Residential Development at Summerhill Rd, Dunboyne, Co. Meath

Landscape report

On behalf of client: Solkerry Ventures Ltd.

17.08.2026

Revision	Date	Description	Approved
	20/03/2026	DRAFT Issue	DM
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This document is to be read in conjunction with the following accompanying drawings:

25MH01-DR-0200	Overall Landscape Masterplan
25MH01-DR-0201	General Arrangement Layout 1 of 6
25MH01-DR-0202	General Arrangement Layout 2 of 6
25MH01-DR-0203	General Arrangement Layout 3 of 6
25MH01-DR-0204	General Arrangement Layout 4 of 6
25MH01-DR-0205	General Arrangement Layout 5 of 6
25MH01-DR-0206	General Arrangement Layout 6 of 6
25MH01-DR-0207	General Arrangement Central POS
25MH01-DR-0400	Landscape sections
25MH01-DR-0401	Landscape sections
25MH01-DR-0500	Boundary Treatments

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Residential Development at Summerhill Rd, Dunboyne

1.0 Existing Site Condition

Existing Site Condition

The site is predominantly agricultural in character and is located in the north-east of Dunboyne village along Summerhill Road.

Dunboyne is a village in County Meath, situated just north-west of Dublin and near the boundary with County Dublin, approximately 15–18 kilometres from Dublin city centre. The village forms part of the wider Dublin commuter belt. To the north, the site adjoins the Recycling Centre and Dunboyne Business Park. To the west, it is bounded by the regional R-157 road and an open field, while to the east, it is adjacent to a predominantly residential area consisting of small private dwellings.

Dunboyne benefits from strong transport connections to Dublin by rail, bus and road. Commuter rail services operate from Dunboyne Station to Dublin Docklands and Connolly Station during peak periods, with typical journey times of approximately 30–40 minutes. Dublin Bus Route 70 also provides a direct service to Dublin City Centre, with journey times generally ranging from approximately 40–60 minutes, depending on the destination and prevailing traffic conditions.

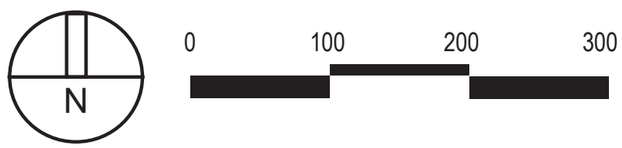
The site boundaries are defined by mature hedgerows along the north-east, adjacent to the R-157 road, and along the northern edge near Dunboyne Business Park, where a stream is also present. To the east, the boundary is formed by a 2-metre-high blockwork wall separating the site from the neighbouring dwellings. The southern boundary, along Summerhill Road, is delineated by hedgerows and trees, with access provided via a metal gate.

Electricity infrastructure crosses the site in an east–west direction, including two large pylons: one located approximately at the centre of the site and the second near the R-157 road.

The terrain of the site slopes gently southwards, with levels ranging from 71.20 metres at the lowest point to 71.95 metres at the highest point in the southern portion of the site.



Aerial Photo of existing site and context. (Red line - approximate site outline)



Existing Site Condition


Hedgerow along the southern boundary


Hedgerow from North


Blockwork wall along the eastern boundary


Western boundary


North-East corner of the site


South-East corner of the site

Existing Site Condition



Powerlines and pylons



Southern boundary bank



Stream and hedgerow in the Nort-East corner



Summerhill Road



Dunboyne Business Park

Residential Development at Summerhill Rd, Dunboyne

2.0 Landscape Strategy

Landscape Proposals

2.1 Design Overview

The overall site is of longitudinal character. The landscape design proposes three primary public open spaces, complemented by a series of communal open spaces associated with the residential buildings.

The first public open space is situated at the main arrival area in the southern part of the site: the Southern Open Space, establishing the primary entry and orientation point for the development.

The second and largest open space is located approximately two-thirds along the site. Extending from east to west, this Central Open Space forms the main spatial and social core of the landscape framework.

A smaller public open space is located at the northern end of the site. Referred to as the Northern Open Space, it provides a more intimate and localized gathering area while completing the sequence of public spaces along the site.

2.2 Public Open Space

A welcoming public space is proposed at the southern end of the site, forming the primary arrival area for residents and visitors. This space incorporates seating areas and pollinator-friendly planting, including a mix of ornamental flowering trees and carefully selected specimen trees that enhance biodiversity and provide seasonal interest. In areas located above attenuation tank, raised planters with integrated seating edges are incorporated to enable successful tree planting while creating comfortable gathering spaces.

A generous play area is proposed, creating a child-friendly environment that can be enjoyed by both crèche users and residents. To ensure children's safety and comfort, the play area, large lawn, and kick-about zone are enclosed by a trimmed hedge and a low fence. In addition, an intimate social space is proposed around the feature tree, which is framed by a native micro-woodland, creating a welcoming setting for relaxation and informal gatherings.

The largest public space, the Central Public Open Space, extends from east to west and forms the main recreational spine of the development. Its layout responds to the presence of overhead electricity lines running in the same direction. Activity pockets are strategically positioned outside the electricity line exclusion zones to ensure safe and functional use of the space. These include dedicated play areas with equipment suitable for a range of age groups, as well as an active recreation zone featuring callisthenics equipment. Woodland-inspired nature area is proposed at the northern edge of the central space. It includes circular seating platforms around tree trunk and informal nature paths, creating calm, close-to-nature gathering areas. Large open lawn areas, interspersed with small flowering native shrubs, provide flexible spaces for jogging, ball games, and informal recreation. These lawns also incorporate natural play elements such as boulders, tree trunks, and stumps. Sculpted landscape mounds are introduced throughout the space, serving both as playful landform features and as partial visual screening of the electricity pylons.

