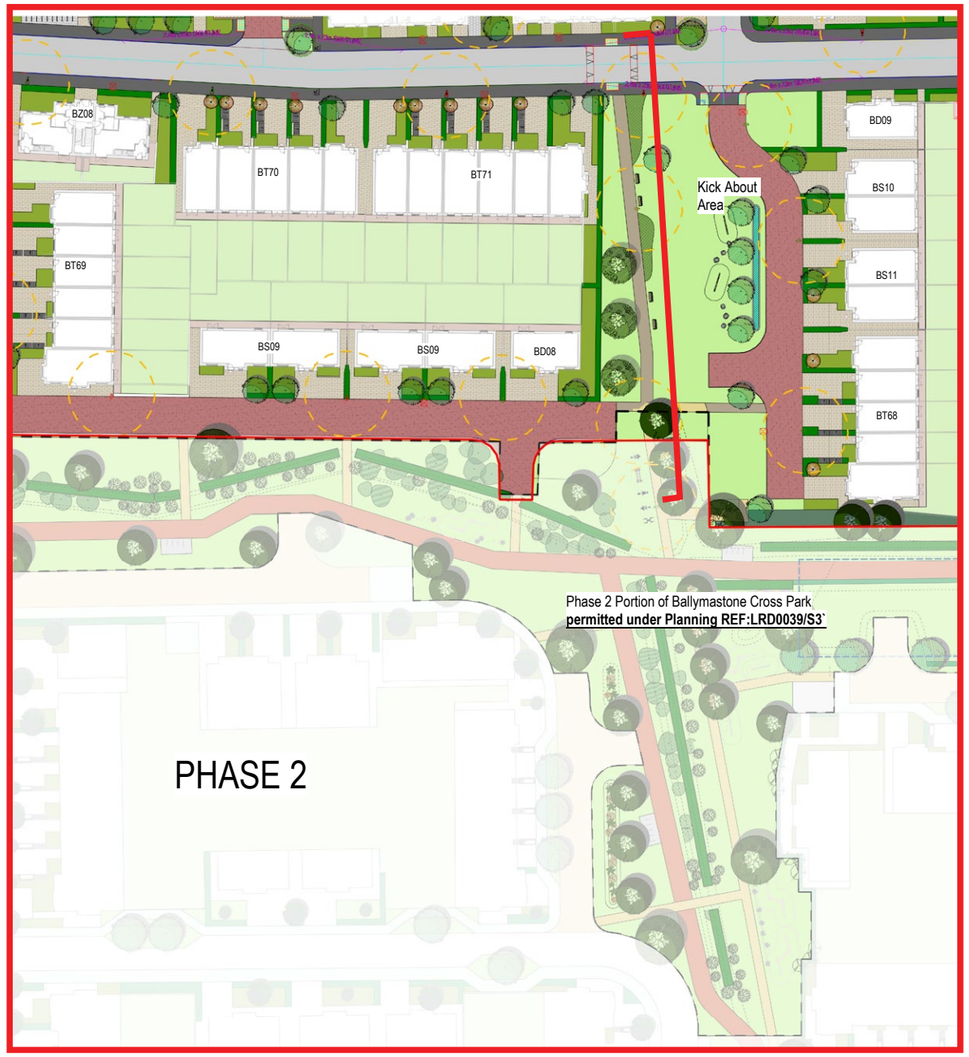
PF	*Acer palmatum* "Osakazuki"	2.5 - 3.0M ht (Multi-stem)
PF	*Amelanchier lamarckii*	2.5 - 3.0m ht
PF	*Cotinus coggygria*	2.5 - 3.0M ht (Multi-stem)
N/PF	*Crataegus monogyna*	12-14cm gth, 3-4m HT
N/PF	*Euonymus europaeus*	2.5 - 3.0M ht (Multi-stem)
PF	*Malus X floribunda*	12 - 14cm gth, 3-4m HT
PF	*Magnolia stellata*	2.5 - 3.0M ht (Multi-stem)
PF	*Magnolia X Soulangeana*	2.5 - 3.0M ht (Multi-stem)
PF	*Syringa meyeri "Palibin"*	2.5 - 3.0M ht (Multi-stem)
PF	*Rhus typhina*	2.5 - 3.0m ht
N/PF	*Viburnum opulus*	2.5 - 3.0M ht (Multi-stem)
PF	*Viburnum tinus* "Eve Price"	2.5 - 3.0M ht (Multi-stem)

Verge Trees (36 no.)

PF	*Tilia cordata* 'Greenspire'	16-18cm gth, 4.5m ht. R/B 2m clear stem
N/PF	*Prunus avium*	20-25cm gth, 5m ht. R/B 2m clear stem
PF	*Ulmus* 'Lobel'	20-25cm gth, 5m ht. R/B 2m clear stem
PF	*Quercus ilex*	20-25cm gth, 5m ht. R/B 2m clear stem

Public Lighting 7m Light Radius

SMALL PARKS



Ballymastone Cross Park – SP04 - 1443 m² (Left)

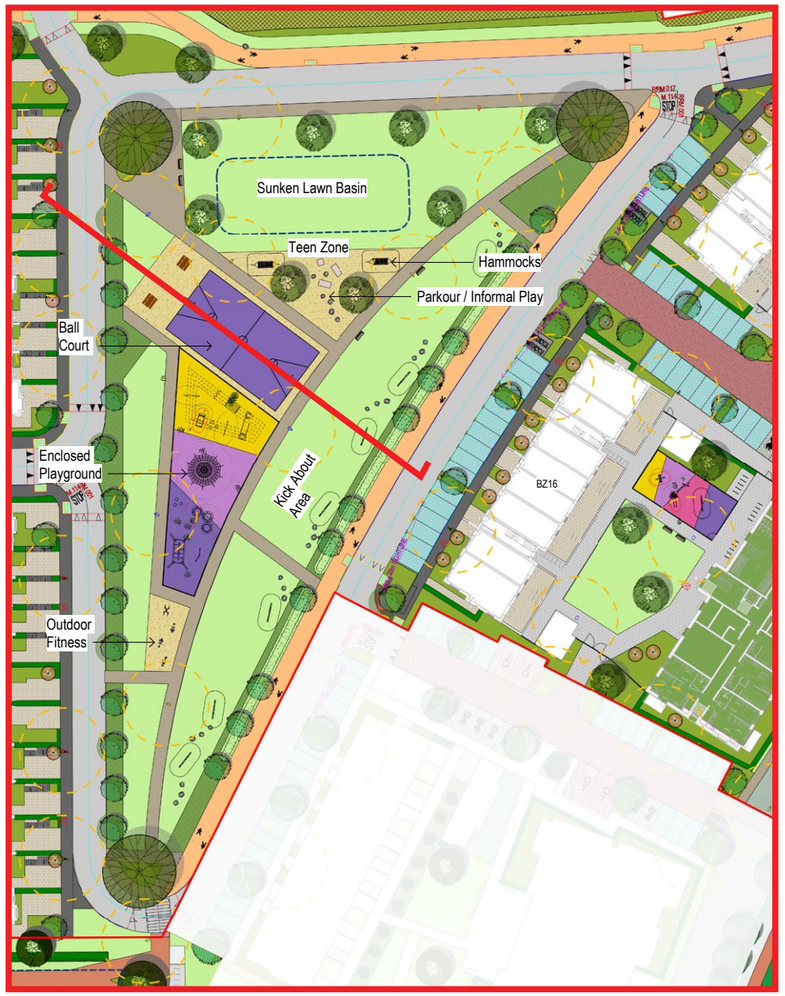
Ballymastone Cross is located at a distinctive hedgerow junction. Overlooked from all angles, the park will provide a popular route for people travelling between Donabate Village and the proposed educational and sports hub to the east. The design allows movement through the hedgerows, which will be cut back and managed.

