LAND PLANNING & DESIGN

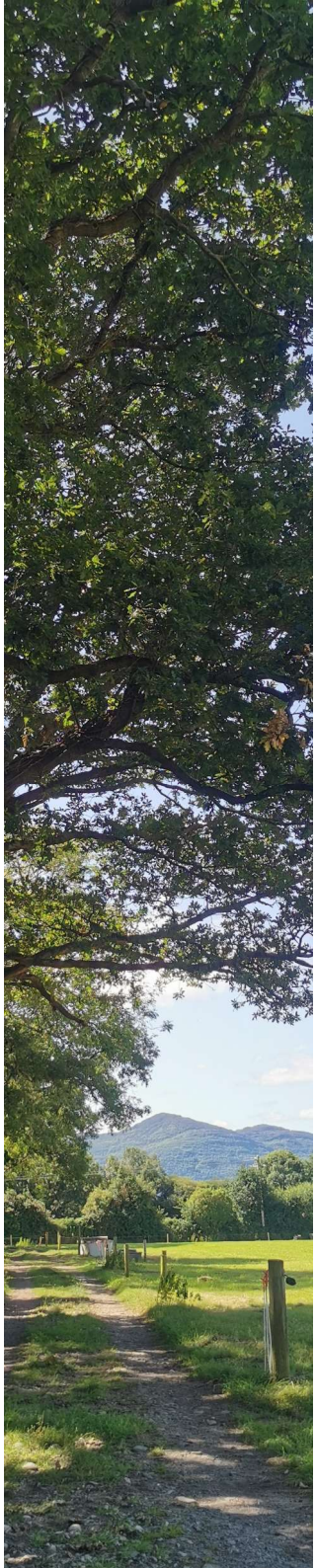
CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

Countess Road, Killarney, Co Kerry

Design Rationale Report

PROJECT NO. 25246

JUNE 2026



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01. INTRODUCTION AND SITE CONTEXT

CUNNANE STRATTON REYNOLDS LAND PLANNING & DESIGN

This **Landscape Design Rationale** has been prepared by **Cunnane Stratton Reynolds** on behalf of **Dipharma Unlimited Company** that intends to apply for planning permission for a Large-Scale Residential Development (LRD) at Countess Road, Dromhale (townlands), Killarney, Co. Kerry.

The planning application is being brought forward by a multi-disciplinary design team which includes:

- **Meitheal Architects** – Lead Architects
- **DOSA –** Engineers
- **HW Planning** – Planning Consultants

The construction of a residential development of 259 no. residential units with ancillary single storey creche, landscaping and all associated site development works.
The proposed development includes the demolition of 2 no. existing two-storey semi-detached dwelling houses and an existing ruinous structure on the site and construction of 103 no. two storey houses (3-bed units), comprising of 27 no. terraced units, 62 no. end of terrace units, and 14 no. side entry units, 82 no. courtyard apartment units over 2 no. storeys (42 no. 1-bed units, 40 no. 2-bed units), and 74 no. apartment units (34 no. 1-bed units, 40 no. 2-bed units) in 2 no. part 3 storey and part 4 storey blocks.
Vehicular access to the proposed development will be via one entrance from Countess Road (L3904) to the north, with the entrance design including improvement works on the public road inclusive of a raised crossing point. The design includes pedestrian/cycle infrastructure to/from Countess Road and internally within the development site and to adjoining areas.
Ancillary site works include car parking, provision of bicycle parking and bin storage facilities serving the proposed apartment/courtyard apartment buildings and creche, 2 no. ESB substations, landscaping, water services and drainage infrastructure (including foul and storm network upgrades in Countess Grove), and all associated site development works. The proposed development also provides for the demolition of existing site boundary walls along Countess Road.

This report provides an overview of key landscape design considerations in support of a planning application. It illustrates how the scheme will deliver high-quality, functional and biodiverse open spaces that contribute positively to placemaking, environmental sustainability, and community well-being.

This CSR Landscape Design Introduction document is to be read in conjunction with the documents prepared by Meitheal, DOSA and HW Planning.



Site Photo, taken from Northern Boundary looking Southwest



SITE CONTEXT

The proposed development site is situated in the southern central part of Killarney town. It occupies lands directly south of Countess Road and is located approximately 1km from Main Street and the entrance to Killarney National Park. The N71 is located just west of the site.

Despite being situated on a busy road in the centre of town, the site is greenfield and currently being occupied by a single detached residents facing onto Countess Road. The house is surrounded by traditional agricultural fields with native hedgerows, scrub vegetation and mature trees running along all the boundaries. There is a low- lying damp area located in the northern central area of the site that is occupied by reeds and wildflowers.

The topography is relatively flat and lowers gently towards the west. The site is dominated by majestic views of the Mangerton Mountains to the south.

The site is surrounded on the west and south by existing residential developments consisting of semi detached housing stock of varying ages. To the east there is less development and the lands are more agricultural.

The Dublin/Cork to Killarney train line is located just north of the site with the station located only 200m north west of the site.

The River Flesk is located 700m south of the site.

