Clongriffin Phase 2 Lands

Dublin City, Ireland

Design Statement Landscape Architecture

May 2026

LDA An Ghníomhaireacht Forbartha Talún The Land Development Agency | Henry J Lyons | thepaulhogarthcompany | Comhairle Cathrach Bhaile Átha Cliath Dublin City Council

Clongriffin Phase 2 Lands Dublin City, Ireland

The development will consist of the construction of a residential development set out in 3 no. blocks (identified as Zone 7, 8 & 9), ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments including café/restaurant/retail units, community/cultural spaces, a standalone creche building and the completion of Market St.

The 3 no. residential buildings are arranged around podium courtyards accommodating communal amenity spaces for future residents. Zone 7 is a 5 to 7 storey block onto Main St, Friar's St, Park St and Market St containing 280 apartments. Zone 8 is a 6 to 8 storey block between Main St and Market Street containing 263 apartments. Zone 9 is a 6 to 10 storey block located on Main St, Station Square and Market Street containing 168 units.

Car and cycle parking for both residents and visitors is provided below podium and at surface level throughout the scheme. The proposed development includes all site landscaping works, open space, green roofs, lighting, servicing and utilities, signage, and associated and ancillary works, including site development works above and below ground.

The proposed development sits as part of a Masterplan for a wider Clongriffin landbank which includes the under-construction Block 5 & 6 to the north of Market Street.

For a more detailed description please refer to the Statutory Notices.

For the benefit of reading experience, and with environmental needs in mind, this document has been prepared as a PDF to be viewed on a screen, preferably in full screen mode. To achieve this using Adobe Acrobat or similar, press the keyboard shortcut CTRL + L.

Quality Information

Document	Reference	Prepared for	Prepared by	Date
Clongriffin Phase 2 Lands Landscape Architectural Design Statement	1622 X01	Land Development Agency (LDA), DCC	BOD, NJ	7th November 2025

Document History

Date	Revision	Details	Checked	Position
7th November 2025	P00	Draft: LDA Opinion	BOD	Associate D.
19th November 2025	P01	Submitted: Opinion	BOD	Associate D.
24th April 2026	P02	Planning Review	BOD	Associate D.
8th May 2026	P03	Submitted: Planning	BOD	Associate D.

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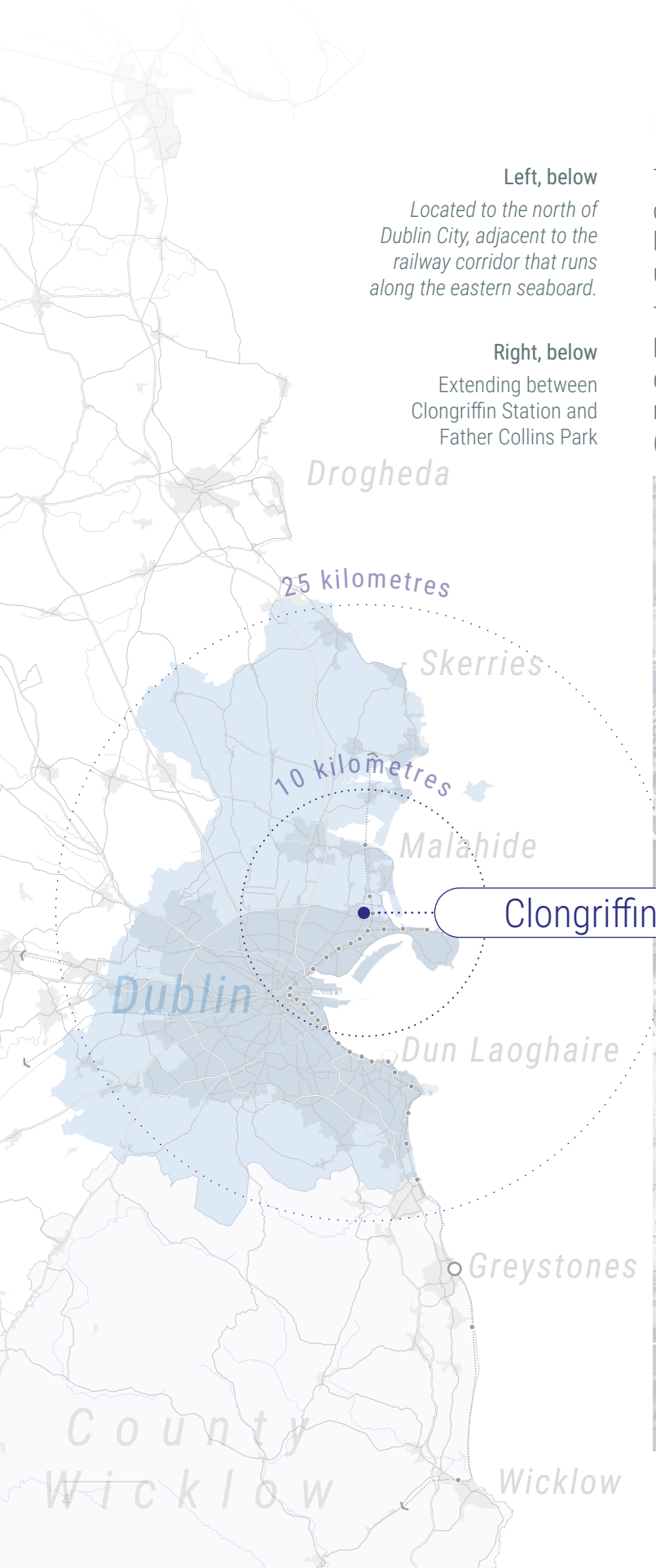
Introduction & Overview

Left, below

Located to the north of Dublin City, adjacent to the railway corridor that runs along the eastern seaboard.

Right, below

Extending between Clongriffin Station and Father Collins Park



Development Context

The Land Development Agency (LDA), working in close collaboration with Dublin City Council (DCC) has prepared this proposal for development and urban regeneration at Clongriffin in north Dublin.

This development will deliver quality high-density homes with mixed use functions at ground level. A detailed description of these works is set out across material prepared by the Architect-Led Design Team (ALDT) led by architects Henry J Lyons (HJL).



Purpose of this Report

As the appointed landscape architect for the project, The Paul Hogarth Company (TPHC) has been working closely alongside HJL and the wider design team to prepare landscape architectural proposals across all accessible open space areas.

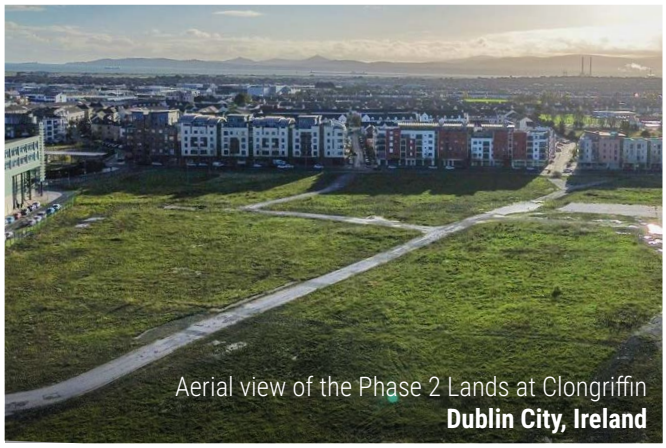
This report forms part of a pack of documentation prepared by the landscape architecture team, and is to be read in conjunction with all documentation and material prepared by other disciplines.

This report presents a summary of the design process and the defined landscape strategy; it forms part of a body of documentation prepared for submission tothe planning authority, to include:

- Landscape architectural site plans (100 series General Arrangement drawings)
- Sectional conditions drawings (700 + 900 series)
- Design Statement (this report document X01)



Introduction & Overview

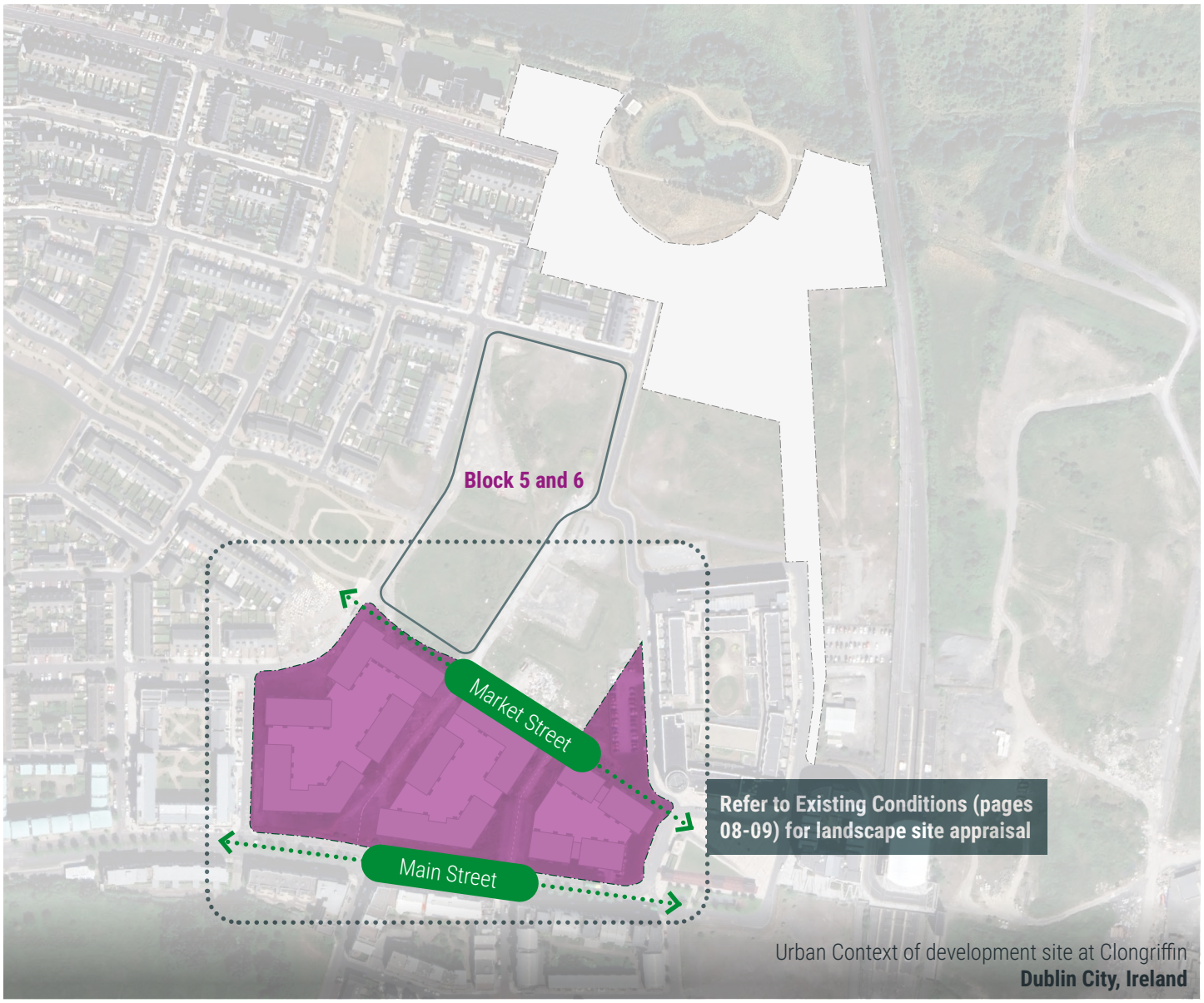


Aerial view of the Phase 2 Lands at Clongriffin
Dublin City, Ireland

Clongriffin Wider Lands

Lands considered as part of this application are referred to as the **Phase 2** Lands: this form part of the wider strategy for the *Clongriffin Wider Lands*.