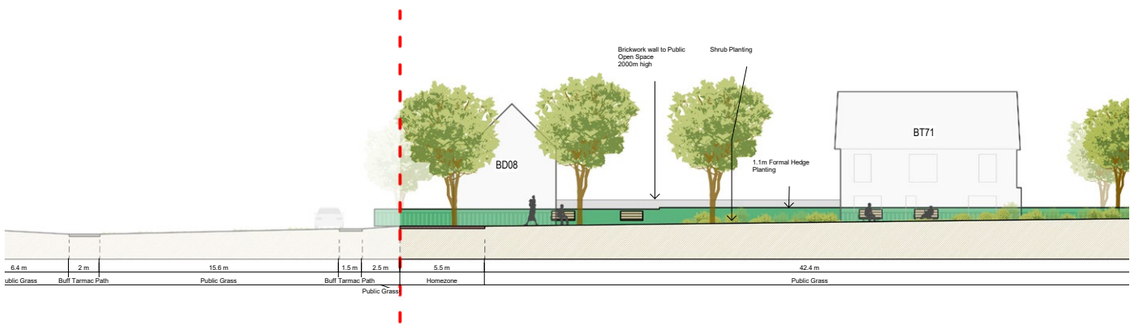
The majority of the park lies within Phase 2 of the overall project, however the northern portion lies within phase 3 and continues the same design intent.

Ballalease Park – SP05 - 6252 m² (Right)

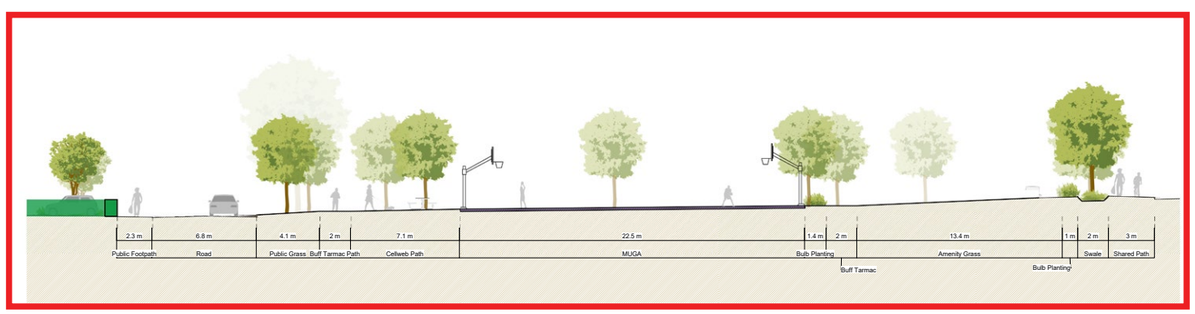
Ballalease Park is located is a central position within the village on what will be a busy route between Donabate Village and the proposed educational and sports hub. The park's strong geometry guides people through it and creates identity. Overlooked by duplexes to the east and houses to the west, this park will accommodate several uses and subtle changes in character.







SP04 Section



SP05 Section

SMALL PARKS



Ballalease Woods Park - SP06 - 6746 m²

Ballalease Woods takes advantage of the established woodland to provide an attractive woodland surrounded park. The park provides sheltered pockets of open space along the wooded edge, including an equipped outdoor fitness area and a sunken kick about area.

Existing Woodland

The existing woodland and large trees (including undergrowth) are to be retained and protected. Along the property boundary with Priory Wood, infill hedgerow planting will create a dense hedgerow, preventing access into the woodland. Along the internal edge of the park, strips of meadow grass will act as a buffer / deterrent to accessing the bramble undergrowth of the vegetation edge.
As agreed on site with FCC senior parks officer, the existing vegetation has been included in the open space extent due to its public amenity value as a high value ecological habitat.

Potential Connection

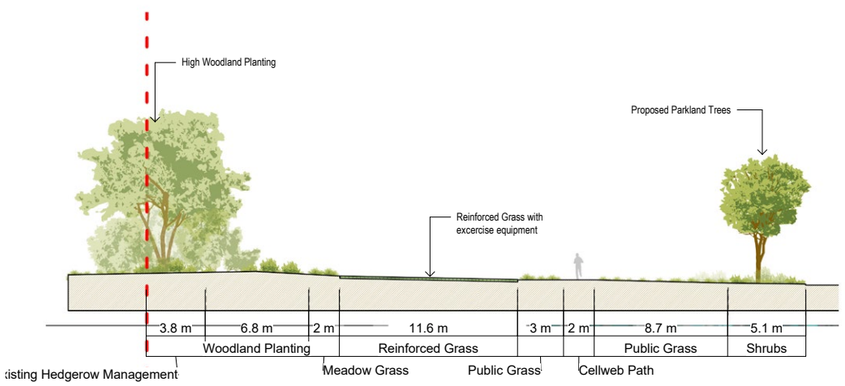
During the site visit with FCC parks and the project Ecologist, there was a less dense portion of the undergrowth between the open space and Priory Wood that was deemed suitable as a future pedestrian connection if required.



