

**CUNNANE STRATTON REYNOLDS**  
**LAND PLANNING & DESIGN**

**Dunlo,  
Ballinasloe  
Co. Galway**

**LANDSCAPE REPORT**

August 2022

**Limehill Esker Ltd** intend to apply to An Bord Pleanála for Permission for a Strategic Housing Development (‘Dunlo SHD’) at this site (c.6.7ha) in the townlands of **Dunlo and Pollboy, Ballinasloe Co Galway**.

The site is generally bounded by: the Dun Esker and Beechlawn Heights Estates to the east, the Esker Fields Estate to the west, greenfield residential zoned lands to the south, and a commercial park and a residential site under construction immediately to the north.

The development will consist of :

- o Block A1 and A2, each consisting of 6 No Two-Bed Ground Floor apartments, 1 No One-Bed ground Floor apartment, 6 No Three-Bed First Floor Duplex Units, and 1 No Three-Bed Second Floor apartment.
- o Blocks B1 to B3 and B6 to B13 inclusive, each consisting of 2 No Two-Bed Ground Floor Duplex Units, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor apartment, and 1 No One-Bed Second Floor apartment,
- o Blocks B4 and B5 inclusive, each consisting of 1 No Two-Bed Ground Floor Duplex Unit, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor Apartment and 1 No One-Bed Second Floor apartment.
- o House Type C : 32 No Two-Bed units in semi-detached pairs
- o House Type E : 27 No Three-Bed units in triplet arrangements
- o provision of 281 No. on-site car parking spaces incorporating 163 No. spaces for residents of the apartment/duplexes, and 118 No in-curtilage car parking spaces for the housing units
- o Provision of all water, surface water, foul drainage, utility ducting and public lighting and all associated siteworks and ancillary services.
- o All ancillary site development works including access roadways, footpaths, cycle ways, pedestrian links, Bicycle Sheds, waste storage areas, communal and open space, site landscaping, and boundary treatments.



**SITE BOUNDARY**



# Landscape Design Aims & Objectives



- The landscape design for the proposed development creates a series of high-quality functional communal open spaces throughout the development, native hedgerows are protected and enhanced with additional native tree planting, and biodiversity corridors maintained and developed. Two equipped children's playground located in the main open spaces within the proposal. A further 'Nature walk' with informal natural play pieces placed randomly along and linking to an adjoining development traverse several opens spaces in the development and provides for informal play for Children of all ages. Buffer planting throughout the proposal and private garden areas protect residential privacy.

- The landscape design is influenced by the strong geometric form of the proposed architecture, with the use of linear and geometric layouts in communal garden areas, and in contrast to the softer natural plant forms and organic large open spaces in the proposed development. The planting design is defined by a mixture of free form ornamental shrubs, grasses and perennial planting, Native Tree's and hedgerows, Native wildflower meadows and retained Orchid rich grassland.





# Northwestern Corner



- The northwestern corner of the proposal provides an Amenity Grass Public Open Space for informal ball play and recreation, softened by the informal planting of Street and Parkland trees. A communal garden is furnished with robust seating units and integrated raised planters, creating an attractive yet functional environment for rest and relaxation that will promote social and community interaction, thus creating sense of place. A Large formal playground will host 3 large pieces of FSC certified Timber Play Equipment, within a 1.2m high railing and gated enclosure with Bound Rubber Mulch Safety Surface, This is carefully integrated where a high degree of visual oversight is provided by the development and allows a high level of pedestrian permeability.
- The raised planters will host a mix of both native and ornamental pollinator friendly tree's, shrub and herbaceous species to create seasonal interest as well as pollinator & biodiversity value.
- A network of footpaths facilitate pedestrian movement through the space, linking with the surrounding community, public open spaces, pedestrian and cycle routes.
- The existing hedgerows along the boundary will be retained and enhanced with additional tree planting, maintaining the biodiversity corridors within the site, and improving the overall biodiversity of the proposal.