It has remained central to the development of Phase 2 design to ensure that landscape architectural proposals are not considered as an isolated network of spaces, but rather are linked into the fabric of the wider area - including each of the Phase 1 lands (Blocks 5 and 6), Main Street and Market Street.

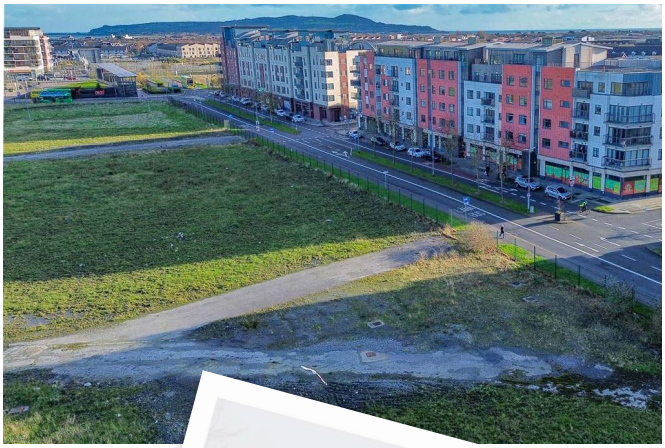


Urban Context of development site at Clongriffin
Dublin City, Ireland

Design Process So Far

This report summarises the landscape architectural proposals that have been developed alongside the wider design team following a rigorous **process** of design development through various stages - as summarised below.

This forms part of the Planning Application part of a process (as below) that aims to progress efficiently towards tender, award, and then site delivery.





Stage 0 Revised Development Framework

A development of the **landscape framework** of the wider lands at Clongriffin, outlining aims, objectives and typologies (document *right*).

Stage 1A Phase 2 (Zones 7, 8 and 9)

A continuation from Stage 0, this stage ensured the development of a **landscape concept** for the Phase 2 lands, includinga range of interfaces.

Stage 1B LRD Opinion (Zones 7, 8 & 9)

This document aims to summarise key details of the concept plan into a sitewide **landscape plan** that remains legible, structured and coordinated.

Stage 1B Planning Application

This stage!

Preparation and lodgement of **planning material** for Phase 2 lands to the local authority, including a sitewide **landscape plan** ,and **design report**.

Stage 2 Detailed design (post-planning)

Continuation towards development, coordination and finalisation of a **detailed pack** of design information that can be progressed to tender.

Introduction & Overview

Existing Site Conditions

Observations of existing conditions of the site and its wider context have been recorded and shared with the wider design team, and are summarised below.

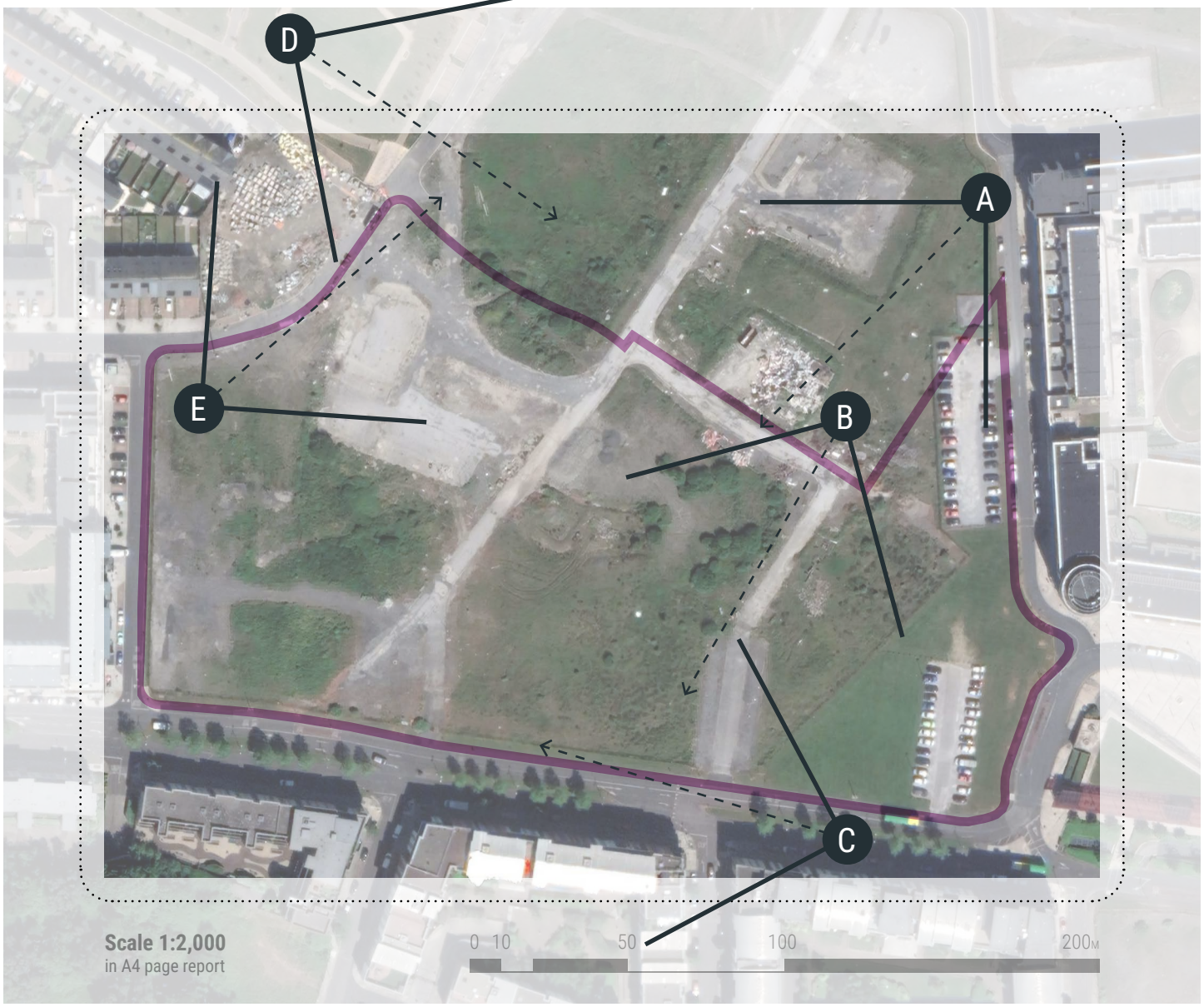
A variety of significant interfaces and adjacencies are observed. These demonstrate the vast and open landscape condition of the site: a vacancy of visual and physical obstacles across the site provide an expansive area. A network of existing streets and partially-completed routes are observed.

Opposite Page

Site photos taken through the process of design development

Below

Phase 2 lands and indicative photo locations





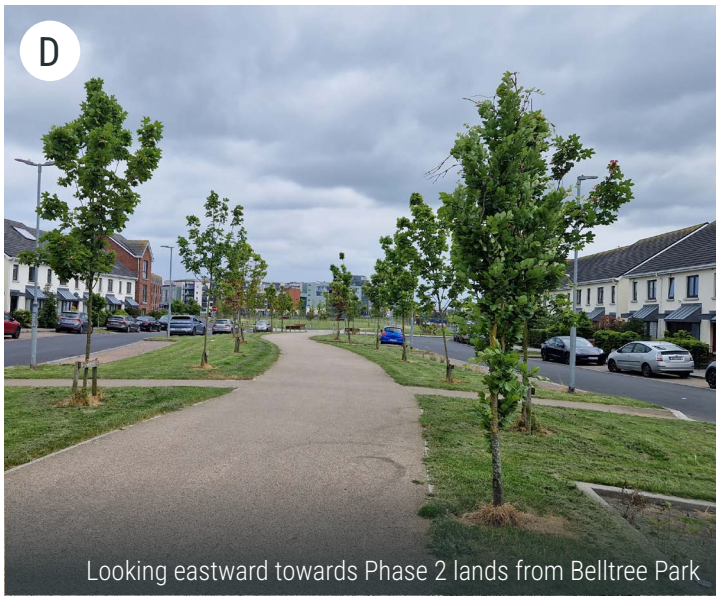
Looking southward across the Phase 2 lands from the existing carriageway at Clongriffin Road



Looking south along the route of a local street



Looking westward along the existing Main Street



Looking eastward towards Phase 2 lands from Belltree Park



Looking northward along Park Street, towards Belltree Avenue

Design Approach

Strategic Landscape Framework

Proposals for Phase 2 lands (the subject application lands, as described) respond to a wider development vision for Clongriffin - a strategy that considers the ecological, social, environmental, residential, economic and transport needs of the wider area.

Outlined below, Phase 2 lands are positioned to offer important links between the existing railway station at Clongriffin (to the east of site) and Father Collins Park (located to the west of the site).

A hierarchy of open spaces is proposed, as shown below. This positions the Phase 2 Lands within a wider network of landscape typologies, categorised under each of *Places* and *Routes*.

A diagonal open space along Market Street directly links the site to the station and parkland network; Main Street offers a mixed-use residential setting; podium landscapes will cater for the future residents' communal and recreational needs locally.



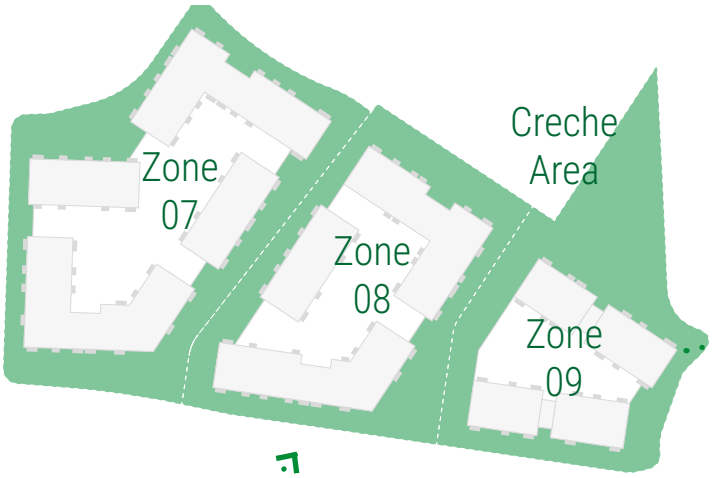
Site Structure and Typologies

Structured across three large urban blocks, the Phase 2 lands are described as Zones 7, 8 and 9 (numerically so due to prior phases of development).

