

BELGARD SQUARE EAST LRD

LRD STAGE 3 PLANNING
LANDSCAPE STRATEGY

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Rev A	14.10.2025
Rev B	28.10.2025



Project: BELGARD, TALLAGHT, CO. DUBLIN

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Studio Glasú is a member of the Irish Landscape Institute and the Garden & Landscape Designers Association



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FOREWORD

Studio Glasú was commissioned by Midsal Homes Limited as part of the design team led by Donnelly Turpin Architects to compile the Landscape Masterplan for the proposed development situated in Tallaght, Dublin 24. The proposed landscape scheme aims to enhance the green aesthetic, the amenity value, and the ecological biodiversity of the site. At the same time, it not only integrates harmoniously with the surrounding landscape of Tallaght but also strengthens existing networks by offering a new pathway and connection that complements the urban fabric of the area.

In doing so Studio Glasú (SG – hereafter) have designed and specified the landscape to be respectful to the natural fabric and proposed requirements to visually and ecologically enhance the existing environment.

The landscape concept and planting palette have been developed based on the need to respect the surroundings while also enhancing the existing landscape network by adding value in line with SDCC's Green Space Factor and Green Infrastructure policy. They have been carefully considered to ensure minimal impact on the key elements of the landscape, including trees and plants.

Furthermore the strategic selection of native trees is aimed at enhancing the ecological integrity of the proposed development and fostering the establishment of cohesive planting groupings. These native species not only contribute to the visual appeal of the landscape but also serve as vital habitats for local wildlife, thereby enhancing overall biodiversity. The proposed landscape scheme will also provide an ordered development in terms of functional use with a series of outdoor spaces and paths.

The landscape works shall be carried out under the supervision of the consulting Landscape Architect. We trust all issues are in order and look forward to a favourable outcome on this landscape proposal.

Is mise le meas,

Mr. Seán O'Malley - Studio Glasú

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STAGE TWO RESPONSE

STAGE TWO RESPONSE

Public Realm Comments by South Dublin County Council's

In response to our planning submission, South Dublin County Council provided comments regarding the proposed Public Open Space (POS), highlighting areas that require attention to meet planning requirements and support inclusive, high-quality community spaces. Their observations are outlined below:

The proposed Public Open Space (POS) includes a pedestrianised street with outdoor seating, footpaths, and a plaza, which, while welcomed by the Council and contributing to the urban aesthetic, fails to meet the full criteria for POS. A key aspect of POS is its ability to provide passive and active recreational spaces for all users, including areas for children and young people to play. POS should also provide space for enhancements to local biodiversity.

This proposal lacks these essential features, which are vital for a balanced and inclusive urban environment. We would expect many young people in this area to need access to appropriate green spaces and places to play, and we do not consider that their needs have been adequately provided for.

In light of this, I would recommend that the applicant demonstrates how these needs can be met within the existing POS or by contributing to the upgrade of an existing nearby park to fulfill the necessary community needs. The Tallaght Local Area Plan has a contribution in lieu scheme for developments that do not meet their public open space requirements.

This contribution would contribute towards enhancing local biodiversity and addressing the recreational needs of the residents

As well as addressing the quality of open space Public Realm would like the applicant to clarify and show on drawings the quantum of POS proposed. Public Realm are concerned that the 16.1% proposed includes areas such as external footpaths and crossings.

Public Realm are also available to discuss how the Green Space Factor score could be improved.

Response

Studio Glasú, in collaboration with the design team, has carefully reviewed South Dublin County Council's LRD Opinion. We have addressed the concerns raised regarding play provision, biodiversity, quality of open space, and the Green Space Factor, and have made significant revisions to the proposal in response to this feedback.

We understand the importance of creating high-quality, inclusive public spaces that provide both passive and active recreational opportunities for all users, including children and young people. We also acknowledge the need to enhance local biodiversity and have integrated these principles into our updated design.

