

WHITE HEATHER  
**LANDSCAPE REPORT**

PREFACE

This table picks up the main comments received during Pre-Planning consultations, and how they have been addressed in the updated documentation (codes as per Avison Young master document)

	Comment	Response
P.12	Private Open Space for houses (Duplexes) in Block B06 on east of site (facing Priestman Cottages) concerns regarding their location to the front of the units would undermine the value of these spaces as private amenity (S: 16.10.2 Residential Quality Standards).	As noted by OMP there are site conditions that increase the separation of these garden spaces from the wider public realm such as the heritage wall, plus railings and gates. These units would also have access to the large courtyard adjacent for additional open space
P.13	The communal open space provided is noted as being below the required provision in DCDP but that it is argued as being acceptable given access to the Grand Canal Linear Park. It is noted that private privacy buffers should be excluded.	OMP have created additional communal open space on roof terraces, and have calculated that it now meets
P.14	The Play area for small children will be overshadowed by Block B06 in March and April. Mitigation measures requested.	This has been moved westward on the submitted plans, and now receives good sunlight access from the southerly direction
P.40	A table to be included in the final report with a revised open space key plan indicating public, communal and private open space provision.	This information is included on P21 of this report. Further breakdown of calculations appear in OMP documentation
P.41	Boundary areas will need conservation tree zones and tree canopy within the site. In particular the lime trees at the church will require protection. The cherry tree at No, 7 indicated as retained may need to be reviewed due to proximity to construction and its current condition.	Advice provided by the Arborist after an on-site inspection indicates that the root areas of these trees will be unaffected. Further arborist inspections and monitoring during construction would be best practice to ensure this remains the outcome.
P.42	A cypress and beech tree group adjacent to the site entrance at SCR. They are proposed to be lost and consideration to their retention should be considered.	These are unfortunately set for removal due to the site shape, and need for densification at this city centre location (further explanation by OMP and/or AY). However, overall the site which currently has very little nature and biodiversity value will be improved significantly, as seen in the numbers of proposed trees and other planting in the Planting Plan (DN2009-PL-P-0002)
P.44	A Multi Use Games Area or half basketball court should be provided for active recreation.	A basketball zone is now included in the north-west corner of the site, surrounded by seating and buffered by additional trees. The space available is very slightly smaller than a half-court, but larger than a Key-court (the smallest layout recognised for basketball play)
ABP - 7	Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, Tree Protection Plan and Engineering Plans that take account of one another.	The Landscape submission pack includes: <div>1. Landscape Report - this document</div> <div>2. GF Rendered Landscape Masterplan (DN2009-PL-P-0001) - this is the primary ‘Landscaping Plan’</div> <div>3. Planting Plan (DN2009-PL-P-0002) - this is assumed to be equivalent to what has been referred to as ‘Green Infrastructure Plan’</div> <div>4. Rooftops Rendered Landscape Masterplan (DN2009-PL-P-1001)</div> <div>5. Privacy Buffer + Site Interface Sections (DN2009-PL-S-0001)</div> Additional information also provided by the Arborist, and Design Team engineers



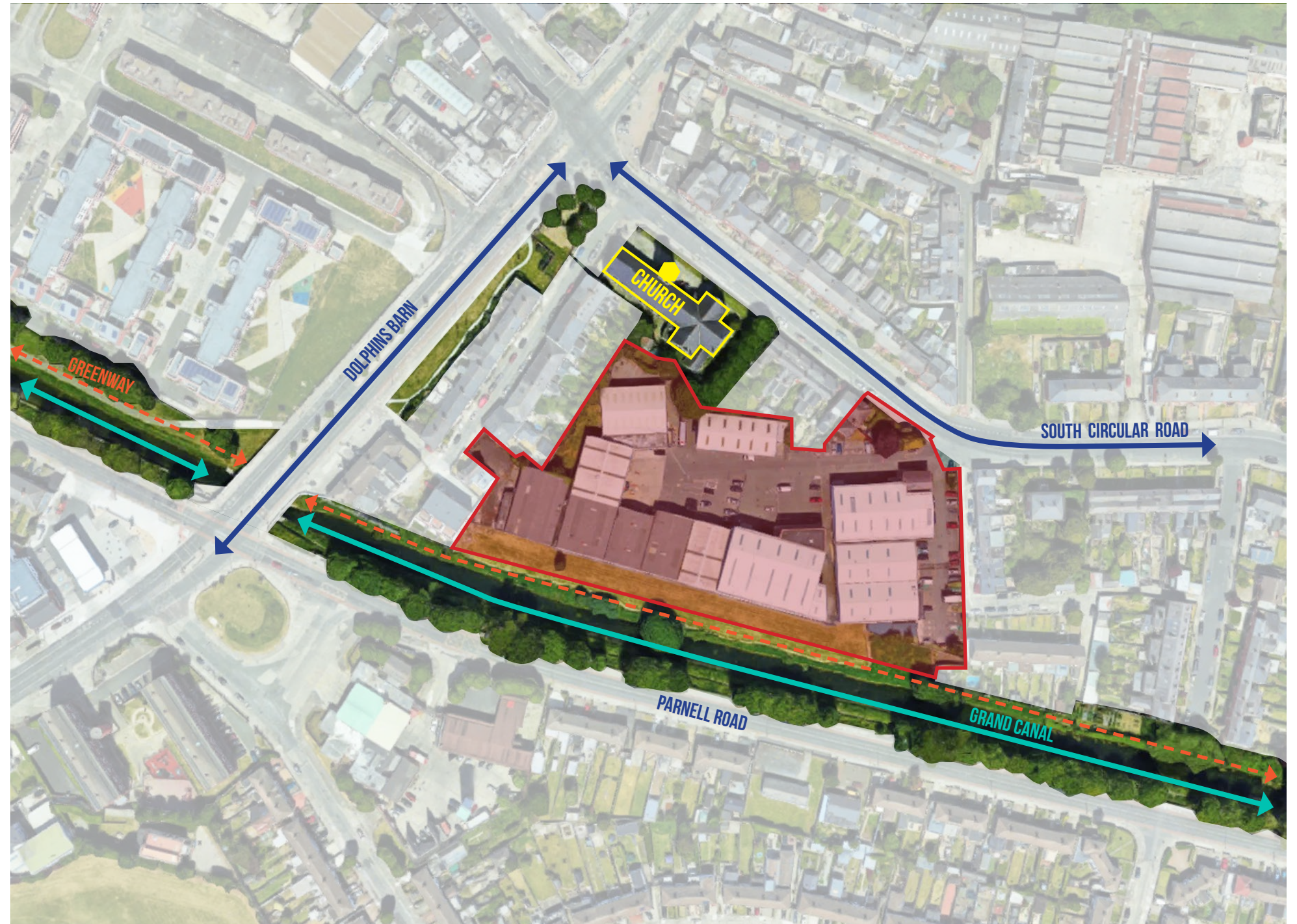
# INTRODUCTION

The city centre site is located between the banks of the Grand canal to the south, and the South Circular Road to the north. This positioning offers a great opportunity to create an accessible link between the city and this nature amenity. The canal system itself is a linear green/blue infrastructural asset that interconnects with other parts of the city, and provides a habitat 'highway' for biodiversity along its course. This should be protected and augmented by the scheme, so that the existing mature vegetation along the southern banks is added to by the landscape design along the canal border and further into the site.

The planned cycleway/greenway along the northern canal bank will provide another level of accessibility to the canal for pedestrians and cyclists, and it is important that the project is designed to complement the permeability of this future project and to welcome the increased foot traffic into the site at key nodes.

Our Lady of Dolours church is an important building in the neighbourhood, and its tower in particular is a tall urban landmark that provides a visual marker for orientation and local character. The grounds of the church also include a stand of mature trees which provide a valuable greening border along the edge, and would also be supplemented by the landscape scheme inside the site.

The landscape design also seeks to align with key policy aims such as: to greatly increase the quantity of porous planted area on the site (DCC Climate Change Action Plan); Increase the number and density of plant species on the site (All Ireland Pollinator Plan); and to augment and integrate a verdant scheme into the banks of the Grand Canal, which is identified as a key City Centre Green Route (Fig.15 Dublin City Development Plan 2016–2022)



## Connections to wider Urbanism and Nature

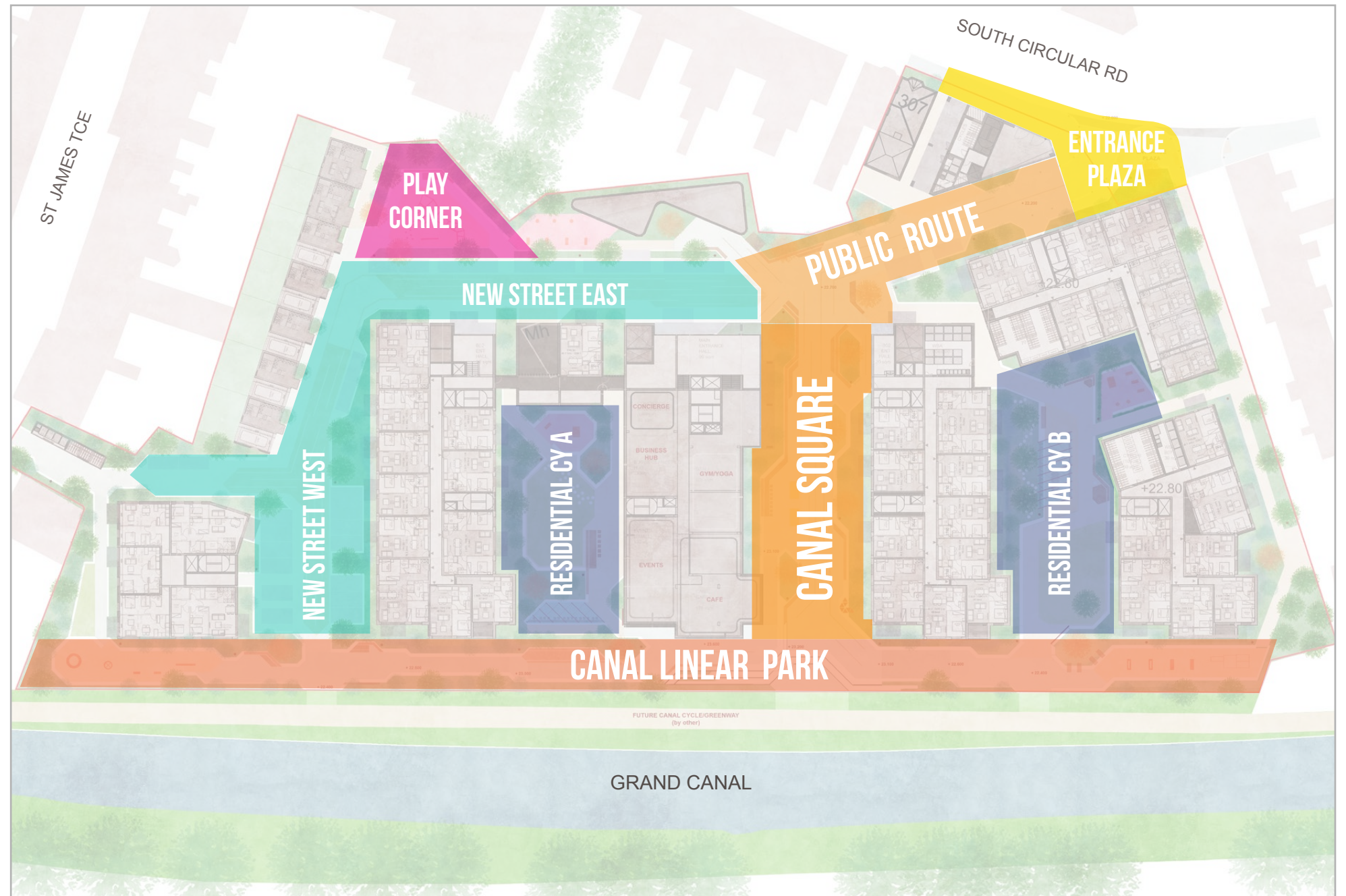


## SITE STRATEGY

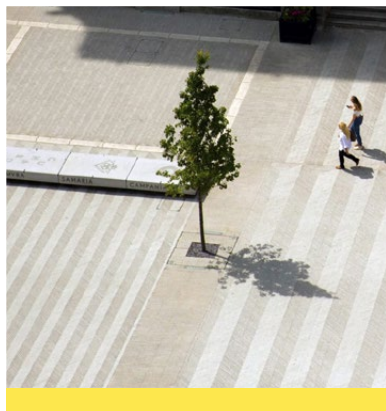
The landscape design begins with a consideration of the interface with the public realm at the South Circular Road junction. This will be the primary entry into the site for residents and visitors alike, so must function appropriately as a 'welcome mat'. This Entrance Plaza will serve to slow vehicles and establish the pedestrian-priority focus of the public access through the site. The Public Route will continue in a similar high-quality material treatment, and draw pedestrians towards the key public open spaces. At the junction with Canal Square, a contrast in spatial openness, sunlight orientation, and material treatment will encourage pedestrians to move south toward the Canal, rather than to New Street East, which is more for local residential access.