Shown below, this urban structure informs a legible network of linear open spaces at ground level, many of which are envisaged as residential streetscapes, public plaza spaces, connective public realm and on-street facilities such as vehicular parking, bicycle parking, public seating and vegetation.

Due to the tapered configuration of many of these spaces, opportunities are recognised for providing points of interest, localised plazas and parkland, key opportunities for incorporating Nature-based Solutions (NbS) and on-street planting.

Each of the emerging landscape typologies is summarised below, categorised as being at-grade open space (publicly accessible) and on-podium (accessible only to those residents of the block).





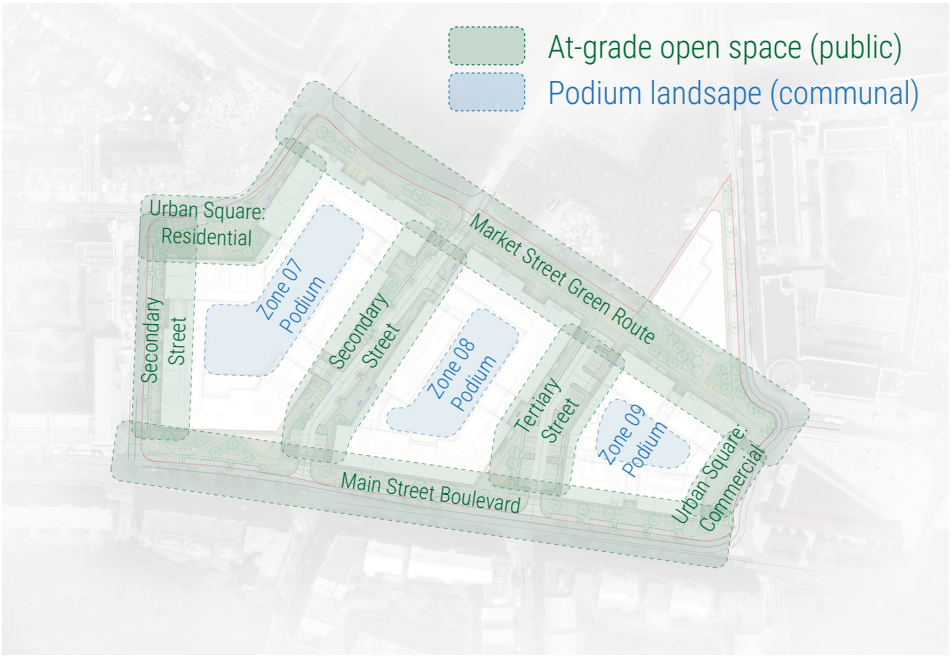
Below

Emerging sitewide landscape typologies across each of the at-grade and podium areas

Above

Open space across the ground level: three blocks across three zones





Design Approach

Aims and Objectives

Through design development, a number of key aims and objectives have been established alongside the team, the client team and key stakeholders.

Summarised **below**, these establish aspirations for how the open space network can be best developed - and how best it may function for those who live in, work at or visit the wider area in Clongriffin:

Site Connectivity and Linkages

Creating **accessible links** from the heart of the development into the wider lands of Clongriffin, enhancing a **legible network** of open spaces.

Enhancing the Site's Natural Heritage

Ensuring that the development sympathetically addresses local ecological assets, and offers **biodiverse enhancement** to the wider area.

Comfortable User Access and Safety

Ensuring that those who live in, visit, and work in the area are granted an environment that can cater to their **safety**, **comfort** and **well-being**.

Placemaking through Vegetation

Where deemed feasible and appropriate, the development shall strive to maximise the inclusion of **on-street planting** such as street trees.

An Enhanced Active Travel Network

Catering towards sustainable transport options, the proposed development aims to maximise connected **walking** and **cycling** opportunities.

Emerging Strategies

A number of site-specific strategies are applied and tested to the proposed development through its continued design development.

These strategies each offer an important role: with an aim to create a range of people- and environmentally-friendly places throughout, these are described in more detail **below**:

Enhanced Sitewide Route Network

Creating generous routes towards and through the development site, each offering **legible** and **safe connections** onwards into the wider community area.

Unique and Quality Placemaking

Shaping points of visitor **interest** and **curiosity**: catering for the comfort of residents and visitors as they explore and enjoy the wider landscape network.

Activated and Welcoming Entrances

Establishing **legible and quality** points of interest between the proposed building entrances, the open space network, and the site's wider urban context.

Introducing Areas of Vegetation

Adopting a variety of site-wide planting material: offering environmental **interest**, visual **screening**, and sustainable **drainage** opportunities.

Pedestrian and Bicycle Linkages

Where feasible and appropriate in the site's wider context, the scheme will offer extensive active travel **infrastructure** and places to **park** a bicycle.

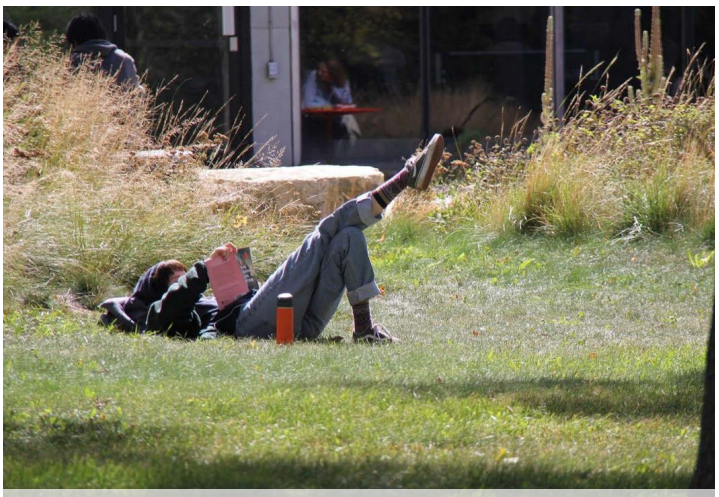
Placemaking and Character

It has remained important to develop and enhance a variety of **landscape character** areas across the site - to contribute towards a unique sense of place.

A number of details have been considered as part of the proposed public realm works. These are seen in areas relating to hardworks, site furniture, biodiversity and vegetation, as described below:



A variety of colour, texture and form can be achieved to create biodiverse screening between public and private space.



Varied landscape typologies can provide a range of functions for local residents alongside those who visit or work in the area.



Engaging and playful spaces integrated into the landscape ensure that residents' open spaces remains unique, memorable and fun.



A connected hierarchy of routes and spaces aim to encourage the adoption of healthy modes of travel such as walking and cycling.

Design Approach

Sitewide Landscape Plan

The landscape site plan presents a configuration of spaces, places, routes and destinations that respond to the site's key opportunities and challenges.

- North-east access plaza to Zone 7 building
- Link to Market Street event space area
- On-street parking facilities from Park Street
- Zone 7 communal open space at podium
- North-west access plaza to Zone 7 building
- Recreation / amenity lawn at podium level
- Play facilities within Zone 7 podium area
- Dedicated cyclist connection junction
- Pedestrian crossing point
- Recreation / amenity lawn at podium level
- North-east access plaza to Zone 8 building
- Main entrance area to proposed creche
- Play facilities within Zone 9 podium area
- Market Street connection to Station Square
- Commercial plaza next to Zone 9
- South-east access plaza to Zone 8 building
- Safe carriageway crossings at junctions
- Provision for bus stop along Main Street




0 5 10 20 50 100M
Proposed
Crèche

Open Space Typologies

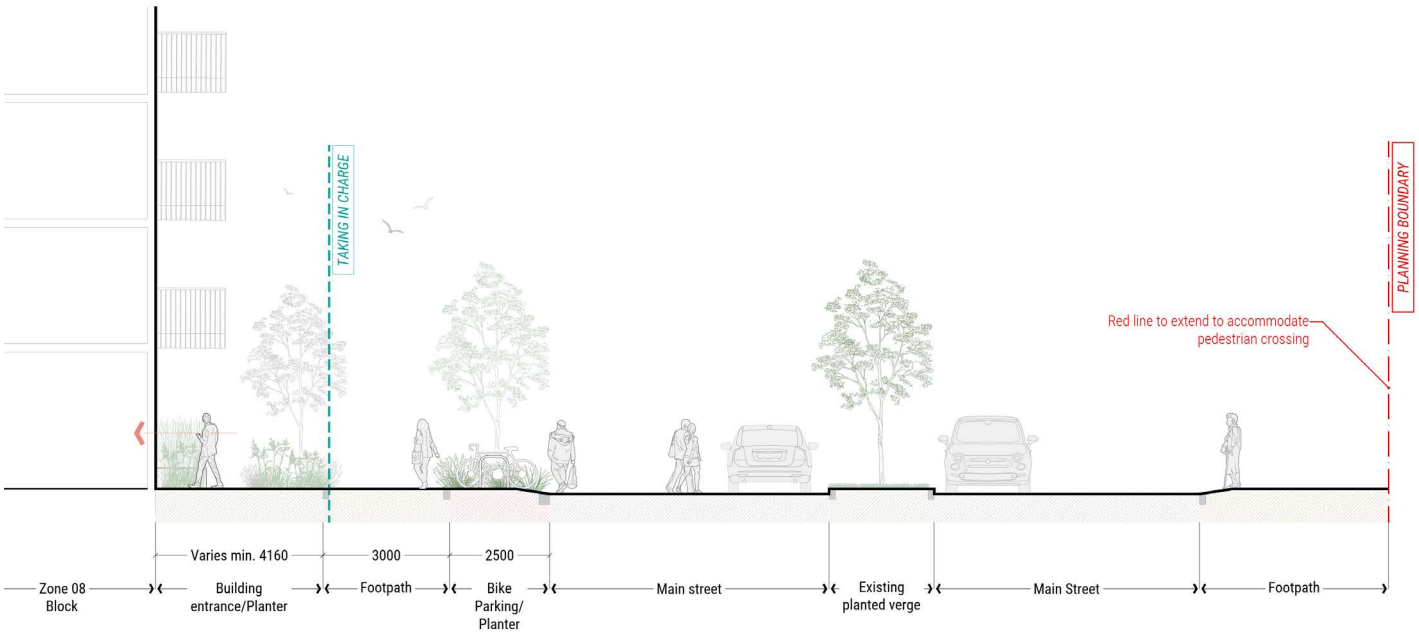
Main Street

Pedestrian-focused with flexible open spaces

A linear landscape thriving with residential, social and commercially functions, Main Street is located along the south of the subject site - offering a variety of important routes, activities and access points into each block.

Generous areas of vegetation, street trees and lines of accessible seating ensure this arterial route functions as a key east-west route to and from Clongriffin Station.





