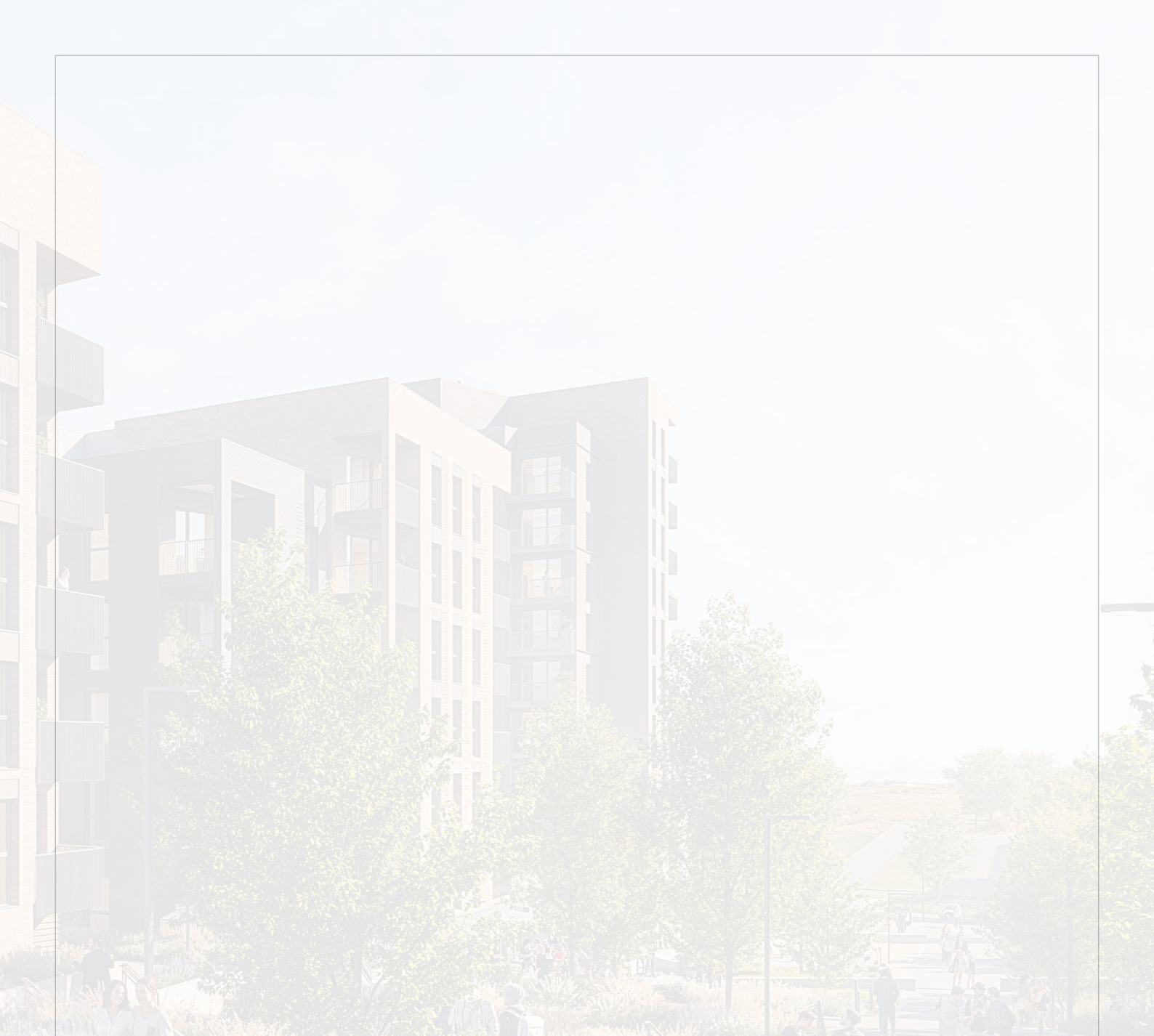

Stapolin Square Phase 2

Baldoyle, County Dublin

Landscape Architecture Design Statement

X01 P05

LDA
An Ghníomhaireacht Forbartha Talún
The Land Development Agency

Henry J Lyons

thepaulhogarthcompany

Comhairle Contae
Fhine Gall
Fingal County
Council

Stapolin Square Phase 2

The proposed development will consist of the alteration of permitted development of Block A, Block D and Stapolin Square, as permitted under ABP Reg. Ref. ABP-310418-21 (and as amended under LRD/0015/S3 & LRD/0073/S3E). No amendments are proposed to any other permitted blocks. The permitted Block A and Block D are located to the south and north of Stapolin Square and include for 528 units (277 in Block A1, A2 & A3 and 251 in Block D1, D2 & D3) and include residential tenant amenity, retail/café/restaurant, pharmacy, medical centre, crèche, gym, car and bicycle parking and public realm. The proposed alterations only relate to Block A, Block D and Stapolin Square, of the permitted development and for the most part are contained within the footprint and massing of the permitted development and relate to internal reconfiguration.

The proposed alterations result in an overall increase of 68 no. units in Block A and Block D, bringing the total units in Block A and Block D to 596, the total units permitted under ABP Reg. Ref. ABP-310418-21 (as amended) to 893 (760 apartments and 133 houses).

The proposed altered residential development of Block A and Block D will consist of a total of 596 no residential apartments, as follows:

1. Alteration of Blocks A1, A2 & A3 from permitted 4 to 7-storey buildings providing for 288 no. apartment units to a 4 to 7 storey building providing for 312 no. apartments.
2. Alteration of Blocks D1, D2 & D3 from permitted 5 to 10-storey buildings providing for 251 no. apartment units to a 5 to 10 storey building providing for 284 no apartments.
3. The reconfiguration of internal layouts of each of the blocks has resulted in the reduction of the blocks overall width and therefore increased width and area to the courtyards and increased distance between individual blocks.
4. Alteration of the permitted uses and facade at ground floor level and removal of permitted Residential Tenant Amenity Facilities located in Blocks A3 and D3 to provide for a ground floor level that includes in Blocks A1-A3, retail/restaurant/café/gym units and a creche including outdoor play space and in Blocks D1-D3, retail/restaurant/cafe units and residential units.
5. A revised central civic plaza at Stapolin Square centrally located between blocks A1-A3 and D1-D3, redesigned to address Condition 2 (a) of ABP-310418-21 which requires the removal of the two previously proposed public lifts. Stapolin Square is now designed to accommodate a gently sloped landscaped route from Longfield Road to Clongriffin Train Station.
6. Alterations to the permitted below podium areas under Block A, Stapolin Square & Block D to include for alterations to permitted layouts of car parking, cycle parking, plant, waste stores and substation locations. This includes the reduction in car parking as required under Condition 2 (b) of ABP-310418-21 which requires omission of car parking under the permitted ramped access road to the Train Station to the north of Block D. An increase in bicycle parking is proposed.

No amendments are proposed to the constructed Blocks within B3, B4, C4, C5, C6 or the permitted The Haggard Park which remains as permitted, or all other elements including surface water attenuation wetlands and associated upstream surface water network, demolition of existing temporary lift and stair enclosure and associated infrastructure to Clongriffin Train Station, road infrastructure (except where within the application boundary and requiring to be locally altered for proposed alterations), and utilities infrastructure (except where within the application boundary and requiring to be locally altered for proposed alterations), all of which remain as per permitted.

Quality Information

Document	Reference	Prepared for	Prepared by	Date
Design Statement	1649 X01 P05	Land Development Agency (LDA)	BOD	17th July 2026

Document History

Date	Revision	Details	Checked	Position
23rd January 2026	P00	Draft for Section 32B Review	BOD	Associate D.
26th January 2026	P01	Issue for Section 32B Review	BOD	Associate D.
10th February 2026	P02	Issue for Section 32B Review	BOD	Associate D.
29th May 2026	P03	Draft Issue for Planner Review	BOD	Associate D.
5th June 2026	P04	Draft Issue for Planner Review	BOD	Associate D.
17th July 2026	P05	Issued for Planning	BOD	Associate D.

This document is prepared for digital on-screen viewing as a Portable Document Format (PDF) file. Due to the combination of technical, graphic and written content herein, it is designed to be viewed in a two-page spread format, with each page measuring 210mm x 297mm (A4) portrait orientation next to one another.

Design Statement Contents

Introduction & Overview

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Purpose of this Report
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Existing Site Conditions

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Emerging Strategies
Particular Site Challenges
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Level 0: Ground Level
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Site Sections (Sections A to N)
Vegetation: Tree Stategy
Vegetation: Shrub and Groundcover
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Hardworks and Paving
Biodiversity Enhancement
Play Strategy
LRD Opinion: Response Summary

LDA An Ghníomhaireacht Forbartha Talún The Land Development Agency | Henry J Lyons | thepaulhogarthcompany | Comhairle Contae Fhine Gall Fingal County Council

Introduction & Overview

Development Context

The Land Development Agency (LDA), working in collaboration with Fingal County Council (FCC) has prepared this proposal for urban regeneration on a brownfield site in north County Dublin. The development site is located between Clongriffin Railway Station and Longfield Road in Baldoyle.

This development proposes to deliver a quality high-density residential scheme with mixed use functions at ground level. A detailed description of the works is presented across those materials prepared by the Architect-Led Design Team (ALDT), led by Henry J Lyons (HJL) as lead architect.

As appointed landscape architects for the project, The Paul Hogarth Company (TPHC) has been working closely alongside HJL and the wider design team to prepare landscape architectural proposals for the open space and landscape areas at ground / street level and at accessible (communal) roof level.

Purpose of this Report

This document presents a summary of the design process and open space strategy for the proposed amendments to permitted development at Stapolin; it forms part of a body of landscape architectural documentation prepared for planning, to include:

- Landscape architectural drawings to include site plans and sectional edge conditions, materials
- Design statement (this document)

Works for Stapolin Square (between Blocks A and D) have been amended in line with Condition 2(a) of ABP-310418-21, requiring the removal of two previously proposed public lift facilities. Alongside additional required changes to the buildings, this revised scheme includes public access routes via gently sloped routes (>1:20 gradient) and stepped flights with interim landings through the centre of the square, alongside adjustments to the streetscape and communal open space (podium level) areas.

An accessible, walkable and legible network of open spaces has remained the aspiration since the beginning of design development
Bodulfi Square in Copenhagen, Denmark

Context: Stapolin Square

The subject site is located to the east of the existing Clongriffin Railway Station, and forms part of a wider network of streets, open spaces and developments:

Subject Site for Proposed Amendments

Site Blocks D1, D2 and D3

Clongriffin Railway Station (existing)

Central Plaza at Stapolin

Site Blocks A1, A2 and A3

ABP 310418-21 Boundary (Previous)

Blocks B (beyond subject site)

Blocks C (beyond subject site)

Urban context of subject site at Stapolin in Baldoyle
County Dublin, Ireland

Introduction & Overview

Existing Site Conditions

Observations of existing conditions and dynamics of the site and its wider context have been recorded, shared and developed alongside the wider team.

Due to the development site's lack of accessibility and broadly vacant condition, observations of the site are taken from the adjacent lands including from the publicly-accessibly railway station arrival area at Clongriffin - where Stapolin Square will rise towards.

A number of important conditions are noted: these present key challenges and important opportunities.

Development site at Stapolin Square, including pinned locations of site photographs (shown opposite)
Aerial Photograph, Google Aerial

Existing conditions along the western boundary of the railway

View towards Stapolin Avenue from the existing railway bridge

Existing ground conditions on the Clongriffin side of the railway

Existing ramped access

Bird's eye view over the development site as seen from the existing railway bridge

Design Approach

Aims and Objectives

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

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

Links and Connectivity

Creating **accessible routes** from the heart of Baldoyle that link directly to Clongriffin Station, offering a **network** of safe active travel links.

Quality and Affordability

Adopting a **palette of materials** across the open space network that strikes a balance between quality, impact, cost and long-term durability.

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 sense of **place**.

Maximising Sustainable Potential

Where deemed feasible and appropriate, the development shall strive to maximise the inclusion of **environmentally sensitive** elements.

An Enhanced Active Travel Network

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

Emerging Strategies

A number of site-specific strategies have been applied and tested to the proposed development through its development alongside the wider team.

Stemming from these aims and objectives, these strategies each offer an important role to play. With an aim to create a range of people- and environment-friendly places throughout, these strategies are outlined as below:

Enhanced Sitewide Route Network

Establishing a hierarchy of direct routes, each offering **legible** and **safe connections** onwards to neighbouring areas, open spaces and public transport links.

Unique and Quality Placemaking

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

Activated and Welcoming Entrances

Establishing **legible** points of interest at proposed building entrances and across the open space network: a hierachy of places of interest and congregation.

Introducing Areas of Vegetation

Adopting a variety of site-wide planting: offering environmental **interest**, visual **screening**, and on-street sustainable **drainage** (SuDS) opportunities.