We have addressed your concerns regarding the Public Open Space (POS) by increasing the overall quality and functionality of the public realm. Our revised design now incorporates dedicated play zones and recreational spaces tailored for different age groups. These bespoke play areas, strategically located within the central streetscape, are designed to encourage active and imaginative play and activities.

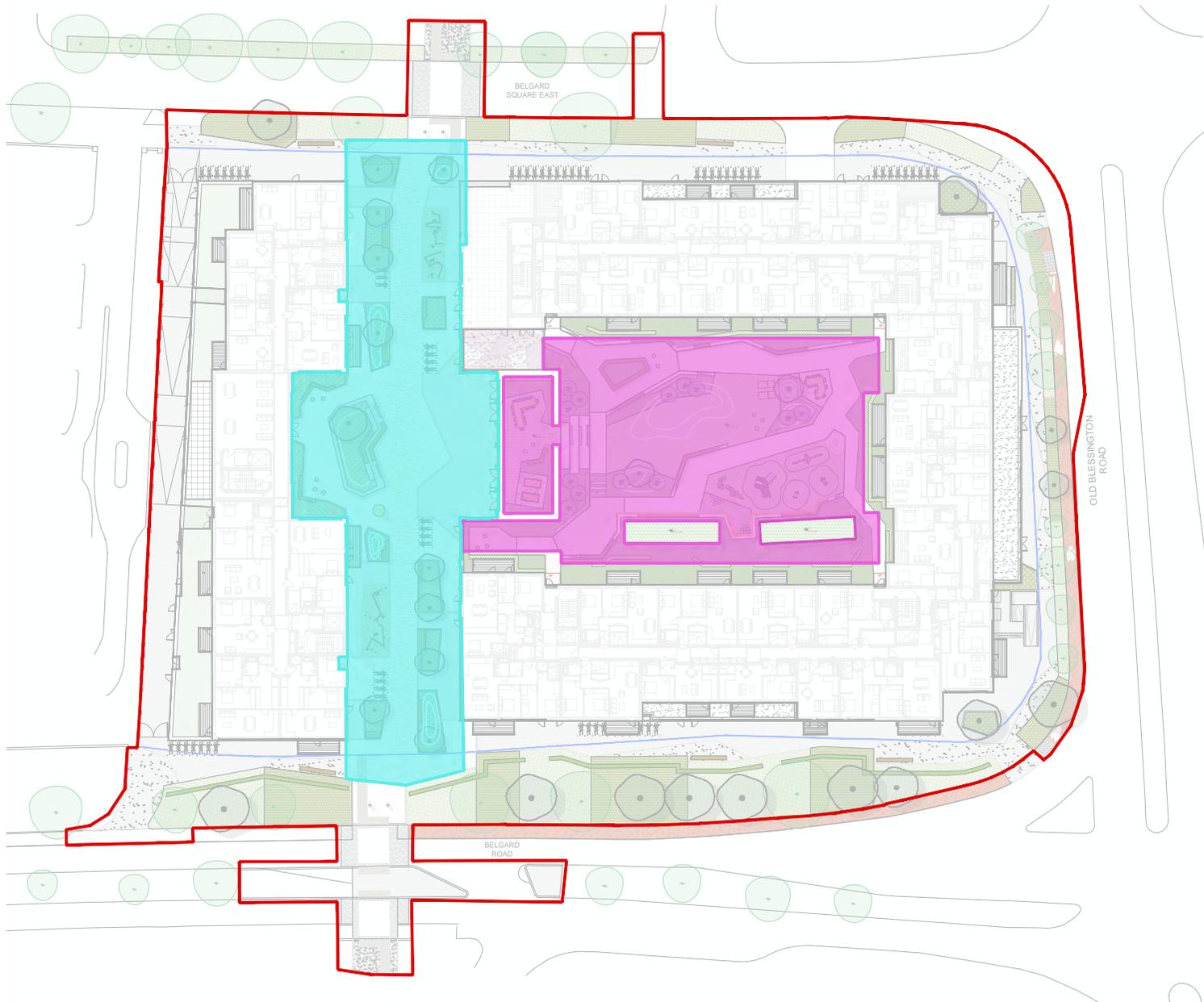
Furthermore, we have significantly enhanced the streetscape and public realm through extensive additional planting, including new trees, shrubs, and ornamental beds strategically placed throughout the project. These planted elements, together with sustainable urban drainage systems (SUDS), increase the overall greenery and biodiversity. We have also added more benches, modular seating, and bicycle parking to create a lively, social, and multifunctional environment.

