

DOUGLAS

WALLACE

LANDSCAPE DESIGN REPORT



Proposed Development
at
Cairns Road, Sligo

for
Novot Holdings Limited

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SECTION 1.0 INTRODUCTION

1.1 Introduction

The proposed development will provide residential dwellings house and apartments along with public and communal open space and private gardens. Also proposed are car parking, bicycle parking, refuse storage and all associated site services and development works.

The site is in a mature suburban setting in the southern environs of Sligo town with a mixture of developed houses and gardens along with natural landscapes and agricultural fields adjacent. The mature gardens are typical of this setting and have a mixed range of trees and shrubs. The trees in the surrounding gardens and existing field hedgerows vary in age from young to mature. Gardens in many of the surrounding residential sites are mature and are generally in a well-maintained condition. The sites boundaries are hedging, fencing and blockwork walls in varying stages and conditions of repair.

The landscape design report sets the rationale and objectives achieved in this application. The general site layout is set out to maintain the sylvan and green character of Cairns Road to provide a soft landscape to the urban edge of the proposed residential development.

The main concepts informing the proposed landscape design are as follows:

- retain as far as possible the existing hedgerows at the site boundary edges that are in good to fair condition and to retain sylvan appearance of the site with planting of selection semi mature trees and shrubs
- planting within the proposed development with herbs and pollinator friendly plants with vegetables and fruit trees
- integration of residents and visitor car parking also bicycle storage within the overall landscape masterplan
- creation of new residential amenities with junior play facilities, multi usage games areas and basketball throwing area
- kickabout pitch also exercise courts with patent equipment and instructions on usage
- trim trail to the perimeter of the open space for residents and public access
- community meeting courts with junior play area, seating courts with lighting and secure bicycle parking areas
- setting within the planted areas a variety of bird and bat boxes together with hedgehog shelters
- planting with mix of plant types to encourage wildlife habitats and circulation within and through the site

1.2 Development Standards

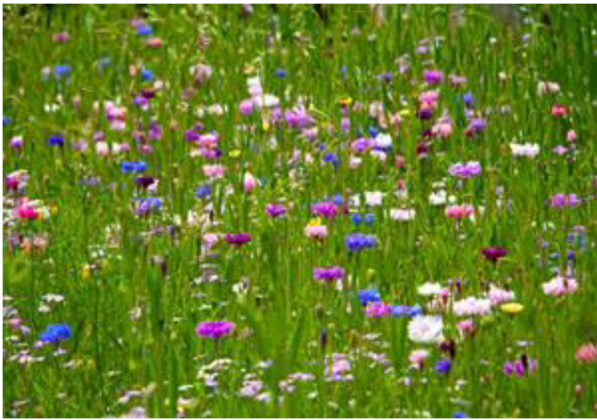
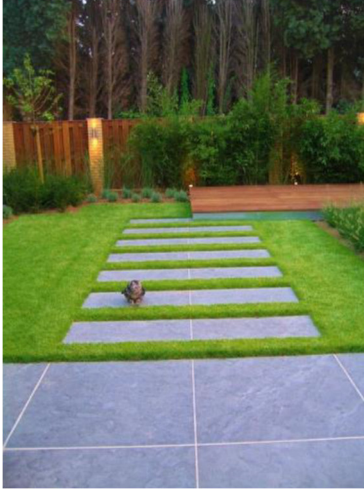
In the preparation of the landscape proposals cognisance is taken of the following

- Sligo County Development Plan 2017-2023
- Sligo & Environs Development Plan 2010-2016 (as subsequently incorporated into the Sligo County Development Plan 2017 -2023)
- Urban Design Manual – A Best Practice Guide, 2009
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines, 2020
- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities, 2007
- Recommendations for Site Development Works for Housing Areas
- Design Manual for Urban Roads and Streets, 2019
- Existing Site boundaries
- Hard Landscaping, materials, street furniture, boundaries
- Soft Landscaping
- Tree protection to BS 5837;2012
- Tree works recommendations to BS 3998;2010
- New trees planting and maintenance to BS 8545; 2014
- National Pollinator Plan
- WHO +UN Environmental Programme
- Ready Steady Play, A national Play Policy, National Children's Office
- Biodiversity for Low and Zero Carbon Buildings, Dr Carol Williams
- A Guide to Landscape Treatments for National Road Schemes in Ireland
- Biodiversity by Design, Town and Country Planning Association 2004
- Wildlife Act, Ireland, 1976, 2000
- Green City Guidelines, UCD Urban Institute Ireland

2.0 DESIGN PROPOSALS

2.1 Design Concept Images





Images of proposed design objectives with, integrated SUDS features, screened seating courts, subtle landscape lighting, pollinator and foraging plants and sward areas, play areas, paving areas & new structured tree planting.