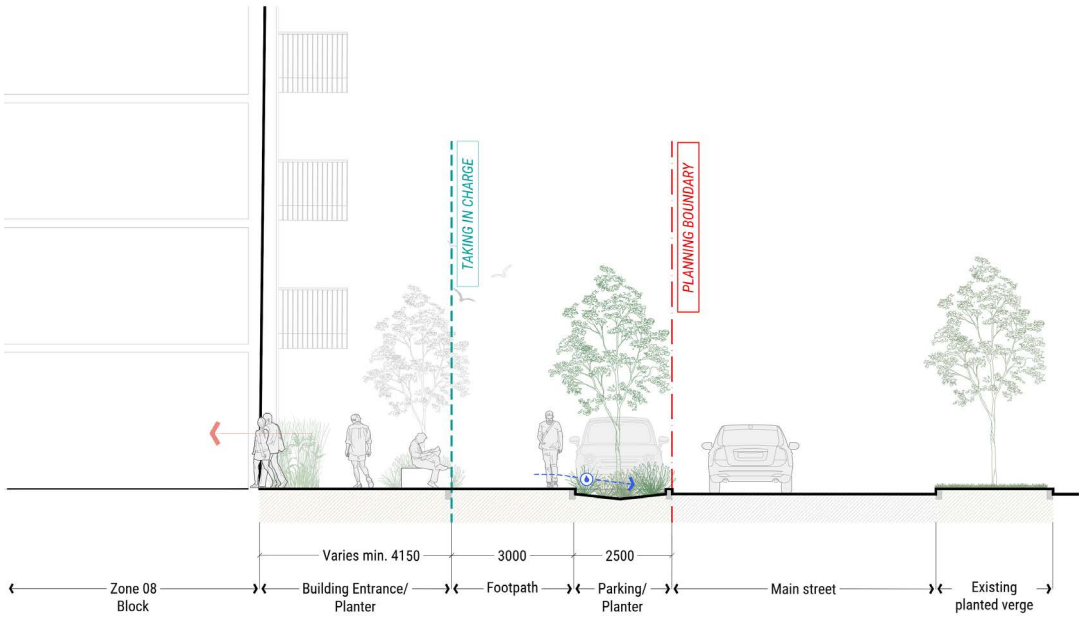
A



Main Street
Looking eastwards from Block 9 on Main Street



Main Street
Looking westwards from Block 7 on Main Street



Above

Resilient planting as both a screen and a surface water run-off opportunity.

Left, Opposite

An intent to enhance Main Street with a boulevard of planting and pedestrian-focused furniture.

B

Open Space Typologies

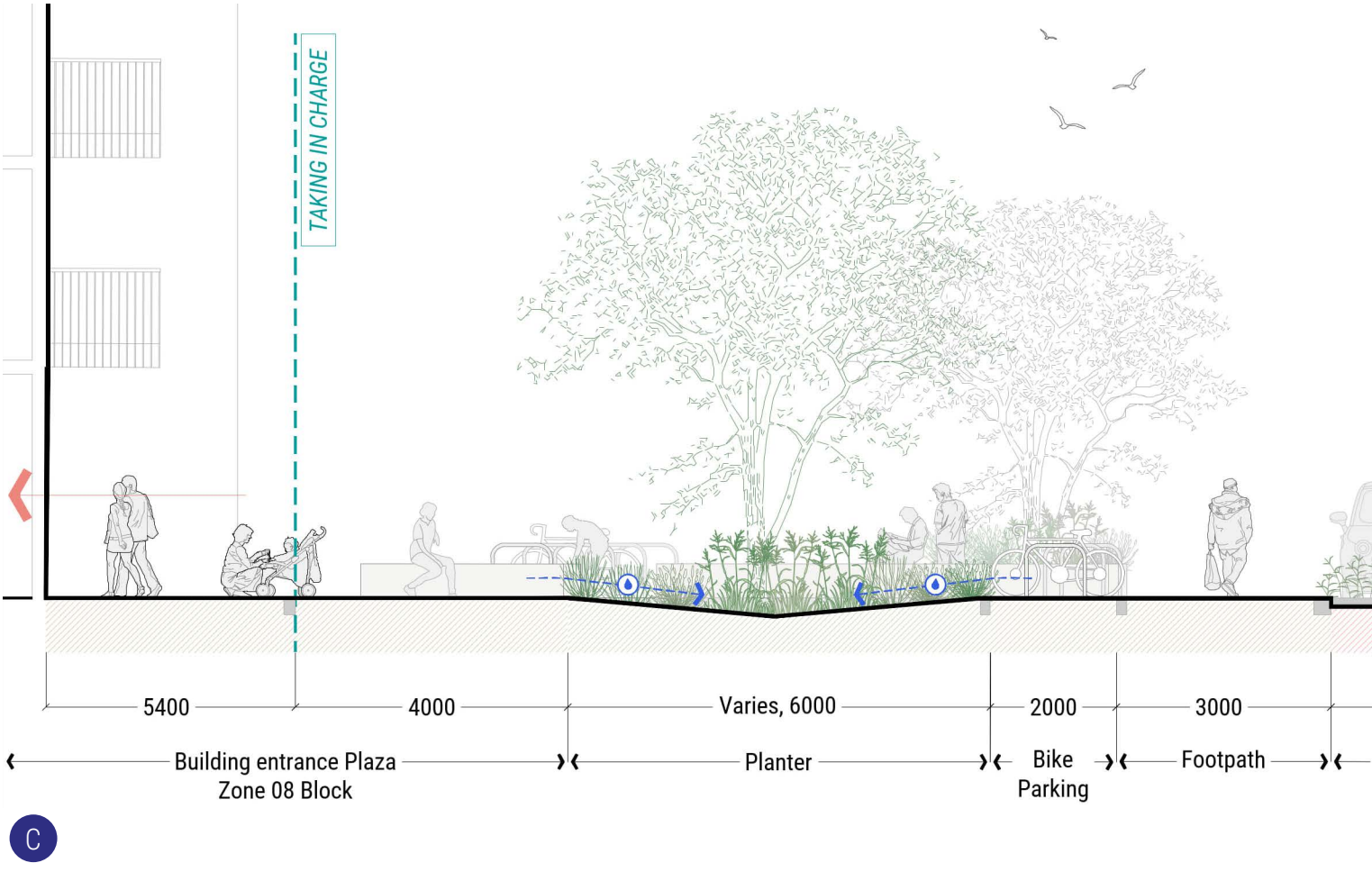
Secondary Streets

Comfortable Human Scale

Accessible and well-lit streets that cater for pedestrian movement, bicycle parking close to building entrances, and accessible vehicle parking areas for local residents - these avenues are key local routes within the wider site.

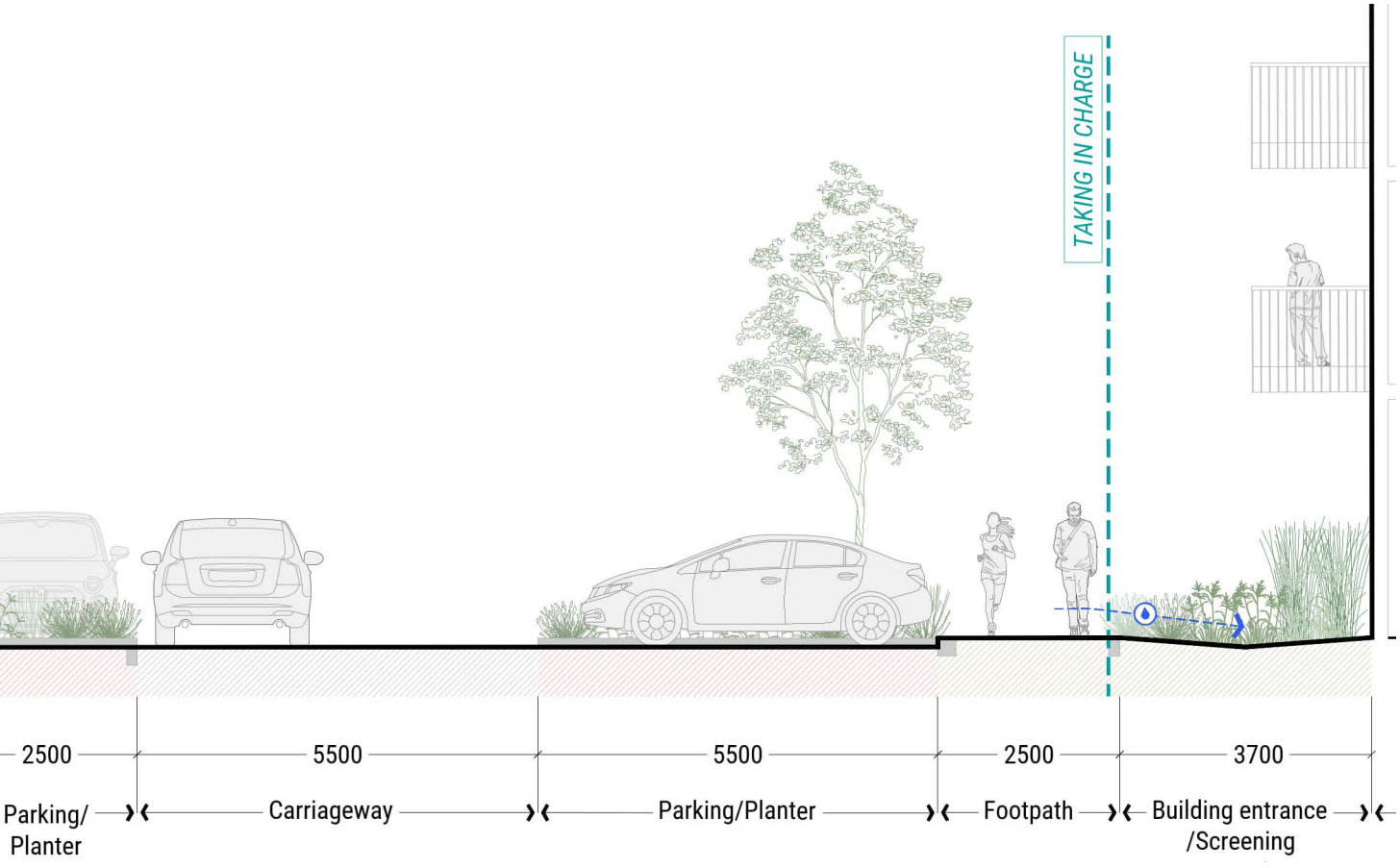
Street trees offer a legible canopy structure - further strengthened at ground level with a robust network of vegetation between public and private space.