Canal Square itself is imagined as a busy pedestrianised space, with verdant planting providing greenery and wind sheltering as well as urban biodiversity. Amongst this nature will be a variety of comfortable seating options, combined with more specific activities such as outdoor picnic tables and table-tennis. When Canal Square reaches the canal banks, it opens out into a south-facing amphitheatre seating, with canal-side cafe. This will be an attractive destination at the end of the White Heather public route, and once the greenway opens can become an even more bustling focal point for the wider Dublin 8 context.

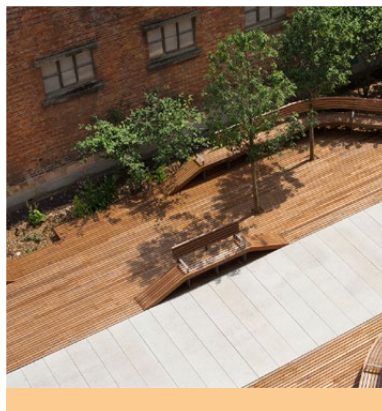
The Linear Park within the Z9 zoning area is imagined as a winding pathway through canal-side greenery, with numerous seating, picnicking, play, and fitness activities placed along it. It could also facilitate connections through to the greenway in future. The residential courtyards with 'tot lot' play, then provide quieter spaces for the residents of the development to spend time outdoors, in the sunshine.



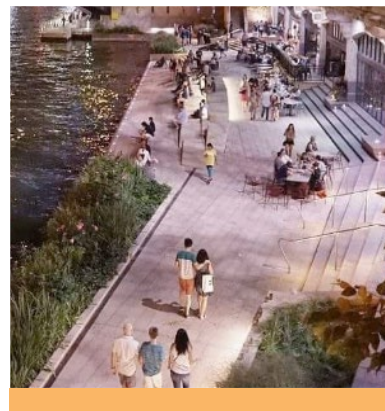
Entrance Plaza



Public Route



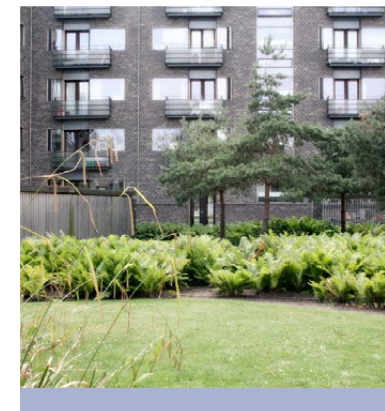
Canal Square



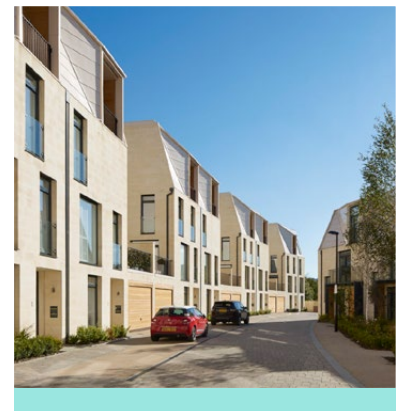
Linear Park



Residential Courtyard



New Street (East+West)





# ENTRANCE PLAZA

## Public Realm

The Entrance Plaza folds into the scheme, and using a consistent surface treatment it draws both residents and visitors through to the public open spaces and beyond to the Grand Canal Linear Park.

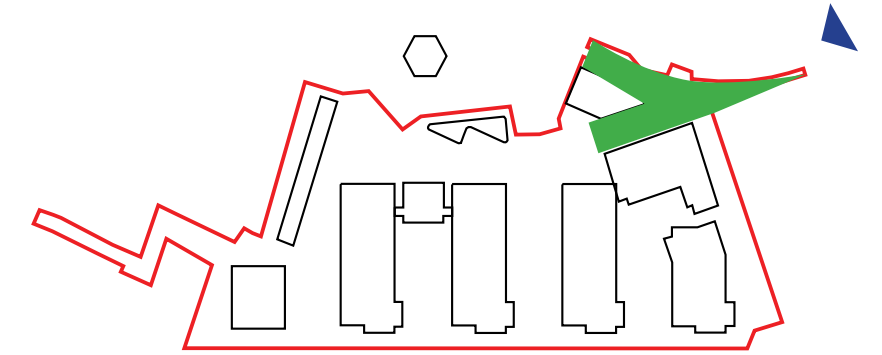
The South Circular Road interface must be dealt with in a fittingly high quality and inviting manner. This is proposed to be achieved by the creation of a traffic-calming entrance plaza. Widening the existing footpaths, and repaving in silver/beige European granite will greatly improve the pedestrian experience, while allowing more space - particularly at the spot with the existing busy bus stop on a narrow pavement. Establishing a raised-table entrance will further improve the pedestrian circulation along the site perimeter, while also slowing vehicular car traffic entering the development. In this way key road design features are employed to affect driver psychology towards pedestrian priority.



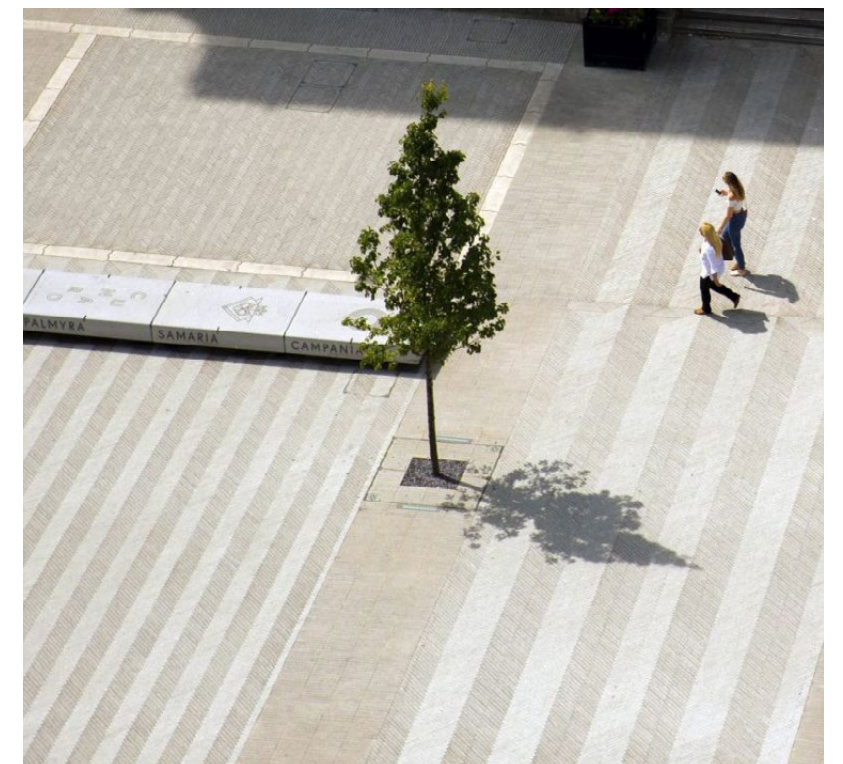
Plan View (oriented to Section)



Section through Entrance Space



Precedent Project



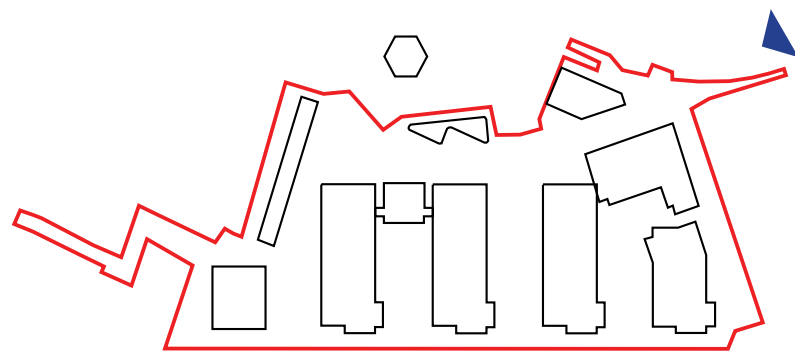
Precedent Project



# ENTRANCE PLAZA

## Public Realm

- Welcoming Impression
- Draws people into the scheme to explore the public spaces  
(Clear vista through to massing high-point feature)
- Traffic Calming (Raised table; Tight turning radii)
- Pedestrian Priority (contiguous, bright, quality surface material)  
Silver Granite (Leinster/European) primarily
- Widened Footpaths: 2.1m increased to 6.5m & 5.3m (average)
- 11.0m wide street
  - = 5.5m shared surface route
  - + 2 x 2m footpaths
  - + Greening, Entrances, Parking



CGI of Entrance Plaza



# CANAL SQUARE

## Public Realm

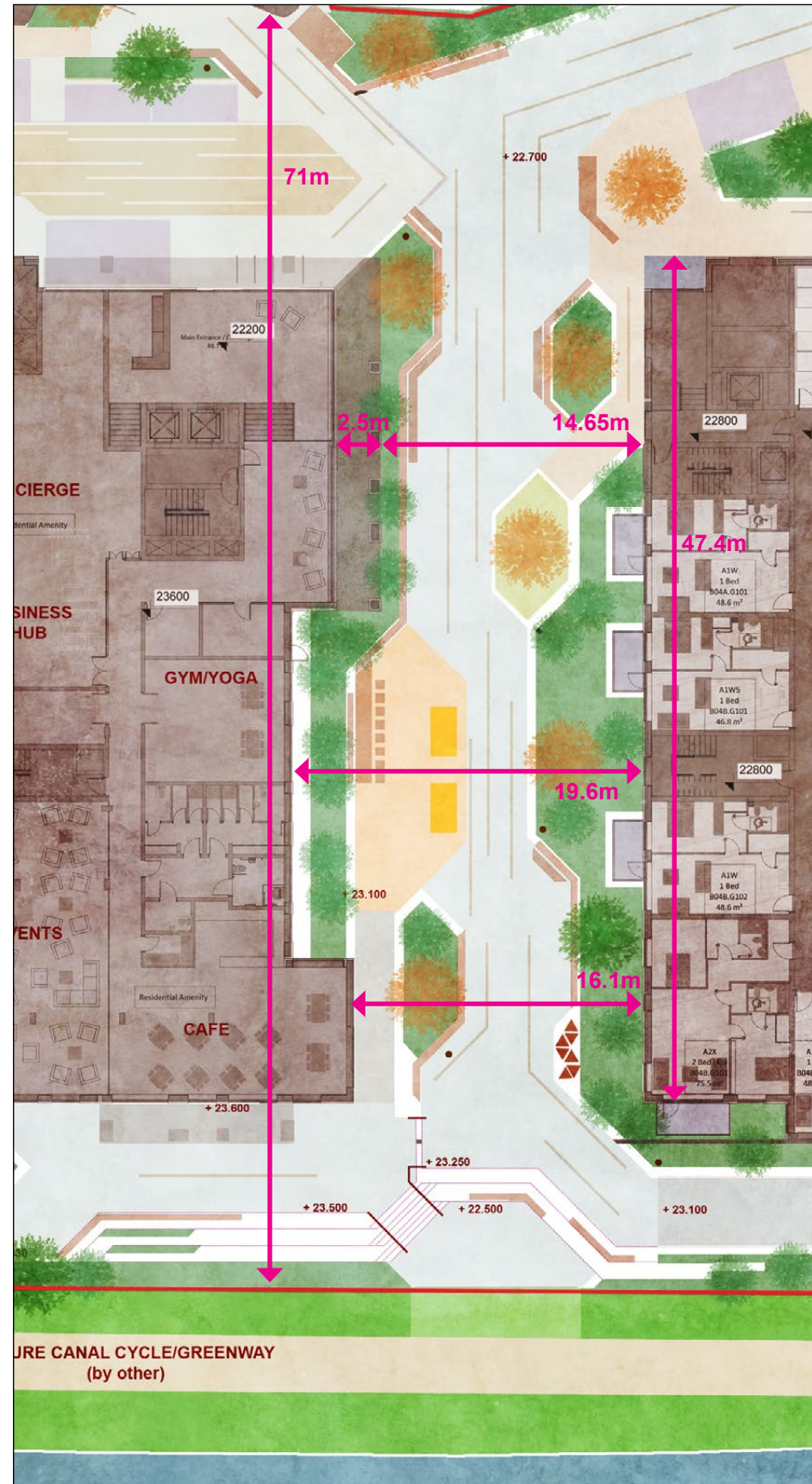
The public route through the scheme widens as it reaches this key node, and turns south to lead people towards the banks of the canal (CGI below). The surface materials help guide visitors in this direction by continuing the lighter paving, with additional graphic and lighting insertions. To the west the street narrows and switches to a different paving colour for the more functional street leading deeper into the site, which is intended primarily for resident and service access.