The Northern Public Open Space is located adjacent to the existing hedgerow and has the most naturalistic character within the site. A winding path leads through a micro-woodland and meadow landscape, creating an immersive nature experience. The space includes a play structure and a seating area arranged around a mature tree trunk, encouraging quiet recreation and engagement with the surrounding landscape.

2.3 Communal Open Spaces

Communal open spaces are proposed between the apartment blocks and adjacent to the duplex units, providing shared outdoor areas for residents. These spaces are designed to support everyday recreation and informal social interaction, incorporating seating, relaxation zones, vegeteble/herbs raised planters and gathering spaces.

To create a sense of privacy and transition from the surrounding public realm, the communal areas are buffered with native hedgerows and planting zones. This planting strategy enhances biodiversity while establishing a clear spatial distinction between communal and public spaces.

2.4 Landscape - Biodiversity and SuDS

Current site is a field with some of the boundaries defined by mature hedgerows that will be retained and protected. To enhance biodiversity and improve the site's ecological value, the landscape proposal includes:

- Native hedges and hedgerows
- Groups of native shrubs and small trees: hawthorns, Ilex, viburnum
- Multi-stem flowering trees and ornamental shrubs in buffer planting zones adjacent to the apartment buildings
- Feature specimen trees and flowering species in central planted areas for visual impact
- A woodland sanctuaries in three locations to strengthen biodiversity and provide a natural refuge
- Large areas of meadows of Irish provenance

Mitigation measures to protect local fauna will be implemented throughout the project. These include lighting designed to minimise impacts on local wildlife and the installation of bat and bird boxes. For further details, please refer to the Ecological Impact Assessment by Altemar and the Site Lighting Report by Fallon Design.

The permeability of the site will be enhanced through the use of permeable materials, including resinbound gravel, reinforced grass, and natural permeable paving. These surface treatments will support sustainable drainage by allowing rainwater to infiltrate directly into the ground, reducing runoff and contributing to a more resilient landscape. In addition to permeable surfacing, a series of rain gardens is proposed throughout the site to further improve on-site water management. These landscaped features capture, slow, and filter surface water runoff, allowing it to be absorbed gradually into the ground while supporting a diverse palette of moisture-tolerant planting. The rain gardens contribute to reducing flood risk, improving water quality, and providing valuable ecological habitat.

Overall Site Plan



Activities



LEGEND

- Kick-about
- Play space
- Seating
- Nature Play space
- Open Space (Public an Communal)
- Open Space Circulation
- South-North Circulation

N

Scale 1:2000

0 40

Biodiversity



Central Public Open Space - Part 1



LEGEND

1. Lawn / Kick-about
2. Play
3. Socializing area
4. Nature play, micro woodland with the gathering area, Timber platform around the tree
5. Activities area - Calisthenics, climbing stack
6. Proposed native hedgerow
7. SuDS attenuation pond
8. Electricity Pylons
9. Meadow
10. Mounds
11. Indicative location for art feature
12. Communal Open space

Central Public Open Space - Part 2



Southern Public Open Space

LEGEND

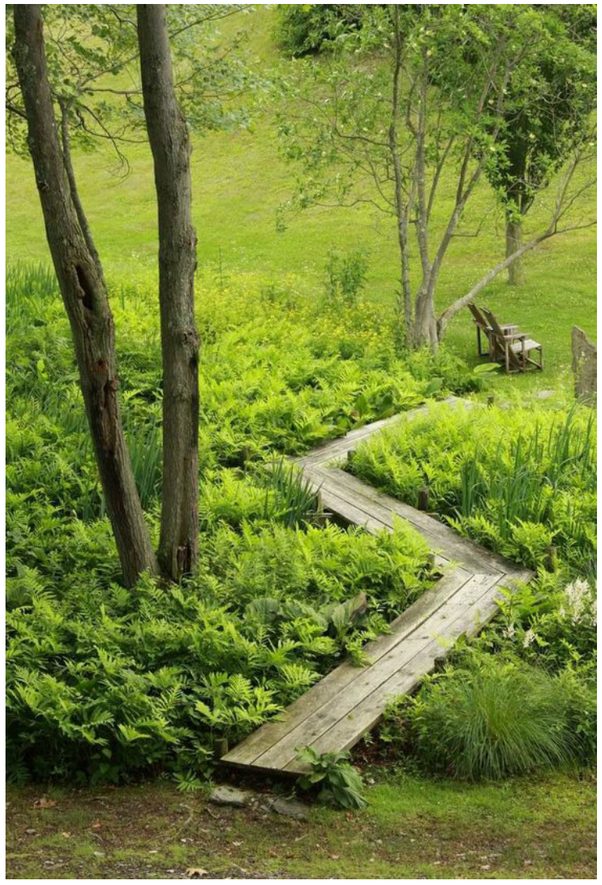
1. Lawn / Kick-about
2. Play
3. Socializing area
4. Raised planting beds
5. Hedge
6. Communal Open space
7. Creche Play Area (‘Potager’ and playground)



Public Open Space and Communal Open Space



Ambience images













Nature Play - in attenuation pond



Nature play and seating platform in the woodland sanctuary

Ambience images



Socializing area



Planters with the seating edge



Idea of hard-wood seating



Play space and mound

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