Secondary Street
Looking northwards adjacent to Block 8



Open Space Typologies

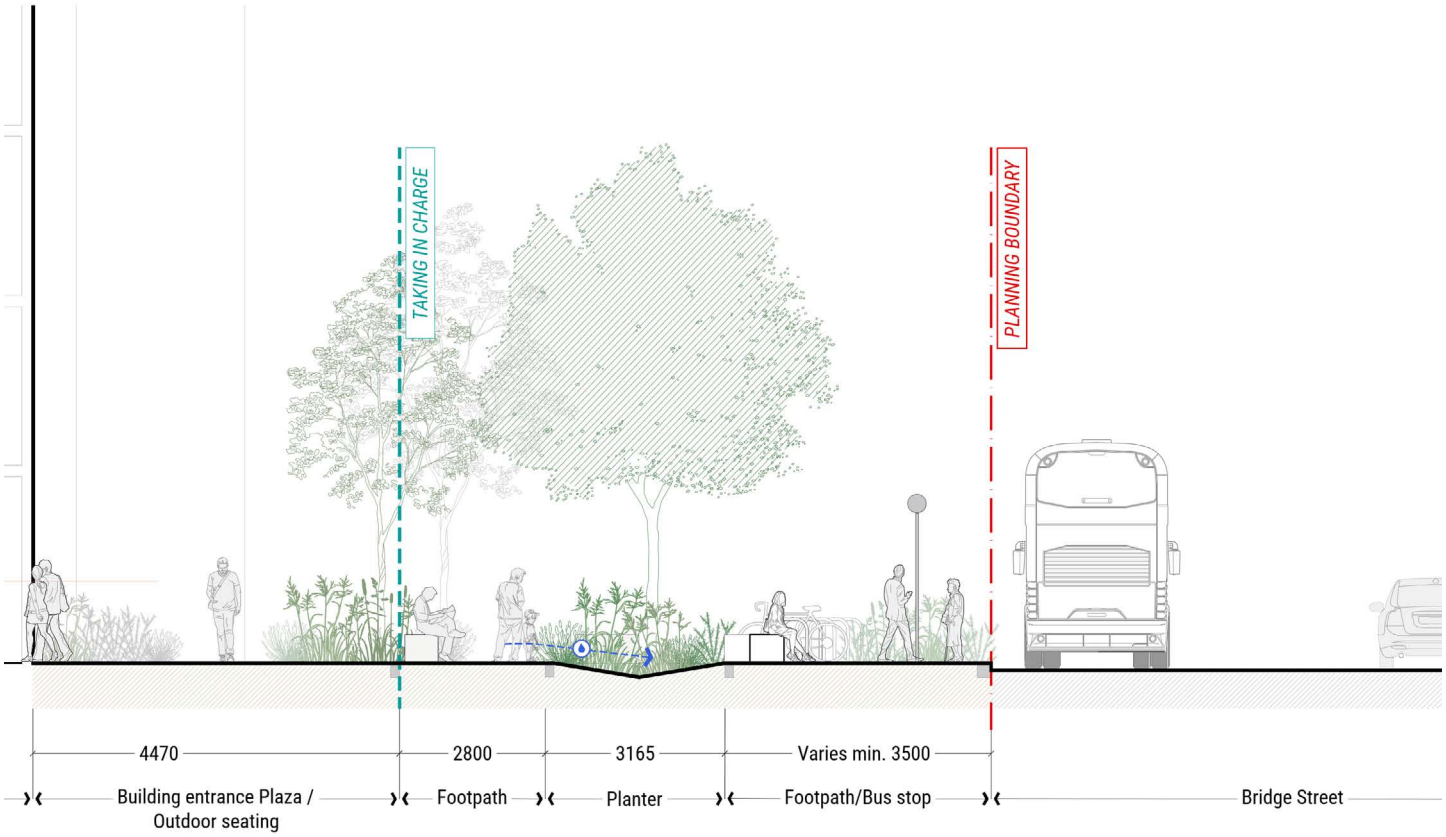
Market Street

A hub of active travel links and recreation

An arterial landscape route along which community facilities and key transport connections are located - this route offers sustainable connectivity towards Father Collins Park with improved active travel.

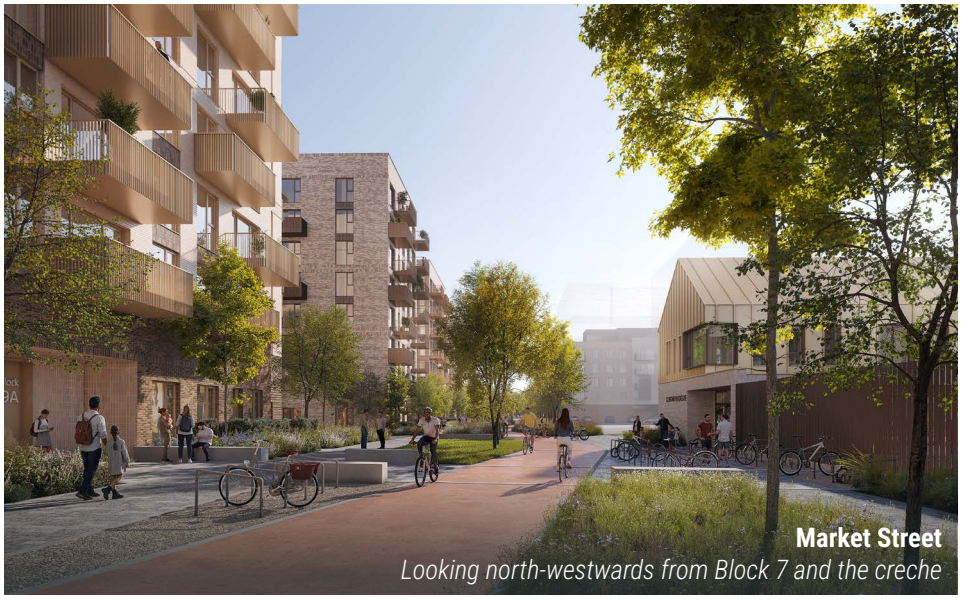
Generously proportioned areas of open space offer flexibility of recreational uses, banks of bicycle parking ensure ease of active travel access to building entrances.



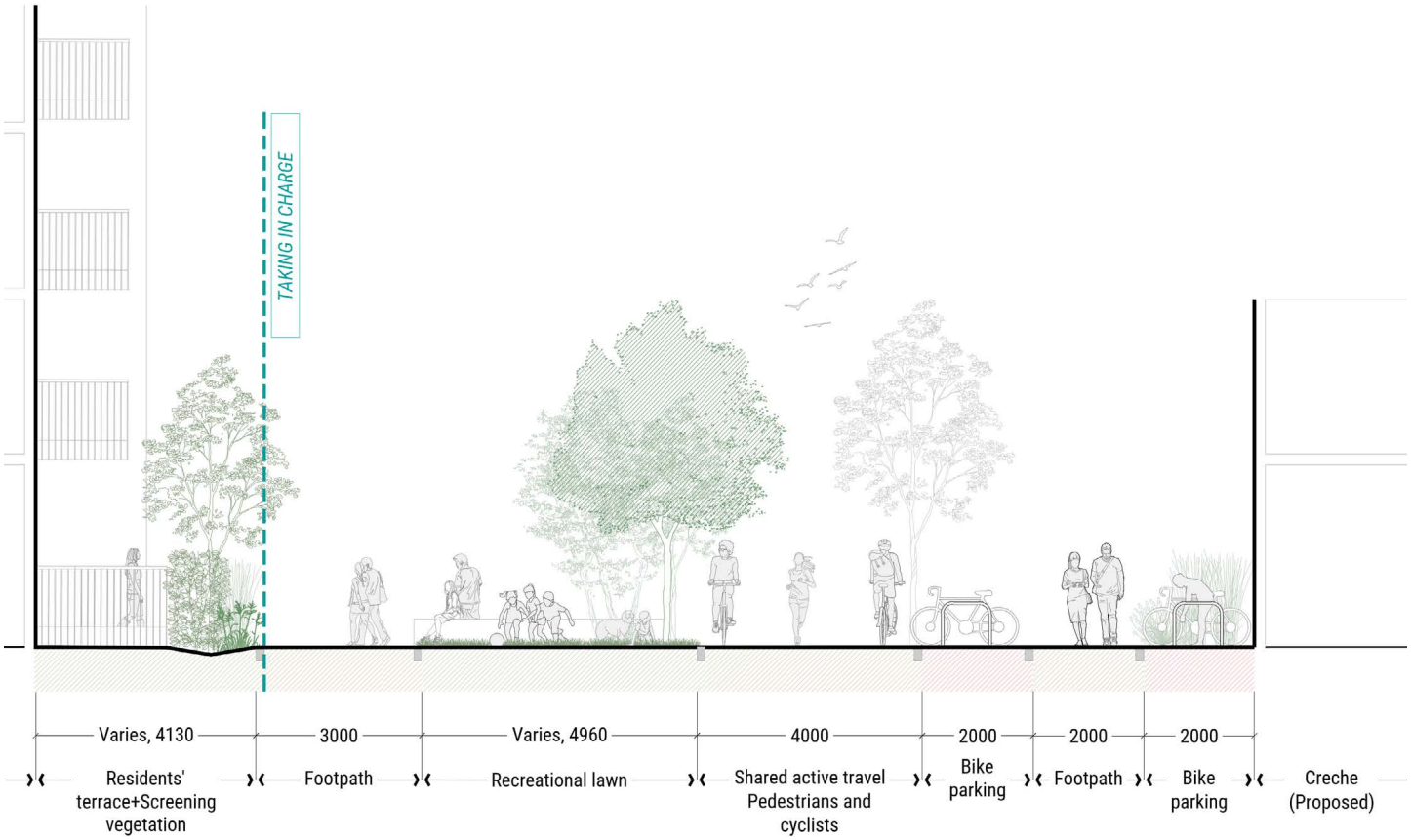


D





Market Street
Looking north-westwards from Block 7 and the creche



E

Open Space Typologies

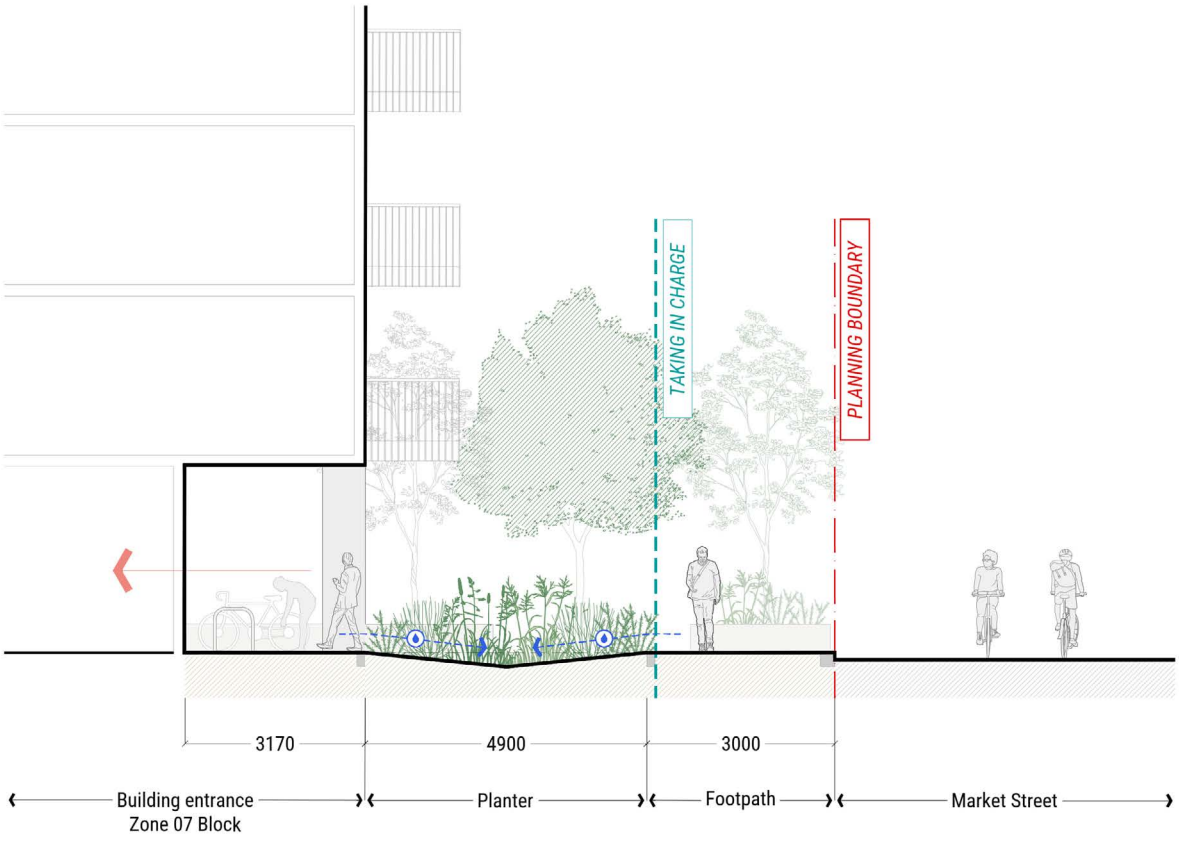
Entrance Plazas

Thriving public space nodes

A network of lively spaces where street-side green infrastructure extends seamlessly into the plaza, creating activated local pockets of space for meeting, for parking bicycles and for enjoying the overhead canopy of trees.