Canal Square becomes the clear link from the South Circular Road entrance to the waterside amenity, opening up views of the canal for visitors and residents. The space is 17m wide on average, 47.4m long, and enclosed by a built 'shoulder' height of 17m approx. Orientated towards the south, it will receive good daylighting all year round. The surface is also paved in lighter tones to increase the night-lighting albedo effect.

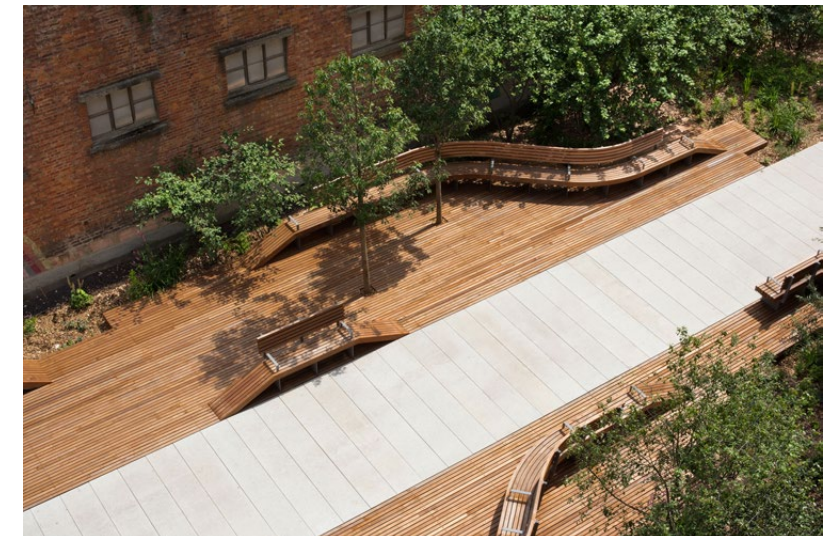
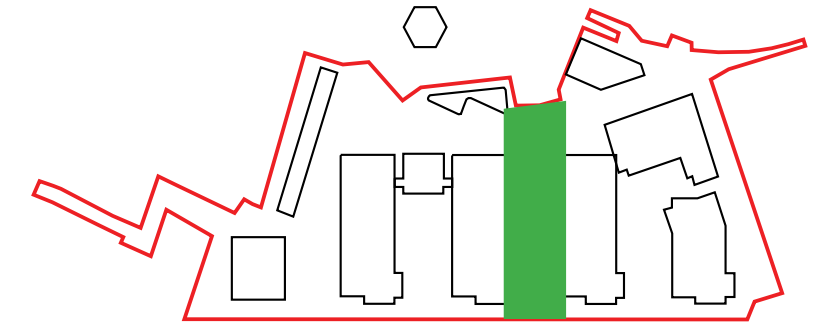
The space is formed by Blocks 03 and 04, with communal functions along the western ground floor (slightly raised), while residential amenity is maintained for residents of the apartments along the



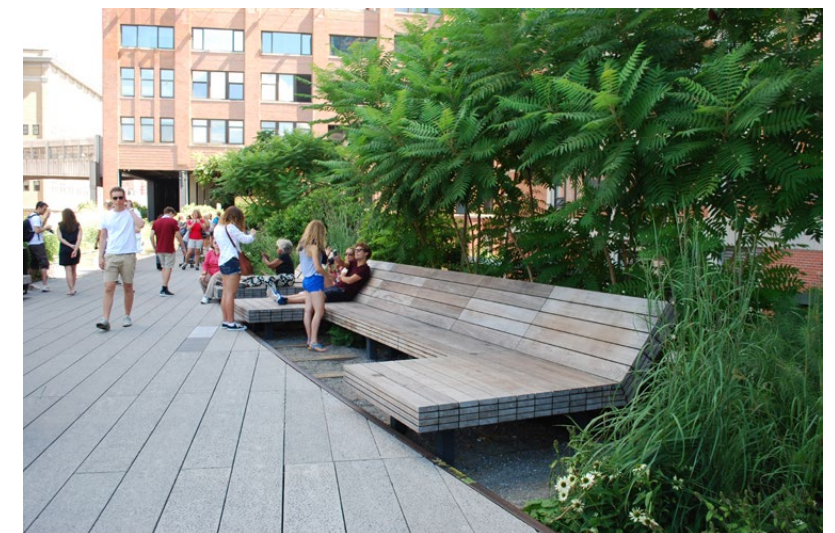
CGI of Public Route at junction with Canal Square



Plan View



Precedent Project: Amenity spaces set along linear pedestrian route



Precedent Project: Quieter seating zones among biodiverse planting

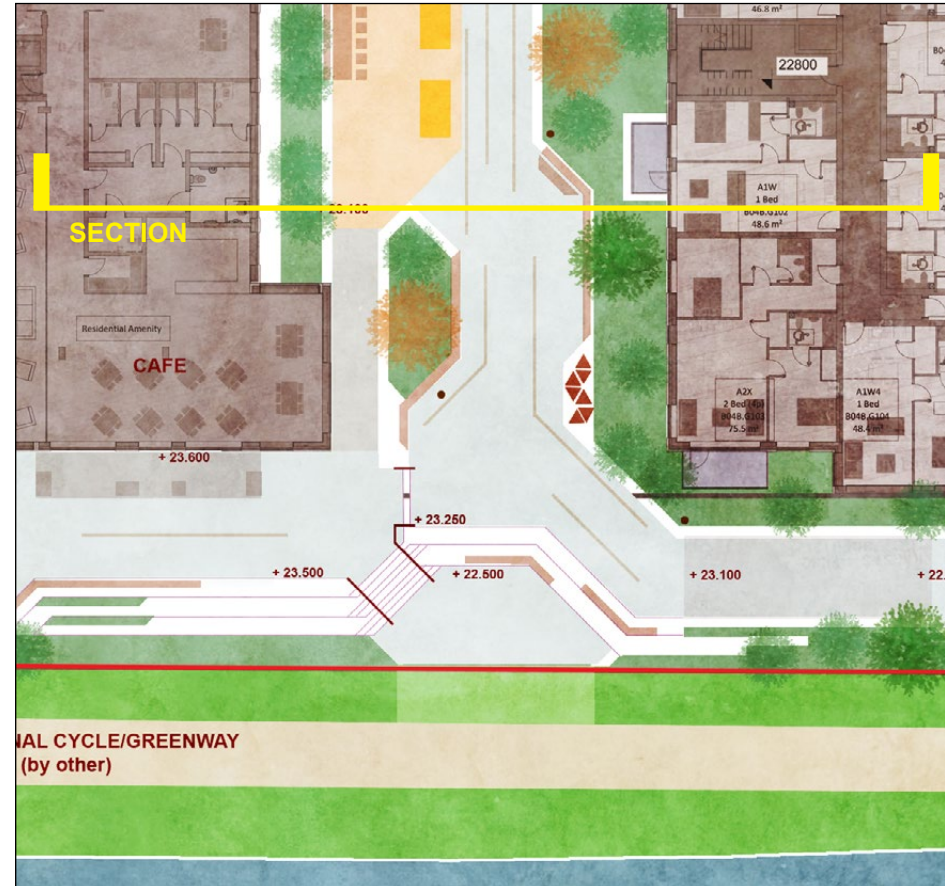


# CANAL SQUARE

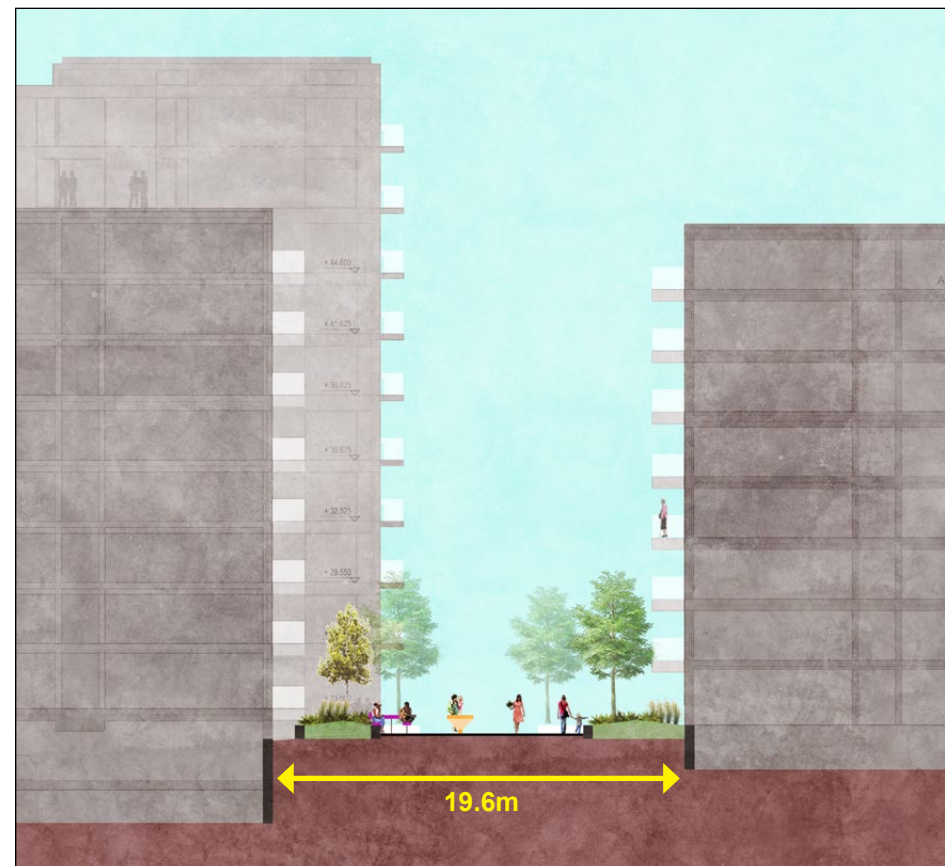
## Public Realm

eastern side by a substantial band of buffer planting. A smaller quanta of greening is proposed for the western side, as visibility of the internal ground floor activities along here will contribute to the sense of activity in the external space. These channels of planting will also increase biodiversity of a site previously denuded of it during its former industrial functions. Between these planted spaces, ribbons of seating zones weave in and out, creating various degrees of openness to the public route, and different senses of enclosure amongst the greenery, which also help provide shelter from wind and rain. Some calmer programmed activities are also proposed along here such as table tennis and a long table for outdoor meeting, eating or working, as part of the provisions of the wider complex. The space is located above solid ground and so also offers the opportunity of substantial planting.

