



Ballinafagh, Prosperous, Naas, Co. Kildare

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Project:

PROPOSED DEVELOPMENT EAST OF FINLAY PARK, OLD CARAGH ROAD, NAAS, (within the townland of Naas West) CO. KILDARE

Applicant:

Westar Homes Limited

Title:

07 - Response Document to Notice of LRD Opinion by Kildare County Council

| ITEM NO | LRD OPINION COMMENT | LANDMARK DESIGN & CONSULTANCY RESPONSE |
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| Design Strategy and Height | | |
| 3 | Details including drawings of screen planting along the ground floor apartment private amenity space is required. Similarly, details of the screening proposed for the first floor apartments fronting onto the podium area are also required. | Please refer to Drawing 01_Landscape Design and 05_Landscape Sections for the extent and location of all soft landscape features including the location and extent of robust hedgerow and shrub screen planting at ground floor units and first floor units fronting onto the podium space. |
| 6 | It is noted that a green wall is proposed between Block A and B. Further details are required regarding this feature. The greenwall should front onto both the western space and podium space to help reduce the visual impact of the development on the surrounding area. | As part of the ongoing design development of this site, the greenwall embankment feature is no longer part of the proposed design. A more appropriate stabilised grass slope is provided at these locations as indicated on Drawing 05_Landscape Sections. |
| Open Space and Biodiversity | | |
| 1 | The applicant should provide revisions to Item 7, Sand 12 of the play areas outlined on the Landscape Masterplan. | The mentioned items have been amended in accordance with KCC Park's recommendations. All Equipment and Surfacing within the Play Areas, the extent of which is shown on Drawing 01_Landscape Design, 02_Landscape Detail Plans and 03_Play Detail Plan is to be issued to Kompan Ireland Ltd for design risk assessment, installation and inspection. All play items and surfacing is to comply with EN1176 and EN1177. |
| 4 | A comprehensive Landscape Design Rational & Landscape Proposal should be prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer). The following shall be included; | Please refer to Drawing 01_Landscape Design, 02_Landscape Detail Plans, 03_Play Detail Plan, 04_Combined Services and TreePlanting Plan, 05_Landscape Sections and 06_Landscape Details |
| | (a) A scaled Landscape Masterplan with cross- sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures, and features. This shall be generally provided at a maximum scale of 1/200. | Please refer to Drawing 01_Landscape Design and 05_Landscape Sections. |
| | (b) Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing. | Please refer to Drawing 04_Combined Services and Tree Planting Plan. |

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| | <p>(c) Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly.</p> | <p>Please refer to Drawing 01_Landscape Design for the extent and location of all soft landscape features. The All Ireland Pollinating Plan has informed the selection of native and non-native species of planting incorporated in the design, together with site appropriate grass seed mixes taking into account location and functionality of the open space areas.</p> |
| | <p>(d) A clearly outlined Landscape Plan which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage.</p> | <p>Please refer to Drawing 04_Combined Services and Tree Planting Plan. Where tree planting occurs in close proximity to underground services, Root Barriers are to be incorporated as shown on the drawing.</p> |
| 5 | <p>Sections drawings (north-south and east — west) through the proposed development to illustrate the existing and proposed finished topography and the finished topsoil depths (allowing for settlement) of open space areas should be submitted. This is to minimise future maintenance costs and to provide enhanced amenity value to open space areas.</p> | <p>Please refer to Drawing 01_Landscape Design and 05_Landscape Sections. In general all finished grass areas follow the existing topography of the site and will be topsoiled to a minimum of 200mm depth to ensure proper establishment of planting medium. The exception will be adjacent play items in the southern public open space where grassy mounds are natural play features incorporated into the play design and are to be surfaced with Safa Gras Safety Mats in accordance with EN 1177.</p> |
| 6 | <p>The Landscape Design indicates proposed footpaths and cycle tracks in open space areas of the development. The applicant is advised to submit landscape proposals that detail the surface types and edges of all proposed footpaths and cycle tracks.</p> | <p>Please refer to Drawing 06_Landscape Details indicating section details of proposed surfaces through public open space areas.</p> |

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| 7 | <p>The Landscape Design shall detail locations of all proposed underground services e.g. foul sewer, water and SuDs and their location in relation to existing trees and hedgerows, and proposed trees and planting. The applicant shall be requested to submit landscape plans that provide details of the locations of all proposed underground services and associated manholes and ensure that their location will not compromise existing trees and hedgerows, and proposed trees and planting. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space This is to ensure that there is no future conflict between any proposed underground services and existing trees and hedgerows, proposed trees and planting and areas of open space</p> | <p>Please refer to Drawing 04_Combined Services and Tree Planting Plan. Where tree planting occurs in close proximity to underground services, Root Barriers are to be incorporated as shown on the drawing. Attenuation features have not sterilised open space area and because nature based solutions have been adopted within the public open space areas, they are integrated within the proposed landscape scheme enhancing the overall amenity of the site.</p> |
| 8 | <p>Regarding the proposed future water sport hub, the applicant shall be requested to submit detailed construction plans of the proposed 'platform'. Submitted details should include; written specifications, plan and section drawings (north-south and east — west).</p> | <p>As part of the ongoing design development of this site, the Future Water Sports hub' is no longer part of the proposed design.</p> |
| 9 | <p>A boundary treatment plan is required which should contain comprehensive details regarding all proposed boundary treatments to the proposed development. It is a requirement of the KCC Parks Section that appropriate permanent boundary types shall be incorporated in addition to any existing or proposed planting, where necessary. Submitted details shall include; written specifications, detailed plan, and section drawings (north-south and east — west) of the locations.</p> | <p>All existing trees and hedgerows are being retained and protected as part of the proposed development scheme. Please refer to Drawing 05_Landscape Sections indicating how existing vegetation along boundaries is to be protected during the course of construction and locations of permanent boundary treatments. Please refer to Drawing 04_Combined Services and TreePlanting Plan indicating the extent and location of temporary and permanent boundary treatments. It should also be noted the the southern hedgerow adjoining the Grand Canal will not have a permanent boundary treatment in keeping with the existing conditions on site, where the hedgerow provides the natural boundary between the Grand Canal and adjoining open spaces. All permanent proposed boundary treatments are steel and powder coated to ensure longevity.</p> |