Public seating is proposed so as to enhance the social vibrancy and passive recreational opportunity.

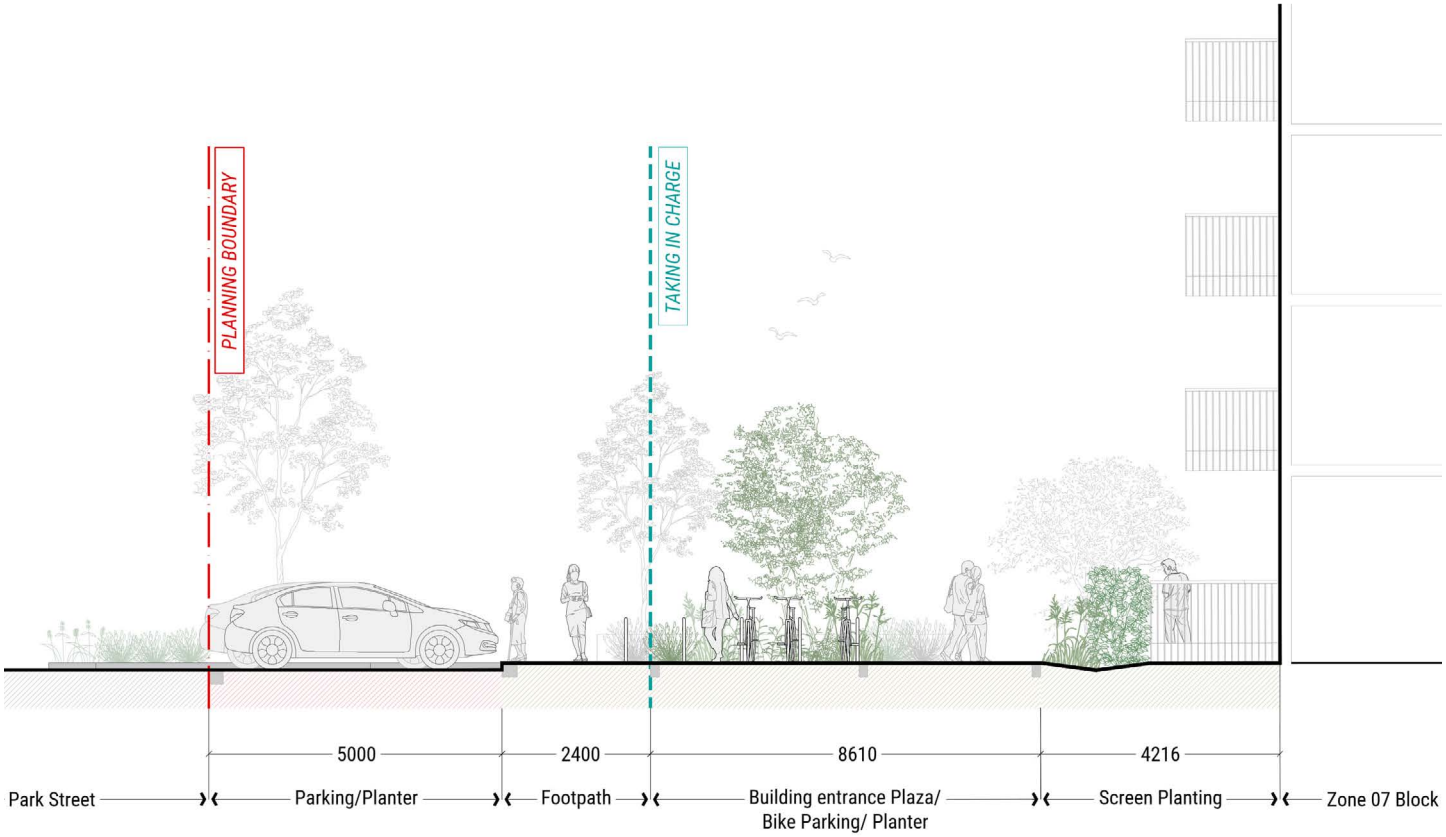




F



Zone 7 Access Plaza
Looking soth-eastwards along Market Street



G

Open Space Typologies

Sitewide Podium Level Strategy

Phase 2 proposals comprise of a network of streets and open spaces at ground level and three development blocks (Zones 7, 8 and 9) - each of which contains a **communal open space** for residents. These spaces are largely contained by the building blocks, offering an outdoor but contained environment for residents' access and use.

Due to varying configuration of the architectural blocks, each communal open space varies in their size and form - while offering similar functions.

Each podium open space is proposed as part of an intensive **blue roof system** over slab, providing usable open space over attenuation. For calculation on these blue roof requirements (and for detail regarding areas of extensive green roof at rooftop) please refer to the engineer's report and drawings.

Zone 07: | **Zone 08:** | **Zone 09:**



Key Podium Design Components

Hedgerow as Screening

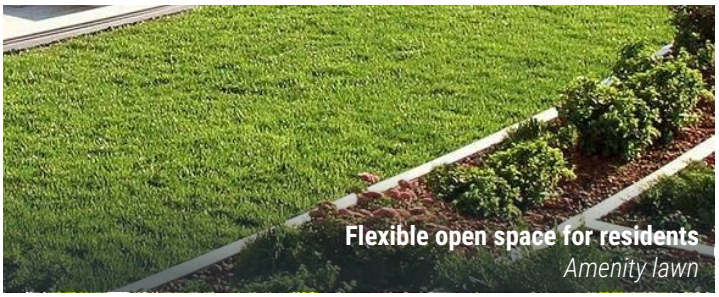
Providing privacy at important interfaces between private (residential terrace) and semi-private (podium open space) areas, while offering areas of biodiverse interest, colour and important vertical form.





Amenity Lawn Areas

Each of the communal open spaces hosts a generous space of amenity lawn, providing a flexible area for residents' informal recreation and play, while allowing for enhanced water run-off.



Groundcover and Shrubs

Robust and voluminous planting provides podium spaces with interest and form, while ensuring that maintainable screening and shelter are provided in areas of significant sensitivity.





Podium Tree Planting

Points of interest are given significant accent where localised tree planting is proposed, giving a greater sense of place through small trees that offer variety of colour, form and texture throughout the seasons.





Play Space Provision

Each of the three communal open spaces at podium provide residents with generous space for active recreation and play: these areas of wetpour EPDM surface are detailed in the *Play Strategy* section.





Open Space Typologies

Podium Level Open Space

Each block will offer generously-spaced communal open space, providing landscapes of groundcover vegetation with secluded areas of seating to relax in, to meet others at, and to be at home in the outdoors.

Seating areas, play space and key social nodes are considered alongside the provision of sunlight in the wider context of the buildings' form and height.