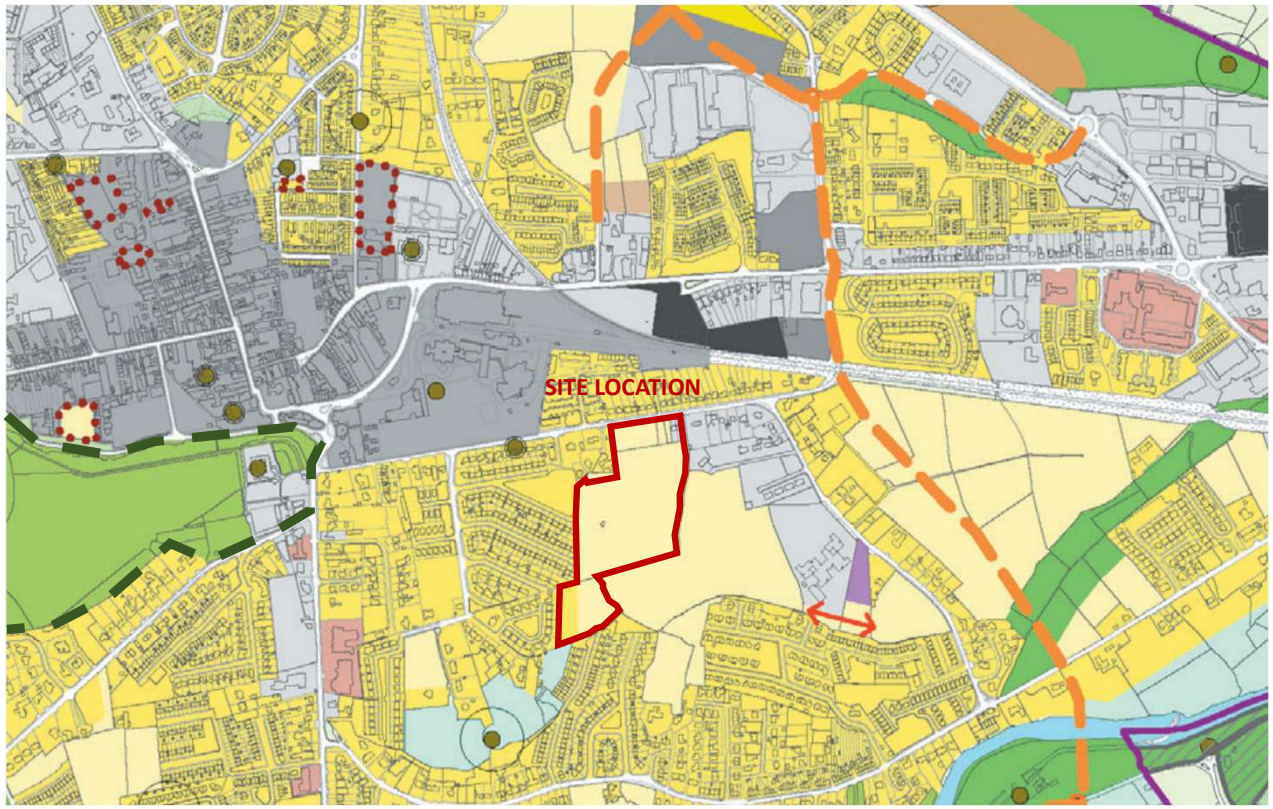


Photo looking south across the site showing context and views

02. EXISTING SITE CONDITIONS

EXISTING SITE CONDITIONS

Land Use Zoning



Source: Kerry County Development Plan 2022-2028

In accordance with the Co. Kerry Development Plan 2022-2028, the site is designated for residential purposes. It is adjacent to Killarney National Part boundary west of the site.

The plan supports the protection, enhancement and creation of biodiversity in the public realm such as nature-based solutions for management of water run-off, actions from the All Ireland Pollinator Plan and where compatible the installation of swift nest boxes.

Objective KA 23 Work with relevant stakeholders to protect biodiversity within the town's environs and to ensure that future development is sensitive to Killarney's location close to the Killarney National Park, European/Natura 2000 Sites and the Kerry UNESCO Biosphere.

Residential units will be developed on R1 Proposed Residential lands. These lands are typically centrally located, within walking distance to the town centre and are overwhelming located to the south of the by-pass road and north of the River Flesk.

EXISTING SITE CONDITIONS

Development Plan –Principles and Objectives

The Kerry County Council Development Plan 2022–2028 is a key policy document guiding the development of landscape proposals for new residential schemes in Killarney, Co. Kerry. The plan places strong emphasis on placemaking, protection of the natural environment and the delivery of sustainable communities, all of which have directly informed the landscape strategy for the proposed development at Countess Road, Killarney—identified as a Key Town within the County Settlement Hierarchy.

The core principles and objectives relevant to this proposal have been reviewed and are summarised below.

Core Principles

Built Environment - *To recognise and enhance the unique identity, character and built heritage of Kerry's towns, village, and rural areas, to improve quality of life through the application of healthy placemaking, underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe, and accessible and which promote and facilitate positive social interaction.*

Natural Environment - *Continue to protect and enhance the county's natural heritage and biodiversity and ensure that networks of green and blue infrastructure are identified, created, protected and enhanced provide a wide range of environmental, social and economic benefits to communities; To also improve the knowledge and understanding of the county's landscape and coast, and enhance the overall characteristics, qualities and diversity of landscape character, its sense of place and local distinctiveness in recognition of the amenity potential of the county*

Objectives

Objective KCDP 2-5 *Support the development of sustainable communities that enhance the health and wellbeing of our people and places giving priority to local biodiversity and integrated nature-based solutions.*

Objective KCDP 4-10 *Ensure the creation of attractive, liveable, well designed, high-quality urban places that are home to diverse and integrated communities that enjoy an enhanced quality of life and wellbeing.*

Objective KCDP 4-15 *Promote the guidance principles set out in the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2019) and promote a more pedestrian friendly environment through the provision of traffic calming measures and improved pedestrian infrastructure.*

Objective KCDP 4-16 *Ensure that all new town centre developments, including developments relating to the enhancement of civic spaces and streetscapes, are based on the principles of universal access.*

Objective KCDP 4-22 *Protect, enhance and ensure that existing and proposed developments located within or adjacent to areas of Green Infrastructure incorporate any important biodiversity features into the overall development in a sustainable manner.*

Objective KCDP 4-23 *Encourage and facilitate, in consultation with relevant stakeholders, the development of green infrastructure that recognises the synergies that can be achieved with regard to the following:*
- *Provision of open space amenities*
- *Sustainable management of water*
- *Protection and management of biodiversity*
- *Protection of cultural heritage*
- *Protection of protected landscape sensitivities*

Objective KCDP 6-3 *Continue to support the creation of sustainable communities throughout the County by facilitating the creation of attractive neighbourhoods where there are strong links and connections to local services, community facilities and employment areas and where walking, cycling, and public transport is prioritised and which supports the retention of existing ecological features and supports the planting of native species in green and public areas.*

Objective KCDP 7-10 *Ensure that housing developments are completed to a standard that is in accordance with Kerry County Council's Taking in Charge Policy for Private Housing Developments*

Objective KCDP 11-19 Support actions from the All-Ireland Pollinator Plan including the plan's recommendations for grassland management and pollinator friendly species.

Objective KCDP 11-20 Support the management of appropriate green areas to become natural biodiversity areas to encourage natural wildflowers to recolonise and support enhanced bee and insect populations.

Objective KCDP 11-22 Encourage and facilitate the retention and creation of features of local biodiversity value, ecological corridors and networks that connect areas of high conservation value such as watercourses, woodlands, hedgerows, earth banks and wetlands.

Objective KCDP 11-25 Support projects such as the swift nesting project (that are compatible with protection of our architectural heritage); pollinator friendly initiatives, tree planting, nature based sustainable urban drainage systems and other actions that seek to enhance urban wildlife.

Objective KCDP 11-27 Support the preservation and enhancement of the general level of broadleaf tree cover throughout the County in both urban and rural areas and ensure that development proposals satisfactorily retain existing trees and/or provide additional native planting. A Tree Survey Report shall inform applications where appropriate.