# North / North Eastern Section

- The north and northeastern sections of the proposal provide a large central open space where the native hedgerow has been protected and retained to protect and improve the biodiversity corridor within the site. An informal nature trail walkway traverses the open spaces and connects to the large parkland Public Open Space. This nature walkway incorporates informal natural play elements and seating at various locations as it traverses the proposal. Large level amenity grass for informal ball play and recreation, further softened by the informal planting of Street/ Parkland trees, Native Wildflower planting/Retained Orchid rich grassland and an orchard all add diversity and biodiversity to the development. Three communal gardens are furnished with robust seating units and integrated raised planters, creating an attractive yet functional environment for rest and relaxation that will promote social interaction, community engagement and aid in creating a sense of place. The development will provide a high degree of visual oversight and allows a high level of pedestrian permeability.
- The raised planters will host a mix of both native and ornamental pollinator friendly tree's, shrub and herbaceous species to create seasonal interest as well as pollinator & biodiversity value.
- A network of footpaths facilitate pedestrian movement through the space, linking with the surrounding community, public open spaces, pedestrian and cycle routes.
- Existing Orchid rich grassland is to be protected and retained where possible.
- Buffer planting throughout the proposal and private garden areas protect residential privacy







## Southern Section

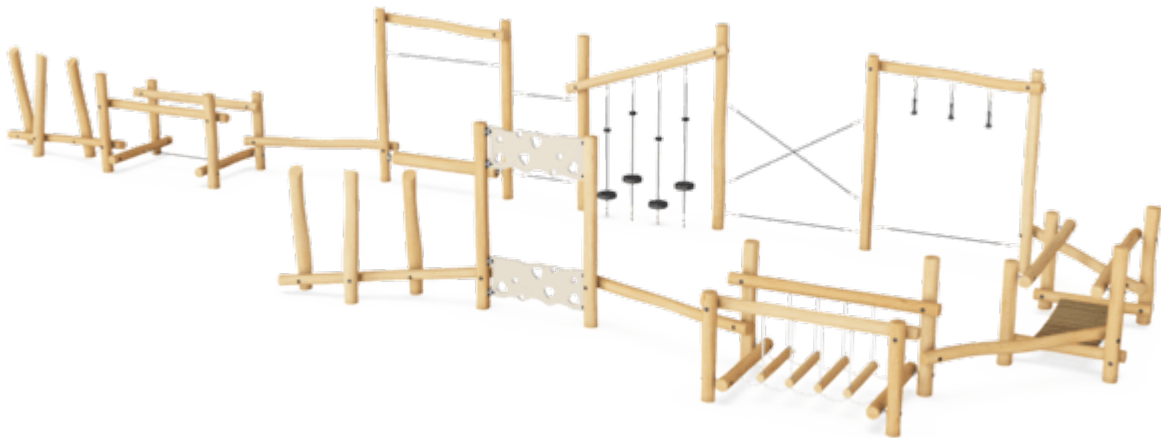
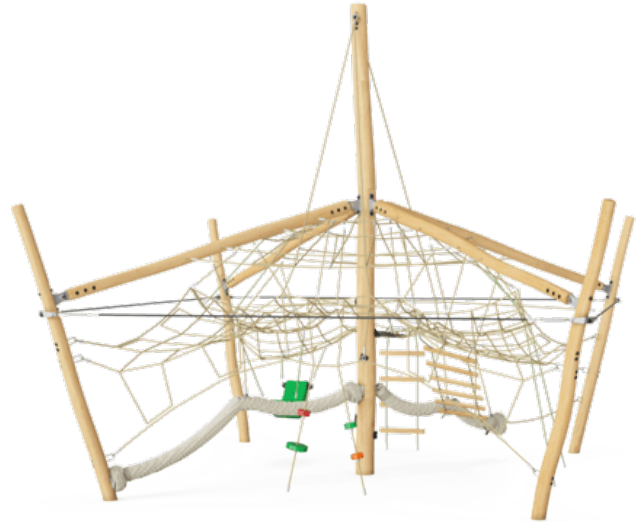
- The southern section of the proposal provides a large central open space with a large amenity grass area provides for informal ball play and recreation further softened by the informal planting of Street and Parkland trees and wildflower/retained Orchid rich grassland planting. A communal garden is furnished with robust seating units and integrated raised planters, creating an attractive yet functional environment for rest and relaxation that will promote social interaction, community engagement and create a sense of place. This is carefully situated along side a formal enclosed Children's playground and located with a high degree of visual oversight and allows a high level of pedestrian permeability.
- The raised planters will host a mix of both native and ornamental pollinator friendly tree's, shrub and herbaceous species to create seasonal interest as well as pollinator & biodiversity value.
- A network of footpaths facilitate pedestrian movement through the space, linking with the surrounding community, public open spaces, pedestrian and cycle routes.
- Existing Hedgerows are protected, retained and enhanced with additional Native Tree Planting, improving Biodiversity corridors, and the overall biodiversity of the site.