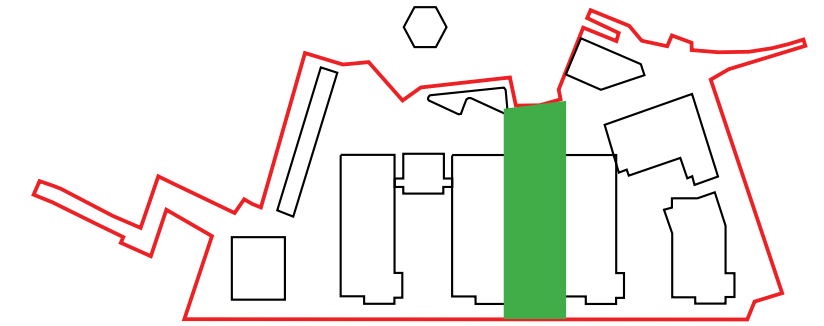
The public route culminates in a canal bank amphitheatre - a south facing space, raised slightly above the canal level, and looking out across the water to the avenue of mature trees on the far side. This zone will be activated by a corner café, as an amenity along the canal and a destination in the larger Dublin 8 area. Here customers can sit inside or (more importantly during fine weather) outside on an external terrace overlooking the canal. This space could be further highlighted as an importance urban space with a 'place-making' feature such as a piece of public sculpture. The level difference of the café terrace can be resolved by a positive feature of large, south-facing seating steps, which will become a key pedestrian node to relax in the verdant surrounds, once the proposed walking and cycling route along the canal bank is completed.



Plan View



Section through Canal Square showing spatial experience



Precedent Project: Stepped seating feature towards water body



Precedent Project: Planted verges creating privacy buffer to building



## CANAL SQUARE (main spine)

### Public Realm

- South Facing space
- Junction draws people south into the space and towards the canal (materials, openness & brightness).
- Continuation of granite palette through public space, with bespoke exposed aggregate planter walls and warm timber top-seats with ergonomic features (back, arm, foot rests)
- Length of space between 71m (overall) and 47.4m (between blocks)
- Width of space between 16.1m and 19.6m
- Nature + Buffer planting 1.6m to 5.2m wide (generally wider at GF residences/patios and tree locations)
- Key activities:
  - Seating (varying conditions)
  - Long table (dining, working)
  - Ping pong
  - Informal play
- Varied spatial experience between planting + seating features (Compression/Release)
  - <---> Opens up at main north junction
  - > <- Narrows passing by tallest massing point
  - <--> Opens again in central space
  - <----> Widens further at canal interface
- Fire tender function accommodated discretely



CGI of Canal Square



## CANAL SQUARE (canal edge)

### Public Realm

- Cafe terrace on southwest corner
- Amphitheatre seating steps facing south & towards canal
- Public Sculpture feature (place-making)
- Potential future connection to canal greenway



CGI of Canal Square at junction of Canal and Linear Park

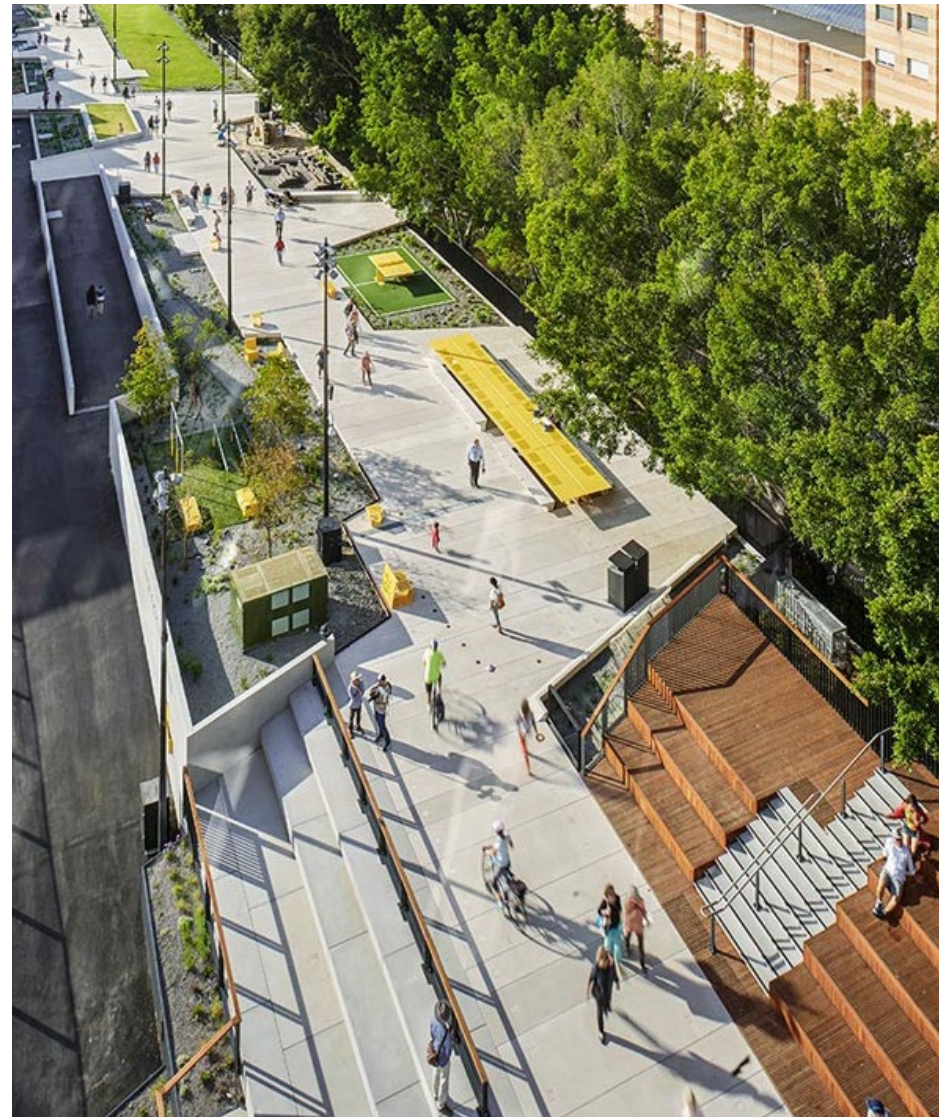


# CANAL LINEAR PARK

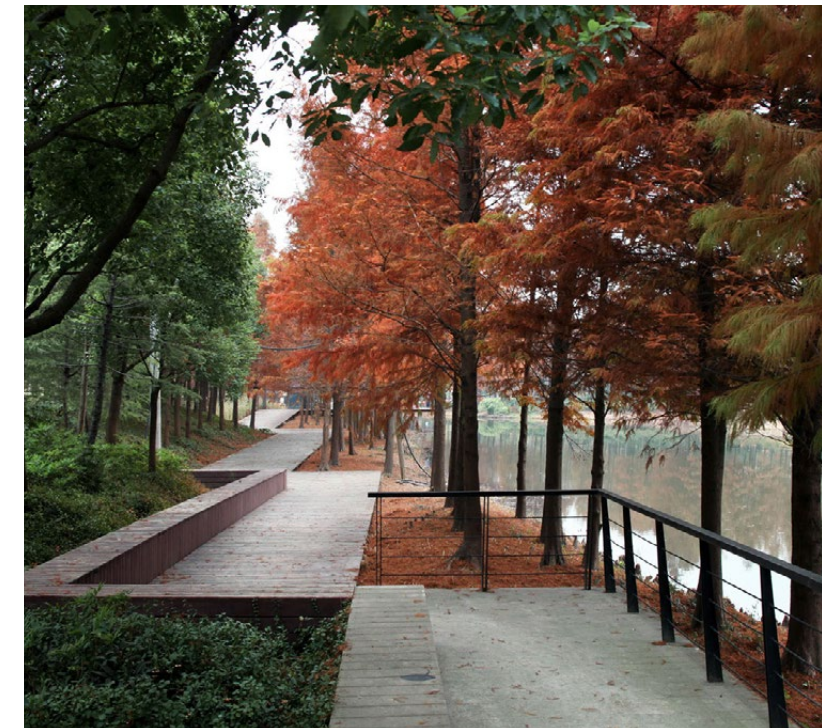
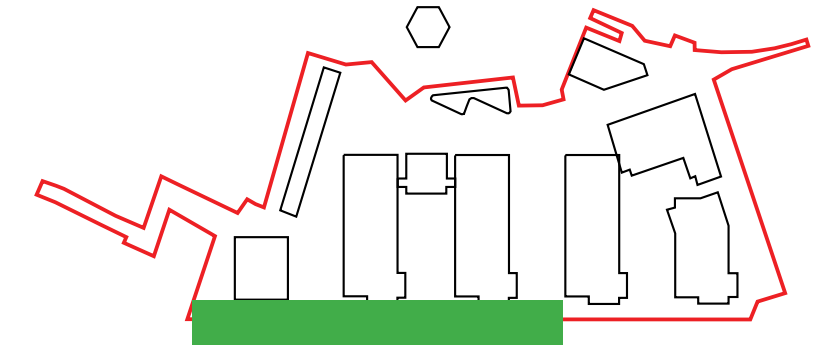
## Public Realm

While thinking ahead to the eventual canal cycle route, there also exists great potential in the meantime to establish an active and experiential route in the zone between the buildings and the canal bank environs. Here a variety of amenities and seating types are proposed: formal furniture for sitting, eating, working and lounging, combined with raised planter ledges for informal seating.

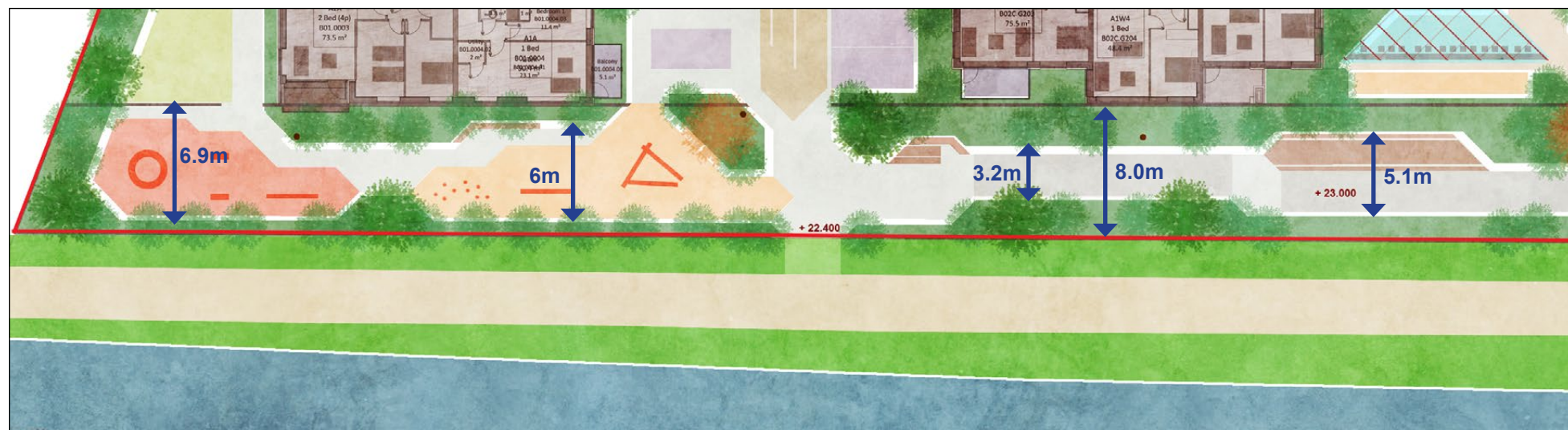
More 'programmed' activities, such as play and fitness spaces are also proposed, and here the western end of the linear park culminates in a south-facing play space bordering the canal and set amongst the greenery. Younger and older age ranges are catered for in one location to facilitate parent supervision.