Objective KCDP 11-28 Encourage the provision of locally provenanced native tree species including those recommended by the All-Ireland Pollinator Plan as part of development landscaping schemes.

EXISTING SITE CONDITIONS

Development Plan – Landscape Designations

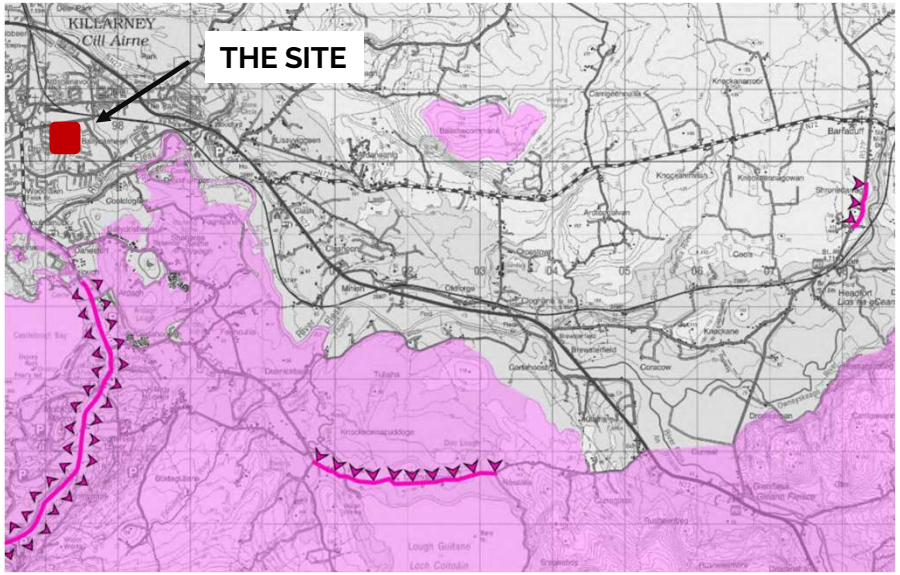
Objective KCDP 11-78 *Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area.*

It is important that development in all areas be integrated into its surroundings in order to minimise the effect on the landscape and to maximise the potential for development. Development in areas outside of designated areas, should, in their designs take account of the topography, vegetation, existing boundaries and features of the area.

The Development Plan is supported by Appendices that include a Landscape Review that is based on The Landscape Character Assessment of Kerry prepared by Colin Buchanan & Partners and Wardell Armstrong, May 2004. This review categorises the landscapes of the county looking at their particular characteristics, values and sensitivities. The site at Countess Road falls under

Landscape Character Area 26 - Lough Leane and Killarney National Park
The sensitivity of the area in which the Countess Road LRD site is located has an overall measurement of HIGH making the area highly sensitive to change. This is attributed to the influence of the mountains, the varied and dramatic topography, the timeless qualities of the lakes and mountains in the vicinity, the dramatic views and its designation as a prime special amenity within the county of Kerry.

The site falls outside visually sensitive areas and nominated views and prospects due to its centre urban location within the built fabric of Killarney town as shown on Map N and Map O from Volume 4 of the county development plan.



Source Extract: Landscape Designations Map O, Volume 4 Kerry County Development Plan 2022-2028

Visually Sensitive Area

Views and Prospects (direction)

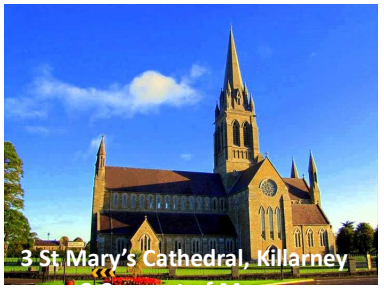
EXISTING SITE CONDITIONS
WIDER AREA CHARACTER

Historic context




1 Killarney House, Killarney


2 Killarney Railway Station, Killarney


3 St Mary's Cathedral, Killarney


4 The Friary – Franciscan Church, Killarney

- Sites and monuments records
- National Inventory of Architectural Heritage (NIAH)