Existing woodland along northern end of park



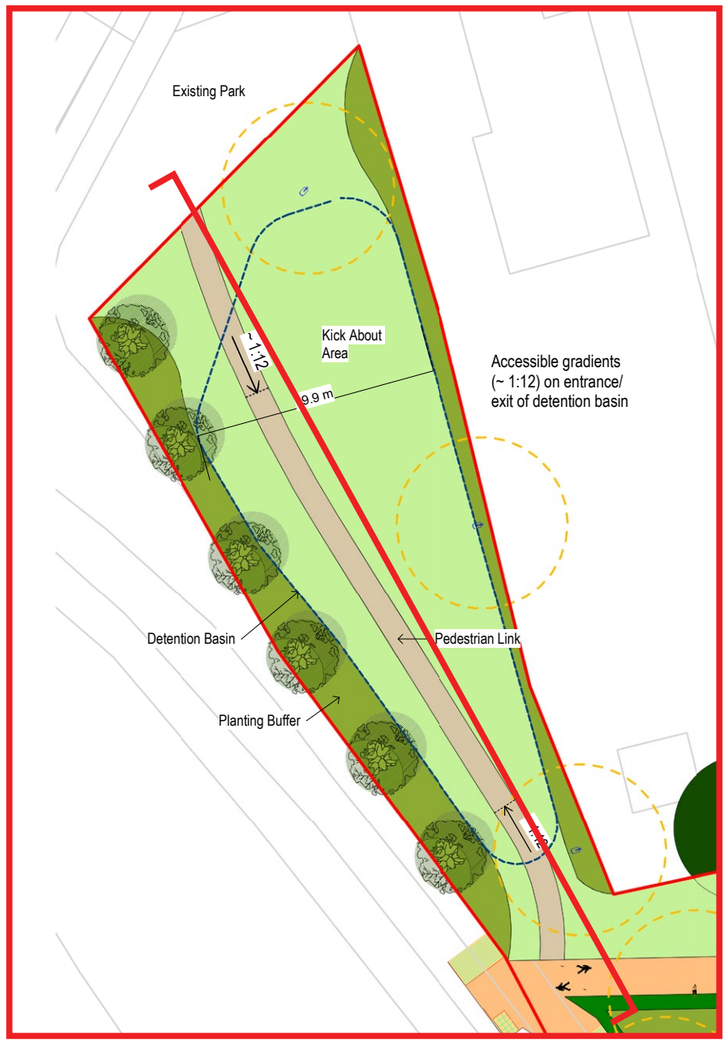
View of large Turkey Oak at southern end of park



SP06 Section



POCKET PARKS

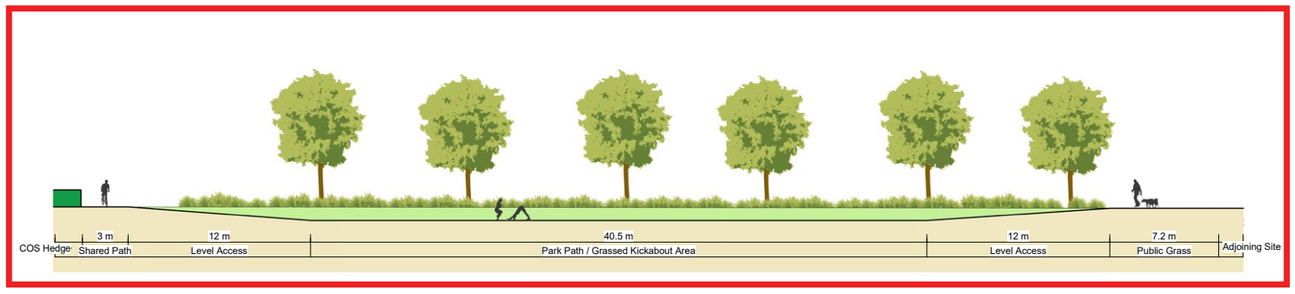


PP09 - 1358 m²

This pocket park, to the west of the site, along 'The Links', occupies an portion of existing open space that is currently mown grass. The park will incorporate the detention basin required within the space by providing accessible slopes into the invert level, maintaining it as a usable kick-about area.

To improve visual amenity, street trees and shrub planting will be installed along the footpath / road edge of the site. The northern edge of the pocket park will tie into the existing grass kickabout area (outside of the development boundary).





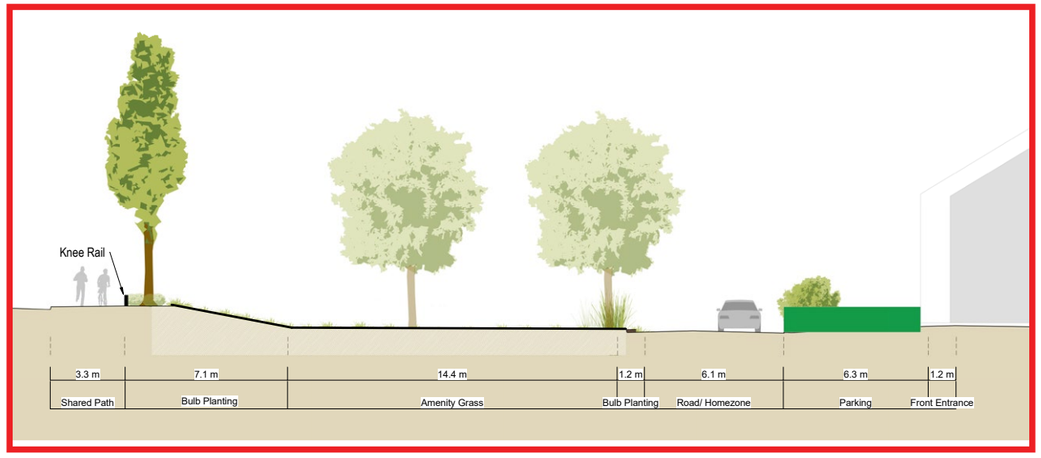
PP09 Section





PP06 - 701 m²

This pocket park is accessed by the shared cycle coming from the DDR to the southeast and the homezone along the north. It is planted on all edges with a knee rail along the road edges, creating a secure enclosed space for play. The space will also serve as a transition area between the higher levels of the DDR access road and the lower levels of the homezone.



