

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

PROPOSED RESIDENTIAL DEVELOPMENT AT
BÓTHAR AN CÓISTE,
HEADFORD ROAD,
GALWAY.

LANDSCAPE REPORT

JULY 2022

Planning permission is sought by Lock House Developments Limited (the applicant) for development on a site which extends to 3.762 ha on lands located to the north of Bóthar Na Cóiste, in the townland of Castlegar, Galway.

The development will consist of the following:

- Demolition of an existing house (124.6 m²), a ruined outbuilding (42.8 m²), and a ruined dwelling (41.7 m²)
- Construction of 170 no. residential units comprising:
 - 84 no. two storey houses (34 no. two-beds, 42 no. three-beds, 8 no. four-beds),
 - 1 no. apartment block comprising 17 no. apartments (10 no. one-beds, 7 no. two-beds),
 - 1 no. apartment block comprising 21 no. apartments (12 no. one-beds, 9 no. two-beds),
 - 48 no. duplex units (11 no. one-beds, 24 no. two-beds, 13 no. three-beds).
- Development of a two-storey creche facility with 40 no. child spaces (c. 288.7 sqm), associated outdoor play areas and parking.
- Provision of all associated surface water and foul drainage services and connections including pumping station with all associated site works and ancillary services.
- The upgrade of the existing Bothar an Cóiste road from the proposed development to the junction at L5041 consisting of road improvements, road widening and junction re-alignment.
- Pedestrian, cyclist, and vehicular links throughout the development and access with Bóthar Na Cóiste, and pedestrian and cyclist link to the adjacent Greenway route.
- Provision of shared communal and private open space, site landscaping and public lighting, resident and visitor parking including electric vehicle charging points, bicycle parking spaces, and all associated site development works.
- The application is accompanied by a Natura Impact Statement (NIS).

SITE LOCATION



LANDSCAPE DESIGN AIM & OBJECTIVES

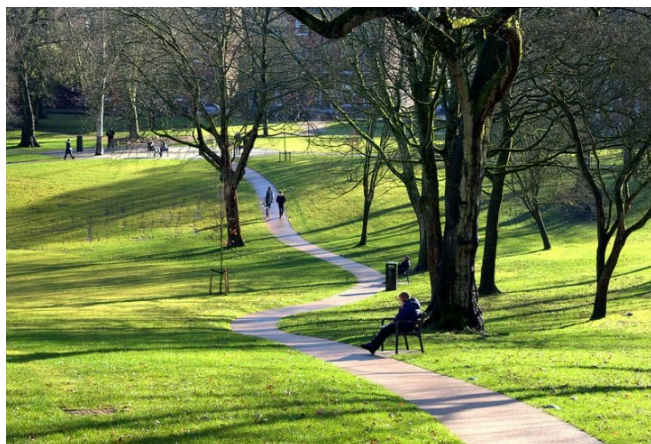
The landscape design for the proposed residential development at Bóthar an Chóiste provides a high quality and visually attractive landscape setting for the benefit of future residents.

The existing site is currently pasture land devoid of trees and offers very limited ecological value – a core element of the landscape scheme is the introduction a wide diversity of tree and shrub species, hedgerows and grasslands, with a focus on the use of native and pollinator friendly species to promote biodiversity and ecological value. A hierarchy of street tree and native tree planting will provide both visual structure and ecological value.

A hierarchy of open space provision is provided through three main open space facilities.

Linear parkland / greenway

Galway City Development Plan identifies an objective to develop a greenway along the western side of the site. The proposed landscape scheme incorporates a pedestrian linkage through a naturalistic liner parkland that runs the length of the sites western boundary – effectively implementing the first stage of such a greenway. The parkland incorporates a mix of native hedgerow and tree planting as well as wildflower meadow grass mown & mown amenity grass, creating a functional parkland of ecological and aesthetic value that provides permeability and a strategic linkage to the scheme and surrounding environment



Bóthar an Chóiste.

BOUNDARY TO GALWAY NG ROAD RESERVATION

FUTURE GREENWAY CONNECTION POINT

EQUIPPED CHILDRENS PLAYGROUND RUBBER SAFETY SURFACE / 1.5M HIGH FENCING AND GATES ENTRY INTEGRATED WITH ORNAMENTAL TREE AND SHRUB PLANTING (6 - 15yr old)

PROPOSED MIXED NATIVE HEDGEROW SPECIES WITH 1.2m HIGH CONTACT WIRE MESH FENCE INSIDE EXISTING STONE WALL TO WESTERN BOUNDARY

PROPOSED LARGE NATIVE TREE SPECIES

PROPOSED NATIVE WILDFLOWER MEADOW GRASS (LOW FREQUENCY MOWING REGIME)

PROPOSED MOWN AMENITY GRASS 2M MARGIN (HIGH FREQUENCY MOWING REGIME)

PROPOSED LINEAR PARK / GREENWAY LINK AS PER GALWAY CITY DEVELOPMENT PLAN

EQUIPPED CHILDRENS PLAYGROUND RUBBER SAFETY SURFACE / 1.5M HIGH FENCING AND GATES ENTRY INTEGRATED WITH ORNAMENTAL TREE AND SHRUB PLANTING (3 - 12 year olds)

COMMUNAL GARDEN INCORPORATING POLLINATOR FRIENDLY PLANTING, ORCHARD FRUIT TREES & BENCH SEATING.