Source: Historic Environment viewer

Killarney National Park boundary





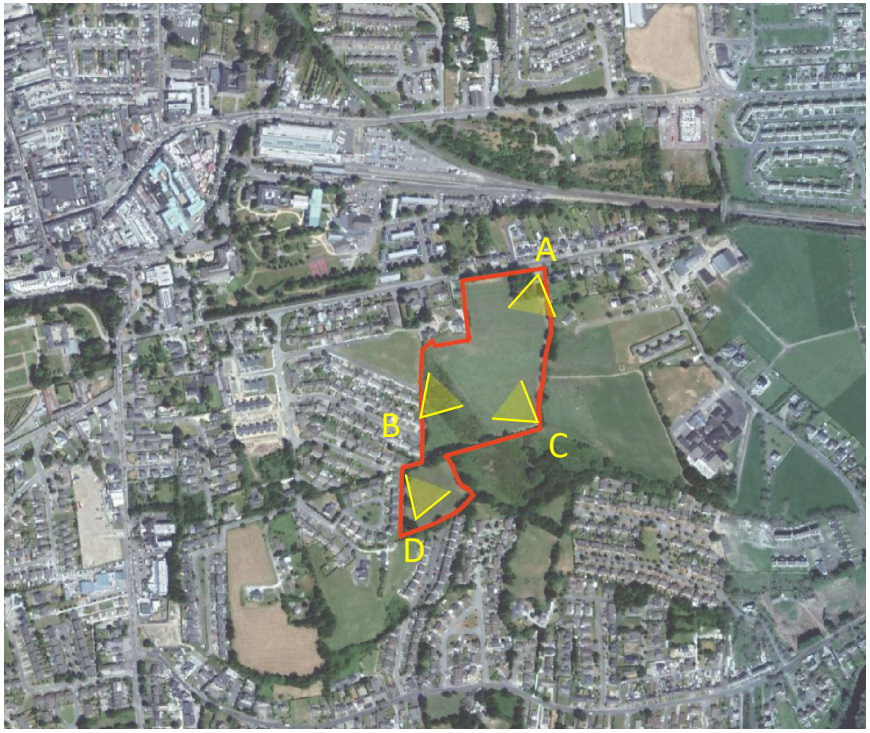


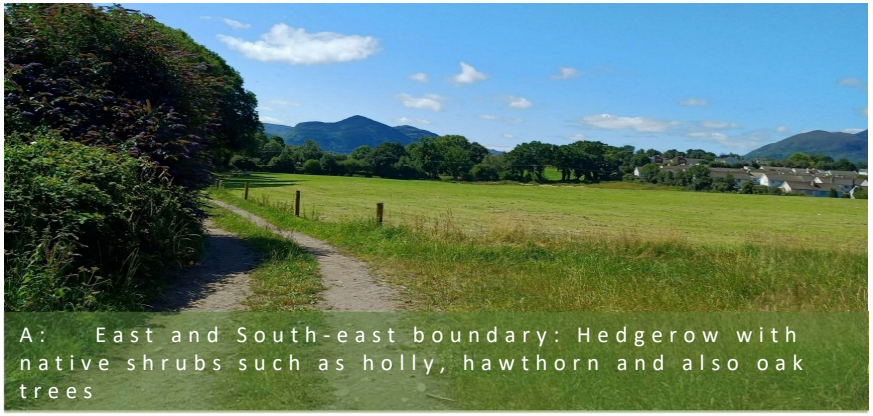
Natural Heritage Context

Killarney National Park -mountains, lakes, woodland and waterfalls



EXISTING SITE CONDITIONS:
SITE PHOTOS





A: East and South-east boundary: Hedgerow with native shrubs such as holly, hawthorn and also oak trees



B: North-west boundary: Shift in topographic levels at a site adjacent to dwellings.



C: East boundary: Urbanised area with hometown houses



D: South boundary: Enclosed greenfield located in the southern part of the site with some valuable mature oak trees.

03. GREEN & BLUE INFRASTRUCTURE PRINCIPLES

GREEN & BLUE INFRASTRUCTURE: PRINCIPLES AND THEMES:

This development will benefit from proactive management of both green and blue infrastructure to provide benefits to the environment and residents alike.

A green infrastructure strategy typically prioritizes the incorporation of plants, trees, and green spaces into the development, while a blue infrastructure strategy focuses on managing water resources, such as watercourses, wetlands and swales.

By combining green and blue infrastructure, this development can become more sustainable, promote biodiversity and ecosystem health, and improve human well-being. This approach requires careful planning, collaboration with stakeholders, and the use of innovative design techniques to integrate green and blue infrastructure into the development's fabric.

Ultimately, a green and blue infrastructure strategy can help create healthier and more resilient communities, reduce the environmental impacts, and enhance the quality of life for residents.

Overall, blue and green infrastructure strategies aim to create sustainable, resilient, and liveable communities that benefit both the environment and the people who inhabit them.







River Flesk, Killarney



Lough Leane/Muckross Lake, Killarney

GREEN & BLUE INFRASTRUCTURE: KEY COMPONENTS:

Three key components of green and blue infrastructure have been developed, that are central to the landscape design for the proposed development:

Sustainable Urban Drainage Systems (SuDS) aim to manage stormwater effectively by reducing strain on traditional drainage networks, contribute to the minimising of flood risks, and promote sustainable water management practices. By implementing a comprehensive SUDS strategy, the development site can enhance its resilience to extreme weather events, protect water resources, and create a more sustainable and environmentally friendly living environments. SuDS proposals must be developed appropriate to local site ground conditions.

SuDS components can make a significant contribution to the biodiversity (ecological) value of an area (eg. rain gardens, swales, detention basins, trees).

SUDS EXAMPLES:

- Permeable Paving
- Rain Gardens
- Swales
- Infiltration Basins
- Wetlands

Biodiversity plays a vital role in creating sustainable and resilient housing environments. It encompasses the variety of plants, animals, and insects that interact within an ecosystem, contributing to ecological balance and overall environmental health.
In residential areas, increased biodiversity improves air and water quality, supports pollination, enhances soil health, and promotes residents' well-being by providing green, life-filled spaces. These benefits also help mitigate climate impacts such as the urban heat island effect.

Our approach supports biodiversity through the use of native plant species suited to local conditions, alongside pollinator-friendly non-natives to attract bees, butterflies, and other beneficial insects. This careful planting design promotes layered habitats and ecological connectivity, supporting a broad range of wildlife. The result is a vibrant, attractive landscape that benefits both nature and the people who live among it.

Open spaces and recreation are integral components of green infrastructure in housing developments. Emphasising the preservation of existing habitats and the establishment of new ones within amenity spaces is essential.

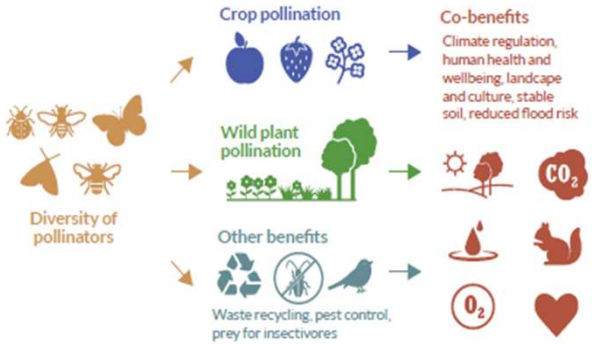
This approach promotes biodiversity and enhances the overall ecological balance. Ensuring robust connectivity between all green spaces contributes to a cohesive and well-integrated environment.

Beyond providing areas for leisure and physical activity, this systematic incorporation of green infrastructure elevates the quality of life for residents.

It also underscores a commitment to sustainable urban planning, creating neighbourhoods that harmoniously blend with nature while offering residents accessible and thriving green environments.