PP06 Section

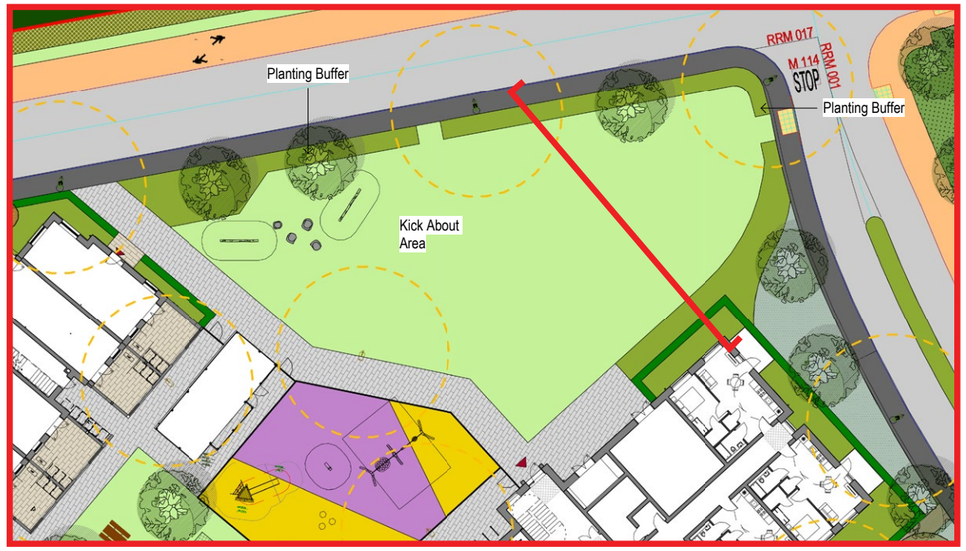
POCKET PARKS



PP07 - 1476 m²

This pocket park is defined by the two residential access roads to the east and west, and stops at the woods along the northern boundary. The park provides natural play fixtures at the northern and southern ends, with generous kickabout space between them. The park has ample passive surveillance along both east and west edges.

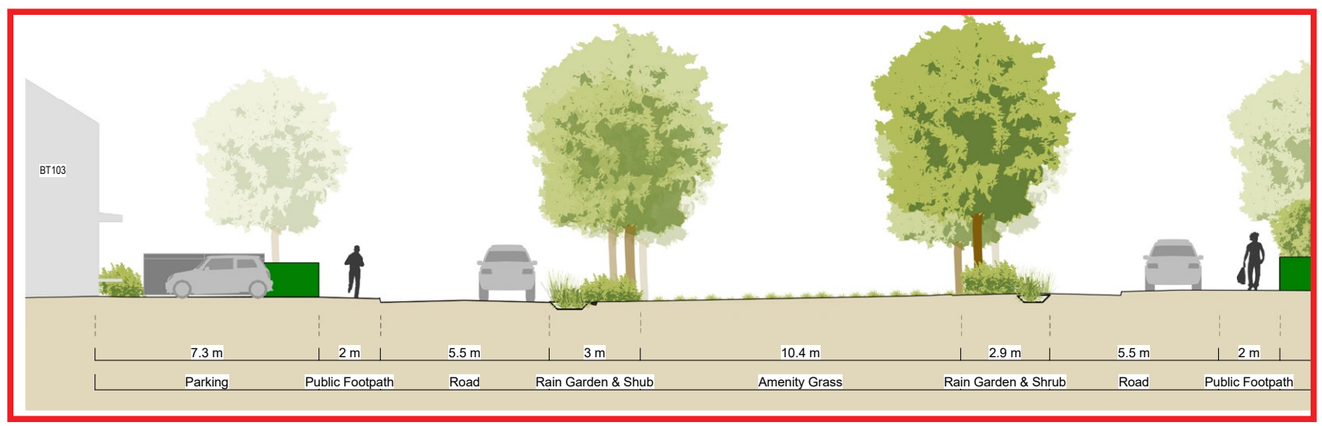




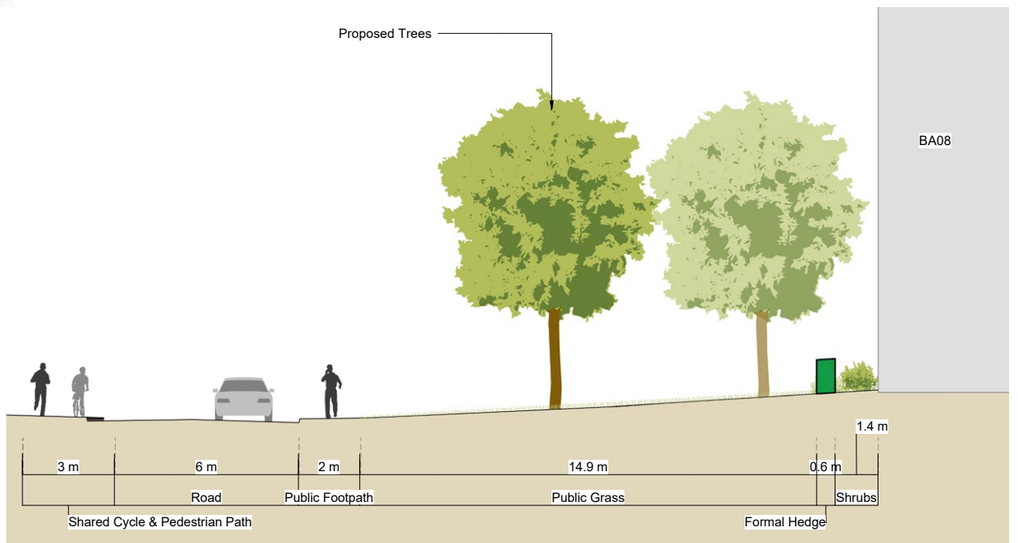
PP08 - 1109 m²

This Pocket Park offers a sizable open kickabout space, lined with parkland trees. There is a >2m planted privacy buffer between the space and the apartment frontages.

The perimeter of the park along the street has an amenity planting buffer with a knee rail, to add a sense of security to the space.