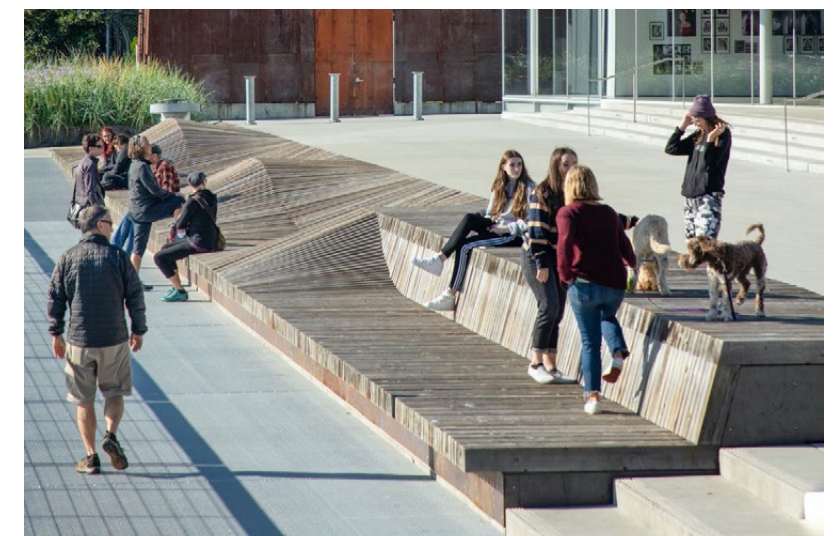
Precedent Project: Linear park route with amenity activities placed along



Precedent Project: Winding pathways amongst greenery



Plan View



Precedent Project: Long Bench facing Canal

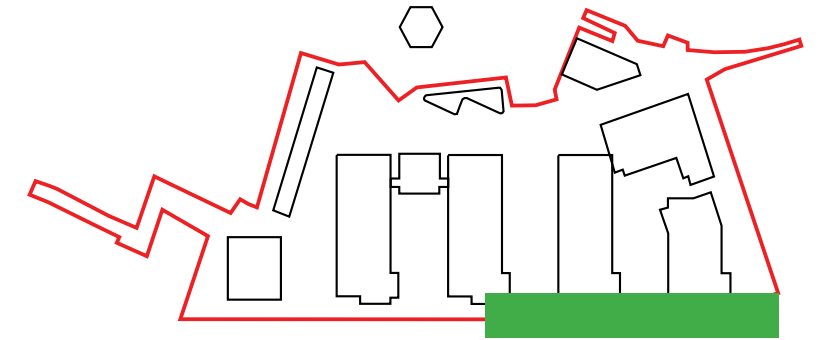


# CANAL LINEAR PARK

## Public Realm

Maintaining sufficient space for greenery is also important, bordering the winding pathways and seating edges to create the sense of a building complex sent into a mature landscape. Larger feature trees can be deployed at key urban nodes as urban signifiers, particularly where the spaces widen out, allowing space for future growth. These could also become key indicators of seasonal tone changes, such as bright pink cherry blossoms in Spring or fiery red Liquidambers in Autumn.

This eastern route culminates in an outdoor fitness activities zone, which is within the spirit of the fitness trails growing in popularity in Dublin, particularly along nature routes such as the linear parks along the coast. This could therefore prove similarly popular once the linear cycleway is created along the canal.



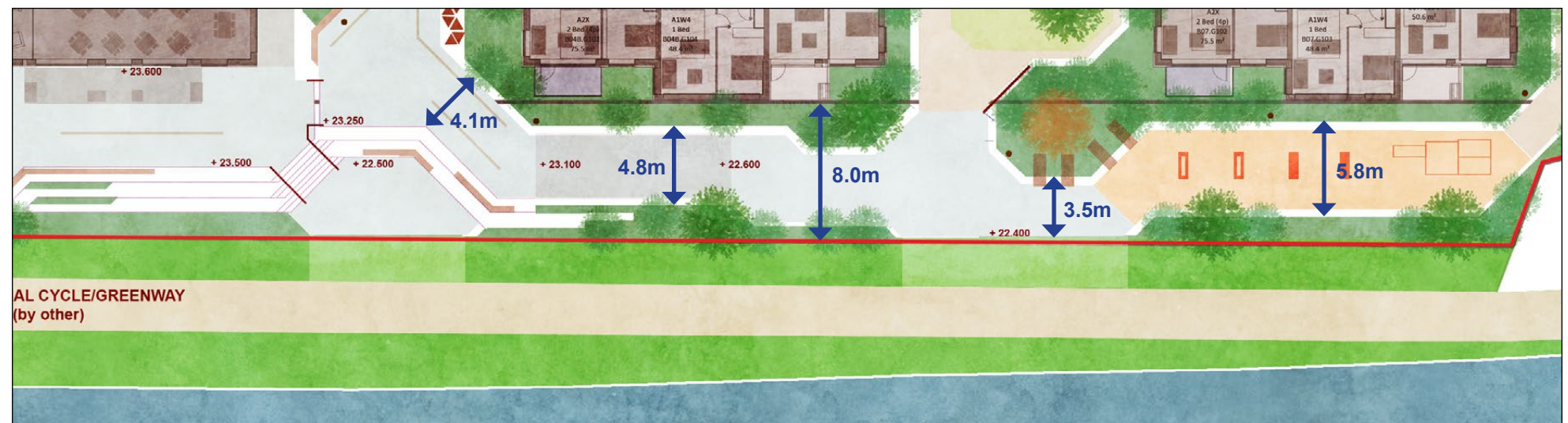
Precedent Project: Quieter seating zones among biodiverse planting



Precedent Project: Play and Fitness equipment beside the trees



Precedent Project: Feature Trees + Mound demarcating key locations



Plan View



# CANAL LINEAR PARK

## Public Realm

- Visual continuation of planted canal bank
- Potential to connect to future Canal Cycleway
- 190m long x 8m wide
- Linear route of activity: Seating (Dining, Lounging, Working)  
Fitness;  
Formal & Informal Play
- Nature: Biodiverse ground planting + Tree canopy providing green buffer between canal and buildings
- Winding pathways among greenery
- Feature trees / mounds at key urban nodes
- 'Trim trail' /Fitness zone in the eastern corner



CGI of Canal Linear Park



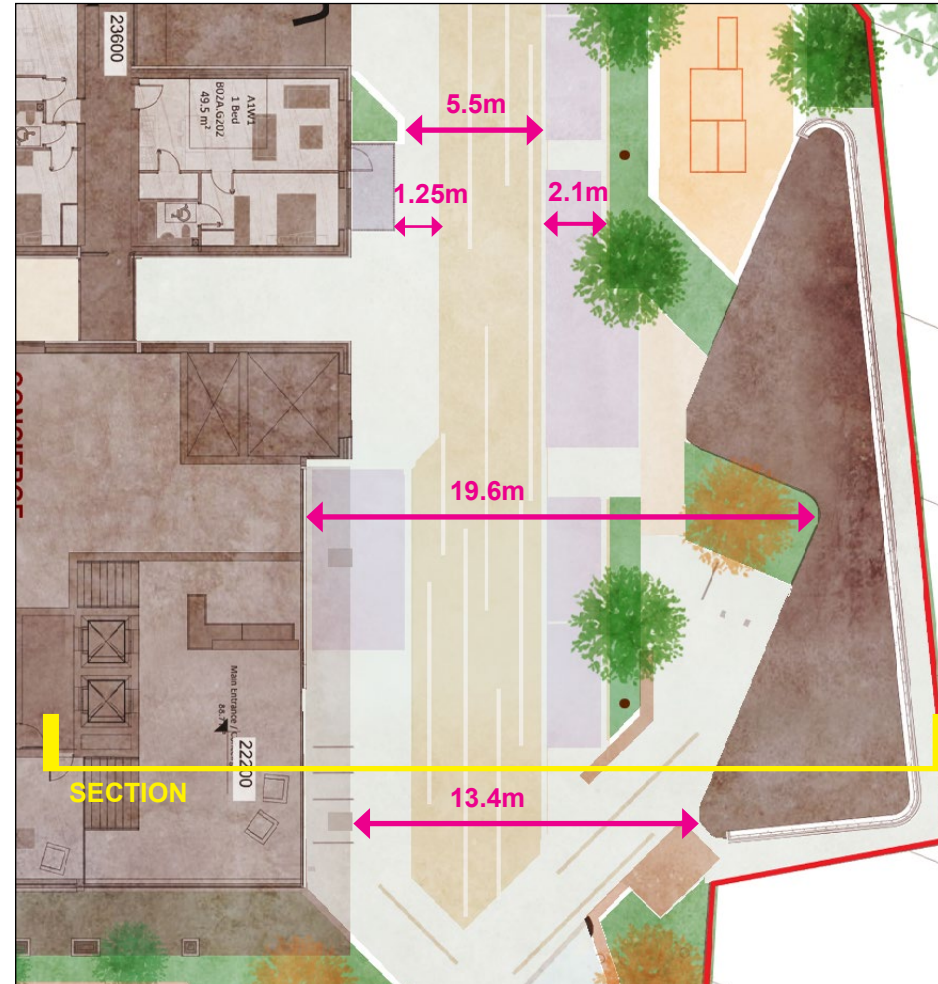
## NEW STREET (North)

### Public Realm

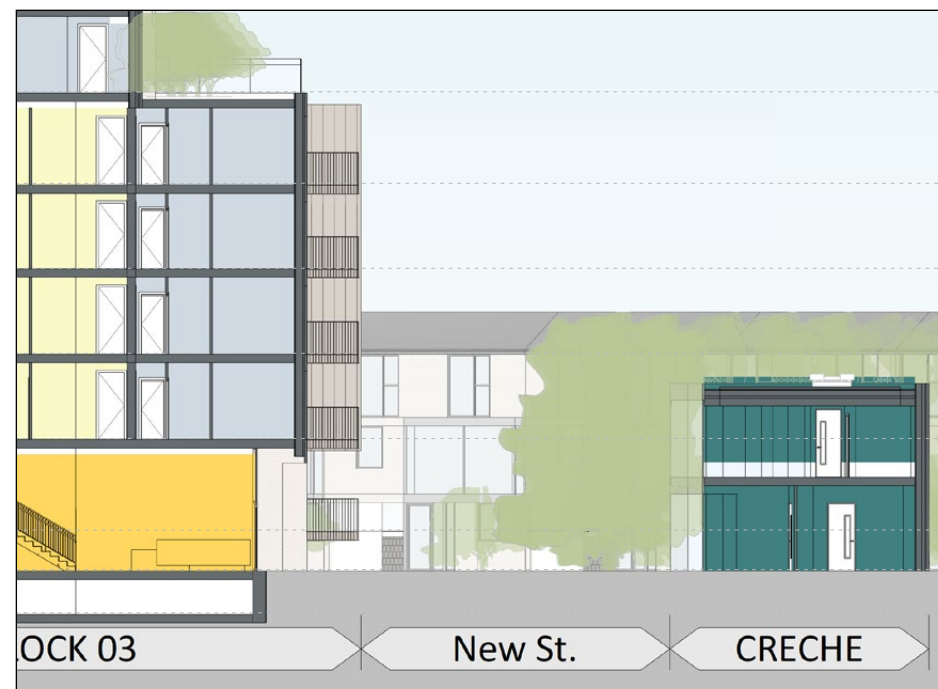
Once past the main public route, the New Street continues east-west, providing pedestrian, cycle and vehicular access for residents. This street is bordered by a 2 storey crèche building to the north, which replaces an existing shed on the boundary wall of the South Circular road housing and completes that private boundary.