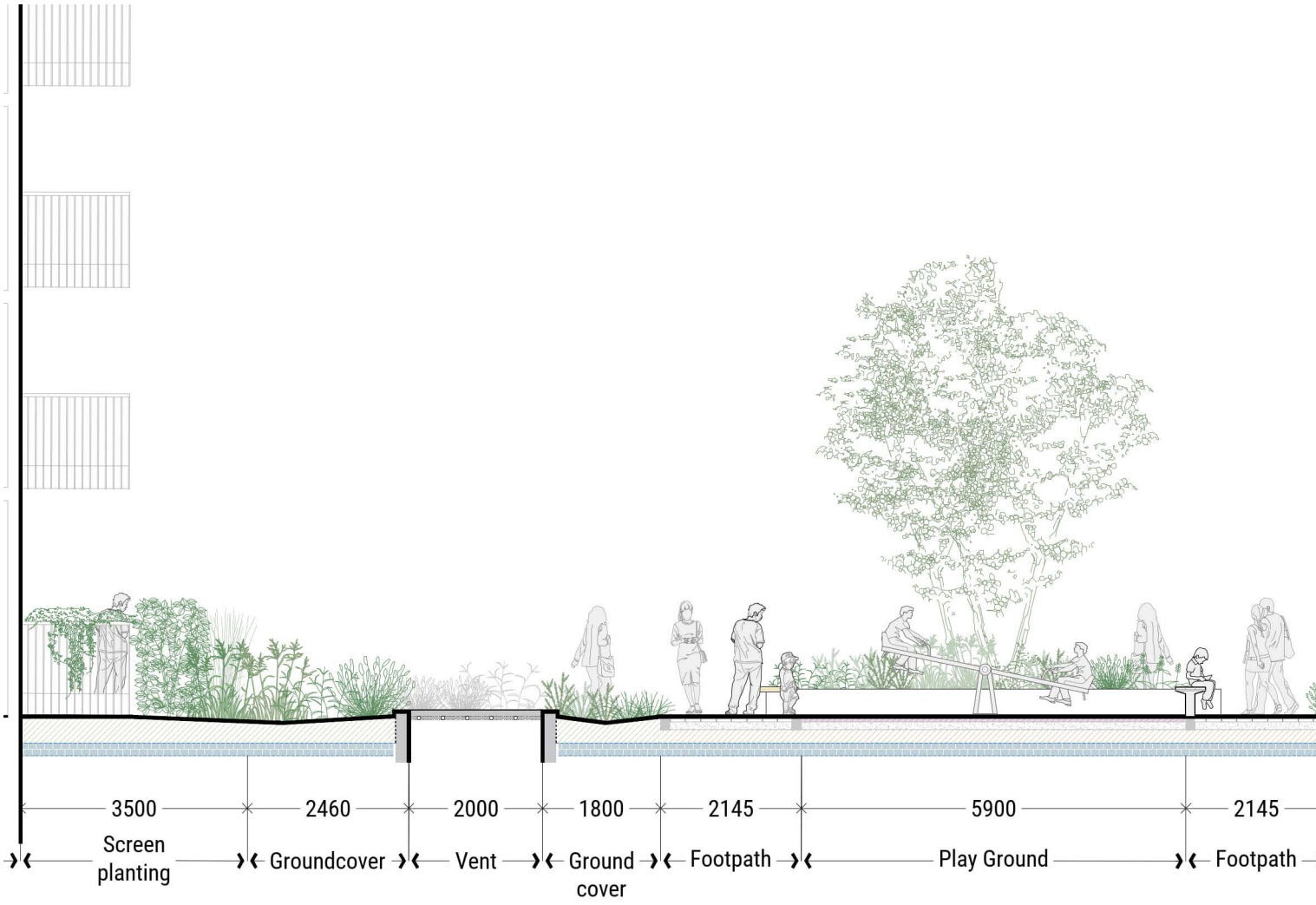


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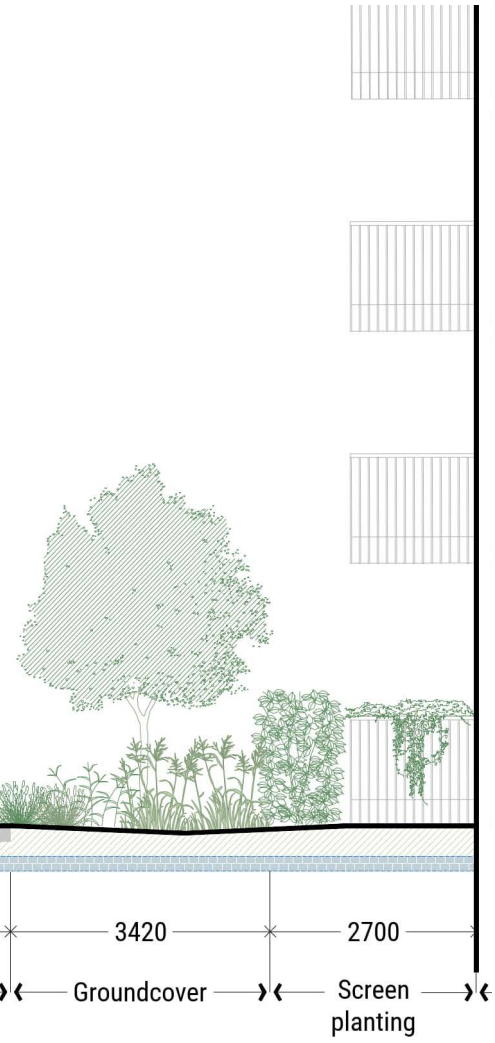
Zone 9 communal open space shown here to demonstrate design principles adopted across each of the podium spaces



Open Space Typologies



H





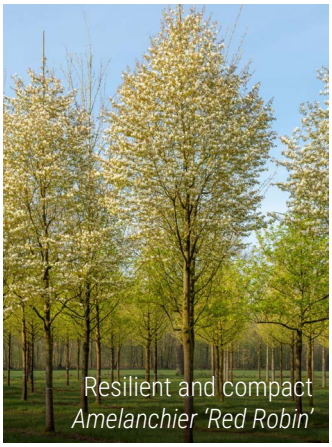
Communal open space at podium level provides outdoor area accessible to residents for recreation, amenity, relaxation and play.

Detail and Elements

Softworks and Vegetation

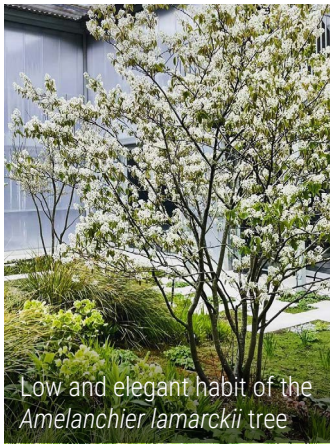
A varied and robust palette of trees is proposed - enhancing sitewide placemaking needs while limiting maintenance and management requirements:

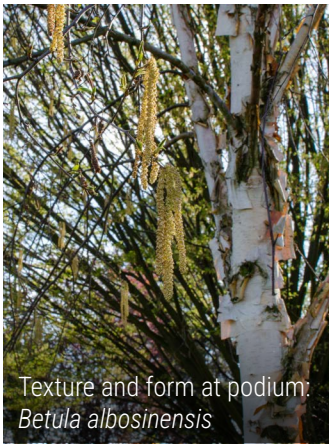

Upright form at street *Ostrya carpinifolia*


Resilient and compact *Amelanchier 'Red Robin'*

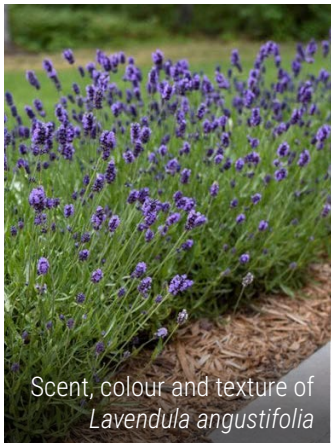

Strong, colourful urban tree *Acer campestre*


Points of colour and interest *Liquidamber styraciflua*

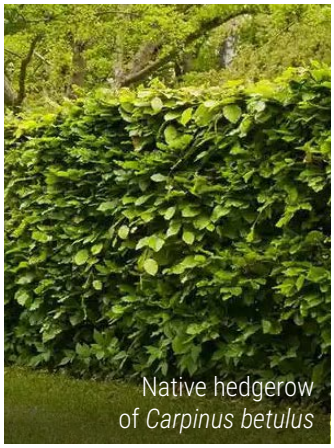

Low and elegant habit of the *Amelanchier lamarckii* tree

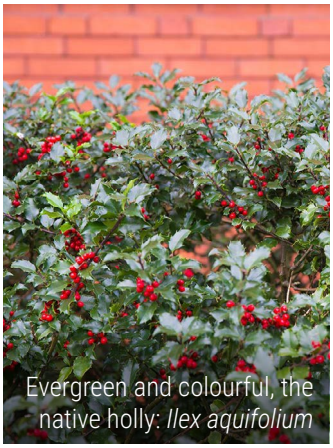

Texture and form at podium: *Betula albosinensis*

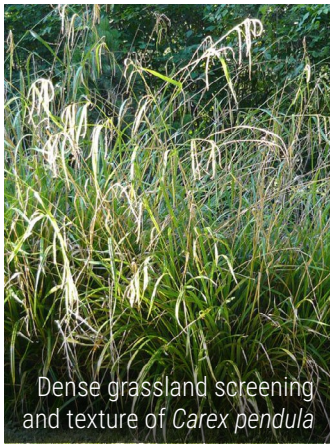
Groundcover, hedgerows and grasses aim to offer areas of curiosity and year-round interest alongside resilient form and density:


Scent, colour and texture of *Lavendula angustifolia*


Dense, resilient groundcover planting of *Ajuga reptans*


Native hedgerow of *Carpinus betulus*


Evergreen and colourful, the native holly: *Ilex aquifolium*


Dense grassland screening and texture of *Carex pendula*


Colourful and full form of *Persicaria affinis*

Hardworks, Paving and Edges

A hierarchy of paving surface are proposed across the network of open spaces, allowing for a clear legibility and delineation of functions:

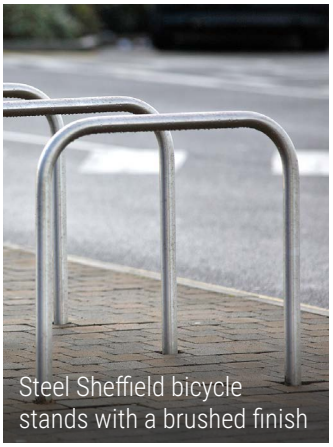

Premium **stone paving** setts provide accent at building entrances and points of social congregation

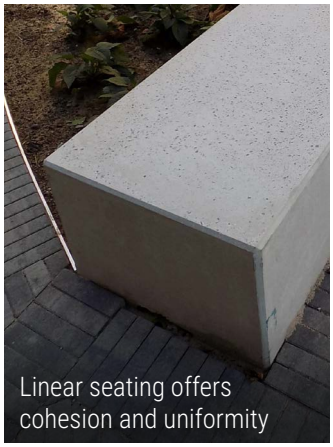

Quality paving setts of **granite aggregate** material offer legibility on routes between or towards points of interest



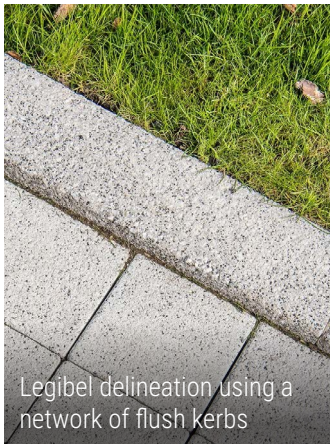
Standard paving setts composed of **stone aggregate** create durable areas of functional access and egress at edges

A number of key details will contribute towards the development's cohesion, legibility and resilience within the wider urban environment:

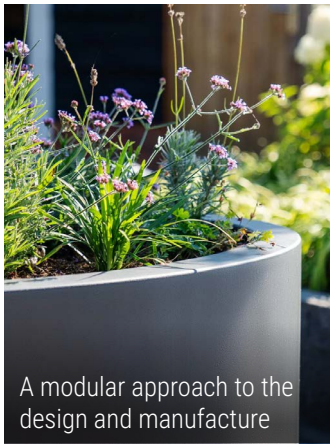

Steel Sheffield bicycle stands with a brushed finish


Linear seating offers cohesion and uniformity


Flush in-ground drainage channels at boundary edges


Legibel delineation using a network of flush kerbs


Raised planter edges to be adopted at podium level


A modular approach to the design and manufacture

Detail and Elements

Biodiversity Enhancement

As set out in detail in the biodiversity chapter of the EIAR, the site of the proposed development is not under any wildlife or conservation designation.

There is no habitat on the site suitable for use, even on a very occasional basis, by any overwintering birds, such as light-bellied Brent goose, or any other protected bird species listed as a Special Conservation Interest (SCI) in any European site within the Zone of Influence.

The site has no value for roosting bats, nor for otters (known from the River Mayne corridor to the north). It also has no value for other protected mammals such as badger or hedgehog, or for amphibians or reptiles, or rare or protected plants and the habitats present are not suitable for such species. There was one protected mammal, the Irish hare, recorded on site in May 2025. The habitat is sub-optimal for the species and the site would not sustain a population of the species permanently. Three red-listed bird species were noted (snipe, meadow pipit and skylark), however these birds are common in the wider area.

The most ecologically valuable habitats are the dry grasslands that cover approximately one third of the site area. These grasslands, which have arisen due to the abandonment of this heavily disturbed site in recent years, have moderate species diversity and include one species of local rarity (cowslip). Due to the species diversity of the grasslands present, and taken as a whole, the overall site is of local ecological importance.