PP07 Section



PP08 Section

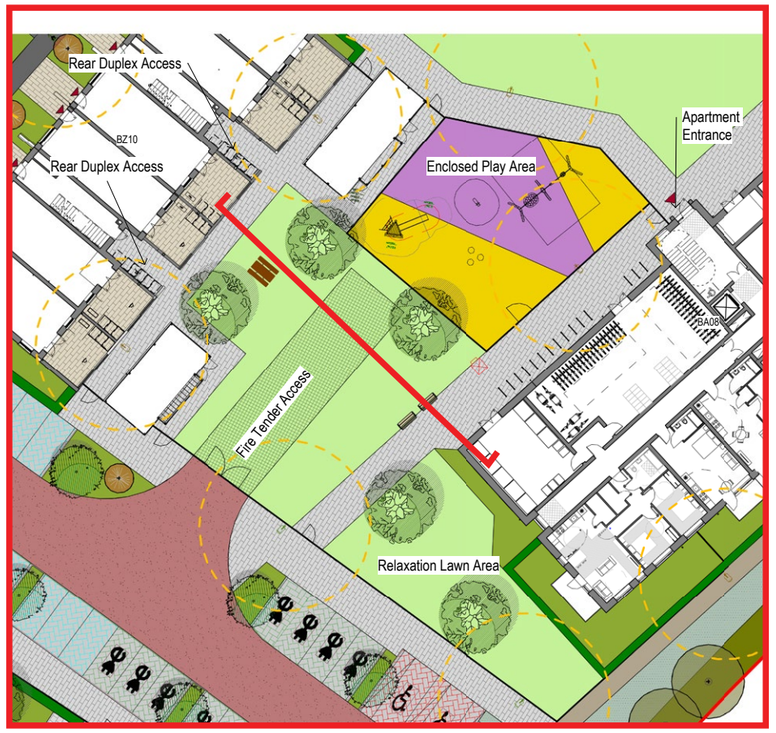
COMMUNAL AMENITY SPACE

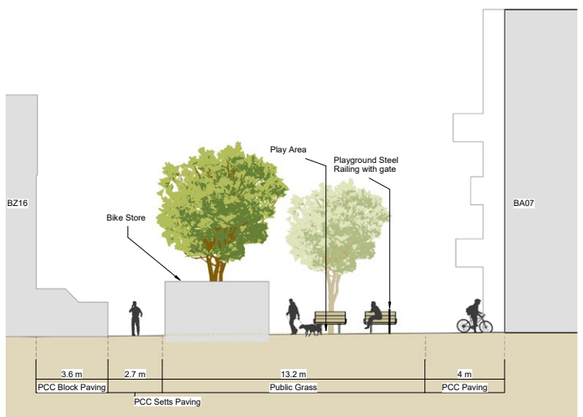


C06 - 780 m² (Left) & C07 - 1122 m² (Right)

Both communal amenity spaces are defined by apartment blocks along the southeast and the rear gardens of duplex blocks along the northwest. Both spaces provide equipped and secured play areas, as well as generous grasses areas for relaxation, that will serve the residents of the apartment blocks.

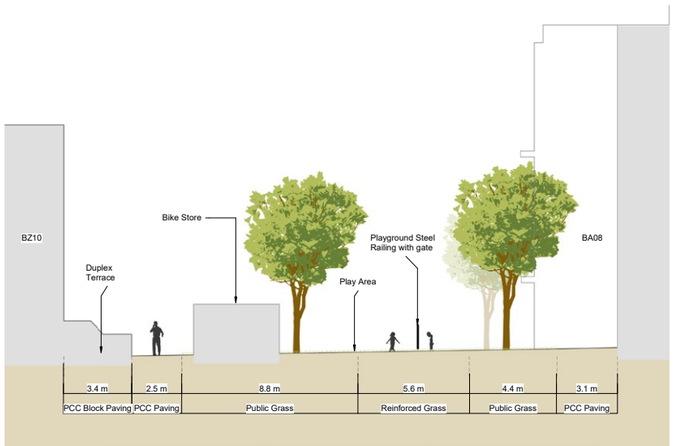
Both spaces have a typical north – south movement pattern. Both areas will be secured to create a sense or privacy. There will be double leaf gates on both the southern edges of the spaces to allow for fire tender access.





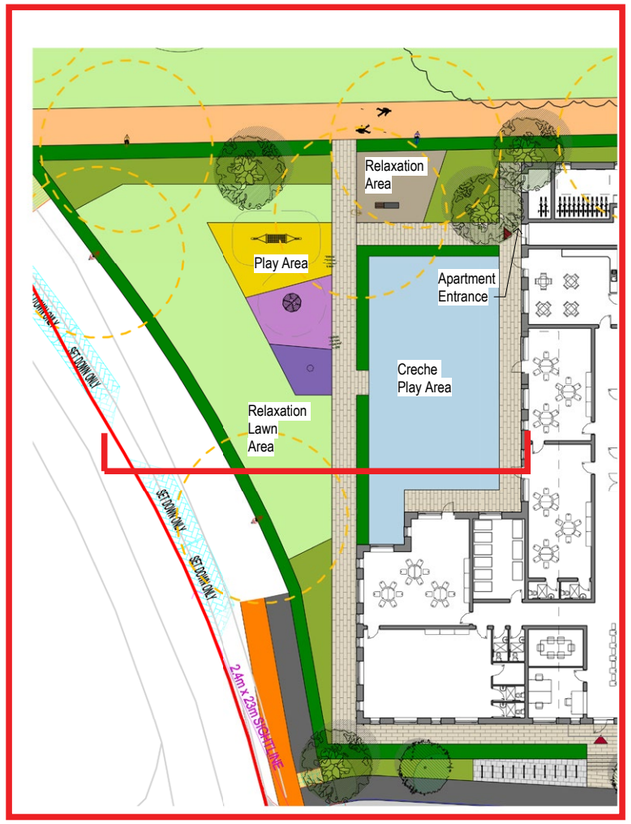
C06 Section





C07 Section

COMMUNAL AMENITY SPACE



C04 - 725 m² (Left)

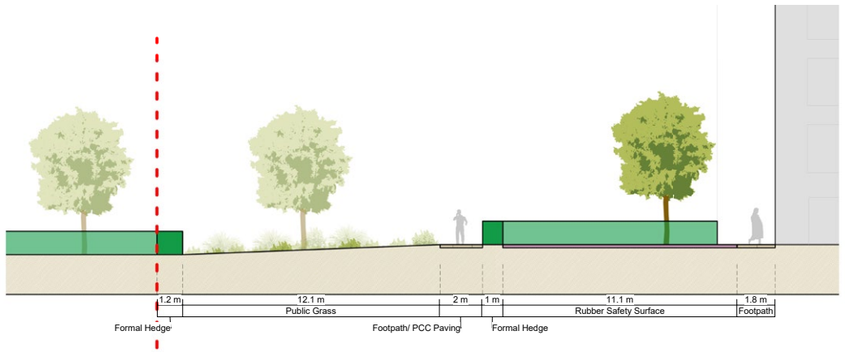
This communal open space serves the residents of the apartment block that defines the east edge of the area. The space is fully secured with hedge and fencing treatment along the existing road to the west. It provides an equipped play area as well as a grassed relaxation area. The space overlooks the play area for the proposed crèche.