The southern side is formed by a series of perpendicular blocks of varying heights. The 5 storey shoulder height defines the scale of the street enclosure. Upper levels have been recessed back from previous discussions with DCC. Trees lining the avenue will help modulate the scale from the 5 storey shoulder height down to the 2 storey Crèche building, and then to the back gardens of the South Circular Road houses. Sunlight can also penetrate from the south over the 3 storey linking building bordering Courtyard A

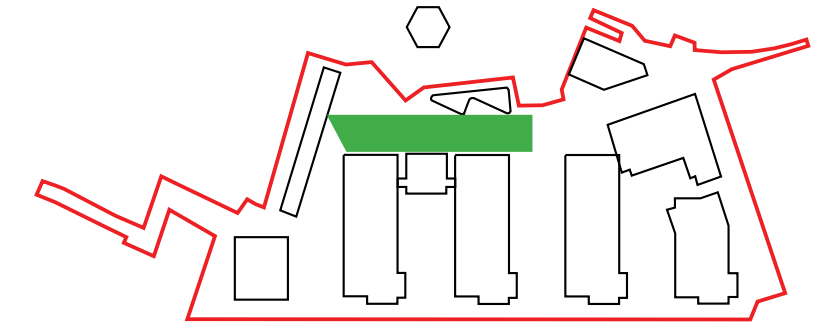
As the development is in the city centre and close to quality transport links, the vehicular traffic within the site will be very low, serving mainly those residents who are travelling to the undercroft carpark, plus visitor and service vehicles. This indicates that it is a prime candidate for the shared-street approach, where the full street is used by pedestrians and cars, but where the materials and design speeds indicate to drivers that the space is firmly a pedestrian-priority zone. From the wider spaces of the entrance plaza and public route, the visual width of the main entrance street then both turns and narrows, to encourage vehicles to slow further. They then pass alongside a line of trees and a bank of parallel parking, which highlights another benefit of the shared street approach, whereby the transient movement requirements are accommodated in as efficient a space as possible, leaving more room for street greening, and requisite parking provisions.



Plan View (oriented to Section)



Section through New Street



Precedent Project: Paving tone changes delineating spaces



Precedent Project: Quiet Shared Surface Street



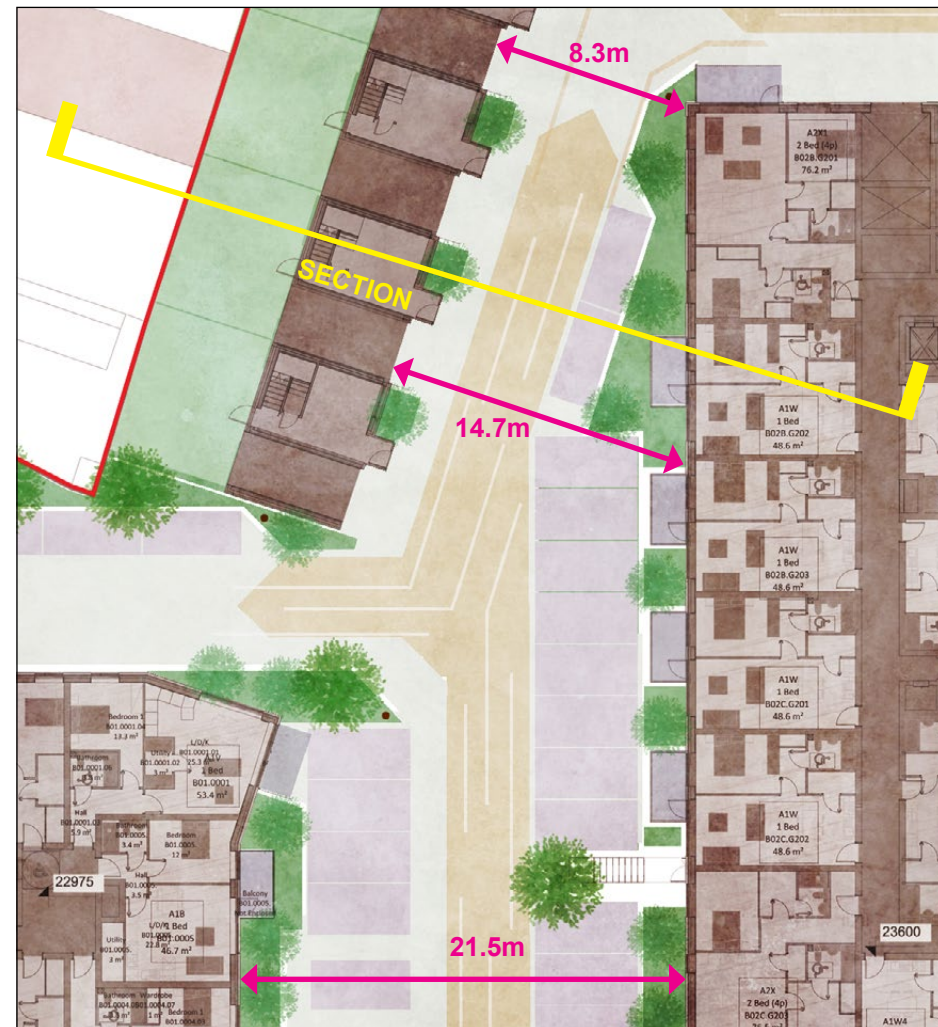
## NEW STREET (West)

### Public Realm

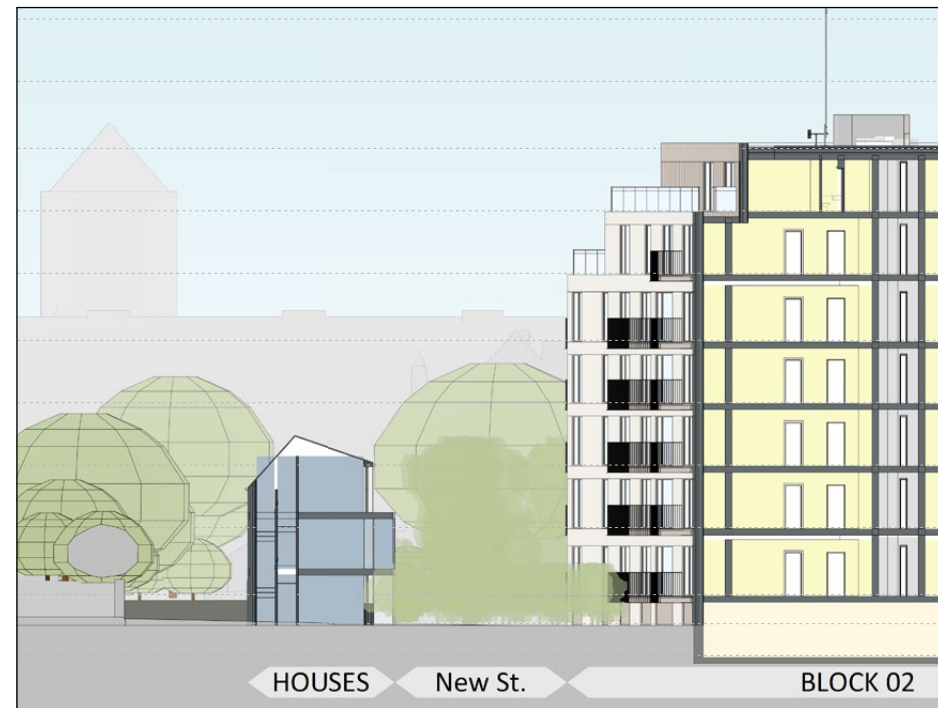
Pedestrian and cycle access is provided from St James' Terrace, to ensure a development with good permeability, while the impact on St James' terrace residents is minimised by avoiding any vehicular access to the site from the west.

A new terrace of 2.5 storey houses is proposed to complete the urban grain of St James' Terrace, in the form of back to back gardens. This provides a more appropriately-scaled setting for the apartment buildings, mitigating the impact of the larger buildings on the surrounding environment, and modulating the heights to a more domestic and pedestrian level. The provision of traditional housing within the site also provides diversity of built form and potential mix of residents.

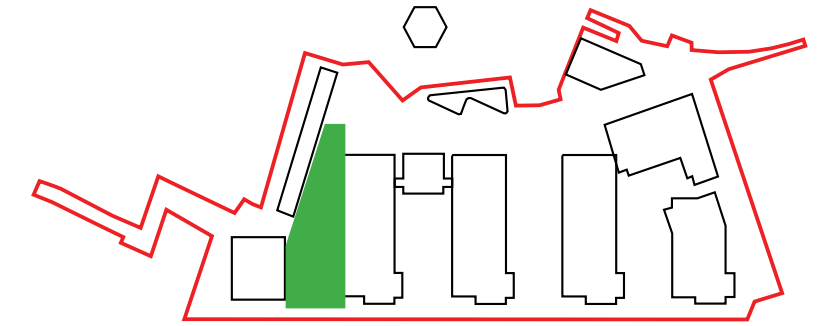
The space is set up in a wedge shape, widening towards the south to maximise the sunlight and views to the Canal. The new terrace and apartment building frame the view northward, to the urban focal point of the Church spire, and the play space of the square in front of it.



Plan View



Section 03 through New Street



Precedent Project: Quiet Shared Surface Street



## NEW STREET (West)

### Public Realm

- Shared Access Street for residents (Walking, Cycle, Car)
- Urban vista to church
- Street widens to the south allowing more light, planting & parking
- Walking & Cycling access only to the west
- 3-5 stories western edge; 7 stories eastern edge
- Width between 8.3m and 21.5m
- 5.5 - 6.0m wide carriageways
  - + parking
  - + street trees / planting
- Warm, buff toned street material (resin bound or beige pavers) with suggested footpaths in lighter. Planting varies to further demarcate residential tone



CGI of New Street

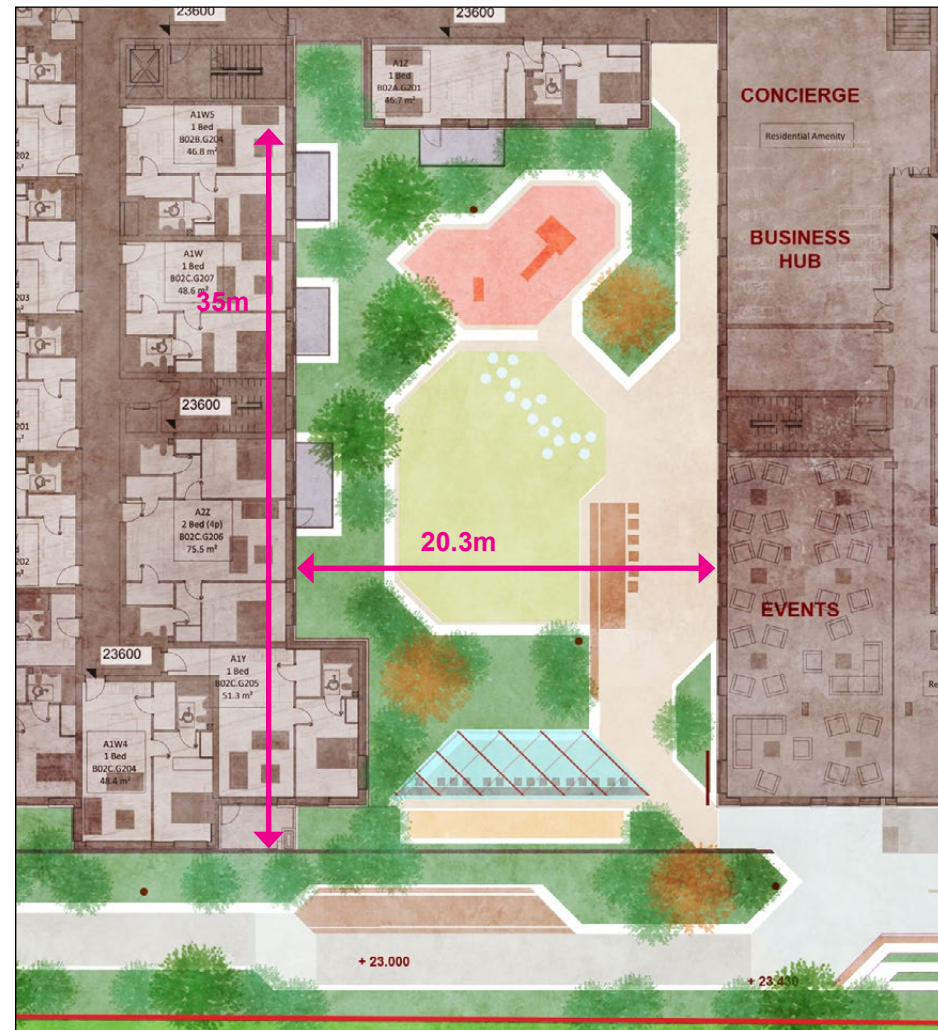


# RESIDENTIAL COURTYARD A

## Semi Private Space

There are two large semi private residential courtyards, either side of the main Public Open Space. While the publicly accessible areas of the site are inviting and exciting to residents and visitors alike, to counterbalance these, the separate outdoor spaces for residents will provide the option for quieter moments.