SuDs example

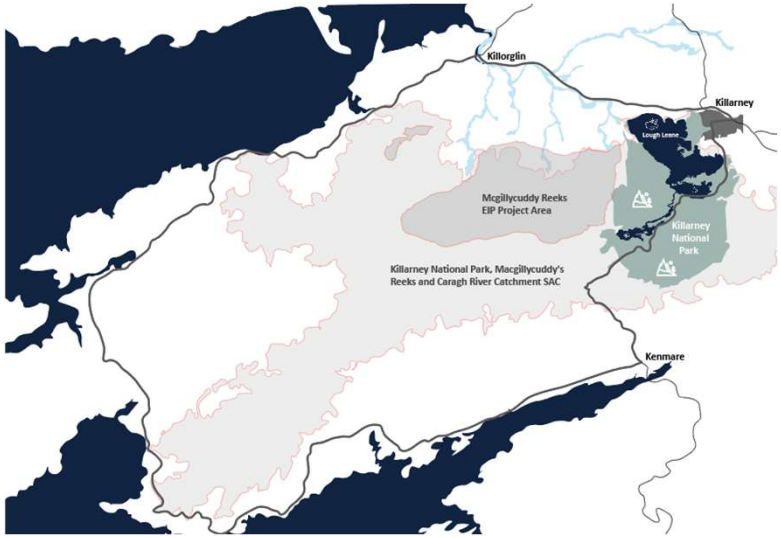


The benefits of protecting pollinators



Variety of use and function within open spaces

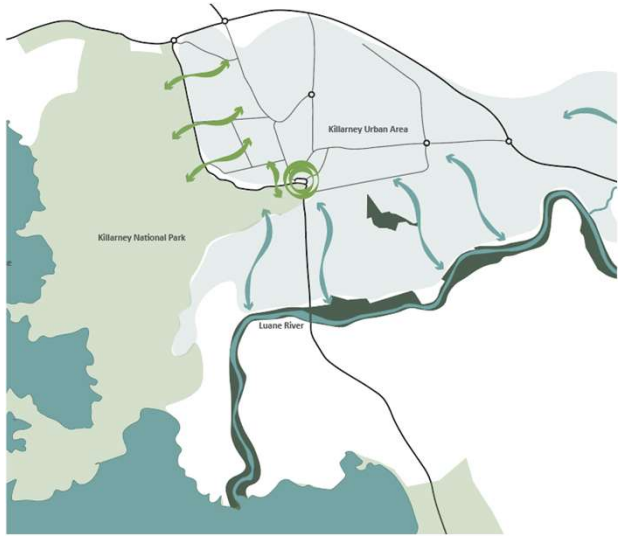
GREEN & BLUE INFRASTRUCTURE:
REGIONAL CONTEXT



Killarney in the context of the Killarney National Park, Macgillycuddy's Reeks



The National Park, The Lakes and Killarney Town



Killarney in the context of The River Luane & The National Park

GREEN BLUE INFRASTRUCTURE:
WIDER AREA GREEN & BLUE INFRASTRUCTURE



Legend

- Site boundary
- Killarney National Park
- Open Space
- Existing greenfield
- Tree and shrub coverage
- Agriculture
- Water body (River Flesk)
- Flood Zone A
- Flood Zone B
- Potential pedestrian/cyclist connection from site to Town Centre
- Potential pedestrian/cyclist connection from site to Killarney National Park

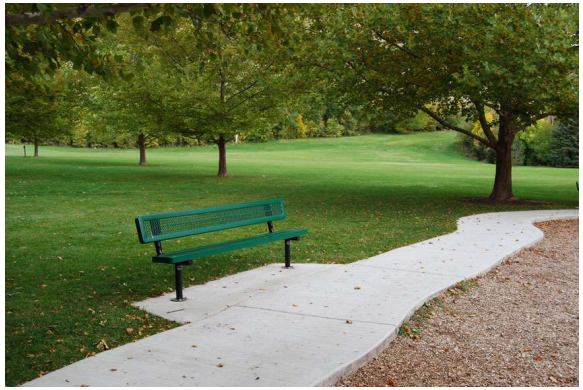
03. DESIGN CONCEPT











The landscape strategy for the project site at Countess Road aims to deliver the following:

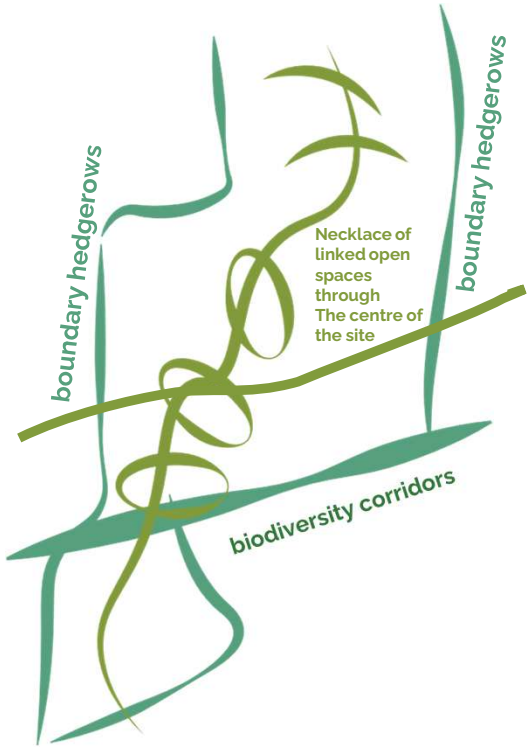
- **Place Making -** working collaboratively with project architects, engineers and planners to create a strong and unique identity for the development and a distinctive sense of place.
- **Retention/Enhancement** of existing vegetation.
- Provision of a **green framework** across the site into which the proposed development will be integrated.
- **Connectivity/Permeability** – provision of adequate pedestrian and cycle linkages across the development in line with principles of DMURS.
- **Recreation and Amenity** - provision of usable open spaces, well distributed across the site, and designed to allow ease of access, child supervision and passive surveillance.
- **Child Friendly Spaces** – an approach to open space design that encourages children to engage in play outdoors and allows children of all ages to move freely around their neighbourhood in a safe manner.
- **Legibility** – layout of open-spaces and walking/cycling routes that is visually coherent and can be navigated with relative ease.
- **Biodiversity** – bolstering habitat value of the overall site with a wildlife friendly tree, shrub and meadow planting strategy developed in line with the principles and recommendations of the All Ireland Pollinator Plan.
- **Maintenance and Management** – requiring that all specified hard and soft materials, finishes and treatments are robust, durable and can be managed / maintained with relative ease.

DESIGN CONCEPT: CONCEPT MASTERPLAN



Legend:

- PUBLIC OPEN SPACES TREES
- EXISTING TREES TO RETAIN
- EXISTING HEDGEROW FOR REMOVAL
- EXISTING TREES FOR REMOVAL
- GROUNDCOVER, PERENNIALS AND SHRUBS FOR POLLINATORS
- EXISTING NATIVE HEDGEROW TO RETAIN
  WHERE POOR QUALITY OR GAPS EXISTS SUPPLEMENT WITH NATIVE WHIP PLANTING
- PROPOSED NATIVE HEDGEROW
- PROPOSED CLIPPED HEDGE
  TAXUS BACCATA
- PUBLIC AMENITY GRASS
- PRIVATE GARDENS
- ORCHARD (Malus domestica, Pyrus spp.)
- EARTH MOUNDS
- STONE BOULDERS
- FORMAL PLAYGROUND EQUIPMENT
- PROPOSED SEATING
- BICYCLE PARKING
- PUBLIC LIGHTING
- PUBLIC ART SCULPTURE
- ROAD SURFACE
- FOOTPATHS
- PERMEABLE PARKING SPACES
- PERMEABLE PAVEMENT
- RAINGARDENS/ ATTENUATION BASINS (SUDS)
- GRAVEL PERMEABLE PAVING
- CYCLEPATH
- PROPOSED VEHICULAR ACCESS
- PROPOSED OPTIONS FOR PEDESTRIAN ACCESS
- SITE BOUNDARY