C05 - 411 m² (Right)

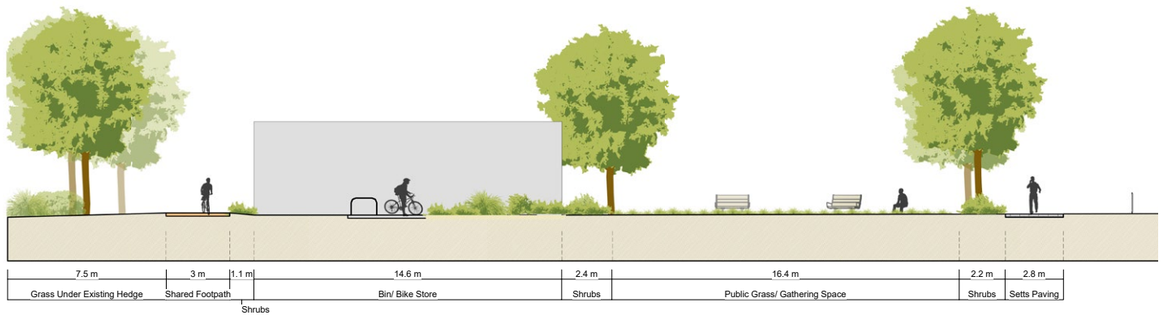
This space is defined by the rear gardens / patios of both duplex and terraces housing. It will have ample passive surveillance from the upper units of the duplexes on the south and east edges. The space is predominantly open grassed relaxation, with connections to the communal bike and bin stores to the north and south.







C04 Section



C05 Section

PROPOSED PLAY DESIGN INTENT

The proposed play area and open space design for Phase 3 of the residential development in Ballymastone aims to create inviting, inclusive, and engaging spaces for residents of all ages, enhancing the sense of community and supporting healthy, active lifestyles.

At the heart of the development is a vibrant public open space featuring a 400m² playground, a 337m² multi-use games area (MUGA), four pieces of outdoor cardio exercise equipment and a welcoming seating area surrounded by lush planting. This central hub is complemented by three smaller communal play areas that are seamlessly integrated into the surrounding landscape, ensuring easy access and a diverse range of play opportunities for all residents.

The play areas throughout the development feature distinctive brightly coloured geometric patterns within the safety surfacing. These lively and eye-catching designs not only complement the contemporary character of the site but also help to direct younger users to the spaces designed for play. The vivid surfacing is paired with natural Robinia timber play equipment, chosen for its tactile and durable qualities as well as its ability to blend harmoniously with the surrounding green spaces.

The three smaller communal play areas continue the geometric surfacing theme and offer a variety of natural Robinia timber equipment, such as swings, carousels, hammocks, climbing structures, balance play units, springers and slides. Each space is thoughtfully designed to provide unique play experiences that encourage social interaction and inclusive play opportunities, inspiring children to play together and forge connections within the community.

Beyond the play spaces, the development also promotes active recreation for all residents through the inclusion of the MUGA, outdoor fitness equipment and open green spaces that support informal leisure and relaxation. These elements together create a balanced and engaging outdoor environment that integrates structured and unstructured play and recreation.



SP05 - Tunnel with angled entry



SP05 - Embankment Slide



SP05 - Teen Zone Hammock Grove



SP05 - Rope climber



SP06 - Fitness equipment



C04 - Carousel



C06 - Butterfly seesaw



C07 - Tower with slide

PROPOSED PLAY AREAS



SP05 – Teen Zone Fixtures

- Hammocks
- Stepping Boulders
- Parkour Blocks

SP05 – LEAP Play Fixtures

- Tree Climber (Net)
- Pole Swing
- Swing Bars
- Embankment Side
- Embankment Tunnel





SP05 - Play Spaces

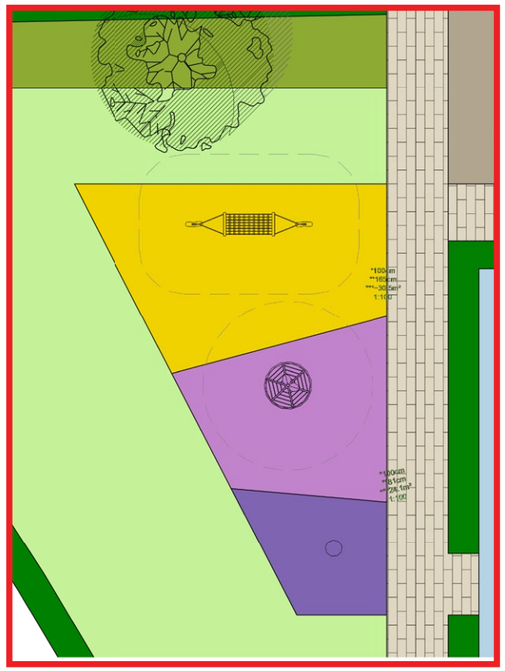
The Ballalease Park offers the most diverse variety of play out of the open spaces on site with fully equipped play and fitness areas, a ball court (MUGA), and teen zones.

The equipped play and fitness areas have been arranged to ensure there is a minimum setback of 25m from the façades of the residential units.

SP06 - Equipped Outdoor Fitness

Ballalease Woods Park offers a equipped outdoor fitness along the trail of the southern portion of the park. The equipped play area has been arranged to ensure there is a minimum setback of 25m from the façades of the residential units.

PROPOSED PLAY AREAS



CO4 – Play Space

- Hammock
- Carousel
- Stepping Poles



CO6 – Play Space

- Butterfly Seesaw
- Slide Climber
- Balance Beam



CO7 – Play Space

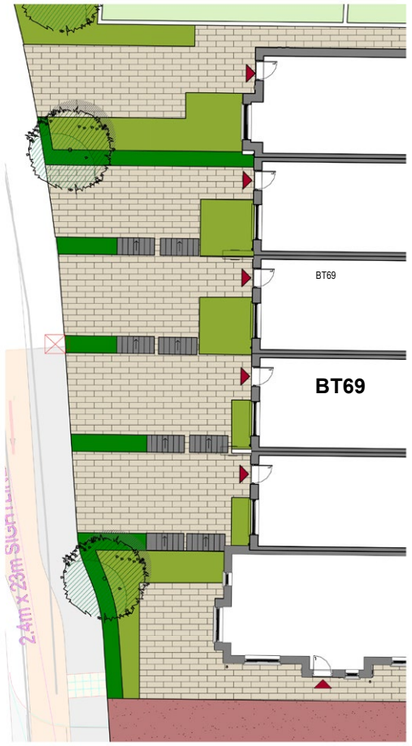
- Slide Tower
- Springer
- Agility Course
- Stepping Poles

There are equipped play spaces within 3 of the 4 communal open spaces. These spaces will offer play opportunities to the residents of the adjacent apartment blocks and duplexes.