Pedestrian and Bicycle Linkages

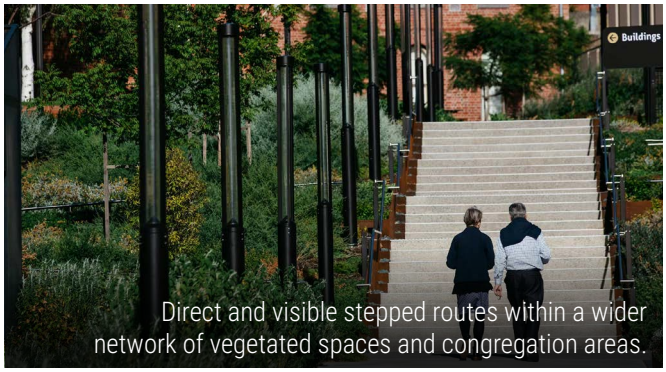
Where feasible and appropriate in the site's wider context, the scheme will offer extensive active travel **infrastructure** and places to **park** a bicycle.

Particular Site Challenges

Key to the unlocking the site's potential is how to achieve a safe and accessible route from Longfield Road (at an elevation of ~8.0m) up to the Clongriffin Station (at an existing elevation of ~16.0m).

This development will therefore require a +1:20 (sloped) accessible route across across this 8-metre level difference: this is achieved through a network of interlacing stepped and sloped public areas.

Addressing the 8-metre level change across the site through a network of gently sloped accessible routes



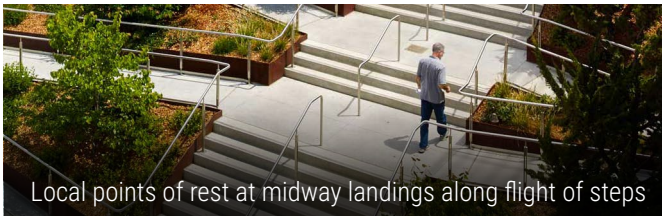
Direct and visible stepped routes within a wider network of vegetated spaces and congregation areas.

Design accent at points of building access and areas of anticipated higher congregation or activity

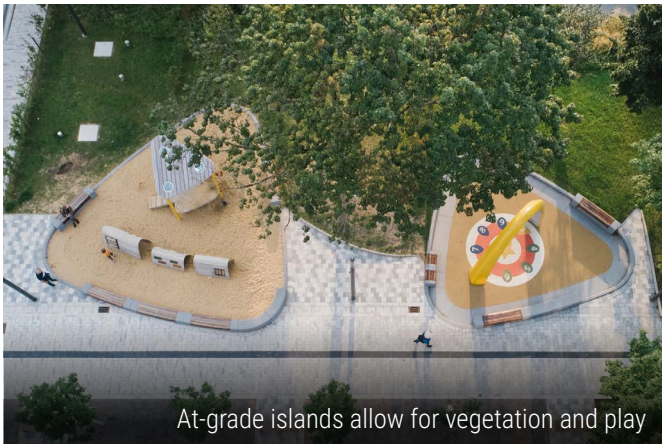
Placemaking Opportunities

Important areas of interest are highlighted through the use of key surface finishes, seating, planting, and opportunity for activation.

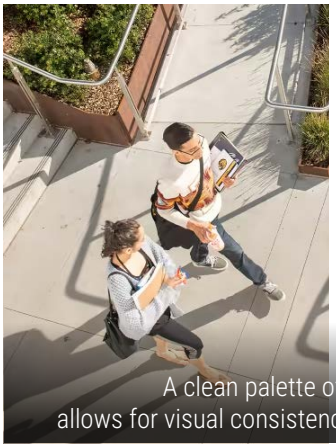
These areas play an important role: across a site that is largely defined by routes and linear landscapes, these spaces offer places of rest and respite, alongside providing accent and interest that ensure the space does not feel like a network of routes.

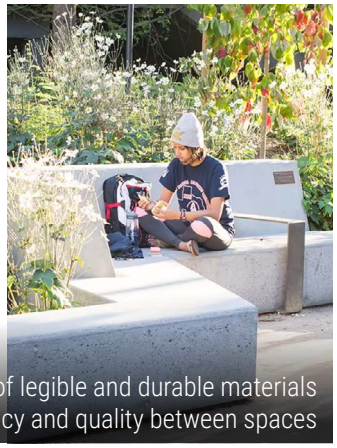


Local points of rest at midway landings along flight of steps



At-grade islands allow for vegetation and play





A clean palette of legible and durable materials allows for visual consistency and quality between spaces

Design Approach

Open Space Strategy

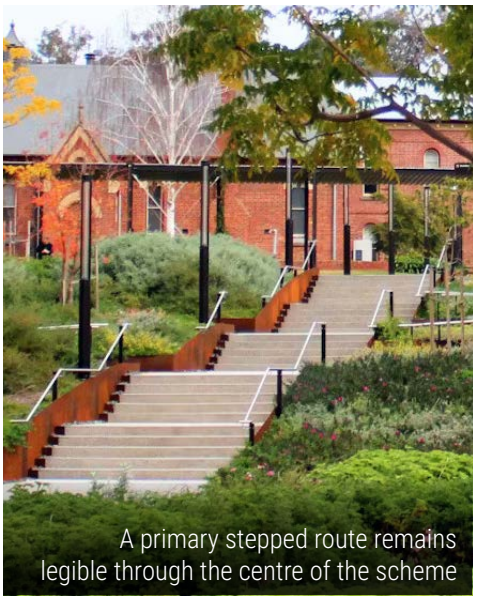
Universal and safe access into and through the heart of Stapolin Square has presented design challenges due to dramatic level differences.

A network of paved routes and stepped flights is configured through the centre of the Square, offering a legible route through the space while ensuring a compliant route for universal needs.

Level 0: Ground

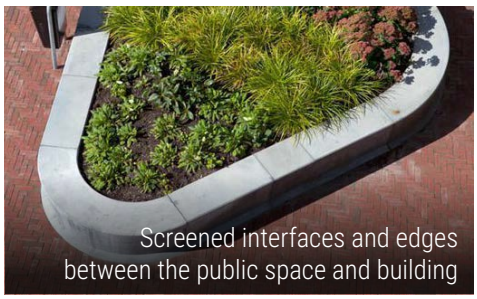
A network of paved routes and stepped flights is configured through the centre of Stapolin Square, offering a legible and central route across the space while ensuring a compliant route for universal access needs.

This network of routes creates accessible landings that offer seating and lighting.

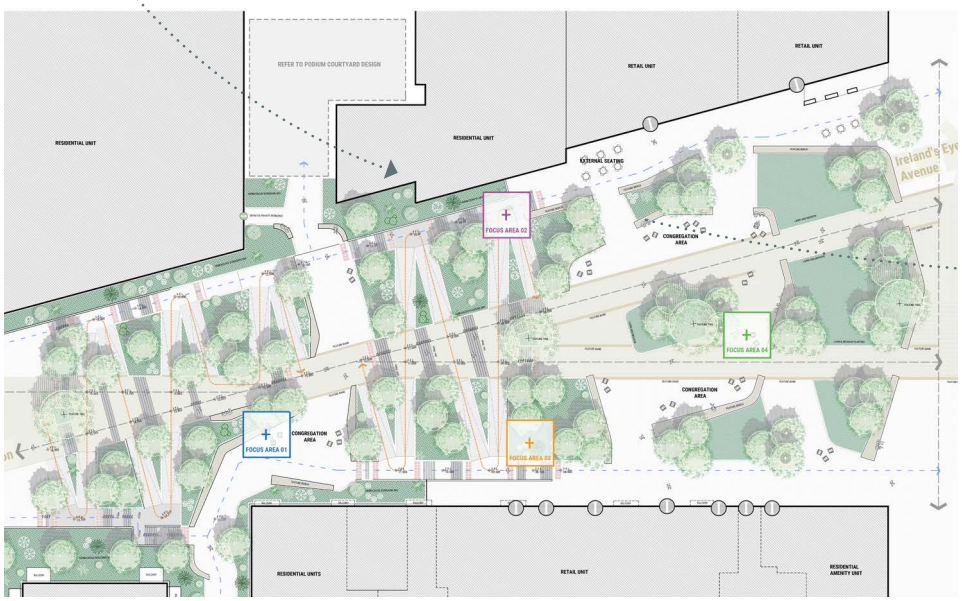


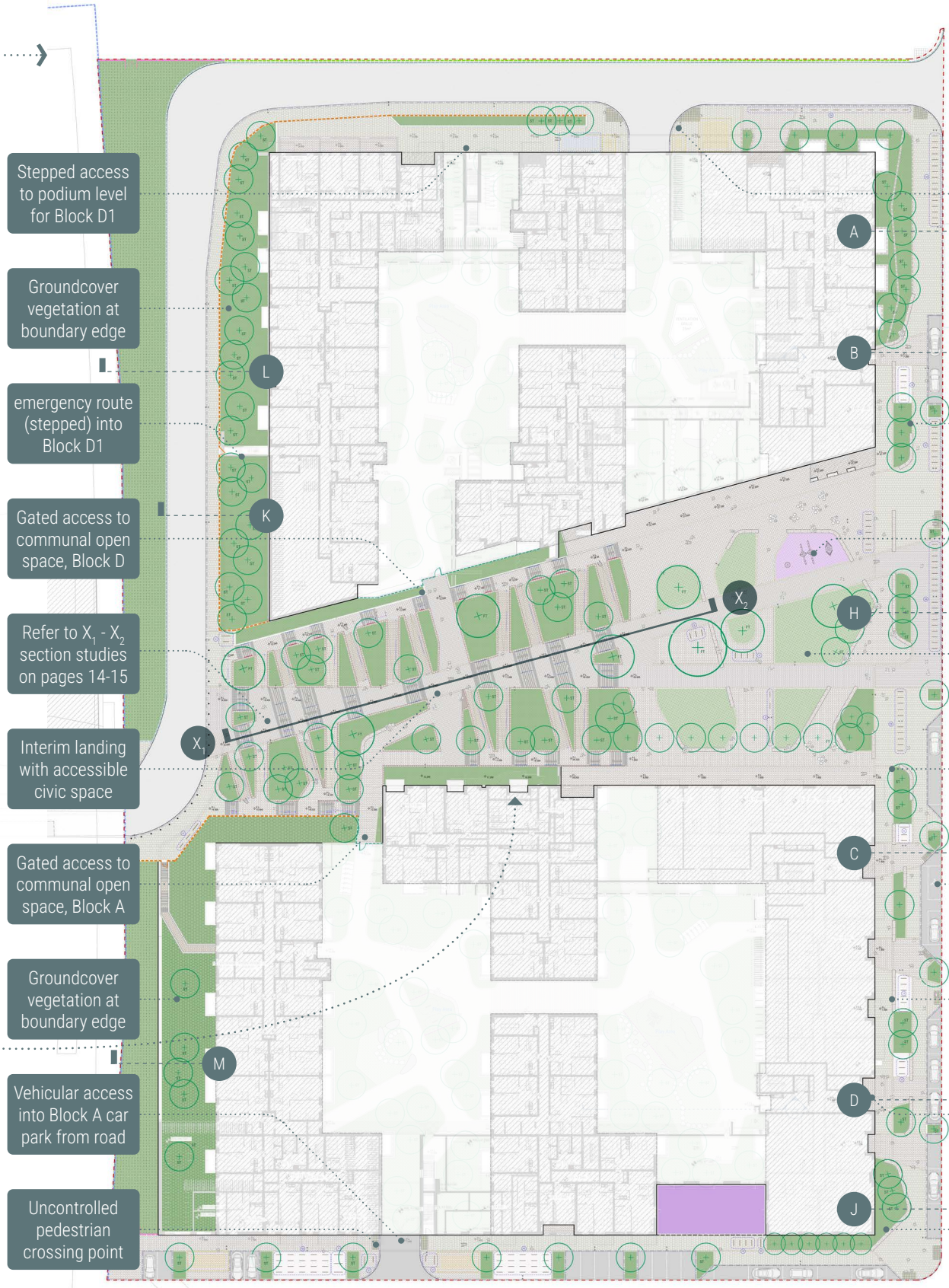
A primary stepped route remains legible through the centre of the scheme

Points of interaction and overlap between stepped and sloped routes



Screened interfaces and edges between the public space and building




Stepped access to podium level for Block D1
Groundcover vegetation at boundary edge
emergency route (stepped) into Block D1
Gated access to communal open space, Block D
Refer to X1 - X2 section studies on pages 14-15
Interim landing with accessible civic space
Gated access to communal open space, Block A
Groundcover vegetation at boundary edge
Vehicular access into Block A car park from road
Uncontrolled pedestrian crossing point
Pedestrian crossing with tactile paving
Proposed bus stop located on Longfield Road
On-street linear drainage swale (SuDS element)
Play space in semi-enclosed seating area
Recreation lawn areas within the centre of square
Loading bay with 45° access splay at each end
Two accessible parking bays and dropped kerb
On-street linear drainage swale (SuDS element)
Building access to ground floor commercial area
Planted screen at the corner of Block D crèche
A
B
C
D
H
J
K
L
M
X1
X2
0
5
10
50M

Design Approach

Communal Open Space

Accessible open space is provided across a network of residential courtyards on the first floor of each of the two proposed blocks. Developed at podium (level 01), these spaces provide a network of mixed-use areas that combines social and recreational functions, alongside a varied mix of vegetation.