Conceptual approach

Existing landscape structure

Will be coupled with the

Proposed landscape structure











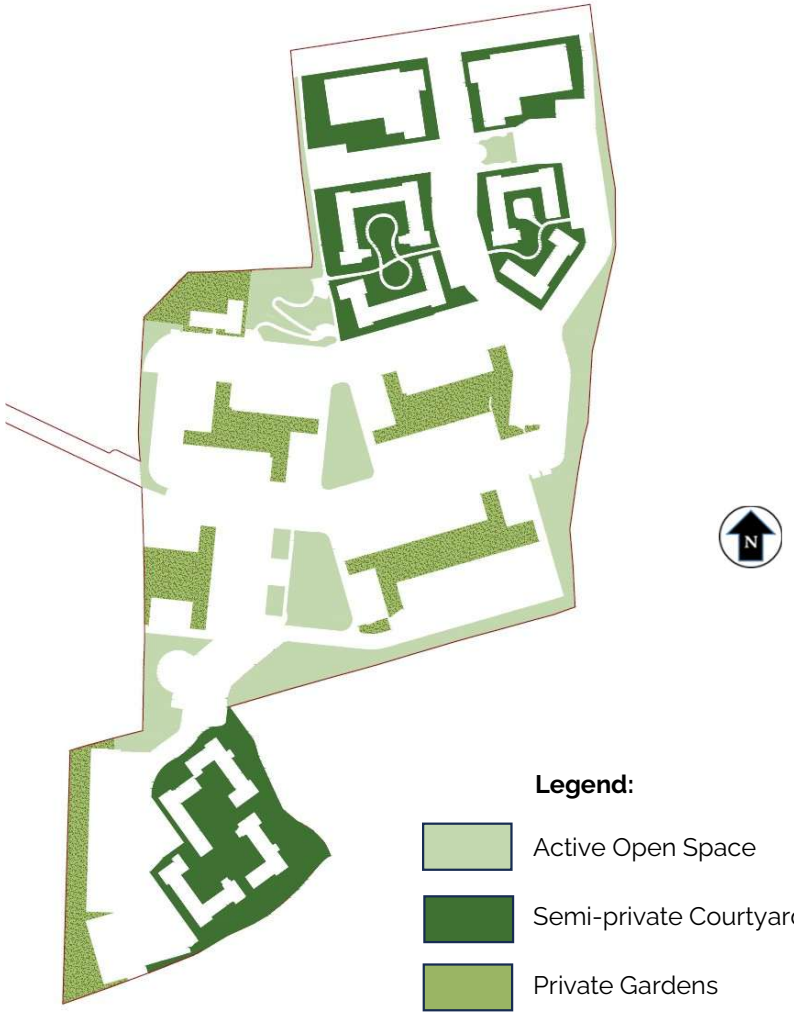


The masterplan establishes distinct spaces and defines their intended functions

Legend:

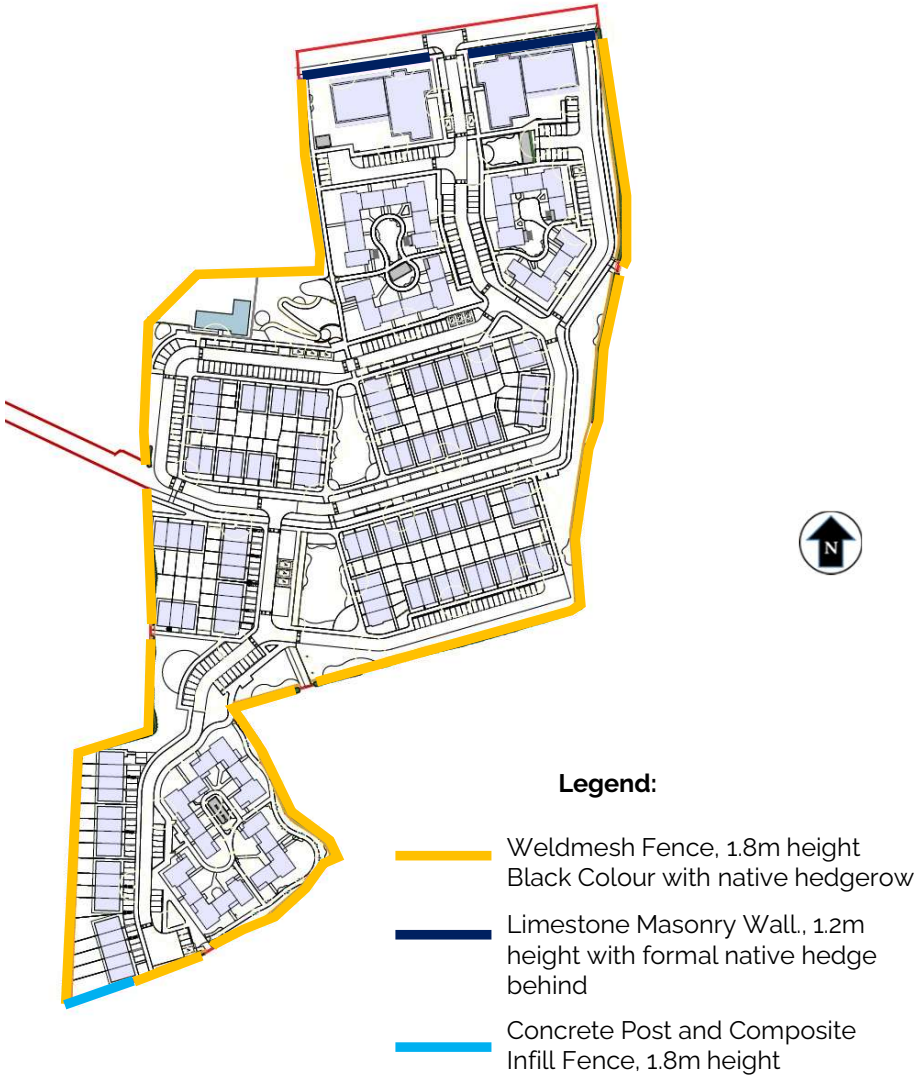
- Public Open Spaces
- Central Lawn
- Green Streets
- Private Gardens
- Biodiversity Corridor

DESIGN CONCEPT: OPEN SPACE



A total area of the site is 6 hectares. 11.% of the gross area is dedicated to public open space. Public open space is dispersed throughout the site, with larger green areas located in the flatter areas of the site and positioned centrally for ease of access.