Our approach ensures that the streets and central axis function as civic and pedestrian-friendly environments, while also providing green, vibrant, and multifunctional public spaces with opportunities for recreation, rest, and social interaction. We are confident that the updated proposal not only meets the public open space requirements, but also establishes a high-quality, inclusive, and biodiverse public realm for residents and the wider community.



STAGE TWO RESPONSE

POS AND COMMUNAL SPACE



Reference

-  Public Open Space (1542 sqm)
-  Block B Communal Amenity Space (1340 sqm)

1.0

INTRODUCTION

1.1 Overview

1.2 Site Context

1.3 Site Photos and Existing Boundaries



1.0 INTRODUCTION

1.1 OVERVIEW

The objective of this report is to describe the proposed landscape and external works as part of the proposed Belgard Square East LRD development. This report should be read in conjunction with documents issued and included in this submission by Studio Glasú, Donnelly Turpin Architects, and others.

Studio Glasú visited the site in September 2024 in order to observe conditions on site, such as existing vegetation, conditions under foot, boundaries and other items which would have a bearing on the design process.

The following additional documents have been issued by Studio Glasú as part of this submission:

- DWG.01 Landscape Masterplan
- DWG.21 Detail Area One Streetscape
- DWG.22 Detail Area Two Podium
- DWG.23 Detail area Three Playspace
- DWG.31 Landscape Sections One
- DWG.32 Landscape Sections Two



^ Aerial photograph illustrating the proposed development site



^ Series of site photos (Photos: SG September 2024)