Level 1: Podium

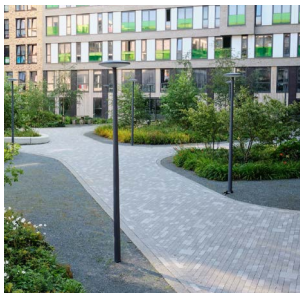
Each block cluster (Block A and Block D) encloses a network of two courtyards that are connected by a mid-block pedestrian route - allowing for movement within the wider communal (residents') open space. These spaces will be accessible only by residents and agreed visitors.

Seating and Social Space

A diverse but legible system of pathways and spaces within the communal landscape areas creates an organic network of social spaces that are flanked with linear seating and pockets of furniture components.

Trees and Vegetation at Podium

A dense buffer of vegetation provides appropriate screening to the space, offering subtle division between communal space and private terrace areas. Expanses of groundcover offer texture and variety to the podium areas.

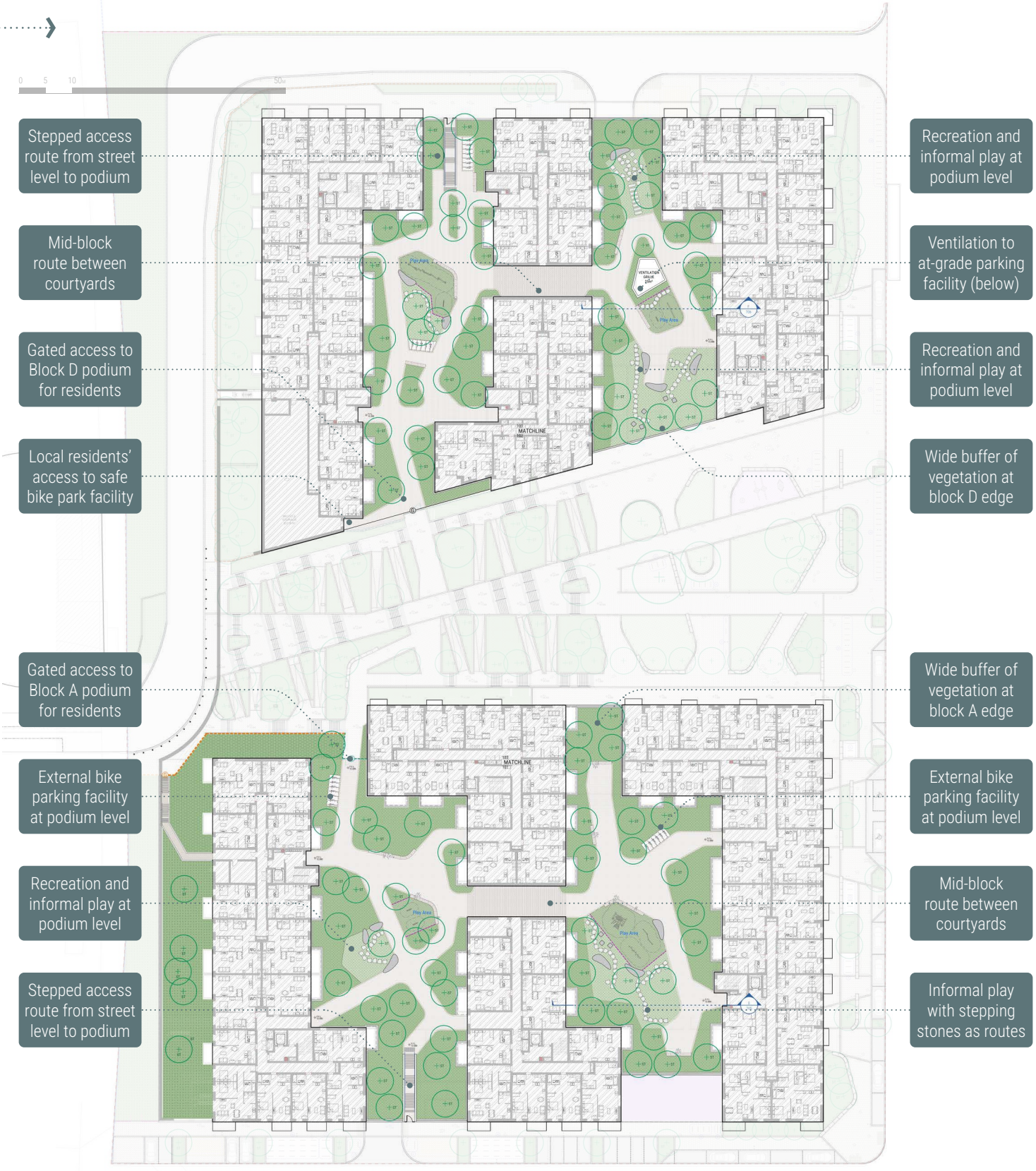


Legible Access Routes and Places

A simple palette of materials across the podium courtyard spaces is adopted, while the organic configuration to the spaces offers variety and importantly unique place-making features to the wider development.

Residents' Access to Podium Areas

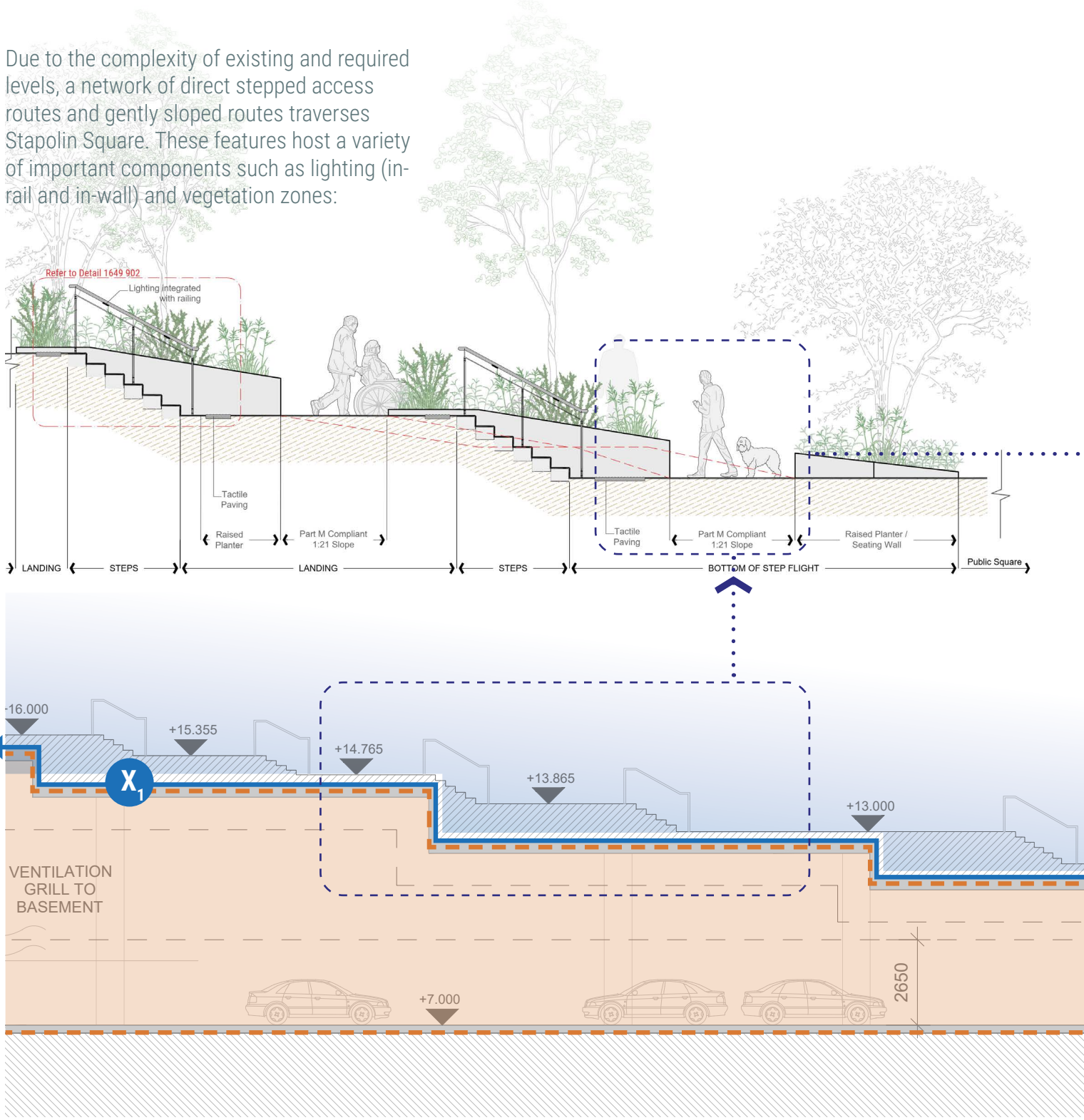
In the interests of security for those who live in the apartments, the podium spaces are accessed by a secured gate. While these will remain important for security, it will be important to integrate this into its context.


Stepped access route from street level to podium
Mid-block route between courtyards
Gated access to Block D podium for residents
Local residents' access to safe bike park facility
Gated access to Block A podium for residents
External bike parking facility at podium level
Recreation and informal play at podium level
Stepped access route from street level to podium
Recreation and informal play at podium level
Ventilation to at-grade parking facility (below)
Recreation and informal play at podium level
Wide buffer of vegetation at block D edge
Wide buffer of vegetation at block A edge
External bike parking facility at podium level
Mid-block route between courtyards
Informal play with stepping stones as routes
MATCHLINE
Play Area

Details and Elements

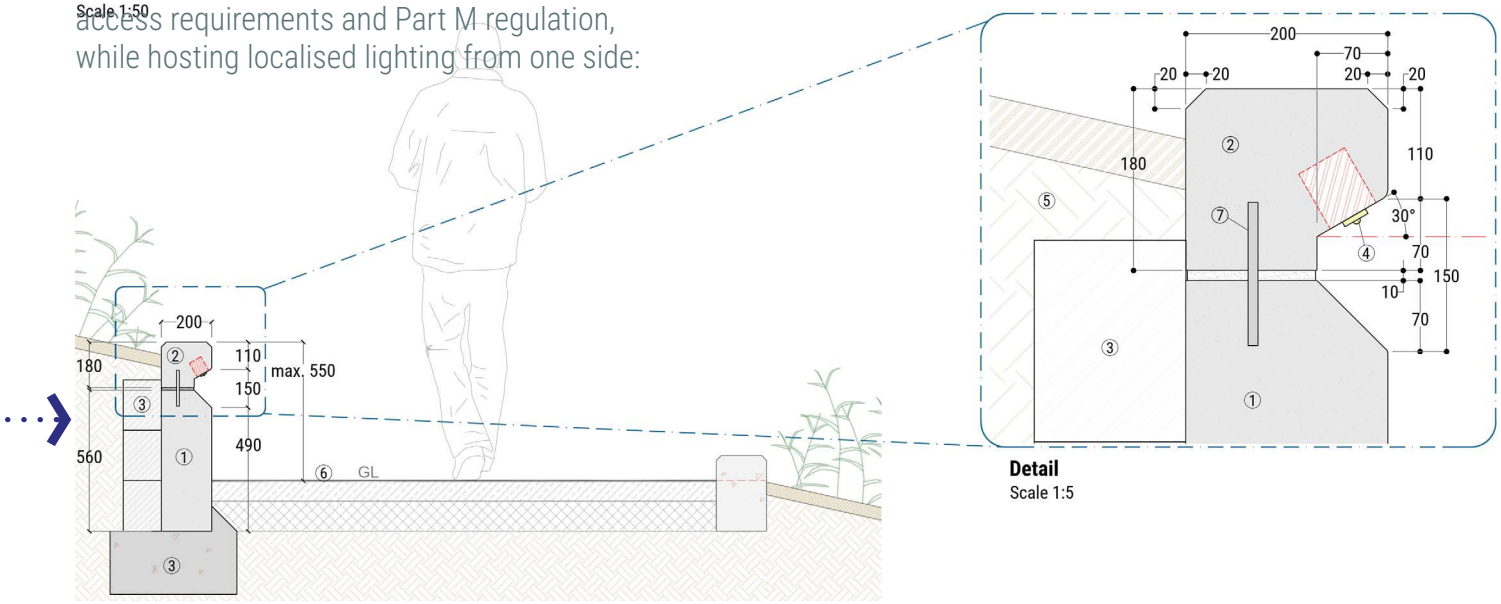
Accessible Route Through Square

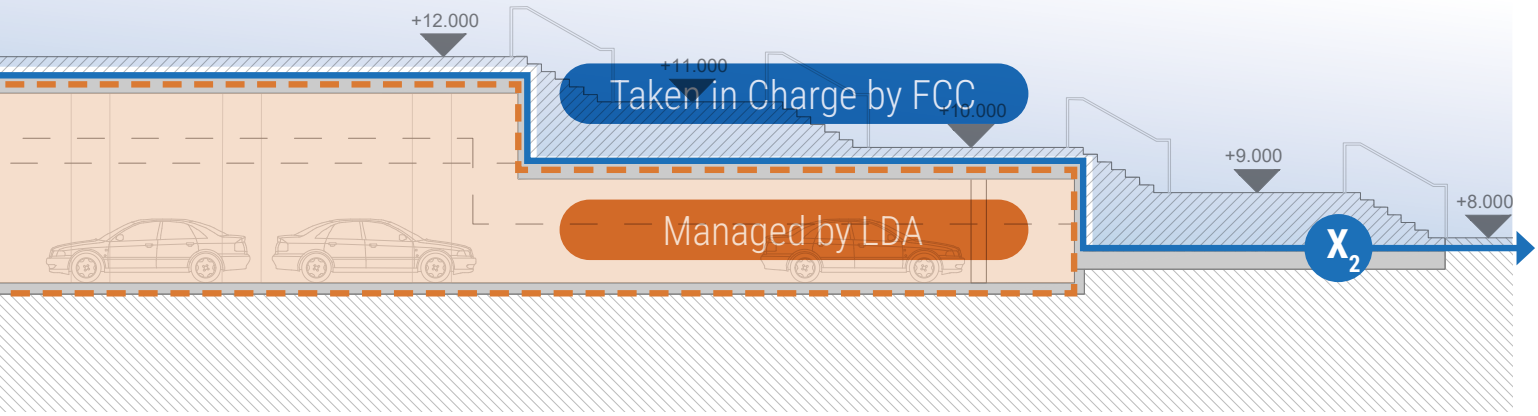
Due to the complexity of existing and required levels, a network of direct stepped access routes and gently sloped routes traverses Stapolin Square. These features host a variety of important components such as lighting (in-rail and in-wall) and vegetation zones:



