KILKENNY COUNTY COUNCIL - SOCIAL HOUSING DEVELOPMENT

AT

LADYWELL, THOMASTOWN, CO. KILKENNY

LANDSCAPE TREATMENT PROPOSALS

FOR

AN BORD PLEANÁLA SUBMISSION

INVOLVING THE CONSTRUCTION OF 25 NO. DWELLING UNITS OVER DUAL LEVEL SITE AT LADYWELL, THOMASTOWN, CO. KILKENNY

PREPARED BY

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Dated: 26th June 2020

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1: APPROACH METHODOLOGY

The new development to be constructed on an L shaped site, dual levels, between the roads of Ladywell Street and Newtown Road L8300.

The lower element of the site (located to the east and feeding directly on to Ladywell Street), contains two-storey four apartment unit building with its own dedicated entrance, complete with tiered rear garden area to the building.

The upper level site (located to the west) is fed from Newtown Road L8300 roadway containing a new housing development consisting of 11 No. two-storey buildings, located to the west and backing on to the current Grennan College GAA pitch, a central avenue / estate road, and to the east a two-storey four apartment unit building and 6 No. bungalows which back on to the existing housing development of 3 No. houses.

The upper level estate roadway is terminated approximately 50% into its length and picked up by a "Homezone" travelling north/south – at the southern end forming an appropriate elevated viewing point with views over Thomastown and surrounding countryside.

There are two dedicated zones for public open space. The western zone to the scheme which interacts with the adjoining GAA pitch providing an impression of an extension of same and the eastern element is on sloping ground taking advantage of views over Thomastown. Both public open spaces are passively supervised and ideally located to provide maximum use and enjoyment of all residents.

The orientation of the scheme coupled with the dual aspect of the residential units has maximised the benefits of solar gains and amenity space from early morning to late evening.

LANDSCAPING PLAN

2: PROPOSALS – INTRODUCTION

The existing hedgerows and poor quality trees are to be removed, due to their overgrown nature and variable condition, retention of same would reduce passive surveillance, lower the housing density of the scheme and potentially would become a focus for anti-social behaviour.

Neighbouring tree planting exists along adjoining site boundaries and form an existing substantial buffer between existing houses and this development, boundary walls are to be constructed – in areas where boundary walls cannot be constructed due to the nature of the existing mature trees, a concrete post and plank wall system will be installed in lieu of a block wall (in both situations the wall / concrete plank and post system will be 2m high), and the construction of same will ensure avoidance of interfering with the current rooting system of the mature trees.

A new public footpath will take its route from the higher level “Homezone” area through to the lower level Ladywell Street, providing a passively supervised connection to the town centre.

These proposals to be read in conjunction with the enclosed site layout plan which identifies the various planning proposals for the individual areas A – D.

3: PLANTING AND LAYOUT PROPOSALS:

- **Rear Gardens**

All rear garden areas will be grassed.

- **Front Gardens**

Front garden areas to be grassed.

All front garden areas are to be separated from one another with low concrete kerb and kerb detail transition with concrete footpath (there are no division walls).

Front garden area (where feasible) to contain a mixture of tree types as follows - Silver Birch *(Betula Pendula*), Cherry Tree (*Prunus Accolade)*, and Bird Cherry (*Prundos Padus*).

A line of Daffodils *(Narcissus)* to be planted at 150mm c/c, along both side of division kerb between gardens and the division line between front garden and public footpath.

- **Play and Recreation**

Area 'A'

Grassed sculptural mounds seeded with wildflowers to be formed to reduce maintenance and increase seasonal interest and biodiversity. This can also create informal play zones.

Trees and wildflower meadows (where appropriate), can frame a mown grass kickabout area.

The area to be interspersed with native and naturalised tree species such as Sycamore (*Acer Pseudoplatanus),* Chestnut *(Aesculus Hippocastanum),* Beech *(Fagus Sylvatica),* Holm Oak *(Quercus Ilex*), Oak (*Quercus Robur*), Silver Birch (*Betula Pendula*), and Bird Cherry (*Prunus Padus*) – this will increase opportunities for native wildlife and add appropriate seasonal character.

Areas around the periphery to be broken up with clumps of Red and Green Dogwood (C*ornus Alba*) and generally interspersed with large groups of Daffodils *(Narcissus)* – providing a new sense of life at the start of spring, in combination with Snowdrops *(Galanthus*) scattered throughout the lawn area.

Area 'B'

A sloping lawn area containing individual clusters of 3 No. Silver Birch (*Betula Pendula*).

The lawn areas to be interspersed with large groups of Daffodils (*Narcissus)* and combination with Snowdrops (*Galanthus*) scattered throughout the lawn.

Area 'C'

As tree planting is not possible (due to the narrowness of the planting zones and the fact that this area interacts with the streetscape), ground cover planting to be used in these areas, and generally consists of a single species block taken from an overall palette of species throughout the scheme, providing flowers / fruits to attract wildlife such as bees and butterflies. Specimens to be a maximum of 1m high at maturity and maintain clear sight where required. All planting to be planted through 'GeoTextile' membrane on prepared ground complete with bark mulch.

Area 'D'

Generally planting will consist of low ground cover, allowing shrubs to populate these areas and minimise maintenance on areas which will not be suitable for grass. Shrubs to be a mixture of area *Cotoneaster* and *Lonicera Pileate* and interspersed randomly with Cherry *(Panus Accolade*), Silver Birch (*Betula Pendula*), Beech (*Fagus Sylavatica*), and Whitebeam *(Sorbus Aria*). All planted areas to be planted through 'GeoTextile' membrane on prepared ground complete with mulch over membrane.

4: IMPLEMENTATION PROGRAMME

PLANTING

All trees and shrubs should be planted during the dormant season, beginning November 2021 and ending 17th March 2022.

Grassed areas can be undertaken immediately after the construction of landscaped areas.

All trees should be planted in pits excavated to 0.75m. X 0.75m. X 0.75m. deep. Planting in good soil only. If excavated material is unsatisfactory, same to be replaced with good quality fibrous loam.

FERTILIZER

Use Peat to soil condition, at least 1 X 2 gallon bucket per tree. Use 2 No. growth tabs (Sieeablen Two Season) with each tree. Prune all damaged roots and shoots prior to planting. Keep roots moist at all times.

STAKING

Use 2 No. treated stakes per tree with non-restrictive ties.

REPLACEMENT PLANTING

Check trees regularly during the first growth season to ensure optimum establishment. Replace failures like for like in November / December of first dormant planting season post planting.

FEEDING

Apply Kemira Base Protop Fertilizer at 3oz. per tree in January / February of first year post planting.

TREES ON LAWN AREAS

Maintain grass and weed free circle around base of each tree.

GUARDING

Be vigilant for hare / rabbit damage and attach guards if necessary.