1.0 INTRODUCTION

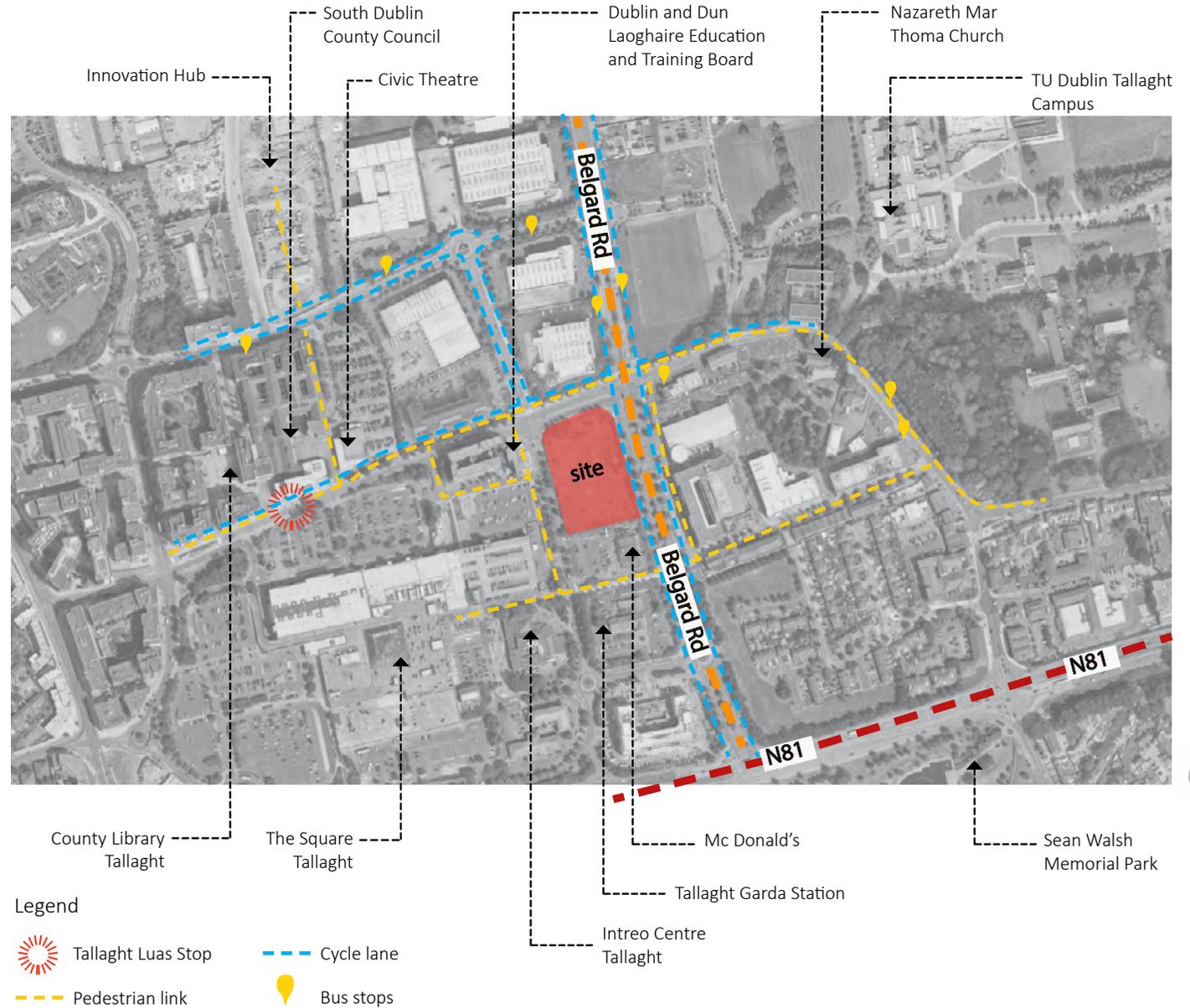
1.2 SITE CONTEXT

The proposed large scale residential development of approximately 1.19 Ha is located at Belgard Square East, Belgard Road, and Old Blessington Road, Tallaght, Dublin 24. In close proximity to the South Dublin City Council, the area is undergoing transition, with several new sites under construction and others in the planning system.

The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East.

The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.28 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, cycle infrastructure, and water services infrastructure.

Belgard Rd. is a primary transport route incorporating cycleways while Blessington Rd. and Belgard Square East are tertiary routes. There is also a pedestrian route to the south of the site connecting the main retail areas to the west with the site. Thus the site has been identified as a 'Retail Opportunity Site'.



1.0 INTRODUCTION

1.3 SITE PHOTOS AND EXISTING BOUNDARIES



^ Diagram illustrating the existing survey with proposed building outline overlay

LEGEND

-  Existing trees
-  Existing semi mature beech hedge
-  Existing wall
-  Point and direction of photos taken

^ Site photos illustrating the existing vegetation and context/background to the site