Lighting Strategy at Sloped Access

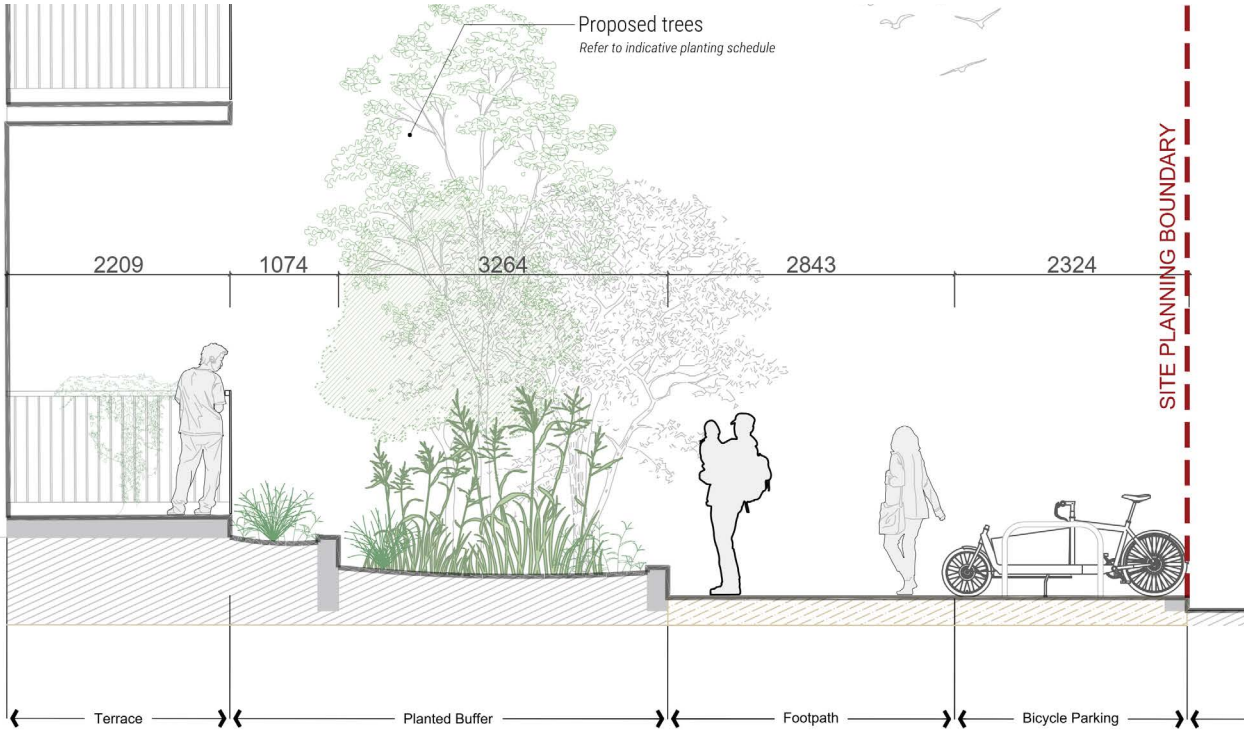
For the site's universal access requirements, each gently sloped area is configured at 1:21 fall (over a maximum of 500mm rise) - ensuring that the scheme aligns appropriately with access requirements and Part M regulation, while hosting localised lighting from one side:



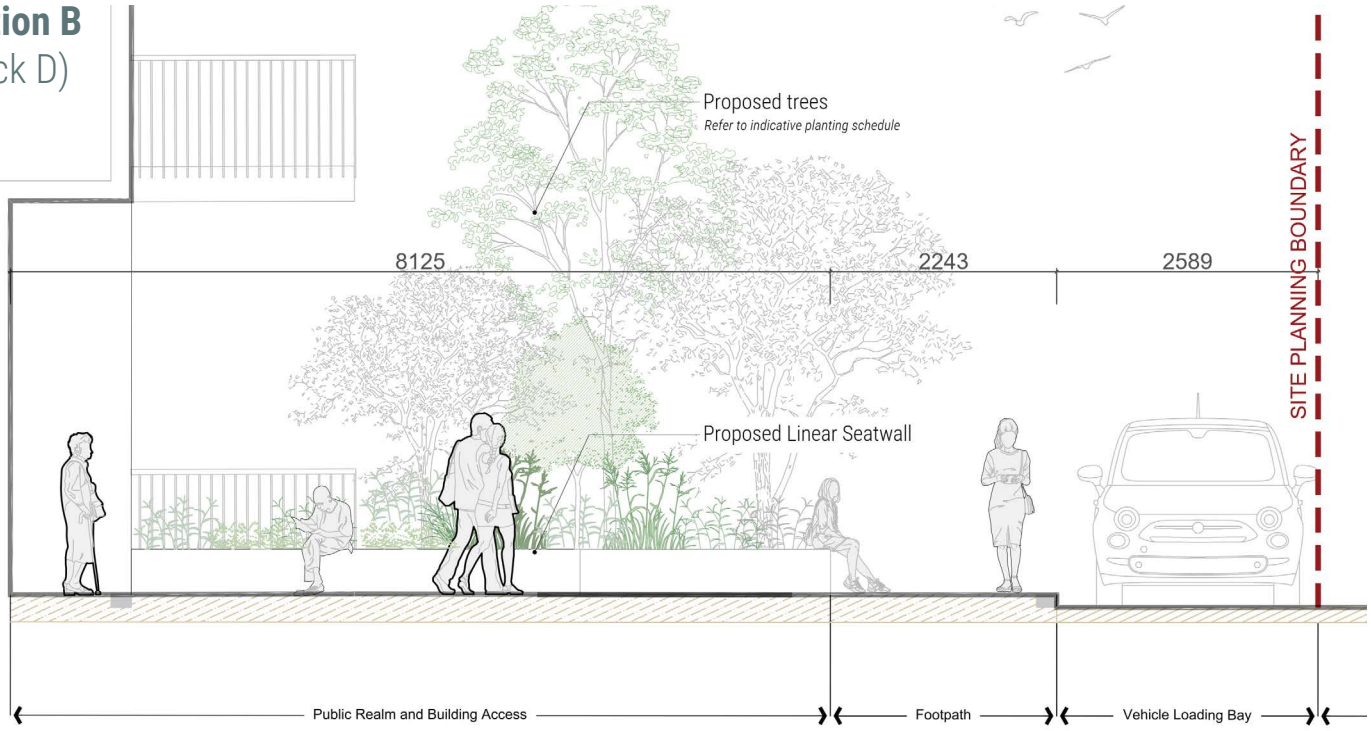


Details and Elements

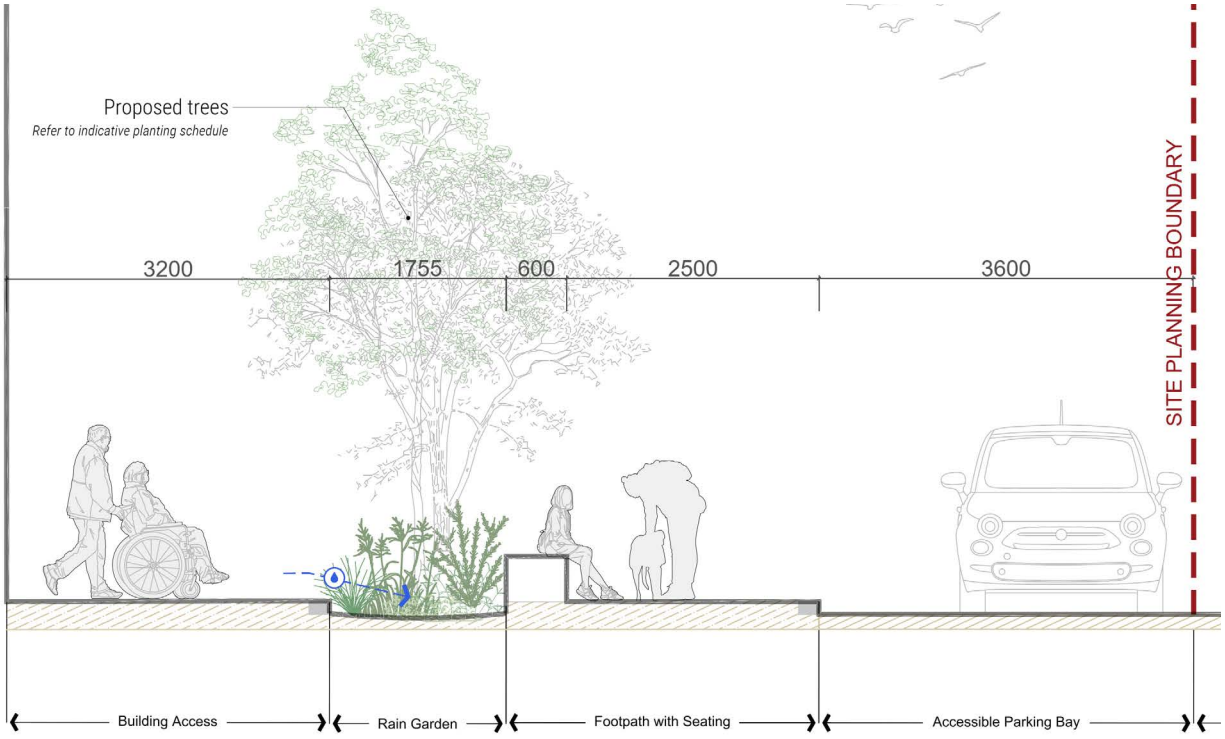
Section A
(Block D)



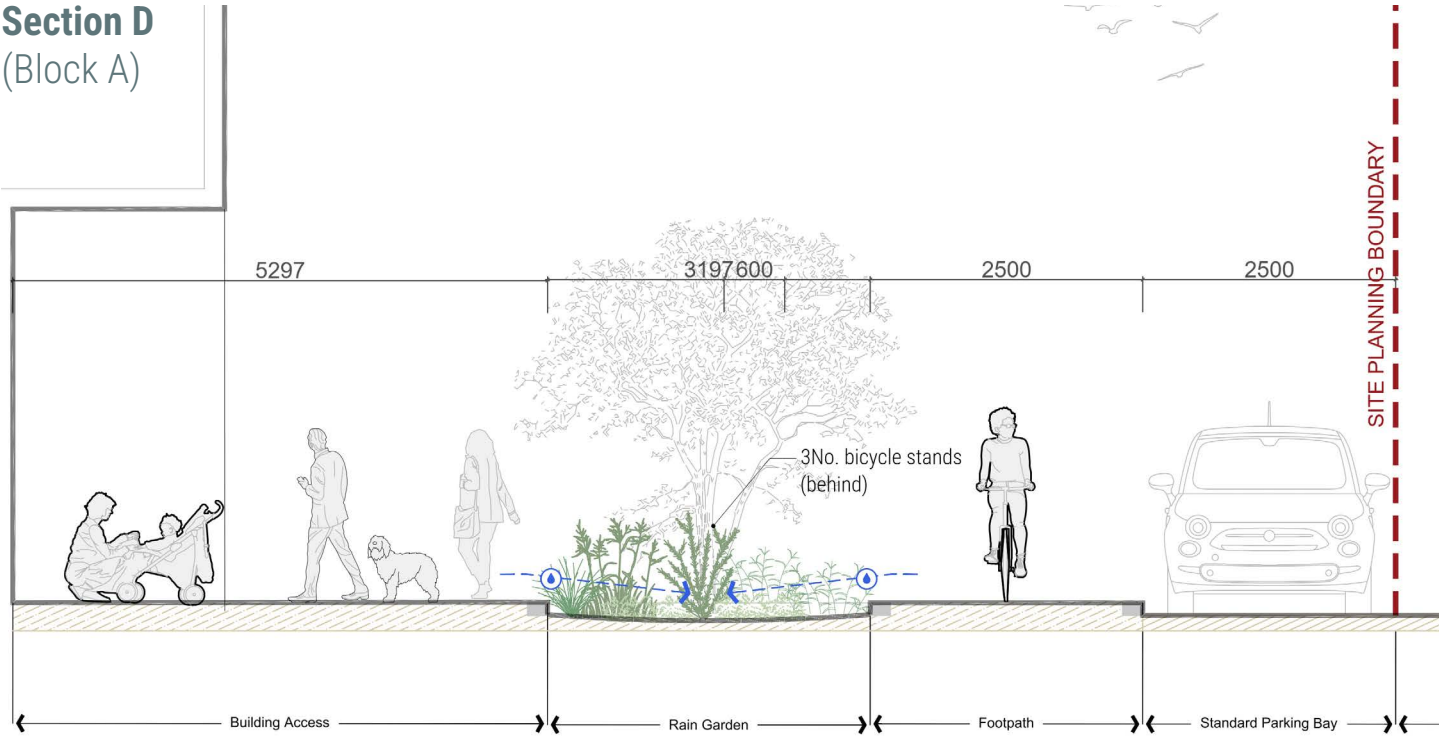
Section B
(Block D)