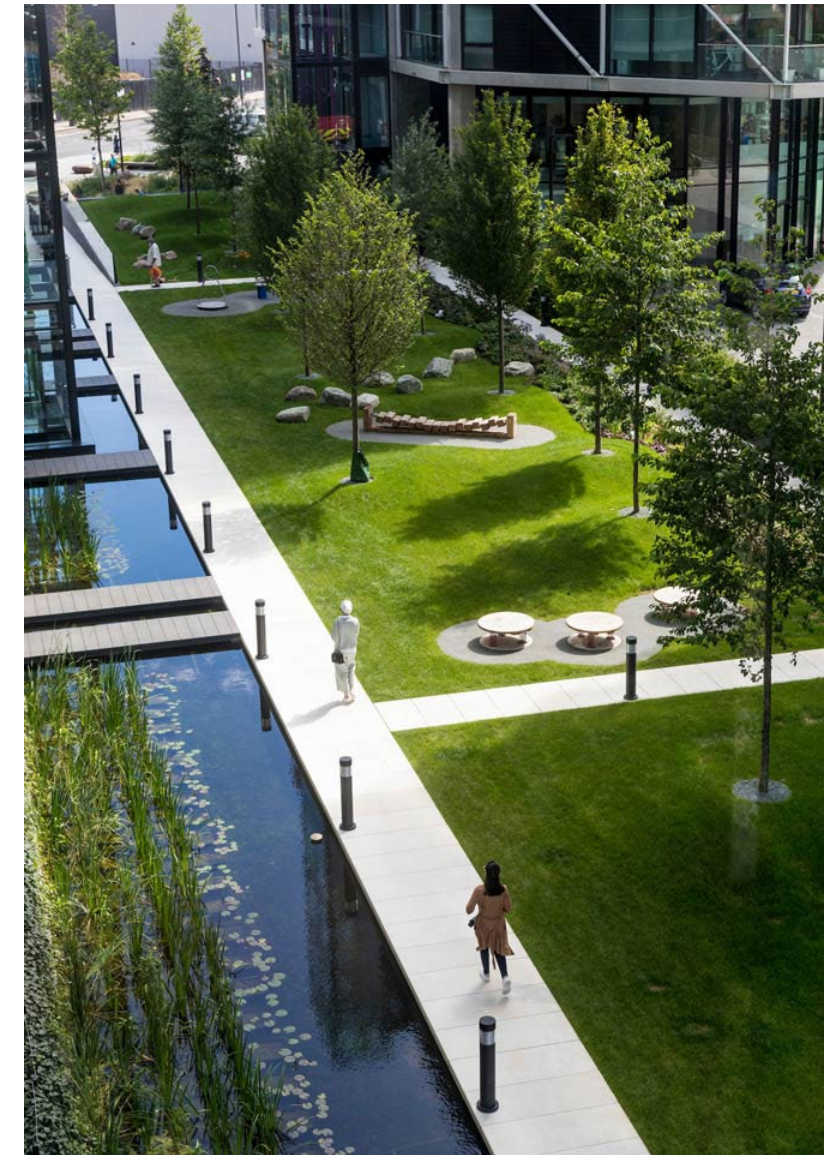
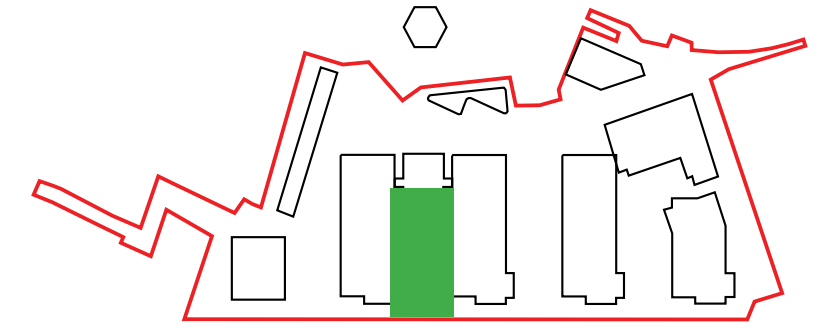
The two courtyard spaces involve similar design solutions, while deploying them in a different manner according to the differing shapes and needs. Again, the ground floor units are protected with privacy buffer planting, while the centre of the space becomes a multi-purpose lawn space for sitting, playing, and in the case of the eastern courtyard, fire tender access (with the appropriate supporting layers). A small protected play area is included for residents with very young children, although partially screened with vegetation to help buffer sound for the benefit of other residents. Programmed activities are again included, such as BBQ stations, long dining tables, designed seating areas, as well as raised planter informal seating ledges. In the interest of also providing activities that are more resilient to the Irish climate – especially within the context of a new appreciation of outdoor living in the Covid era – a sheltering pavilion is proposed in both courtyards. These could perhaps offer different functions – in the western courtyard with its multiple ground floor uses, it is proposed as a hovering roof, sheltering a long 'breakfast bar' height table facing the canal, for residents to sit at, perhaps even bring a laptop, to escape outside for a while if working from home.



Plan View



Section 04 through Courtyard A



Precedent Project: Open green space with seating + toddler play



## RESIDENTIAL COURTYARD A

### Semi Private Space

- More private/enclosed than the Public Open Space
- Width of 20m
- 7-10 stories either side, but 3 stories to north and fully open to south
- Raised planting/mounded buffer with medium height planting allowing some visual connection but sense of separation
- Additional enclosure by Sheltering Pergola, with seating facing canal extending the usable seasonality of the outdoor space
- Sliding gate potentially to close off at night
- Raised planters above parking to allow substantial planting depth (2-4m buffer planting)
- Activities: Multi-purpose Lawn (south facing)  
Seating (Planter walls, Lawn, Table, Pergola)  
Long Table (Dining/ Working/Events)  
Sheltered Pergola (Coffee / Working)  
Play (small children)  
Ground floor activities overspill



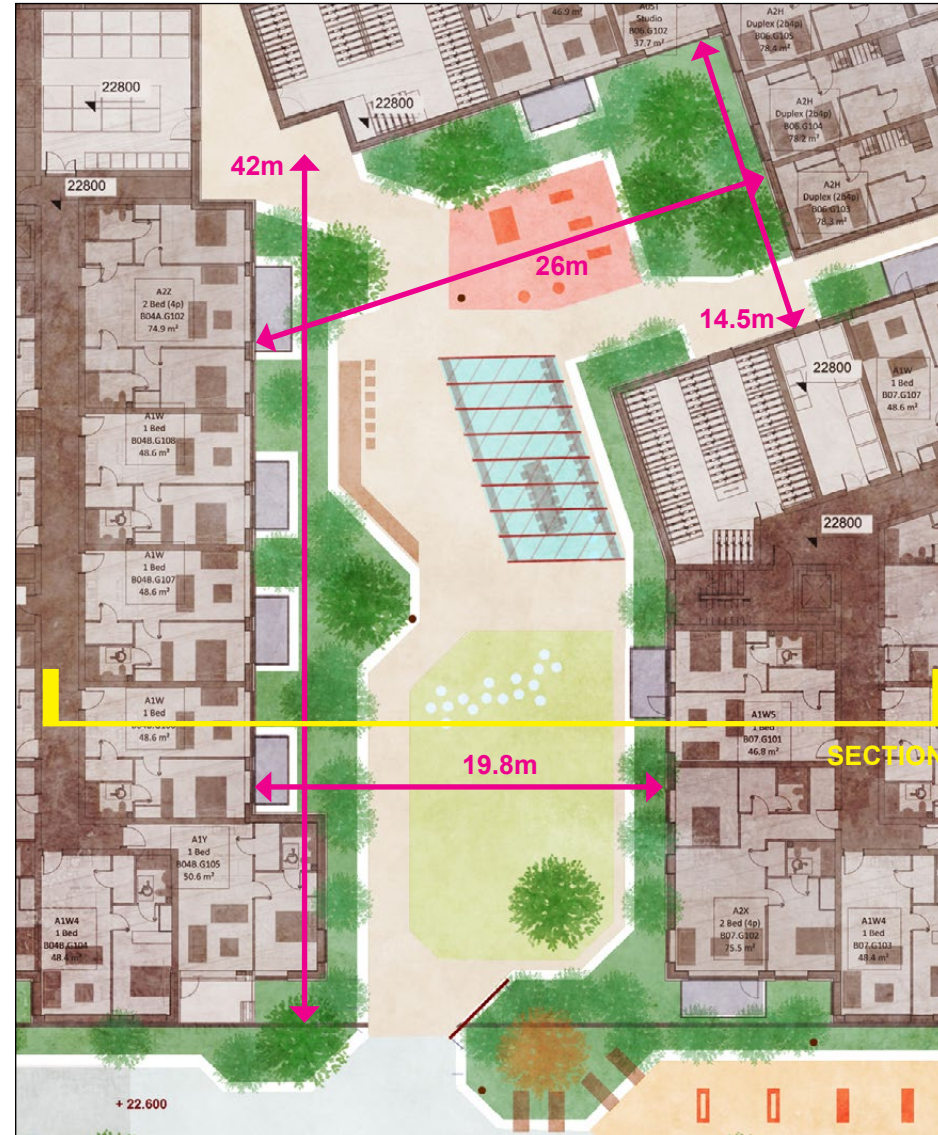
CGI of Courtyard A



## RESIDENTIAL COURTYARD B

### Semi Private Space

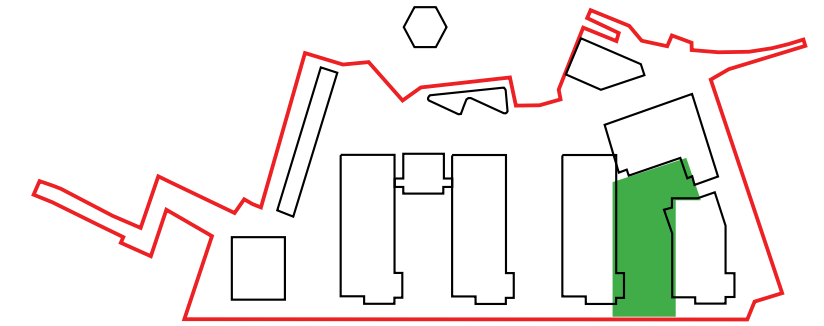
- Width of 20m to 26m
- 7 stories west side, 5 stories around north and east sides, and fully open to south
- Raised planting/mounded buffer with medium height planting allowing some visual connection but sense of separation
- Wider opening required for fire tender access so gate potentially to close off generally
- Larger space & above natural soil (rather than podium) allows some larger nature pockets plus 1.4m to 3m buffer planting
- Activities: Multi-purpose Lawn (south facing)  
Seating (Benches, Planters, Lawn, Tables, Pavilion)  
BBQ + Picnic Tables (Dining/ Working/Events)  
Sheltered Pavilion (Resident activities/gardening)  
Play (small children)



Plan View



Section through Courtyard B



Precedent Project: Open multi-purpose Lawn, seating, & play



Precedent Project: Residents' Activity Pavilion/Shelter



LANDSCAPE MASTERPLAN

(Refer to accompanying drawings)