2.2 Landscape Design Strategy:

- The overall aim of the landscape design is to create a high-quality attractive environment for the future residents with amenity facilities that is robust, accessible, useable, connected and passively surveyed for the
- Entrances to the site are from the existing and developed road network at Cairns Road (vehicular, cyclist & pedestrian) and Ardcairn roadway (cyclist & pedestrian). Site entrances are marked with entrance planting and a change in road surface
- The site landscaping layout is set out in a series of linked open spaces, a tree-lined avenue and landscaped areas leading to a central public amenity area acting as a community heart to the residential scheme utilizing linked pathways and a shared circulation approach.
- Residents will have access to their homes from the circulation paths and from paved shared pedestrian surface in the two home-zones to the north & the south of the site
- Accommodate car and bicycle parking and refuse storage areas within the overall landscape design solution
- The open space areas are set out to accommodate:
 - Sitting courts
 - Junior and young teen play facilities that are overlooked and supervised with passive supervision
 - Bicycle storage both permanent and for visitor short term bicycle parking
 - Tree and shrub planting
 - Children's Play Area
 - Hard landscaping materials that allow surface water to dissipate naturally
- Providing additional planting with semi mature trees of native and adopted species all to contribute to the integration of the proposal into the sites and the wider community's environment. Materials that will contribute to a sustainable environment that encourages the development of wildlife movement in and around the site.
- Provide a permeable and connective pedestrian and cyclists route through the site linking from Cairns Road in the east to Ardcairn to the northwest as part of the wider permeability and connectivity in the southern part of Sligo town
- Public realm planting with structured specimen colonnade and avenue planting with semi mature trees
- Bird and bat boxes and hedgehog shelters to increase biodiversity habitats
- Native wildflowers and bulb planting
- Fruit tree, vegetable, and herb planting
- Vehicular speed movement curtailed within the site with pinch points in vehicular routes and use of shared surfaces in a progressive approach where pedestrian and cyclist priority is emphasised

2.3 Open Space Areas:

The three primary areas of open landscaped space within the scheme are located:

- 1.) to the east – with the existing mature hedgerow as a natural backdrop
- 2.) to the north-west - the pocket park area at the northern home zone &
- 3.) to the south/ centre of the site – the large multi-usage central amenity area



The design of open space areas includes the following main elements:

- Pedestrian and bicycle dominate the entrance surface to encourage slow traffic movement
- Adjoining shared surface areas with coloured finish as contrast to local vehicular approach roadway
- Paved entrance for pedestrians and cyclists along with paving to surrounding dwelling entrances/ parking areas

- Led uplighters to highlight main entrance areas to residential dwellings
- Mild steel self-closing gates to play area
- Car parking on porous surface finish
- Grass areas with native wildflower mix with early flowering bulbs
- Planting with semi mature native trees and sensorial shrub plants to open space areas and dwelling gardens
- Planting with smaller growing trees, sensorial shrubs, and hedging to community areas
- Play area with safety surfaces and casual seating areas
- Exercise courts with patent equipment and instruction notes
- Passive supervision over play areas and over pedestrian areas
- Bat and bird boxes with hedgehog shelters

Please Refer to the Drawing Landscape Masterplan Drawing for more details



2.4 Ecological Enhancements:

- Grass areas with native wildflower mix with early flowering bulbs
- Planting with semi mature native trees and sensorial shrub plants to open space areas and dwelling gardens
- Planting with smaller growing trees, sensorial shrub's, and hedging to community areas and the eastern site boundary
- Native plants incorporated in planting proposals and in the grass seed mix
- Placing bat boxes within the existing perimeter hedgerows
- Bat boxes will also be placed into the mixed planted areas
- Bird boxes will be placed throughout the planted areas with the objective of encouraging a healthy bird population and reinforce the ecological and educational resources for the residents.
- Hedgehog shelters will be placed within the shrub planted areas. The shrub planting to provide natural screening and protection
- Wildlife corridors will develop through the mixed native shrub planting and hedgerows
- The ultimate number of bat and bird boxes along with hedgehog shelters to be agreed with the ecologist
- Minimise existing topsoil movement through detailed setting out and noting retained soil areas
- Insect hotel with debris from site construction clearance waste
- Pallet to form hotel base and platforms with various construction clearance waste
- East open space with planting of:
 - o Native mixed woodland trees and shrubs
 - o Meadow grasses mix with native seed types
 - o Wildflower mix native seed types
 - o Early flowering bulbs planted in scatter pattern





3.0 PLANTING STRATEGY

The palette of plants has been chosen to integrate the scheme with the surrounding area and to provide shelter and amenity value within the site. Dominant tree species reflect the planting palette of the local area and suitable local species have been utilised as well as feature species for seasonal interest.

The palette of plant species used is based on a range of hardy species which will reduce maintenance over-time and contribute to the early and rapid development of the planted installation. The planting pallet has been selected with regard to the 'Councils Actions to Help Pollinators: All Ireland Pollinator Plan 2015-2020'.