DESIGN CONCEPT: EXTERNAL BOUNDARIES



DESIGN CONCEPT: CONCEPT PLAN

There are two larger open spaces located centrally within the development that are linked with pedestrian routes through the site



Two Key Central Open Spaces

Legend:

- PUBLIC OPEN SPACES TREES
- EXISTING TREES TO RETAIN
- EXISTING HEDGEROW FOR REMOVAL
- EXISTING TREES FOR REMOVAL
- GROUNDCOVER, PERENNIALS AND SHRUBS FOR POLLINATORS
- EXISTING NATIVE HEDGEROW TO RETAIN
  WHERE POOR QUALITY OR GAPS EXISTS SUPPLEMENT WITH NATIVE WHIP PLANTING
- PROPOSED NATIVE HEDGEROW
- PROPOSED CLIPPED HEDGE
  TAXUS BACCATA
- PUBLIC AMENITY GRASS
- PRIVATE GARDENS
- ORCHARD (Malus domestica, Pyrus spp.)
- NATURAL PLAY AREA WITH MOUNDS AND BOULDERS
- NATURAL LOOKING BOULDERS
- FORMAL PLAYGROUND EQUIPMENT
- PROPOSED SEATING
- BICYCLE PARKING
- PUBLIC LIGHTING
- PUBLIC ART SCULPTURE
- ROAD SURFACE
- FOOTPATHS
- PERMEABLE PARKING SPACES
- PERMEABLE PAVEMENT
- RAINGARDENS/ ATTENUATION BASINS (SUDS)
- GRAVEL PERMEABLE PAVING
- CYCLEPATH
- PROPOSED VEHICULAR ACCESS
- PROPOSED OPTIONS FOR PEDESTRIAN ACCESS
- SITE BOUNDARY



DESIGN CONCEPT: CONCEPT PLAN

The open spaces provided on the site are linked together with pedestrian routes, creating a network of movement and recreation opportunities throughout. Multi directional movement is facilitated through the site.

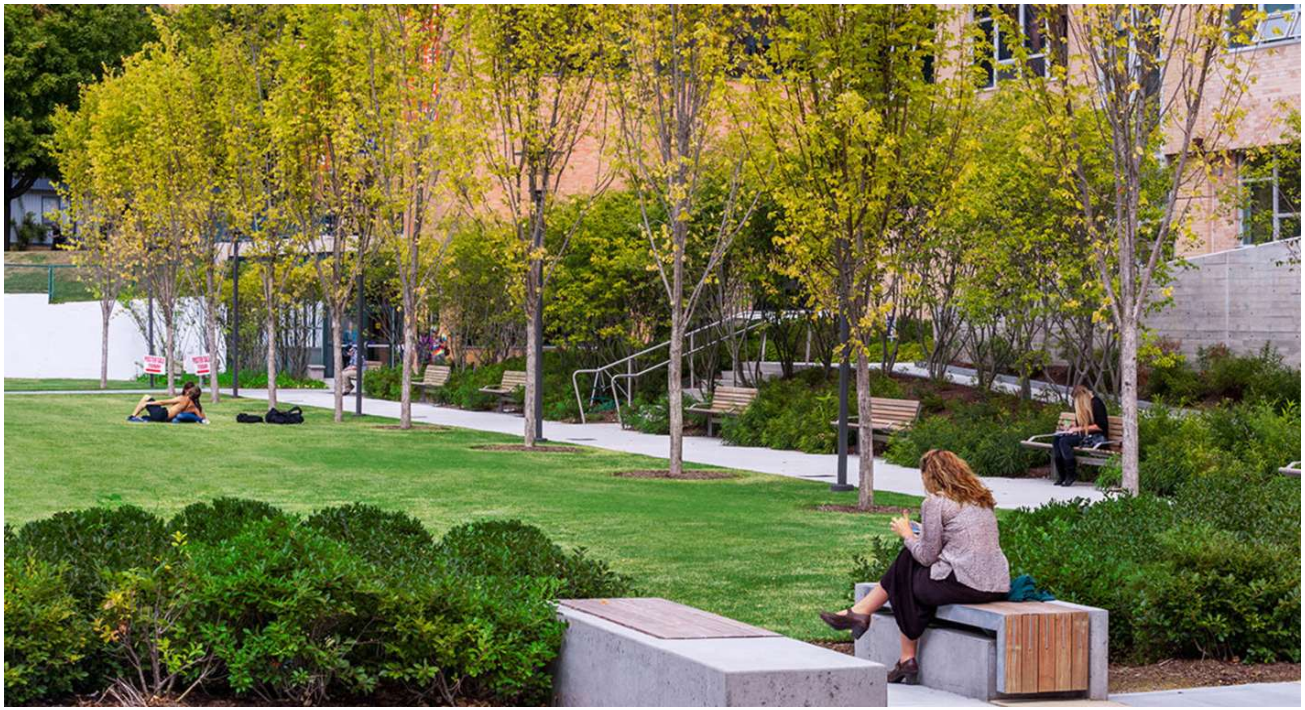


Courtyard links



Legend:

- PUBLIC OPEN SPACES TREES
- GROUNDCOVER, PERENNIALS AND SHRUBS FOR POLLINATORS
- EXISTING NATIVE HEDGEROW TO RETAIN
- PROPOSED NATIVE HEDGEROW
- PUBLIC AMENITY GRASS
- PRIVATE GARDENS
- NATURAL PLAY AREA WITH MOUNDS AND BOULDERS
- NATURAL LOOKING BOULDERS
- PROPOSED SEATING
- FORMAL PLAYGROUND EQUIPMENT
- PUBLIC LIGHTING
- ROAD SURFACE
- FOOTPATHS
- PERMEABLE PARKING SPACES
- PERMEABLE PAVEMENT
- GRAVEL PERMEABLE PAVING



Neighbourhood amenity spaces for use by all age groups



Active travel route through the site



Shared courtyard spaces



Resting places along circulation paths



Natural Play, attenuation and biodiversity go hand in hand.



Maintaining & enhancing existing vegetation

DESIGN CONCEPT: TREES



Prunus padus (Bird Cherry)

The proposed design utilizes trees to provide structure throughout the site. A mix of deciduous and conifers, flowering and fruiting trees will be specified. These would all be native species, delivering significant biodiversity and pollinator benefits.