LOW FREQUENCY MOWING REGIME POLLINATOR FRIENDLY NATIVE WILDFLOWER MEADOW AND TREE PLANTING

LEVEL LAWN PASSIVE RECREATION OPEN SPACE WITH BENCH SEATING

LEGEND

- Large Native Tree Species
- Small - Medium Native Tree Species
- Street Tree Species
- Amenity grass
- Wildflower meadow grass
- Perennials & Seasonal Buses
- Low Height Ornamental Shrub Mix
- Medium Height Ornamental Shrub Mix
- Native Hedgerow
- Feature bench
- Imprinted tarmac
- Coloured Concrete paving sets
- Reinforced grass paving system
- Coloured bitmac paths
- Tarmac Road
- Brushed concrete paths
- Site Boundary

INDICATIVE PLANTING SCHEDULE

Tree Species	Quantity
Large Trees	8
Small - Medium Trees	12
Proposed Parkland / Open Spaces and Feature Trees	12
Small - Medium Native Trees	10

Shrub planting
Planted in same species groups or lines on individual streets.
Low height ornamental shrubs/plants - max. ht. 40-180cm, 2L min. pot size and planted at 4m²

Medium height ornamental shrub mix at 4-3m²
(Plant species to be at least 70% pollinator friendly in line with 'All Ireland Pollinator Plan')

Native Shrubs/Hedgerow planting
Planted as single 60-80cm ht. or 4m² in random mixes of 5-7. Species to include:

NOTE:
1. Proposed Street Trees to be planted in same species groups or lines of individual trees on streets to add in creating character streets.
2. Weed control membrane and min 50mm thick of Medium Grade Bark Mulch to all planted beds.
3. All Trees to be double staked and tied with biodegradableessian tree ties

CUNNANE STRATTON REYNOLDS LAND PLANNING & DESIGN

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DATE: JULY 2022
SCALE: 1:500 @ A1
DRAWN: RH
CHECKED: KM
DRAWING NO: 20442-3-106

Linear Open Space / Greenway Link

A large linear green open space is located strategically along the western boundary and connected at various points to the development. The housing layout also provides a high level of overlooking / passive surveillance. It incorporates an equipped children's playground with feature tree and ornamental shrub planting.

Play equipment will be constructed of FSC natural timber to provide an aesthetic in harmony with the surrounding high quality landscape setting.



The playground will be enclosed with a 1.2m railing and accessed by self closing gate.