BIODIVERSE

REFLECTIVE

SAFE

PERMEABILITY

SENSE OF PLACE

STEWARDSHIP

2.0

LANDSCAPE STRATEGY

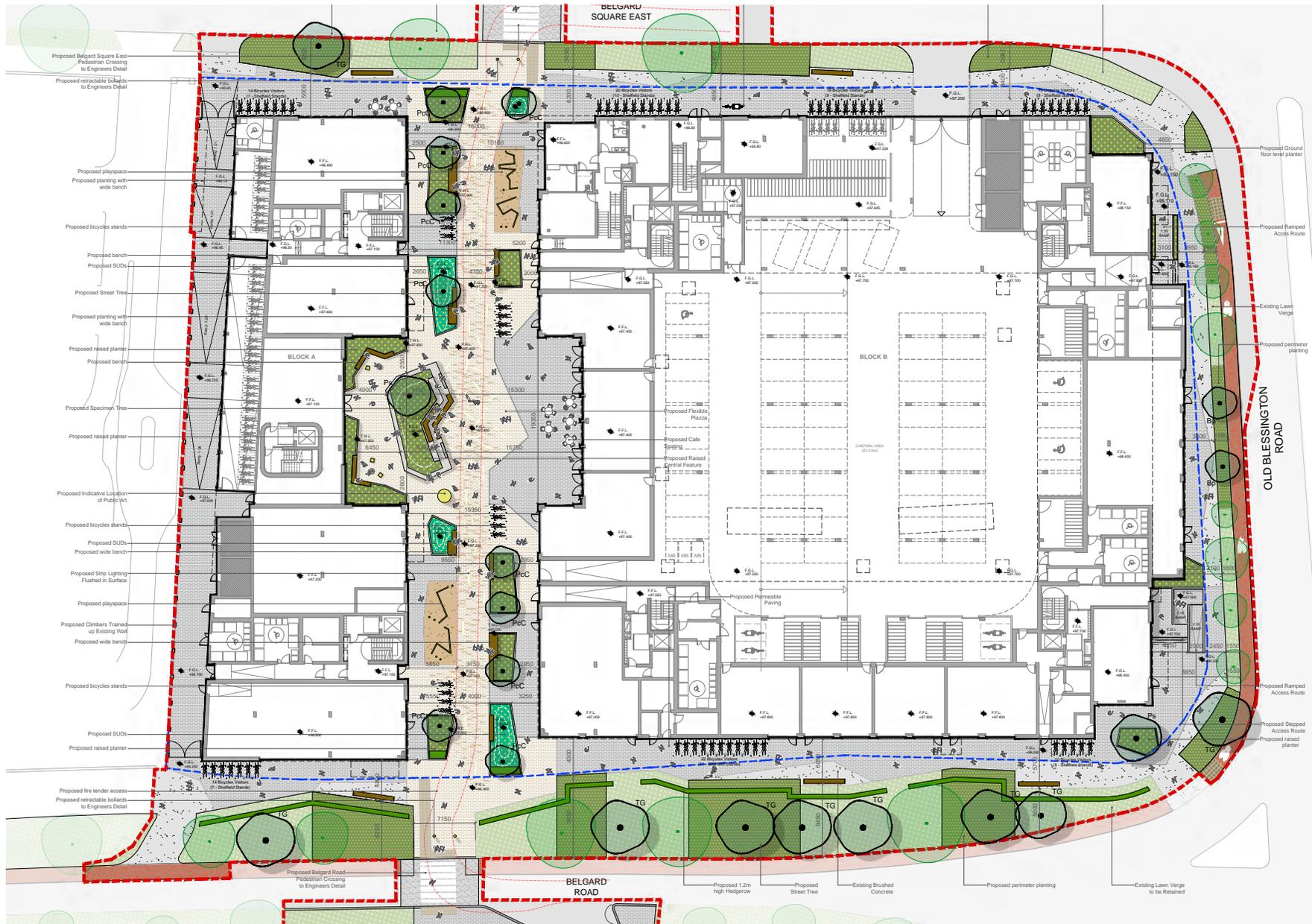
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^ Evolution of SG's landscape approach