Section C
(Block A)



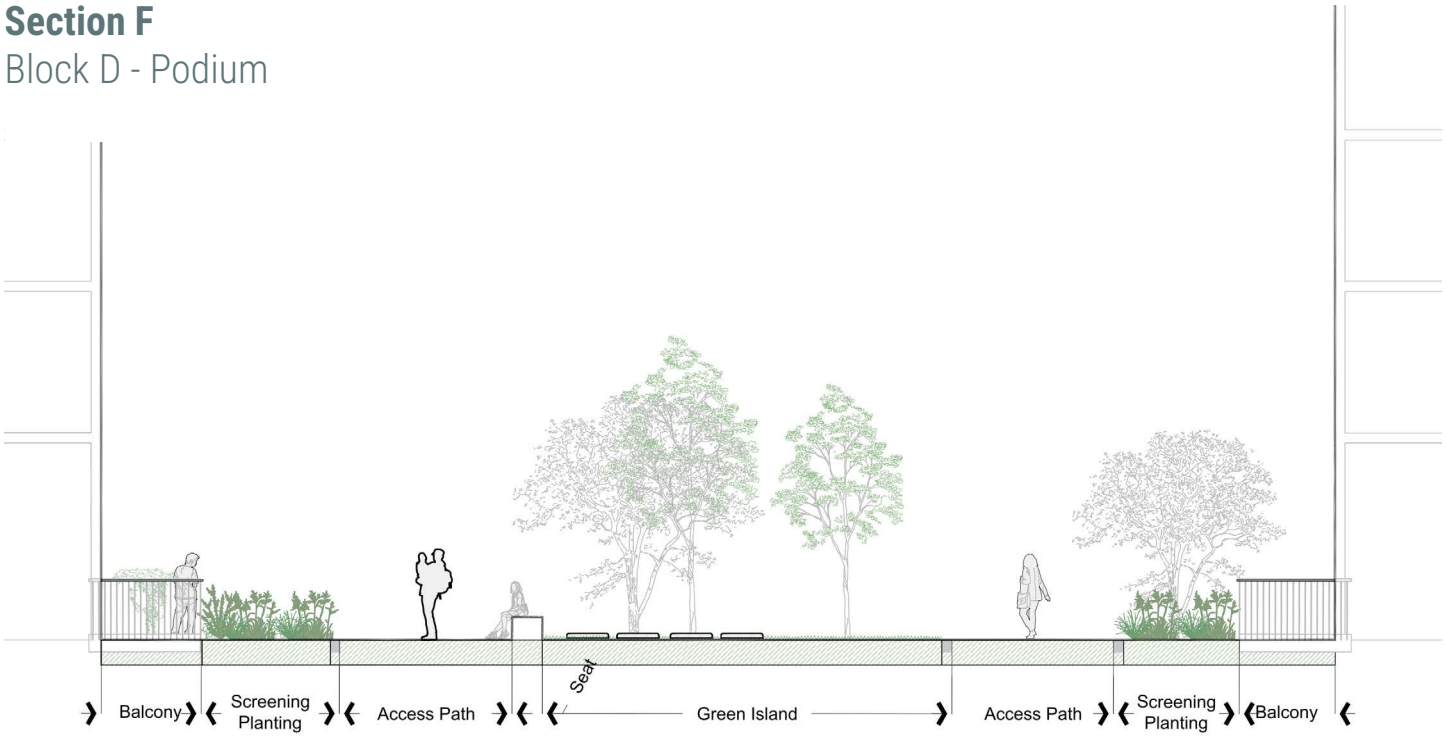
Section D
(Block A)