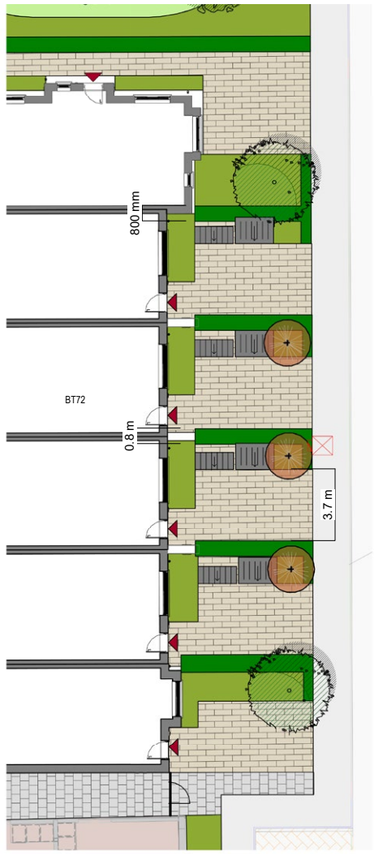
The play spaces withing the larger communal areas (C06 & C07) area enclosed, and the play space within the smaller communal open space (C04) is not enclosed as the space is more secure.



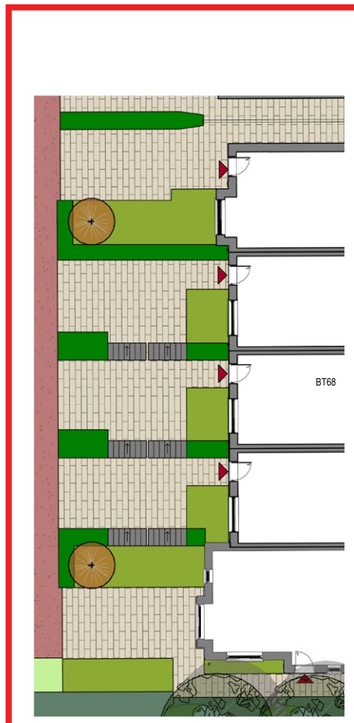
HOUSE FRONTAGE STRATEGY



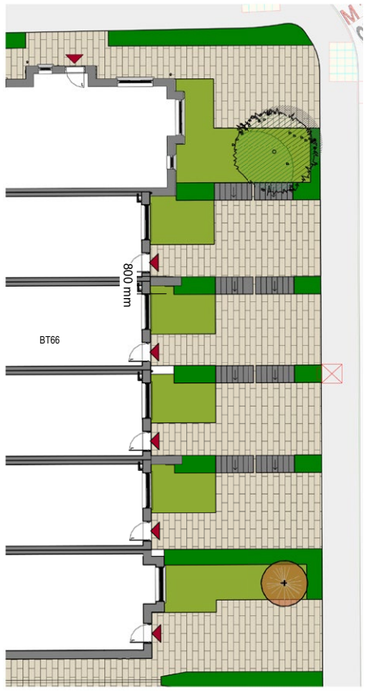
Typology 01



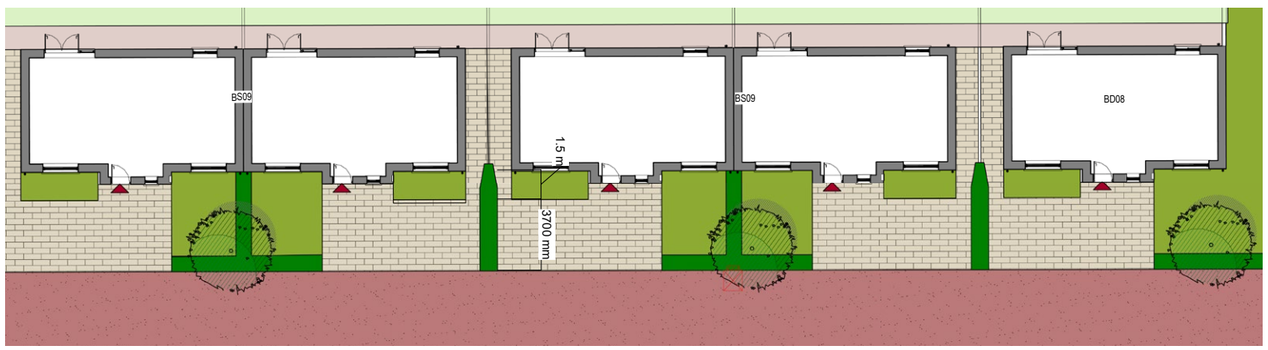
Typology 02



Typology 04



Typology 05



Typology 03

The semi-detached and detached house frontage typologies in Phase 3 offer off street parking for at least one vehicle. The remainder of the frontage space is to be occupied with soft landscape treatment.

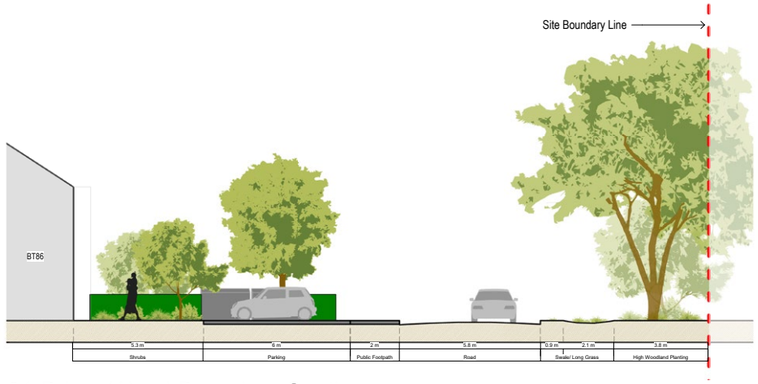
Where frontage green space is ample, contains a garden bed greater than 1.2m in width, a larger grade ‘street tree’ will be planted to contribute to the vegetated character of the greater streetscape. Where the green space is limited, a smaller specimen shrub will be planted.