# Equipped Playgrounds

Two enclosed children’s playgrounds catering primarily for children 3+ have been incorporated into the northern end of the parkland with surrounding residential units providing a high degree of visual oversight. The playgrounds will be enclosed with a 1.2m railing and accessed by self closing gates.



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





# Natural Play



- 4 pieces of Natural children's play equipment, along with robust seating are located informally along the nature walkway, these pieces of equipment will cater for a wide range of children's ages.
- Equipment will be constructed of FSC natural timber to provide an aesthetic look in harmony with the surrounding high quality landscape environment.
- Wildflower planting, Retained Orchid rich grassland, Native Hedgerow's and Native Parkland Trees will form part of the planting along the walkway, allowing users to view the diverse biodiversity on site.





# Biodiversity, Ecological and Bat Mitigation

- Orchid Rich grassland identified (Calceolous grassland with orchids Pyramidal, Heath and Bee Orchids) on site will be retained and protected where identified and form part of the Landscape scheme where appropriate. This Grassland will require mowing once annually in September.
- The planting scheme will be at least 75% pollinator friendly keeping in line with the 'All Ireland Pollinator Plan 2021-2025'
- Existing hedgerows on site will be retained and enhanced with additional Native Tree planting infilled. This will keep current Biodiversity Corridors and develop these further. These biodiversity corridors also take into consideration the Bat Mitigation and Ecological Impact Assessment findings and measures.







Sorbus aucuparia



Prunus avium



Betula pendula



Quercus robur



Sorbus aria



Fagus sylvatica

# TREE PLANTING

A selection of native and naturalised trees such as Fagus, Sorbus, Birch and Prunus will be used throughout the proposal

These trees will soften the scheme visually and provide vertical scale and structure to the landscape over a long period of time in addition to important ecological and environmental benefits.

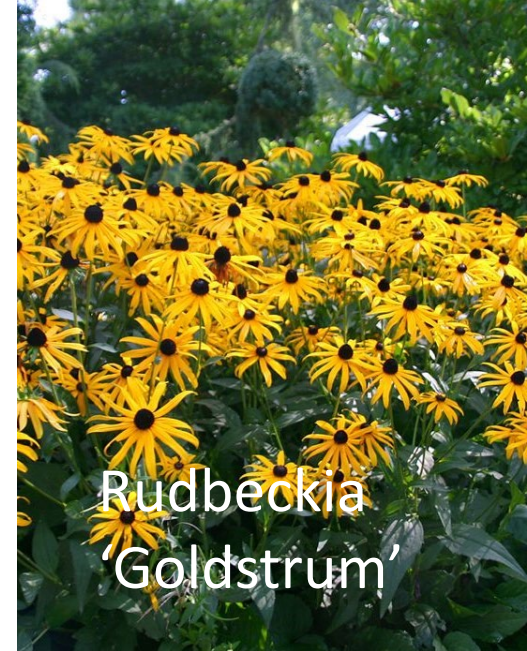


# ORNAMENTAL PLANTING

- Ornamental planting will consist of a simple mix of pollinator friendly shrubbery and herbaceous planting. Creating all year interest. The planting will add texture, colour and soften the hard landscaping of the raised planters and paving.
- Clipped Hedging will form boundaries between Public Space and private gardens.
- The planting of predominately pollinator friendly shrub and herbaceous species will integrate the scheme in line with the 'All Ireland Pollinator Plan'.



Aster novi-belgii



Rudbeckia  
'Goldstrum'



Hypericum  
'Hidcote'



Lavandula angustifolia



Nepeta x fassennii



Crocosmia lucifer



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	***	***	***	***	***	***	***	***	***	***	***	***