2.0 LANDSCAPE STRATEGY

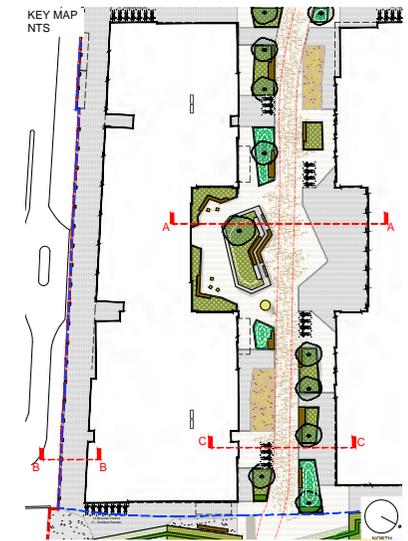
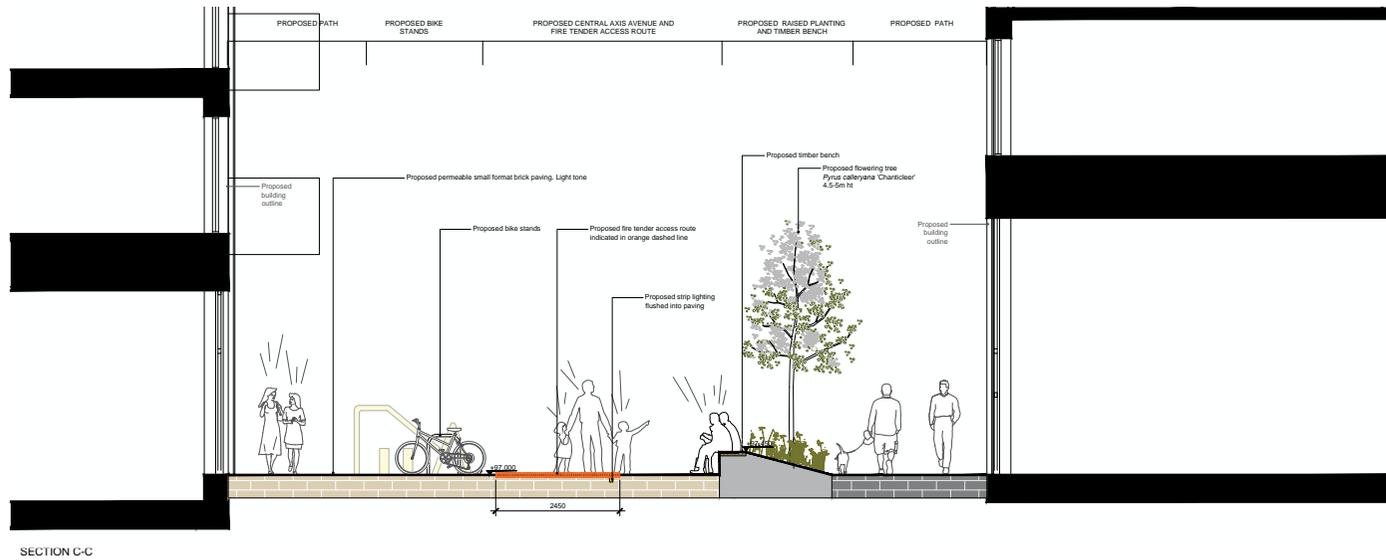
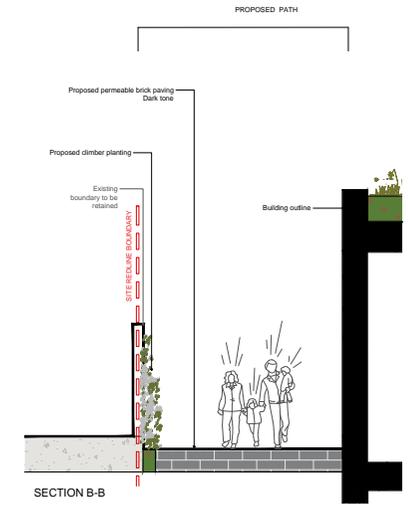
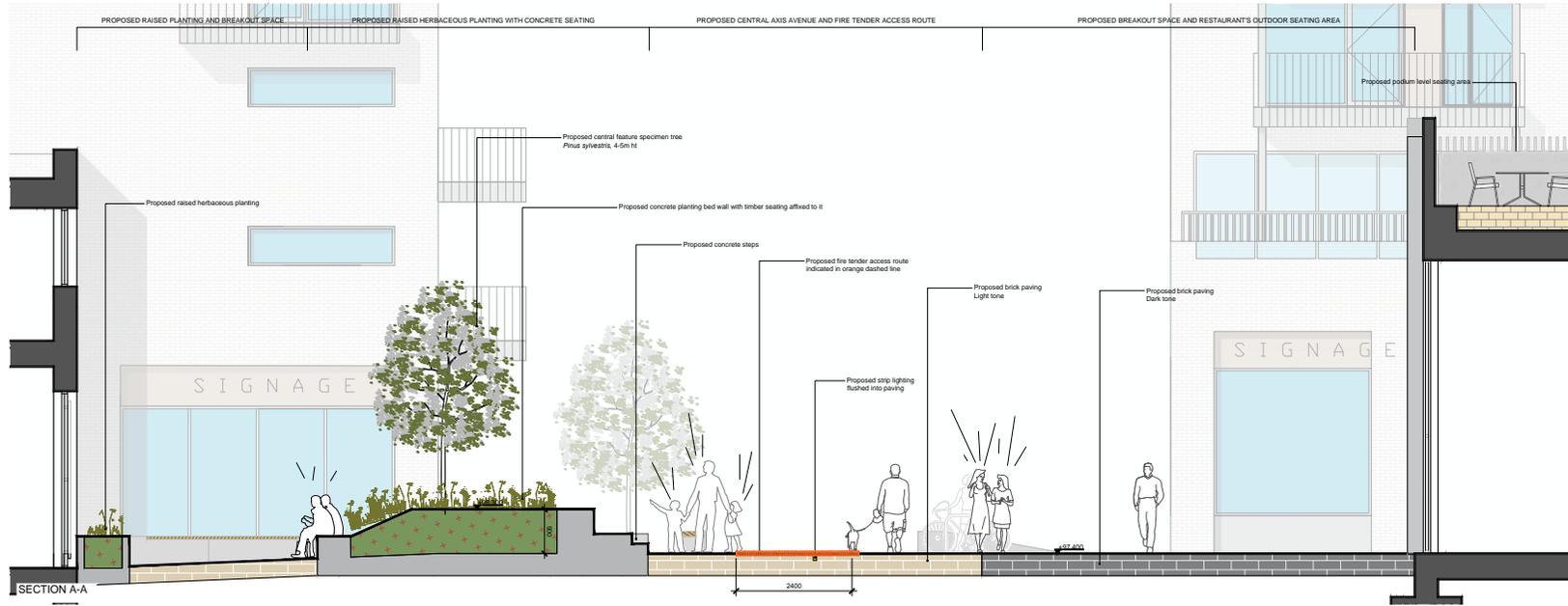
2.1 LANDSCAPE MASTERPLAN