75% pollinator friendly species within the shrubs and groundcover mix and inclusion of pollinator friendly street trees. The selected planting mix includes shade friendly species as well as being robust and low maintenance.

Street trees adjacent to hard paved footpaths and car parking spaces shall be planted into a constructed tree pit with structural root soil please refer to the Typical Planting Details Drawing.

Please Refer to the Drawing PL-400 Proposed Landscape Plan Drawing for more details.

3.1 Proposed Tree Species

These will provide the structure to the planting and year-round interest:

Plant Name	Common Name
Amelanchier canadensis	Juneberry
Acer griseum	Snake bark maple
Robinia 'Frisia'	False Acacia
Betula pubescans	Common birch
Gleditsia triacanthos	'Sunburst' Honey Locust
Sorbus Acuparia	Mountain Ash
Amelanchier 'Robin Hill'	Snowy Mespilis

The below are options for street tree planting – a final species will be agreed with Sligo County Council in line with any broader street tree planning for the area.

Plant Name	Common Name
Corylus colurna	Turkish Hazel
Quercus robur 'Fastigiata'	Fastigate Oak
Carpinus 'fastigiata'	Fastigate hornbeam
Acer platanoides 'Emerald Queen'	Norway maple
Acer campestre	"Elegant" Field maple
Alnus spaethii	Spaeths Alder

3.2 Proposed Screen Hedging/ Planting Species:

These will provide the structure to the planting and year-round interest:

Plant Name	Common Name
Eleagnus ebbingei	Oleaster
Crataegus monogyna	Hawthorn
Carpinus betulus	Hornbeam
Fagussylvatica	Beech

3.3 Proposed Shrub/ Herbaceous Species

These will add interest and ground coverage. Plants for sun and shade are listed.

Plant Name	Common Name
Viburnum Opulus	Guelder Rose
Viburnum Davidii	David Viburnum
Geranium "Johnson's blue"	Geranium
Corylus avellana	Hazel
Alchemilla mollis	Lady's mantle
Bergenia	Elephant ears
Fatsia Japonica	Japanese aralia
Saxifrage spp.	
Cotoneaster horizontalis	
Pachysandra terminalis	Spurge
Hypericum calycinum	St. John's wort
Lavandula spp.	Lavender
Rosmarinus officinalis	Rosemary
Salvia spp.	Sage
Allium ursinum	Wild garlic
Buxus sempervirens	Box

3.4 Other Groundcover Planting Species

These will add interest and ground coverage. Plants for sun and shade are listed

Plant Name	Common Name
Anthriscus sylvestris 'Ravenswing'	Cow Parsley
Dryopteris felix mas	Male Fern
Hedera Helix "Hibernica"	Ivy
Hesperis matronalis albiflora	White Sweet Rocket
Crocsmia 'Emily McKenzie'	Crocsmia

3.5 Proposed Spring Bulb Planting Species

These will add interest and seasonal variety to the landscaped spaces

Plant Name	Common Name
Narcissus 'February Silver'	Daffodil
Tulipa	Tulip
Iris reticulata 'Alida'	Dwarf Iris
muscari armeniacum	Grape hyacinth
anemone nemorosa	'Lychette

3.6 Proposed Wild Flower Grasses Planting Species

Plant Name	Common Name
Cynosurus Cristatus	Crested Dogstail
Festuca Ovina	Sheep's Fescue
Scorzoneroides Autumnalis	Flora Autumn Hawkbit
Silene Vulgaris	Bladder Campion
Rumex Acetosa	Common Sorrel
Primula Veris	Cowslip
Galium Verum	Lady's Bedstraw
Filipendula Ulmaria	Meadowsweet
Hypericum Perforatum	Perforate St Johns Wort
Plantago Lanceolata	Ribwort Plantain
Vicia Cracca	Tufted Vetch
Trifolium Pratense	Wild Red Clover
Stachys Officinalis	Betony
Hypochoeris Radicata	Cats Ear
Vicia Sativa Ssp. Segetalis	Common Vetch
Knautia Arvensis	Field Scabious
Ranunculus Acris	Meadow Buttercup
Malva Moschata	Musk Mallow
Lychnis Flos-Cuculi	Ragged Robin
Sanguisorba Minor	Salad Burnet
Daucus Carota	Wild Carrot
Silene Latifolia	White Campion
(Lotus Corniculatus	Birdsfoot Trefoil
Centaurea Nigra	Common Knapweed
Linaria Vulgaris	Common Toadflax
Leontodon Hispidus	Greater Hawkbit
Geranium Pratense	Meadow Cranesbill
Leucanthemum Vulgare	Ox Eye Daisy
Silene Dioica	Red Campion
Prunella Vulgaris	Self-Heal
Origanum Vulgare	Wild Marjoram
Achillea Millefolium	Yarrow



Proposed 3-D View of Central Amenity Area including Children's Play Area



Proposed 3-D View of Tree-lined Avenue & Central Amenity Area coalescing