Taxus baccata (Yew)



Betula pendula (Birch)

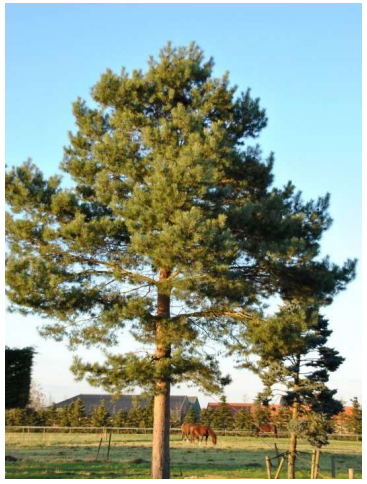


Ilex aquifolium (Holly)

OPEN SPACE TREES



Quercus petraea (Oak)



Pinus sylvestris (Scots Pine)



Alnus glutinosa (Alder)



Prunus avium (Wild Cherry)



Sorbus aucuparia (Rowan)

DESIGN CONCEPT: TREE CANOPY COVER

PUBLIC AND PRIVATE TREES



Tree planting is evenly distributed throughout the site at Countess Road

Native tree canopy cover enhances local biodiversity, moderates climate, manages water, supports healthy soils, and improves quality of life. Retaining the existing mature trees on the site and supplementing them with new native species softens the setting and helps seamlessly absorb new development into the overall landscape setting. On the site at Countess Road existing native trees and hedgerows are retained where possible and new are also proposed as outlined in the table below:

Item	Existing to be removed	Existing to be retained	Proposed	Comment
Trees (No)	38	42	205	14 of the trees to be removed are located along Countess Road at the Northern Boundary of the site. There are also 3 trees being removed to facilitate the road access between the northern and southern fields of the site. All other trees being removed are being removed as recommended by the arborist for reasons of poor health and safety. A total of 190 new native trees proposed for the public areas of the sit, plus an additional 15 fruit trees. 23 native trees are also proposed for private gardens as part of the development.
Hedgerow (Linear Metres)	344	781	360	A total of 129 linear metres of hedgerow will be removed to facilitate development along Countess Road. Other sections along the western and eastern boundary are being removed for access purposes and a section is being removed on the southern boundary to facilitate development. An additional 360 linear metres, of new native hedgerow is to be planted across the site as part of the development. All gaps or sections of weak hedgerow are to be supplemented with planting of new native whips.



Existing mature tree on the site along the eastern and southern boundary

DESIGN CONCEPT: HEDGEROWS, SHRUBS, GROUNDCOVER, AND PERENNIALS

POLLINATOR ORNAMENTAL HEDGE @ 3/m



Sarcococca confusa



Viburnum tinus 'Eve Price'



Eleagnus pungens 'Maculata'

NATIVE HEDGEROW PLANTING MIX



Crataegus monogyna



Prunus spinosa



Sambucus nigra



Ilex aquifolium



Euonymus europaeus

The proposed design features shrub planting to designate different areas, soften edges, and create inviting spaces. These would be fully native species, enhancing biodiversity throughout the site. Supplementing the more structural shrubs and trees would be pollinator-friendly bulbs and perennials, as well as a differential mowing regime in grassed areas to encourage native wildflowers.

BULBS AND PERENNIALS



Potential species mix: *Anemone nemorosa, Geranium robertianum, Hyacinthoides non-scripta, Muscari 'Blue Spike', Oxalis acetosella, Primula vulgaris, Viola riviniana, Colchicum sp., Crocus sp., Galanthus nivalis, Salvia sp., Anemone × hybrida, Anemone hupehensis, Aster sp., Chrysanthemum sp., Dahlia sp., Helleborus sp., Rudbeckia 'Goldstrum' Calamagrostis 'Karl Foerster', Stipa 'Ponytails'* .

DIFFERENTIAL MOWING REGIME





A differential mowing regime can allow for both reduced maintenance needs, with less intensive and extensive mowing throughout the site, and enhanced biodiversity. By mowing fewer areas and mowing less often, native grasses and wildflowers can flower and set seed, creating more rich ecological processes throughout the site. This can also create attractive patterns within the landscape to further user interest.

DESIGN CONCEPT: OUTLINE SUDS STRATEGY

Sustainable urban drainage systems will be intrinsically worked into the landscaped open spaces to provide visual interest, biodiversity and habitat services. The existing topography and suds friendly techniques such as permeable paving, raingardens and attenuation basins are incorporated into the landscape proposals for Countess Road LRD.

Infiltration basin

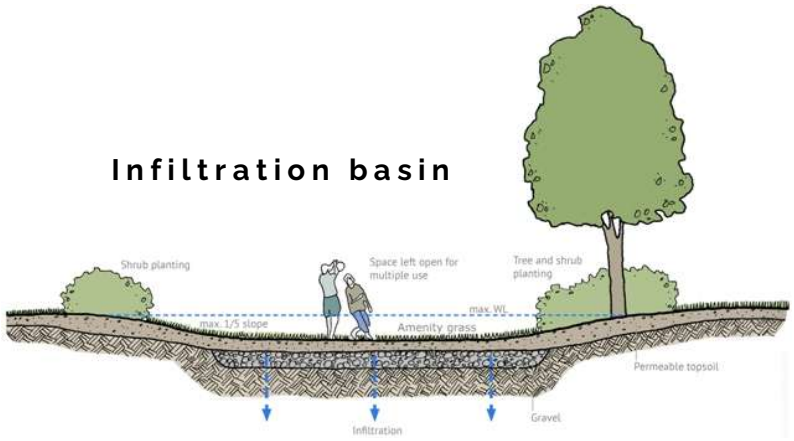
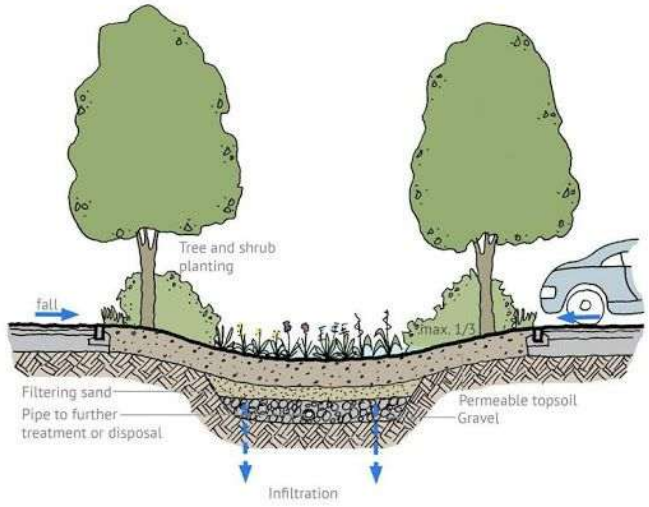


Diagram Source : SUSDRAINS.ORG Infiltration overview









Rain garden

Diagram Source : SUSDRAINS.ORG Infiltration overview