The grassland has ecological value and will be removed in order to facilitate development on this zoned land. However the proposed development has been designed with biodiversity enhancement as a key focus. To that end, a significant amount of new planting has been incorporated into the landscape design, and the planting has been designed with a view to maximising the new biodiversity resource



at the proposed development site. The proposed planting/landscaping strategy includes a mix of appropriate species, incorporating species that will attract feeding invertebrates, including moths, butterflies and bees. Furthermore, where feasible, soil on site occupied by grassland will be retained for reuse as part of the landscaping, thus retaining the seedbank containing cowslip.

The proposed planting schedule as set out on the landscape drawings contains no invasive species and none will be introduced, either deliberately or inadvertently, to the proposed development site. Although no invasive alien plants have been recorded on the subject site, sea buckthorn, an invasive plant listed on the Third Schedule of the Habitats Regulations has been recorded in the vicinity.

While it is not necessary on this site to implement an invasive species management plan, a watching brief will be maintained throughout the construction phase of the project by the environmental management team to ensure that the site remains free of such species.

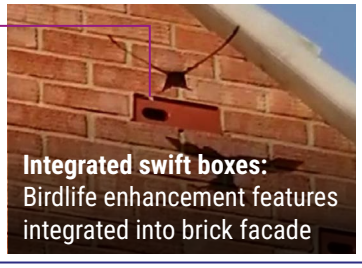
Opportunities for the provision of water-based habitats such as ponds, or swales with permanent water, are limited, however, the surface water management of the development contains significant blue and green roofs, as required by the Dublin City Development plan. In addition tree pits and bioretention areas are integrated into the landscape design, and rain water attenuation systems are to be provided at podium level – at the outlets from downpipes that capture runoff from higher levels.

In addition to providing new habitats the proposed development will include bat boxes, bird boxes (including swift boxes) and insect hotels. None of these features are required as mitigation for loss of nesting habitat or roost loss. They are all being provided in order to enhance the biodiversity value of the proposed development once it is operational.

Indicative locations of features are shown in the adjacent diagram. The Ecological Clerk of works appointed at construction will confirm the locations of these and other ecological features, in consultation with the wider design team.

In summary, although there will be temporary negative effects on biodiversity as a result of the proposed development – through loss of grassland habitat and temporary disturbance, in the long term, the biodiversity-focused landscape design and biodiversity-friendly lighting, successfully implemented and maintained, will ensure that the completed development has high ecological value with new habitats being provided, and with new nesting and roosting opportunities for birds, bats and pollinating insects.

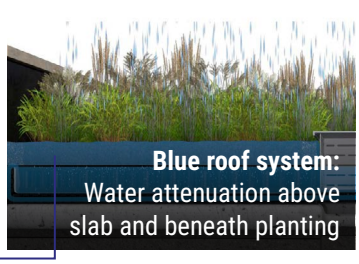
Given these findings, it is clear that there will be no significant habitat or species loss as a result of the proposed development, which has been desiged with biodiversity enhancement as a priority. In addition, there will be no significant impacts on the River Mayne (to the north) or on any European designated sites.



Integrated swift boxes: Birdlife enhancement features integrated into brick facade



Insect hotels at podium: Key points of biodiversity interest alongside education



Blue roof system: Water attenuation above slab and beneath planting



Native holly hedgerows: evergreen with berries and a very pollinator friendly plant

Detail and Elements

Sitewide Play Strategy

A play strategy has been developed to cater for the recreational needs of residents across the Phase 2 site development area. This has been developed with input from the design team - ensuring it addresses planning and building requirements of the development.

Public play requirements are met regionally through those in Father Collins Park and other open space areas; proposed play areas cater for communal open spaces within each block (7, 8 and 9) as illustrated in the overview plan, and outlined in the opposite written requirement:



Extract from **Planning Design Standards for Apartments: Guidelines for Planning Authorities** [DoHLGH, July 2025]

Communal Facilities in Apartments > **Children's Play > Section 4.13**

The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Experience in Ireland and elsewhere has shown that children will play everywhere. Therefore, as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces. Children's play needs around the apartment building should be catered for:

- within the private open space associated with individual apartments (see chapter 3);
- within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms; and
- within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.

The perimeter block with a central communal open space is particularly appropriate for children's play, especially if access from the street is controlled. The landscape design and orientation of play areas can contribute significantly to their amenity value. However, the noise from courtyard play areas can diminish residential amenity, particularly in smaller schemes, and designers must find solutions which balance all the factors involved.

Zone 07:
95m² of play

Zone 08:
85m² of play

Zone 09:
95m² of play



Indicative Play Equipment Schedule

Each play area has a range of equipment to address **different user ages**, a **range of skills** and **accessibility** requirements. Note that this suite is indicative, and is subject to detailed design with a play equipment specialist:

Zone 07


The Swaying Ship
for low age groups: 2-4 years


Climbing Stack
for bigger users: 4-12 years


Double See-Saw
Range of user ages: 4+ years

Zone 08


Hut Combination
for wide range of ages: 3+


Pairs / Memory Game
for low age groups: 2-4 years


Climbing Stack
for bigger users: 4-12 years

Zone 09


Little Speedster
for low age groups: under 3 years


Street Acrobats
for bigger users: 6+ years


Tic Tac Toe / Strategy Game
for wide range of ages: 3+

Response Schedule: Landscape Architecture

LRD Opinion Comments
Dublin City Council

	DCC Opinion Item	Design Team Response (Landscape Architecture)
(i)	*Open Spaces and Taking in Charge: there are no park public open spaces within this area of the Clongriffin masterplan. Park Services do not manage public realm areas. The TIC plan shall be reviewed to ensure that that all proposed public realm areas will be appropriately managed into the future. Park Services note that the site area is serviced by Fr Collins Park for public children's play areas and the inclusion of any public play area in the layout will require an identified maintenance and management agent*	Through a rigorous process of interrogation and design development between members of the team in response to queries regarding Taking In Charge (TIC) of the site, the proposals ensure that there are no play facilities located within the public open space of the site. In response to coordination with DCC, it is recognised that Fr. Collins Park services a regional requirement for outdoor play; play areas have therefore been removed from open space taken in charge. Allocation of CCA within the public open spaces has also been removed. A revised TIC strategy and site-wide delineation ensures that the configuration and materiality of Market Street provides a legible and simple network of open spaces without requiring elements, spaces or components that may complicate or hinder TIC management requirements. Please refer to the planning consultant's documentation for further details on TIC delineation across the development site.
(ii)	*Communal Open Spaces: Vent structures shall be designed with louvered sides and green roofs to minimise their visual impact. Vents shall be set back from seating areas /play spaces.*	It is agreed that the **ventilation strategy** shall be designed to **minimise visual impact**: the design team has coordinated a flush vent system to minimise vertical extrusion from slab into the communal open space. This has been strategically surrounded by vegetation to screen the visual impact while retaining maintenance access: refer to General Arrangements (100 series) and sections drawings.
(iii)	*Full play details, including a schedule of play equipment shall be included in the application.*	Details of the **play strategy** are provided in the Play section of this report, demonstrating method of delivering on the requirement for a **varied**, **accessible** and **inclusive** play strategy within the scheme.
(iv)	*Privacy shall be reviewed at communal building entrances to the courtyard Communal Open Spaces and, where required, privacy screens and/or planting shall be deployed to minimise views of private windows at courtyard level.*	Revisions to the communal open space across each of the podiums ensure that privacy can be achieved between private open space (residential terraces areas connected to the apartments) and communal open space (residents' outdoor amenity areas within the courtyards, including pathways, lawn and play). This screening is achieved through a **tiered approach to vegetation** and **hedging**, and **maximising distances** between terrace and accessible pedestrian areas.
(v)	*The seating areas shall include one or two covered seats for use in poorer weather. Long linear seats shall include pull in areas for wheelchair users*	Provision of seating remains central to the proposal. A suite of linear modules offers a range of elements including **arm and back rests**: a number of these are located in areas that can **cater for wheelchair users** to pull in, and in areas close to buildings that can offer a sense of enclosure. Covered seating is not provided.
(v)	*Lawn areas shall be included within the courtyard design, for example to allow spill out from play areas*	A range of soft surface finishes are included within each podium-level communal open space. With reference to the General Arrangement drawings developed for floor 01 (FL01), these **plans include amenity lawn areas** for residents' use.

	DCC Opinion Item	Design Team Response (Landscape Architecture)
(vii)	*Materials: Materials for surfaces at key areas, e.g meeting areas/plazas, building entrances shall in general deploy natural stone. 50% of external seating shall include arm and back-rests. 50% of all external cycle parking stands shall have weather covers. The location for a public artwork shall be indicated on the landscape masterplan*	A materials strategy has been reviewed: areas of notable pedestrian use are of a natural stone finish; these include **main building entrance areas**, for example. Proposed seating is formed using a modular linear system: this approach allows for a range of units to adopt arm, back and seating finishes - detailed in the 900 series drawings. Having assessed the available public open space within the wider scheme, it has been deemed not feasible to include weather covers for bicycle parking areas due to the impact that this would have on the available open space network. A location for **public art work** has been indicated south of the Zone 07 building.
(viii)	*Required Submission Documents:*	
	Landscape Masterplan	Refer to Landscape Architect's document pack: sheet 100 and sheets 101-107
	Hardworks/softworks outline plans	Hardworks - refer to sheets 101-107, Softworks - refer to Sheet 100 for schedule
	Landscape Design Statement	Refer to Landscape Architect's document pack, document X01 (this document)
	Open spaces and play spaces Key Plan with area calculations & schedule of required COS and provided COS.	Summary of open space network and play spaces is provided in this report (X01) - refer to Sitewide Play Strategy, with supporting schedule of Communal Open Space (COS) calculations provided in Section 5.6 of the Architect's Design Report.
	Boundary Plan with details	Refer to Landscape Architect's drawings 709-712 for suite of boundary conditions.
	Landscape Sections and Elevations	Refer to Landscape Architect's drawings 700-708 for suite of site sections.
	Green Roof Plan with biodiverse planting	Refer to engineer's report report for Green Roof strategy, plans and calculations; refer to Landscape Architect's sheet 100 for outline planting schedule.
	AA Screening/NIS	AA Screening prepared by Bady Shipman Martin and included in application.
	Ecological Impact Assessment	Ecological impact is considered to be captured in Chapter 8 of the EIAR, prepared by Brady Shipman Martin.
	Biodiversity Enhancement Plan including details of 'bat friendly' lighting	Details of biodiversity enhancement opportunities are included in this report. Details in relation to wildlife friendly lighting is contained in the Site Lighting Report prepared by EDC.
	Invasive Species report	Invasive Species Surveys were carried out by Brady Shipman Martin as part of the preparation of the EIAR Chapter 8. Details of any findings are contained within this chapter.

Clongriffin Phase 2 Lands

Dublin City, Ireland

LDA
An Ghníomhaireacht Forbartha Talún
The Land Development Agency

Henry J Lyons

thepaulhogarthcompany

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council