- PROPOSED SCHEDULE OF MATERIALS**
- Project redline boundary
 - Proposed Fire Tender Access
 - Proposed permeable paving Light tone
 - Proposed permeable paving Dark tone
 - Proposed playpspace safety surface
 - Proposed tree
 - Proposed seating - timber bench
 - Proposed outdoor furniture
 - Proposed seating - chairs
 - Proposed playpspace bespoke elements
- ORNAMENTAL GRASS AND PERENNIAL MIX SHADE**
- Achillea millefolium 'Paprika'*, 2 tr. cp.
 - Allium schoenoprasum*, 2 tr. cp.
 - Armeria maritima*, 2 tr. cp.
 - Bergenia cordifolia*, 2 tr. cp.
 - Campanula lactiflora*, 2 tr. cp.
 - Crocus x crocosmiliflora 'Dusky Maiden'*, 2 tr.
 - Echinacea purpurea*, 2 tr. cp.
 - Echium vulgare*, 2 tr. cp.
 - Libertia formosa*, 2 tr. cp.
 - Leucocoryne 'Scarlett'*, 2 tr. cp.
 - Salvia nemorosa 'Golfstrand'*, 2 tr. cp.
 - Vinca minor f. alba 'Gertrude Jekyll'*, 2 tr. cp.
 - Dryopteris filix-mas*, 2 tr. cp.
- SUDS PLANTING**
- Allium schoenoprasum*
 - Aster amellus*
 - Betonica officinalis*
 - Deschampsia cespitosa 'Goldtau'*
 - Digitalis purpurea*
 - Echinacea pallida*
 - Gaillardia elwesii*
 - Iris pseudacorus*
 - Juncus 'Carmen's Grey'*
 - Lythrum floccosum*
 - Lythrum salicaria*
 - Sanguisorba officinalis*
 - Scabiosa columbaria subsp. Ochroleuca*
 - Succisa pratensis*
 - Verbena bonariensis*
- PERIMETER PLANTING**
- Tall lawn / Irish Wildflower Meadow mix / Bulb pl.
- BULB PLANTING, TYPICALLY:**
- Muscari latifolium*
 - Allium christophii*
 - Allium stipitatum 'Mont Blanc'*
 - Tulipa 'Queen of Night'*
 - Fritillaria meleagris*
 - Camassia leichtrii 'Alba'*
- CLIMBER PLANTING**
- Planted at 3m centred, 1no./3lin/m
 - Trachelospermum jasminoides*, C12
- HEDGEROW PLANTING**
- Fagus sylvatica*, 900-1200mm h, 2 tr. cp.
- Other Symbols:**
- Existing paving
 - Existing Cycling path
 - Existing lawn to be retained
 - Existing trees to be retained