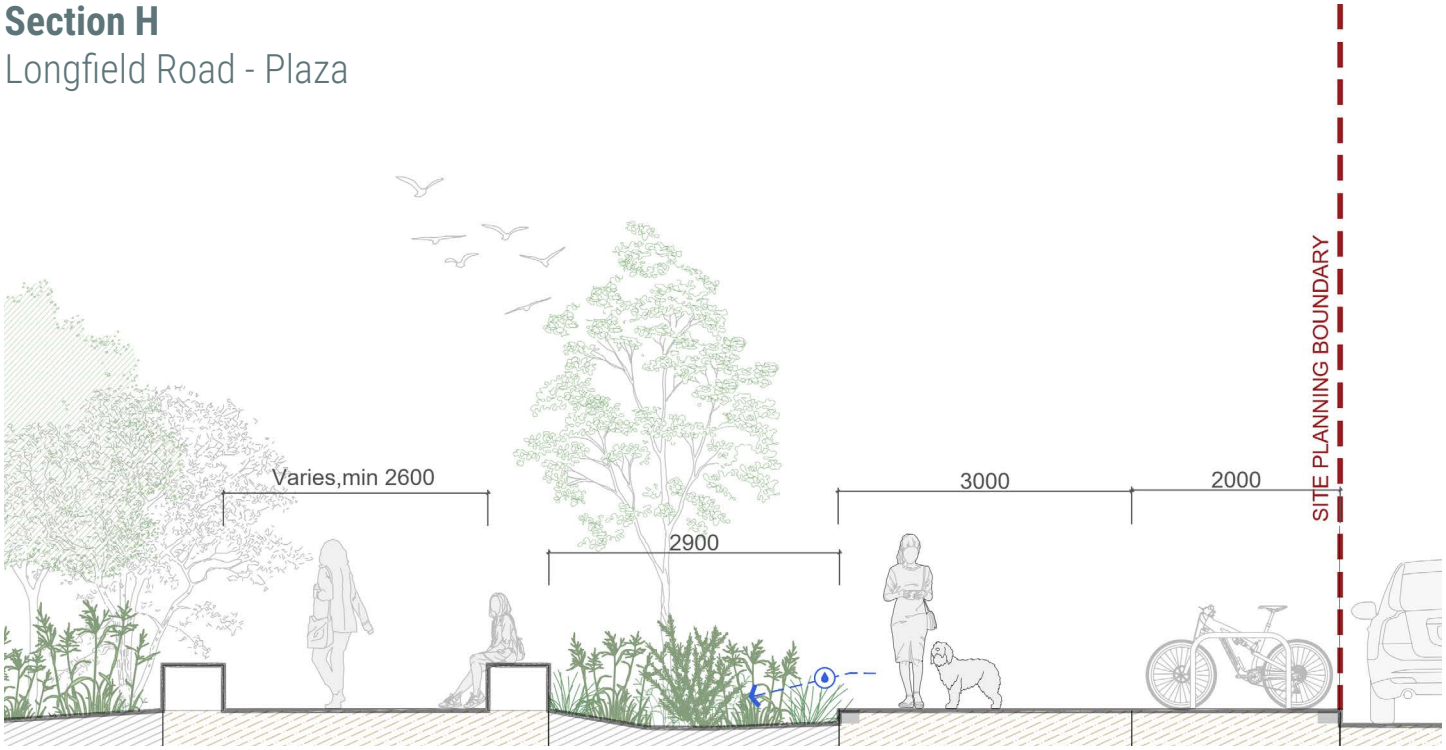
Details and Elements

Section E
Block A - Podium

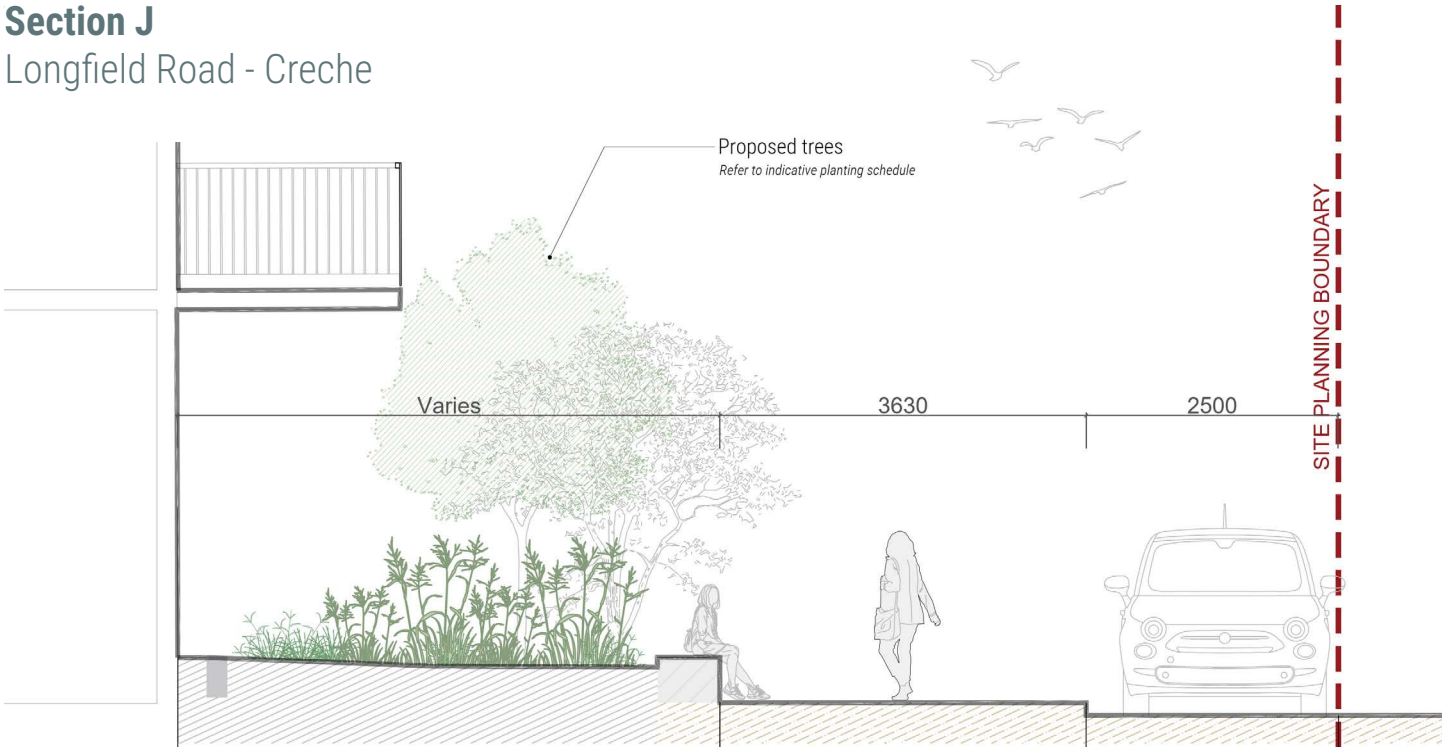
Section F
Block D - Podium



Section H
Longfield Road - Plaza

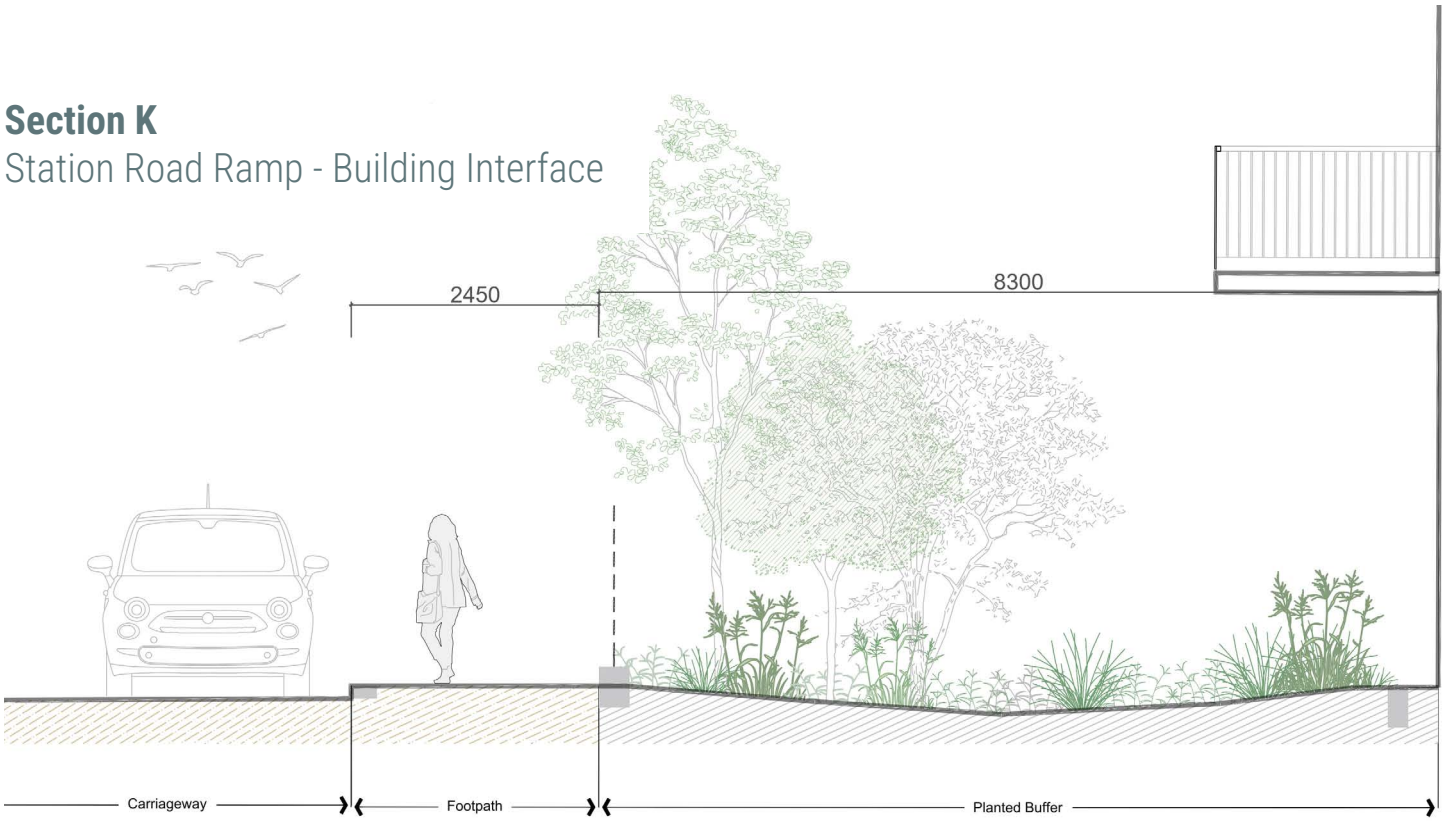


Section J
Longfield Road - Creche

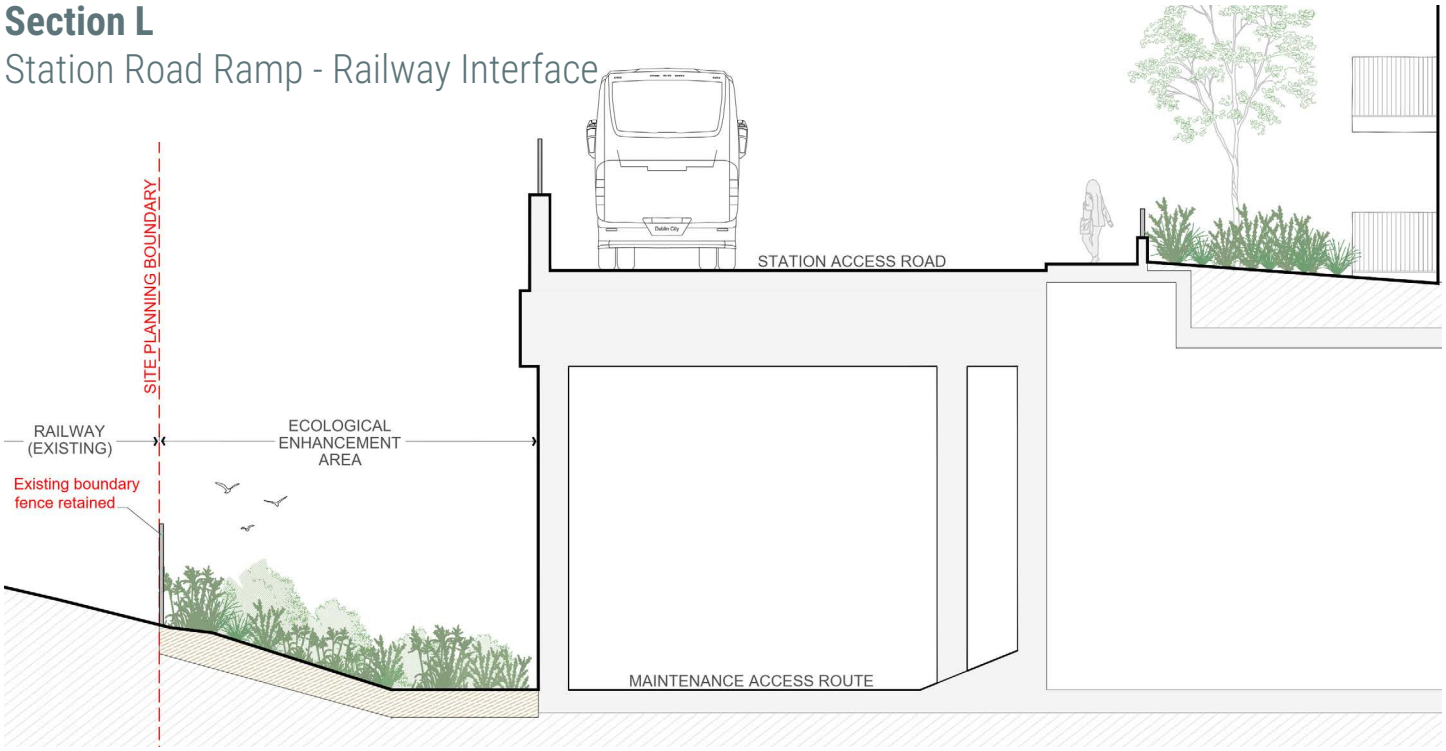


Details and Elements

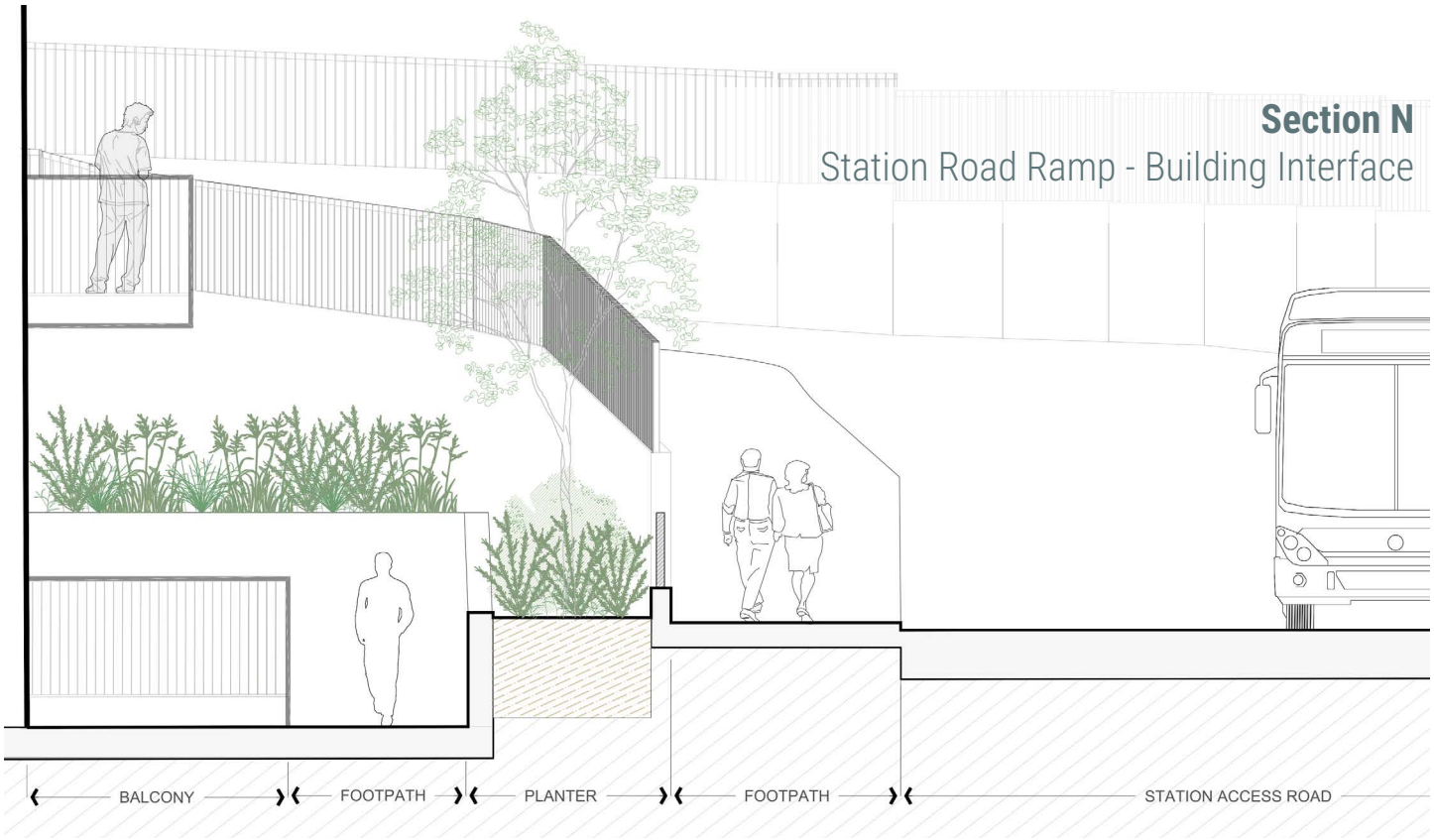
Section K
Station Road Ramp - Building Interface



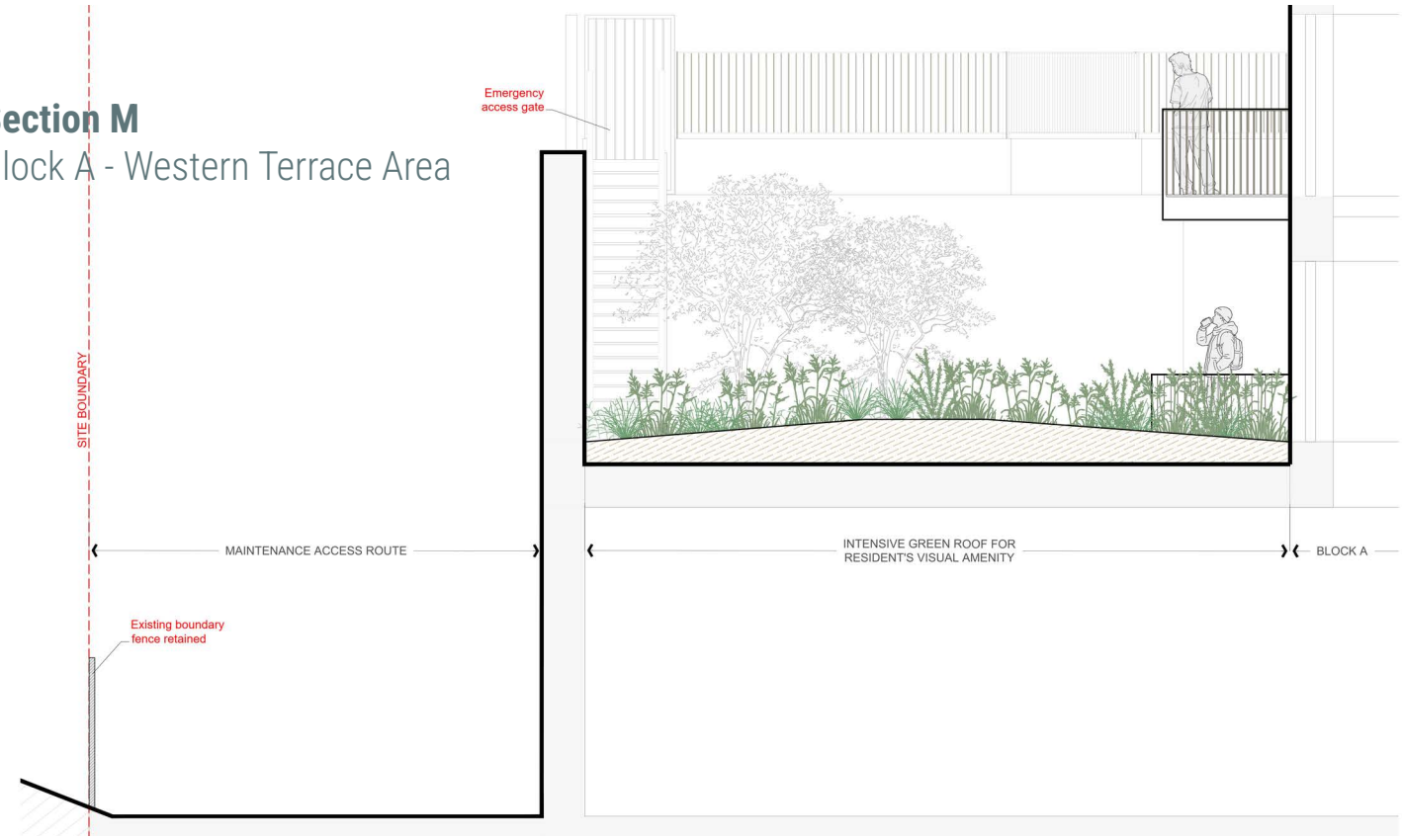
Section L
Station Road Ramp - Railway Interface



Section N
Station Road Ramp - Building Interface



Section M
Block A - Western Terrace Area



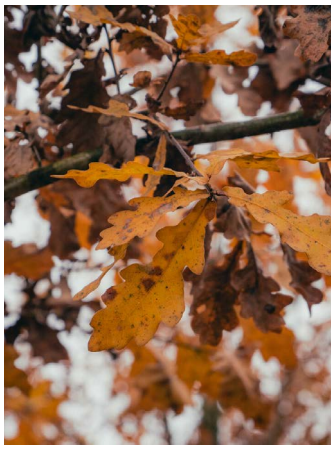
Vegetation: Tree Strategy

Trees in the Public Realm

A diverse range of tree species and associated specification are detailed on Sheet 100 of the Landscape Architecture drawing pack. A range of these are illustrated below, demonstrating a variety of form, colour and texture across the street network:

Carpinus betulus 'Fastigiata' Hornbeam

A narrow pyramidal crown, and a very compact form with a strictly vertical trunk - allowing for sight lines.