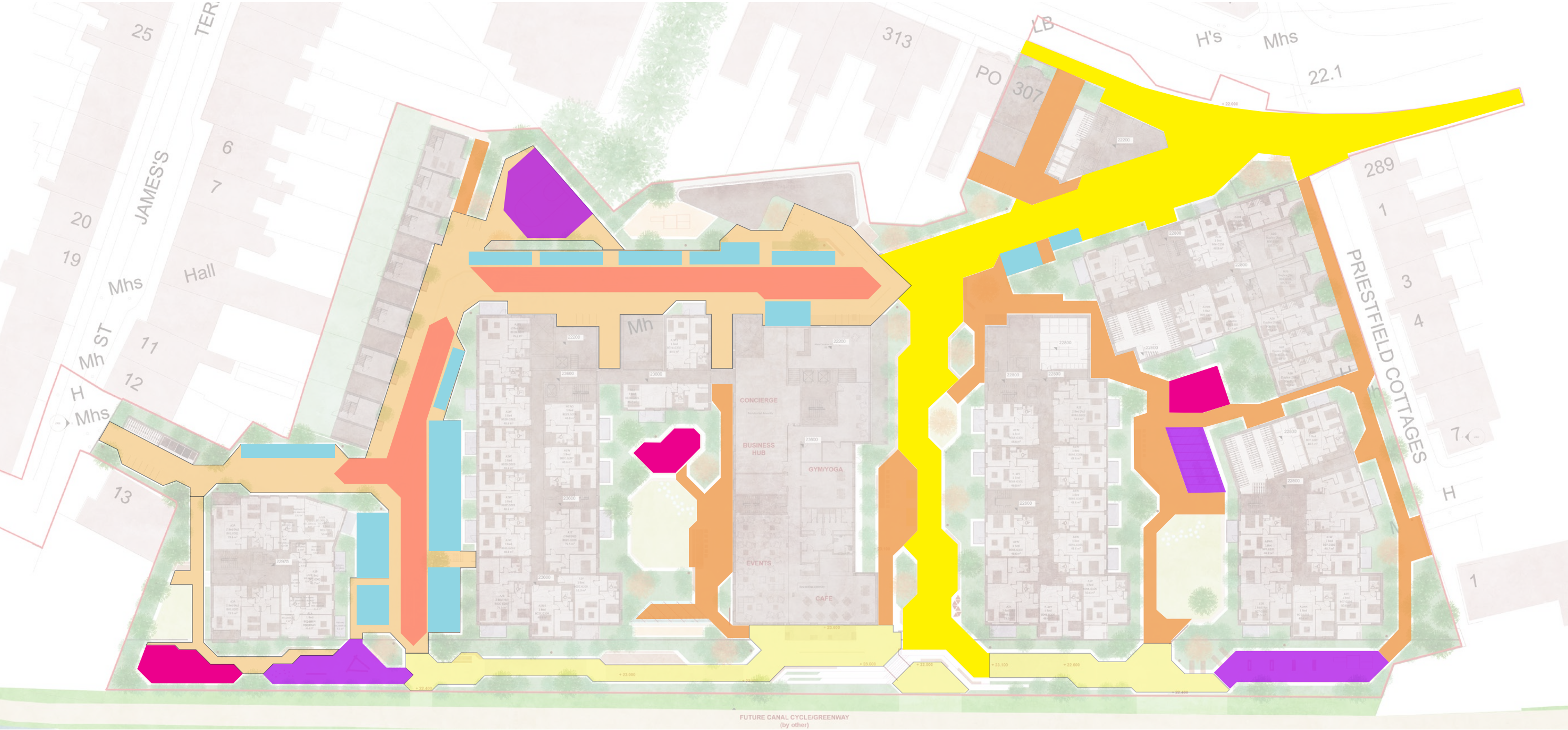


OPEN SPACE DIAGRAM

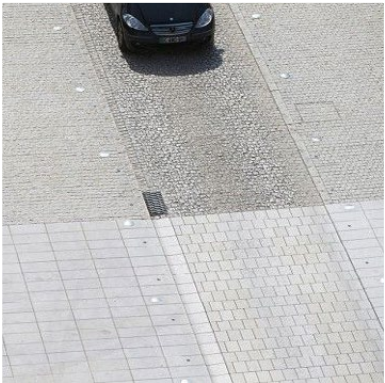




MATERIALITY



- Entrance Plaza + Canal Square  
Beige/silver granite pavers; Irish/Iberian; Flamed surface; or similar approved
- Linear Park  
Exposed Aggregate Concrete or Precast Pavers; or similar approved
- Secondary Paths  
Resin bound eg. Terrabase Rustic from Addagrip; Beach colour; or similar approved
- Residential Street  
Concrete Pavers; 2 tones: buff + silver; eg. Tobermore Tegula bracken + Manhattan silver; or similar approved
- Residential Street  
Concrete Pavers; 2 tones: buff + silver; eg. Tobermore Tegula bracken + Manhattan silver; or similar approved
- Parking Spaces  
Permeable Pavers; eg. Acheson Glover, Xflo Plaza 'Pepper' + Terrakerb Square Edge restraining kerb; or similar approved
- Play & Fitness areas  
(4no.) Bonded Rubber Mulch; 'Sand' EcoMulch by DCM Surfaces; or similar approved
- Play Areas small children  
(3no.) Wetpour rubber; Red (Ral 3016) by DCM Surfaces; or similar approved





PLAY

Proposed Equipment for Each Space



- |   |  |
|---|--|
| <div></div> Fitness<br>149.4 m²                     | <div></div> Crèche Outdoor Space<br>66 m²            |
| <div></div> Playground (older children)<br>323.7 m² | <div></div> Playground (Younger children)<br>209.1m² |

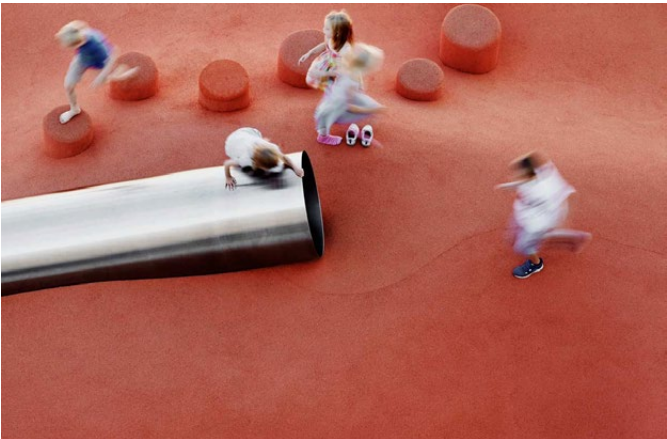
Fitness + Fitness-Play Equipment

- |                    |  |
|--------------------|--|
| Linear Park:       | (by Kompan)<br>Bootcamp Base<br>Cross trainer<br>PowerBike<br>Body Flexer/Upper<br>PushUp Bars |
| <div>A</div>       |  |
| Canal Square:      | Outdoor coloured ping-pong table -<br>Icon by Popp   |
| <div>B</div>       |  |
| North West Corner: | Combined Basketball Hoop +<br>Football Goal  |
| <div>C</div>       |  |

Play Equipment

- |                      |  |
|----------------------|--|
| Linear Park Younger: | Carousel with bench<br>Entry Seasaw (4 People)<br>Double Springer x 2no. |
| <div>D</div>         |  |
| Linear Park Older:   | Parkour 02<br>Balance Beam on Springs<br>Balance Posts                   |
| <div>E</div>         |  |
| Courtyard A:         | Playhut 'Wizard's Hideaway'<br>Dolphin Springer                          |
| <div>F</div>         |  |
| Courtyard B:         | Playhut 'Forest Shop'<br>Butterfly Seesaw                                |
| <div>G</div>         |  |

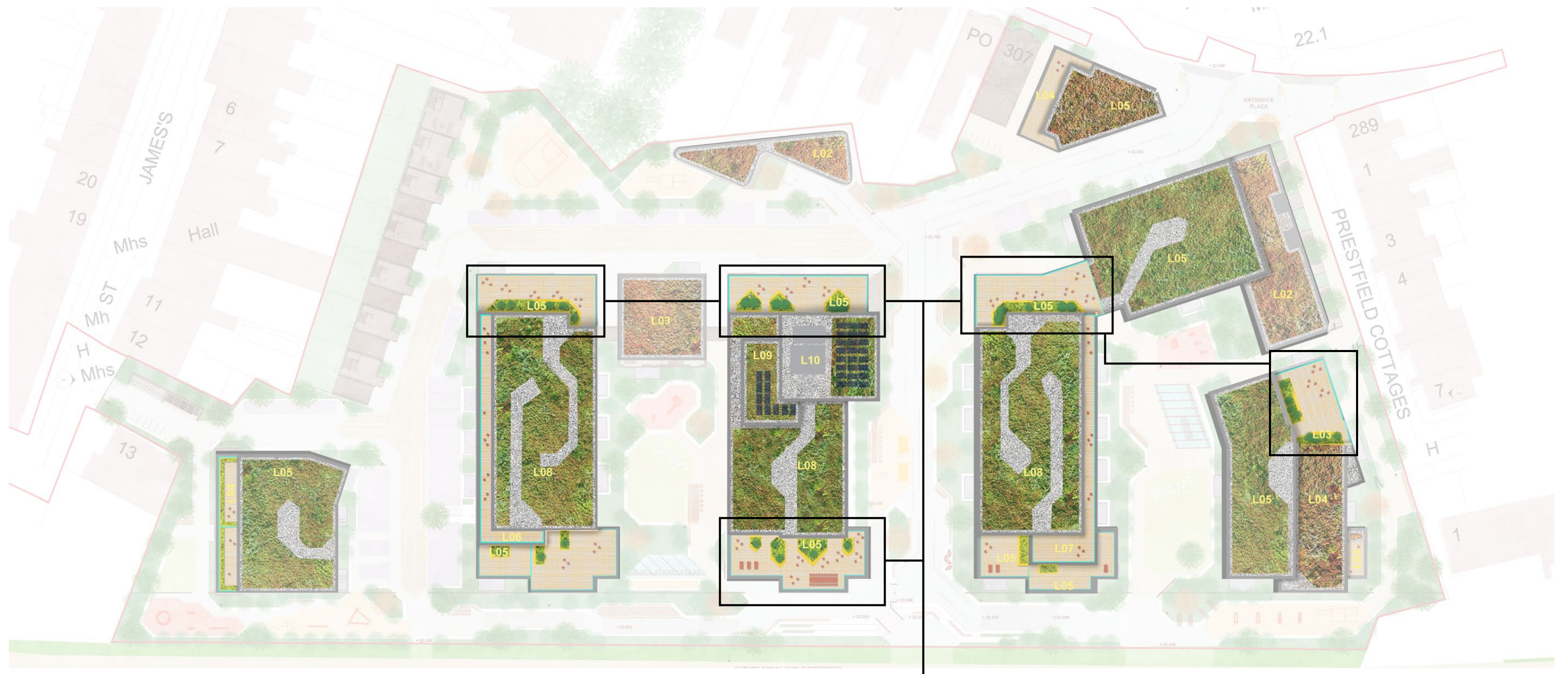
(Robinia Range by Kompan):





# ROOFTOPS

## Accessible Terraces + Nature Roofs



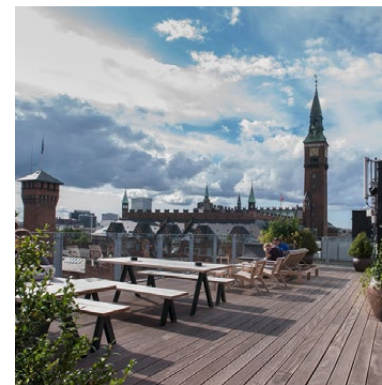
Wildflower/Biodiversity Meadows:  
On upper roofs for their greater  
biodiversity value



Sedum: On the visible, lower roofs  
as more dependable for year-  
round aesthetic appearance



Communal Terraces on L03/05:  
Furniture for residents and  
planting



Smaller Private Terraces:  
Simple, minimalist design with 1-2  
box planters for greening