Bin and bike stores are to be provided to unit frontages without secondary external access to the rear gardens (where bins and bikes are assumed to be stored).

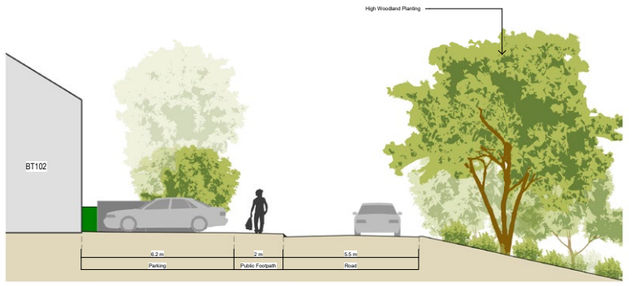
Typically, boundaries between frontages are to be defined by a privacy hedge. However, some frontages with limited spacing (refer to typology 01 and 05) the bin and bike stores will from part of this boundary definition.



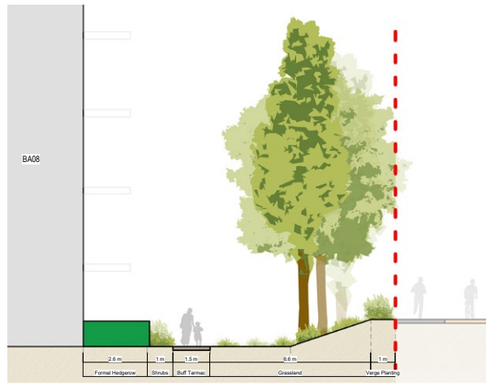
SITE BOUNDARY TRANSITIONS



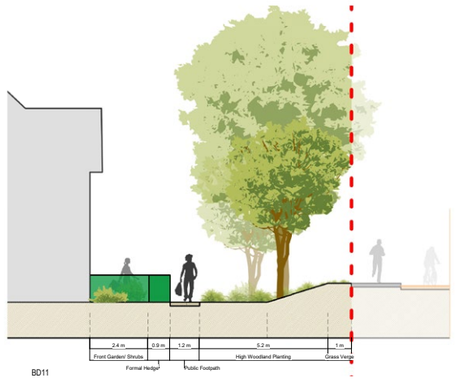
01 Priory Wood Boundary Section



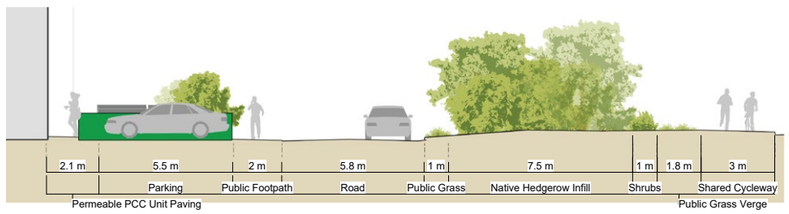
02 Northeast Boundary Woods Section



03 DDR Section South



04 DDR Section North



05 Internal Retained Hedgerow Section

The site boundaries are characterised by wooded / hedgerows, vegetated edges to residential boundaries, and streets (DDR to east and The Links to the west).

Where boundaries meet existing vegetation, measures are to be taken to maintain or improve that treatment. For example, the banks down to the existing woodland from the street in section 02, are to be planted in woodland species to include that transitional area into the woodland space.



06 Neighbouring Boundary Encroachment

We note that the existing fences (including some sheds) of the adjacent private properties encroach on the overall development area. It is proposed that the rear garden walls of BT89 and BT88 are built as close to the existing fence as possible. The existing vegetation to the sides of the proposed blocks are to be left as is.



5 YEAR HEDGEROW MANAGEMENT PLAN

The retained hedgerows within Phase 3 are all constrained by road edges, pathways, engineered swales, and property boundaries. They will therefore require active protection measures and regular monitoring and maintenance to ensure good health and, to ensure they do not clash with the functionality of the site and/or pose any safety risks to the public.

The following management actions are to be carried out over a 5-year period, with the intention of the hedgerows requiring only rudimentary maintenance thereafter.

Pruning/Trimming
Sides of the hedgerows are pruned/trimmed to create a defined and consistent edge with dense foliage where the growth does not encroach over the adjacent areas.

With the exception of the larger trees, identified in the vegetation retention plan, the finished height of the hedgerows are to be maintained to a consistent height between 3-5m. For hedgerows that require significant reduction, incremental pruning will be required to ensure plant survival.

The Hedgerows are to be inspected bi-annually by a qualified Arborist, where instruction on the frequency and intensity of pruning/trimming will be given. Frequency of inspections may be reduced by decision of the Arborist.

Fencing
The perimeters of the retained hedgerows are to be fenced off to deter access, protecting the integrity of internal vegetation and to minimise anti-social behavior. It is recommended that a timber post and high tensile wire fence is used, with appropriate ground clearance to allow for fauna to pass below it (particularly hedgehogs). The fence shall be checked regularly as part of the general site maintenance program.

Infill Planting
Where there are sizable gaps along the hedgerow (greater that 1m) infill planting is required to support the formation of the hedgerow. This planting is to be within the hedge side of the protective fencing. Refer to the specification, maintenance and management notes in this report for planting methodology.

Vegetated Buffers
Where practicable, there is to be a vegetated buffer between the hedgerow edge and the surrounding site. These buffers will consist of low to medium sized shrubs, predominantly evergreen. Maintenance of theses buffer areas will be part of the general site maintenance programme. The non-hedge edge of the buffer planting will be maintained by a grassed verge 1-1.5m wide.

Where there is not adequate space available for buffer planting, a higher frequency of hedgerow trimming will be required to ensure the hedge growth does not exceed the grass verge.

Note:

- This is to be read in conjunction with the Phase 3 Arboricultural Report.
  Refer to Chapter 5 of ‘Arboricultural Report Ballymastone Phase 3 LRD Stage 4 25-635-04’ for methodology on hedgerow management.

- A detailed hedgerow maintenance plan and specification will be provided as part of the detailed design documentation.



1. Double wide hedgerow to be retained. Final managed height to be 4-5m.



2. Hedgerow along property boundary. Final managed height to be 3-4m.



3. Hedgerow constrained between existing boundary and proposed cycleway. Final managed height to be 3-4m.



4. Boundary edge to Priory Wood. Extensive planting required to establish hedgerow buffer along woodland edge.