Quercus robur Oak

Tall and deciduous with a broad rounded crown, the native oak offers strength with habitat enhancement.

Acer campestre Field Maple

Flowers that offer nectar to pollinators and leaves as food for caterpillars, the Maple is a strong urban tree.

Ostrya carpinifolia Hop Hornbeam

A deciduous tree with strong drought tolerance, the Hop Hornbeam offers valualbe form in urban spaces.

Trees at Podium Level

For podium level, a selection of small and hardy tree species are considered - offering an exciting range of form, texture and colour as demonstrated below. As a range of trees, these may offer points of interest, amenity and curiosity for the local residents:

Amelanchier 'Robin Hill' Downy Serviceberry

Provides nectar for early emerging pollinators, while its dense canopy is valuable for nesting birds.

Betula utilis 'Jaquemontii' White Himalayan Birch

Elegant in architectural form, and recognisable for its characteristic peeling bark and strong canopy form.

Euonymus alatus Burning Bush

Well regarded for its striking red foliage through autumn, this remains a robust ornamental tree.

Betula albosinensis 'Fascination' White Chinese Birch

Known for attracting bees and birds to its dense canopy, and reconisable with its charasmatic bark.

Vegetation: Shrub and Groundcover

Shrub and Groundcover Mix

A diverse range of seasonal colour and texture is proposed: this is further detailed on Sheet 100 planting schedule, where they are categorised by typology of space as described in the site plans.

Bergenia cordifolia
Heart-leaf Bergenia

Verbena bonariensis
Purpletop Vervain

Persicaria bistorta
Red Bistort

Allium h. 'Purple Sensation'
Dutch Garlic

Hebe vernicosa
Varnished Hebe

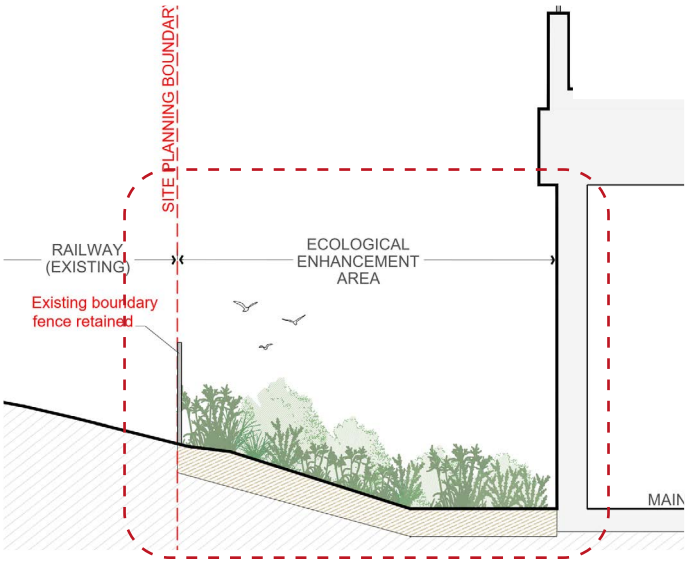
Liriope muscari
Big Blue Lilyturf

Polystichum setiferum
Soft Sheild Fern

Sarcococca confusa
Sweet Box

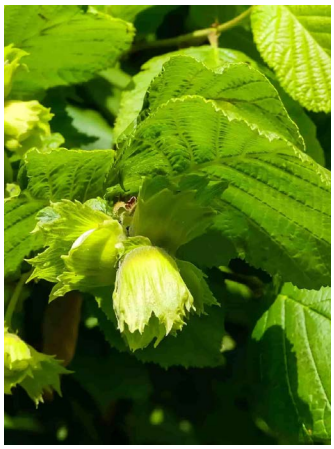
Native Scrub Hedgerow and Groundcover

Through coordination with the project ecologist, a native scrub mix is proposed along the north-western boundary of Phase 2 - between existing railway and the proposed ramped access road within Phase 2:



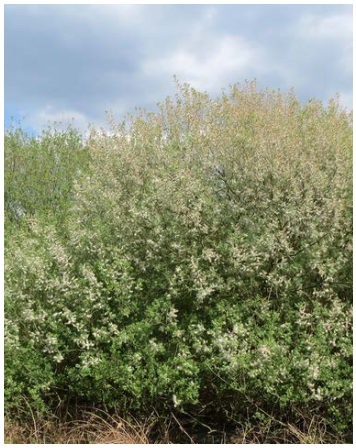
Cretaegus monogyna Common Hawthorn

Dense thickets of thorny foliage for bird nesting, with winter berries for wildlife and spring time flowering.



Coryllus avellana Common Hazel

Offering vital structural diversity in native habitats and the benefits of early-season pollen for the bees.



Salix cinerea Grey Willow

Provides vital nesting habitat for birds, and supports early spring pollinators with nectar-rich catkins.

Salix cinerea Grey Willow

Provides vital nesting habitat for birds, and supports early spring pollinators with nectar-rich catkins.

Details and Elements

Vegetation: Street Network

Street Planting

Across those planting beds adjacent to the street network, a simple and robust palette of grasses and key plants of interest aims to offer strength and rigous in a challenging urban environment:

Echinacea purpurea Sunset
Purple Coneflower

Luzula nivea
Snow Rush

Achillea millefolium
Yarrow

Alium stipitatum 'Mount Everest'

miscanthus sin. zebrinus
Chinese Silver Grass

Anemanthele lessoniana
Pheasant's Tail Grass

Hakonechloa macra
Japanese Forest Grass

Carex elata 'Aurea'
Bowles' Golden Sedge

Hardworks and Paving

Surface Types and Key Landscape Elements

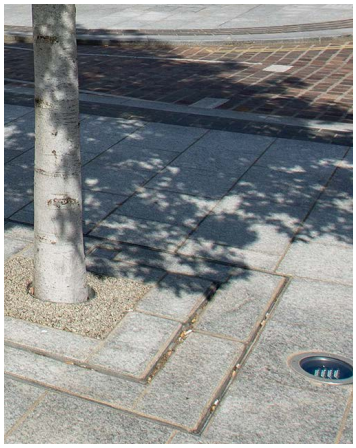
A relatively limited but robust palette of hard elements, paving types and furniture components is outlined below, demonstrating a suite of textures that can bring hierarchy, durability and quality:

Paving Type 01: Premium
Granite Aggregate Setts

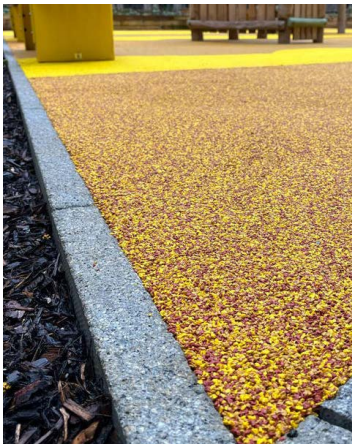
Paving Type 02: Quality
Stone Aggregate Setts

Paving Type 03: Standard
Granular Precast Concrete

Resin-bound Aggregate
Permeable In-situ Finish

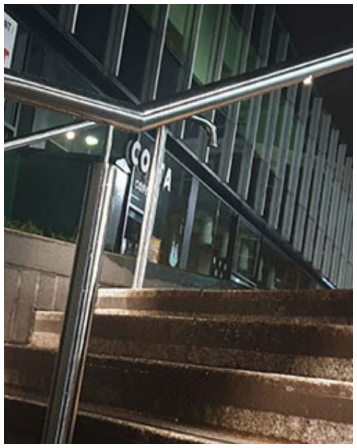


Tree Planting in Paving
Recessed Tree Grille



All-weather Play Surface
Multi-purpose EPDM rubber

Bicycle Parking Stands
Standard / Cargo Sheffield



Handrails
Stainless Steel with Lighting

Details and Elements

Edges and Site Boundaries

1100mm High Fence

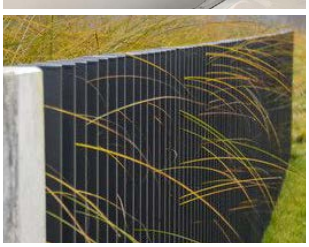
A contemporary boundary of upright blade posts with flat-top and flat-bottom bar, integrated into wall.

1800mm High Fence

Offering screening, privacy and security while also aligning with the principles of the lower fence design.

Gated Access to Podium Areas

Ensuring that local residents are granted specific safe access into communal open space areas.



Garrison Fence

In areas of higher security requirements and less public access means, this offers functional security.

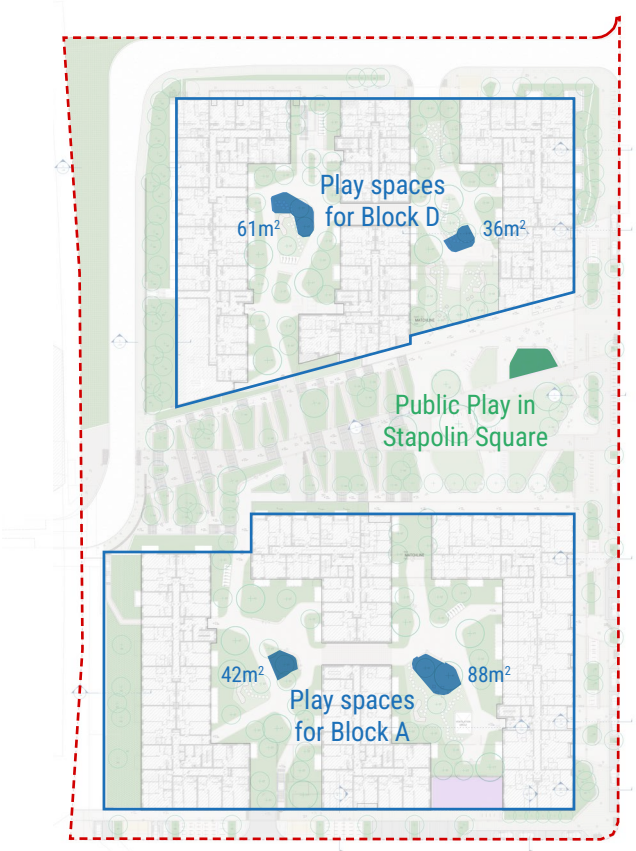
Details and Elements

Play Strategy

A comprehensive play strategy for Phase 2 has been developed in response to the needs of residents and visitors to the area. Two categories of play space are outlined: a network of play spaces located in residents' communal open space (indicated in **blue** below) and a playground located centrally in Stapolin Square (indicated in **green** below).

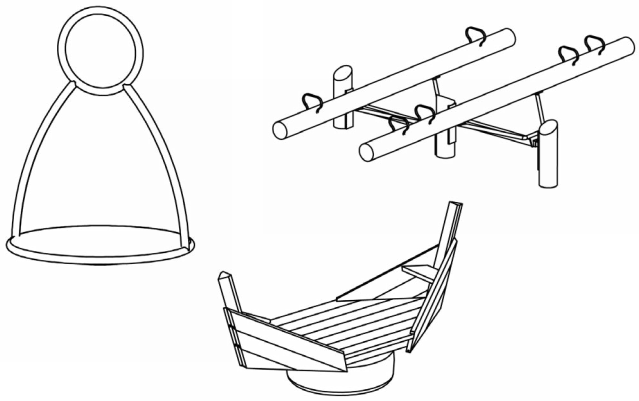
Each of Block A and Block D provide two spaces for play, with each play space within each block providing recreation facilities designed for a range of ages, play types and users.

A different range of play types is available in the centre of Stapolin Square, where facilities encourage group engagement, while ensuring that a range of age groups and abilities are catered for.