2.0 LANDSCAPE STRATEGY

2.2 LANDSCAPE SECTIONS



2.0 LANDSCAPE STRATEGY

2.3 DESIGN APPROACH

The landscape proposal for this planning application presents a dynamic, innovative, and resilient design that responds to the needs of residents, visitors, and pedestrians. The scheme is designed to seamlessly integrate the new development into its surroundings, enhancing the sense of place and reinforcing the existing urban fabric.

The design focuses on the articulation of two key urban landscape elements: a new public space that surrounds and traverses the development and a communal podium space at the heart of the proposed apartment blocks, designed to host a variety of activities.

In addition to these primary spaces, the landscape strategy ensures that essential functional requirements—including access for maintenance, emergency vehicles, drainage, attenuation, and services—are carefully integrated without compromising the aesthetic integrity of the design.

The public space plays a pivotal role in integrating the development into its context, creating a new east-west axis that enhances urban connectivity. This new route, animated by active frontages and diverse uses, introduces a central focal point within the area—establishing a vibrant social and gathering space for the neighborhood.

Importantly, the revised design strengthens the public realm by incorporating inclusive play opportunities, enhanced biodiversity, and green infrastructure, ensuring a high-quality and multifunctional open space for all age groups and community needs.



The communal podium space is designed with a distinct identity, shaped by a carefully considered selection of vegetation, materials, and spatial elements. It offers a variety of experiences, including seating areas, natural play spaces, and multiple walking routes, fostering a dynamic relationship between activity, the built environment, and nature. A layered planting approach—featuring hedges, climbers, and groundcovers—further defines the character and sensory experience of the landscape.

Key objectives of the landscape strategy:

- Enhance the urban realm by creating an inviting environment that benefits future residents, pedestrians, and the wider Tallaght community.
- Strengthen connectivity by introducing new links that integrate with and reinforce Tallaght's urban fabric.
- Deliver a multifunctional public open space that accommodates diverse activities while serving as a new local landmark.
- Promote biodiversity through a diverse planting strategy and the introduction of ecological features such as bird and bat boxes and insect hotels.
- Provide inclusive play and social spaces that support all age groups and encourage recreation, interaction, and wellbeing.



^ Series of precedents illustrating the landscape