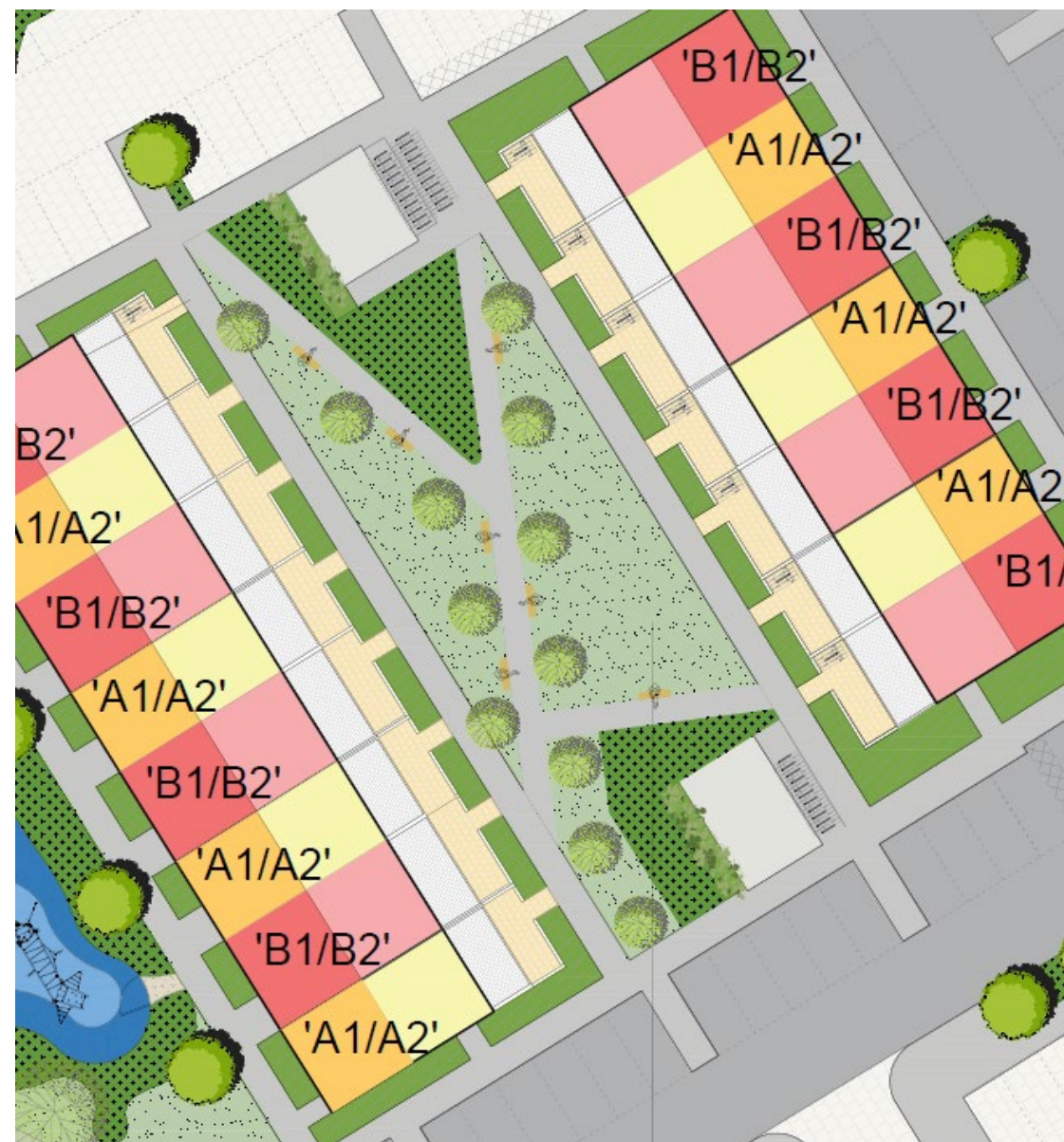


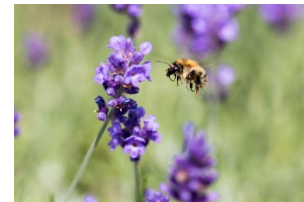
Formal Green

A formal green open space is located strategically within the housing layout which provides a high level of overlooking / passive surveillance. It incorporates a level lawn areas for informal play, with seating along interconnecting pedestrian linkages. Feature tree's and ornamental shrub planting will add seasonal colour, texture and increase the biodiversity of the site.



Amenity grass lawns are provided with nearby cycle storage facilities and public seating areas - offering opportunities for both passive recreation and social interaction.





COMMUNAL GARDEN INCORPORATING POLLINATOR FRIENDLY PLANTING, ORCHARD FRUIT TREES & BENCH SEATING.

Communal garden space

This space will provide a high quality sheltered contemplative garden space for residents to enjoy. The provision of hard surface circulation routes and intermittent seating areas facilitates social interaction between residents - helping forge a sense of community. Fruit trees and pollinator friendly planting will promote biodiversity and nature learning.



TREE PLANTING

Larger native or naturalised structure trees such as Oak, Beech and Alder will be selected where space allows such as parkland area and within native hedgerows to promote a bio-diverse setting into the future. These trees will add scale and structure to the landscape over along period of time as well as important ecological benefits including habitat.



Quercus petraea (Oak)



Fagus sylvatica (Beech)



Tilia sp (Lime)



Alnus glutinosa (Alder)



Acer pseudoplatanus



Corylus colurna

Smaller native trees such as Birch, Whitebeam and Rowan have been selected where space is more restricted, helping to structure and visually soften the environment around the proposed buildings. These trees also offer important ecological and habitat benefits.



Betula pendula (Silver Birch)



Sorbus aria (Whitebeam)



Sorbus aucuparia (Rowan)



Larix decidua



Pyrus 'chanticleer'



Acer campestre

Pollinator friendly shrub species and wildflower meadow species will be integrated to the scheme in line with the All Ireland Pollinator Plan.



Indicative Maintenance Programme

This programme is a guideline only and times of operations may vary on approval by landscape architect.

ONGOING REQUIREMENTS:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Lawn grass cutting (Min 24 cuts)		*	**	**	***	***	***	***	***	**	**	
Edging to lawn grass areas				*			*			*		
Rough Grass							*					
Fertiliser application to lawn grass areas.					*		*			*		
Ornamental hedge clipping			*		*			*			*	
Shrubs pruning and feeding				*		*			*			
Weed control of hedge and shrub planting areas		*	*	*	*	*	*	*	*	*	*	
Native Hedgerow & Tree pruning	*	*									*	*
Removal of tree stakes (3-5yr)				*								
Mulch top-up to tree circles/ squares						*				*		
Herbicide app. to tree mulch circles				*			*				*	
Herbicide app./weeding to shrubs & hedgerow				*			*				*	
Watering of new trees (or after 3 weeks of no rain)				*	*	*	*	*				
Trimming of scrub areas												*
Weed control of scrub areas				*					*			
Application of residual weed killer to footpaths, cycle paths.				*								
Litter Clearance/pick up	***	***	***	***	***	***	***	***	***	***	***	***