Public Play in Stapolin Square

Play equipment that encourages users to engage with each other and the physical space around them:



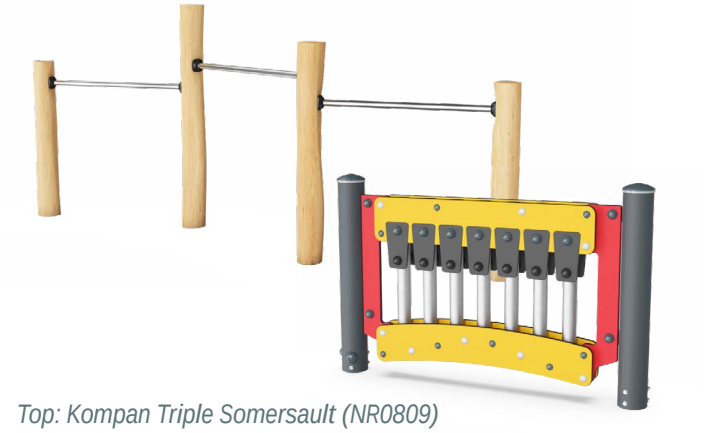
Engagement and Movement
Richter Large Spinner (626402)

Play with Imagination
Richter Sway Ship (608000)

Dynamic movement for up to four users of different abilities
Richter Double See-Saw (611600)

Play Spaces in Block A

Play equipment that allows for inter-generational engagement, user creativity and imagination

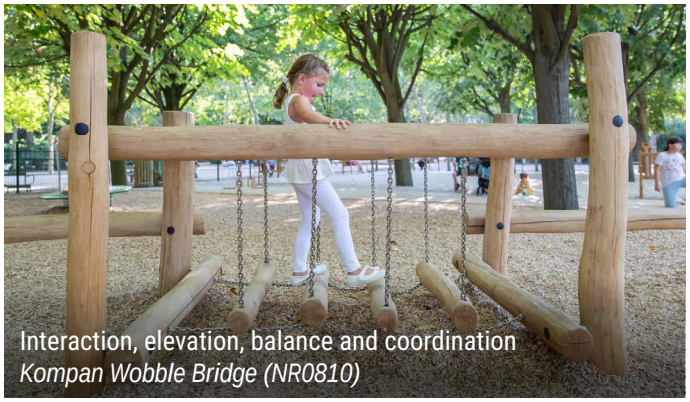


Top: Kompan Triple Somersault (NR0809)
Above: Kompan Music Panel (PCM000721)

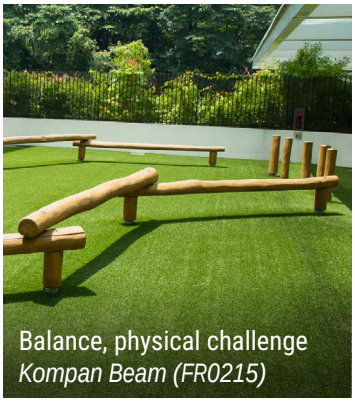
Play Spaces in Block D

Play equipment that allows for physcal expression, fitness and inter-generational user capacity.

Top: Kompan Agility Trail (NR0860)
Above: Kompan Balance Beam (FR0215))



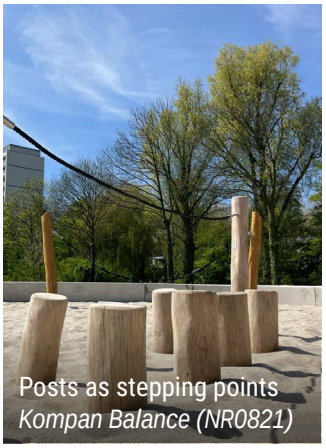
Interaction, elevation, balance and coordination
Kompan Wobble Bridge (NR0810)



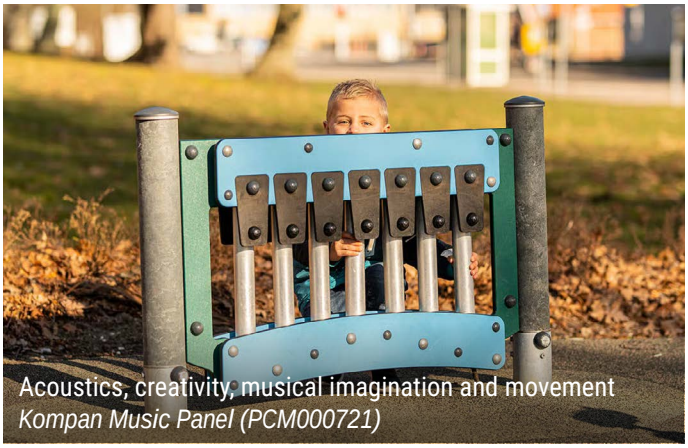
Balance, physical challenge
Kompan Beam (FR0215)

Seated double springer
Kompan Sprringer (NR0103)

Strength and imagination play
Kompan Climbing Net (NR0813)



Posts as stepping points
Kompan Balance (NR0821)



Acoustics, creativity, musical imagination and movement
Kompan Music Panel (PCM000721)

Details and Elements

Biodiversity Enhancement

The below has been extracted from Altemar Ltd's work on the Stapolin Square Phase 2 project to date:

Altemar Ltd. have been commissioned by The LDA to complete a Biodiversity Net Gain (BNG) Calculation and Assessment for Lands at Stapolin (Phase 2). The purpose of this Assessment is to make a comparison of the baseline (pre-development) and post-development biodiversity value of the Phase 2 lands using the DEFRA / Natural England (NE) Statutory Biodiversity Net Gain (BNG) Metric calculator.

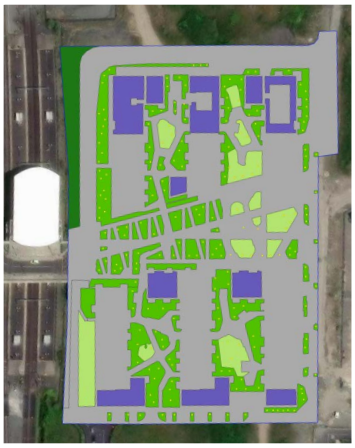
After initial assessment of the site, Altemar have consulted extensively with The Paul Hogarth Company to maximise biodiversity outcomes onsite. Following consultation, approximately 840m^2 of grassland along the western boundary of the site will comprise of native scrub planting. Species proposed in this habitat include hawthorn (*Crataegus monogyna*), hazel (*Corylus avellana*), willow (*Salix cinerea*), and juniper (*Juniperus communis 'Prostrata'; Juniperus communis subsp. nana*). An additional thirteen trees have been proposed across the development (since LRD Opinion submission).

A mix of native and non-native shrub and tree planting (including species listed in the All Ireland Pollinator Plan) is present throughout the site, the biodiversity value of which will increase as species planted become more established onsite. The Development site has enhanced the level of tree cover onsite in comparison to the baseline conditions of the site. This will provide nesting habitats for local passerine bird species and will compensate for the loss of native scrub habitat previously present pre-development.

As the landscaping matures, shrub habitats planted onsite will provide opportunities for local invertebrate populations, thereby providing a food resource for local passerine bird species. The isolated nature of flat roofs atop the apartment blocks will also provide nesting opportunities for gull species. The proposed construction of green roofs will also create opportunities for invertebrate populations.

The Development has incorporated biodiversity measures where possible into an urban residential development. Biodiversity uplift measures have been implemented onsite to improve the degree of tree planting and create opportunities for invertebrates and local passerine bird species.

The biodiversity uplift measures recommended by Altemar in consultation with TPHC will improve biodiversity outcomes within the Phase 2 lands and will contribute to the achievement of an overall BNG across the Stapolin Masterplan Lands.



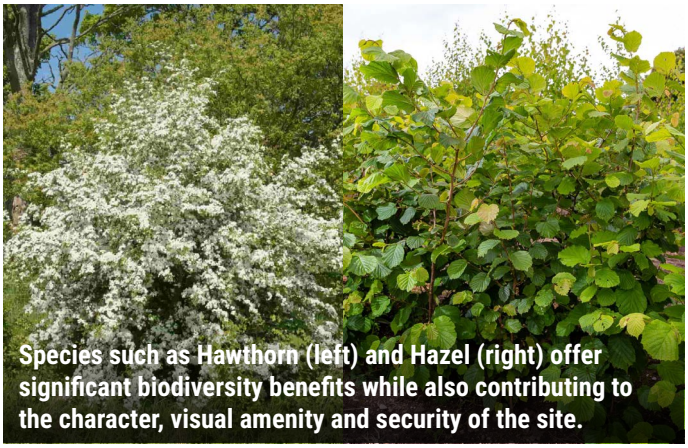
Left and below:

Ecological assessment of proposed typologies:

P2 Extents

P2 Post Development Habitats

- Grassland - Modified grassland
- Urban - Developed land; sealed surface
- Urban - Introduced shrub
- Urban - Other green roof
- Heathland and shrub - Mixed scrub
- Individual tree - Urban tree



Species such as Hawthorn (left) and Hazel (right) offer significant biodiversity benefits while also contributing to the character, visual amenity and security of the site.

Response Schedule: Landscape Architecture

LRD Opinion Comments
Fingal City Council

	Opinion Item	Design Team Response (Landscape Architecture)
1.	**Planning**	
(f)	*A clear public open space drawing is required showing overall provision.*	Please refer to Architect's design statement / report for full extent of public open space provision across wider lands; refer to Landscape Architecture drawing pack and this report for detail on open space provision within Phase 2 lands.
2.	**Water Services**	
3	*Details of green roof areas (layout, cross-sections etc) and storage volumes should be provided.*	Site plans of all podium green roof areas (residential amenity) are provided as part of the submitted drawings.
3.	**Transportation**	
1(a)	*We recommend further developed details be provided of the vehicular access ramp and the entire western edge of the development and how it interacts with the existing rail line infrastructure; including detailed elevations and section drawings. Details of all fences and access gates etc should be included.*	Refer to architect's (HJL) and engineer's (CSC) pack for further clarity, information and detail in relation to the sloped carriageway and fence/ boundary details. Refer to HJL report on proposed boundary fences; refer to planting section of this report (Landscape Architecture) for design proposals along railway network interface.
1(b)	*We recommend the detail is further developed and presented of the area at the top of the 'stapolin square' pedestrian ramp and how it interacts with the existing structure crossing the rail line; with an emphasis on the public realm details of pedestrian crossings, surface materials, street furniture, lighting, road markings, signage, bus stops etc.*	Landscape architectural site plans now demonstrate indication of materiality including tactile paving at carriageway crossings, alongside indication of street furniture. Refer to lighting engineer report (OCSC) for detail on lighting; refer to civil engineer report (CSC) for detail on road markings, signage, bus stop demarcation.
8	*The boundary details and layout should be clearly presented.*	Suite of boundary sections and edge conditions has been further augmented to now include sections A through to P.
11(b)	*All areas proposed for taking-in-charge should meet the standards of the Councils Taking in Charge Policy and Specifications.*	Areas demarcated for Taking in Charge per the wider strategy (refer to Architect's design statement) are designed to appropriately align with FCC's Taking in Charge requirements.

	Opinion Item	Design Team Response (Landscape Architecture)
4.	**Parks and Landscaping**	
1(a)	A clear drawing and statement of the delivery of Public Open Space is required. This should address overall Public Open Space provision, provide a comprehensive overall drawing/masterplan.	Please refer to Architect's design statement / report (Section 3: Public Open Space) for full calculation of public open space across site in the context of wider master plan, with supporting drawings and data tables demonstrating same.
2	A clear statement and plan of the overall play provision for the Stapolin development and for this particular site should be provided based on the number of units in accordance with Development Plan requirements	Please refer to Play Strategy (this report) for detail on play elements and provision. Please refer to Architect's design statement / report (Section 3) for full calculation of play provision and areas across wider site, with supporting drawings and data tables demonstrating / supporting same.
3	For clarity purposes, no landscape elements including Stapolin Square will be considered for taken in charge by Fingal County Council. In this regard, full details of the private management and maintenance of this area should be provided. A taking in charge drawing clearly indicating that this area shall be privately managed is required.	Please Refer to the Architect's design report and drawing pack for details in relation to TIC strategy and its delineation across the wider site.
4	A detailed Landscape Plan should be provided detailing: services, public lighting and undercroft car-parking.	Services drawings, public lighting and undercroft car parking are detailed across the engineer's submitted reports, as stipulated as requirement as part of wider planning pack.
5(a)	Additional sections are required in relation to Stapolin Square to specifically include the undercroft car parking element. The proposed constructed tree pits and rain gardens should be clearly shown.	Additional sections are now provided as part of the 700 series of the landscape architect's drawing pack, detailing a variety of interfaces in greater detail. Tree pits and rain gardens are detailed in same. Undercroft parking is detailed in the engineer's (CSC) drawing pack.
5(b)	Sections are required in relation to the western boundary in order to understand how it is well overlooked and can be accessed for maintenance (e.g. litter clearance) etc.	Additional sections have been drafted and included as part of the 700 series of the landscape architect's drawing pack, to further illustrate the western boundary conditions - supported by specific ecology inputs in this report.
6	The applicant is also advised to review the report of the Parks and Green Infrastructure Section in Appendix 3 and address all matters raised therein.	Noted.

Stapolin Square

Baldoyle, County Dublin

Landscape Architecture Design Statement

X01 P05

LDA
An Ghníomhaireacht Forbartha Talún
The Land Development Agency

Henry J Lyons

thepaulhogarthcompany

Comhairle Contae
Fhine Gall
Fingal County
Council