

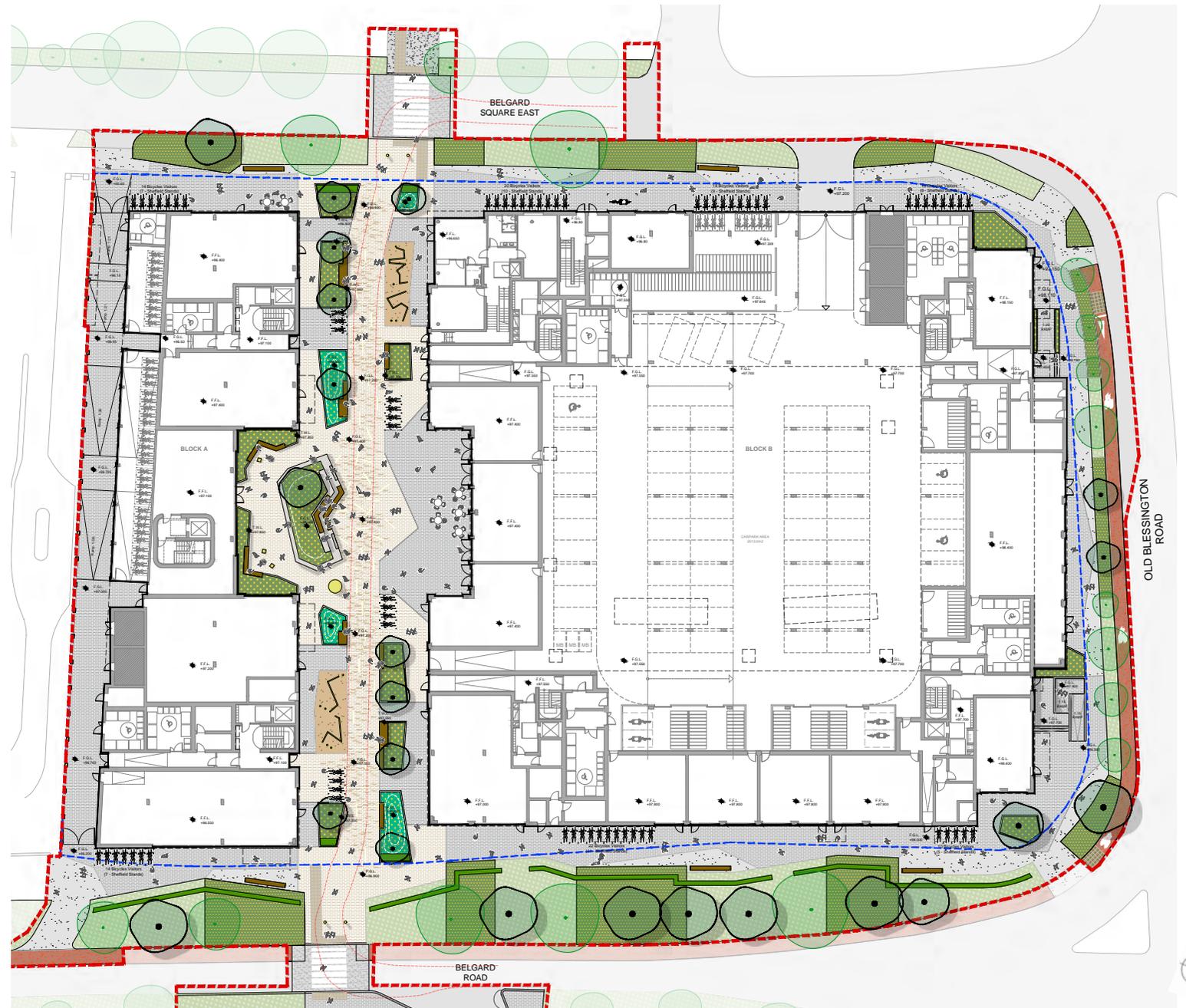
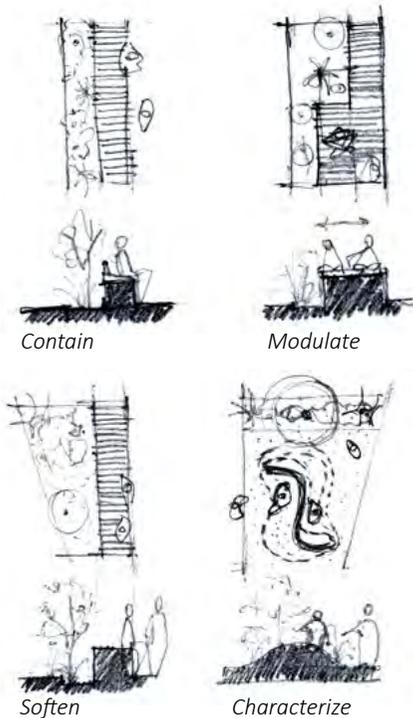
2.0 LANDSCAPE STRATEGY

2.4 STREETSCAPE OVERVIEW

Some of the actions carried out include:

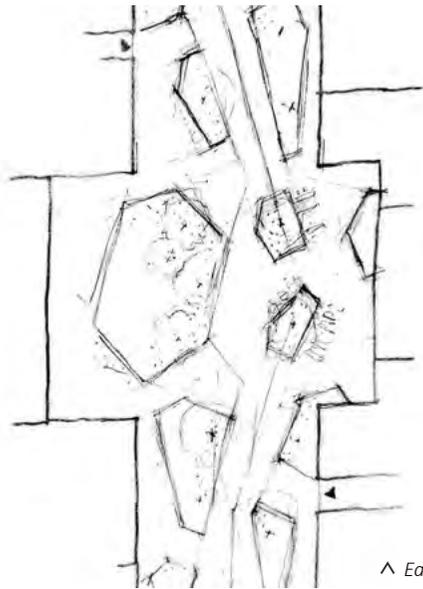
- Incorporation of additional planting.
- Reinforcement and extension of the perimetral green verge.
- Reinstatement of 1.2m high beech hedgerow.
- Incorporation of SUDS into the streetscape.
- Incorporation of additional trees.
- Creation of play areas at both ends of the streetscape.
- Addition of a gathering space near the senior living area, providing a rest and seating zone surrounded by greenery.
- Installation of more benches and wider modular seating to enhance social spaces.
- Incorporation of additional bicycle parking spaces.

Design operations



2.0 LANDSCAPE STRATEGY

2.4 STREETSCAPE OVERVIEW



Public Open Space Design: Streets as Social Spaces

Streets are no longer just routes for transit – they are evolving into dynamic social spaces. Our design prioritises pedestrians and cyclists, rebalancing the streetscape to encourage community interaction.

We've created an open public space with a focus on its key elements, such as benches, trees, and amenities, to establish a sense of enclosure while allowing for fire tender access through the central spine. The tree selection (refer to DWG.31 Landscape Sections) bridges the scale of the surrounding buildings, providing a green canopy and a more inviting environment for visitors.

Seating is seamlessly integrated with the surroundings and the open public space, allowing users to use these seats as a meeting point, a waiting area, or a casual lunch spot during the week. In a landscape that merges architecture and trees, it creates an experience that transforms a traditional urban setting into a new and cohesive environment.

Our material palette includes different types of paving materials, with carefully selected furniture as a key identity element that also provides warmth and texture. The light-toned permeable paving not only aids drainage but also visually opens up the central piazza.



^ Streetscape overview



2.0 LANDSCAPE STRATEGY

2.4 STREETSCAPE OVERVIEW

The Central Piazza: A Community Heart

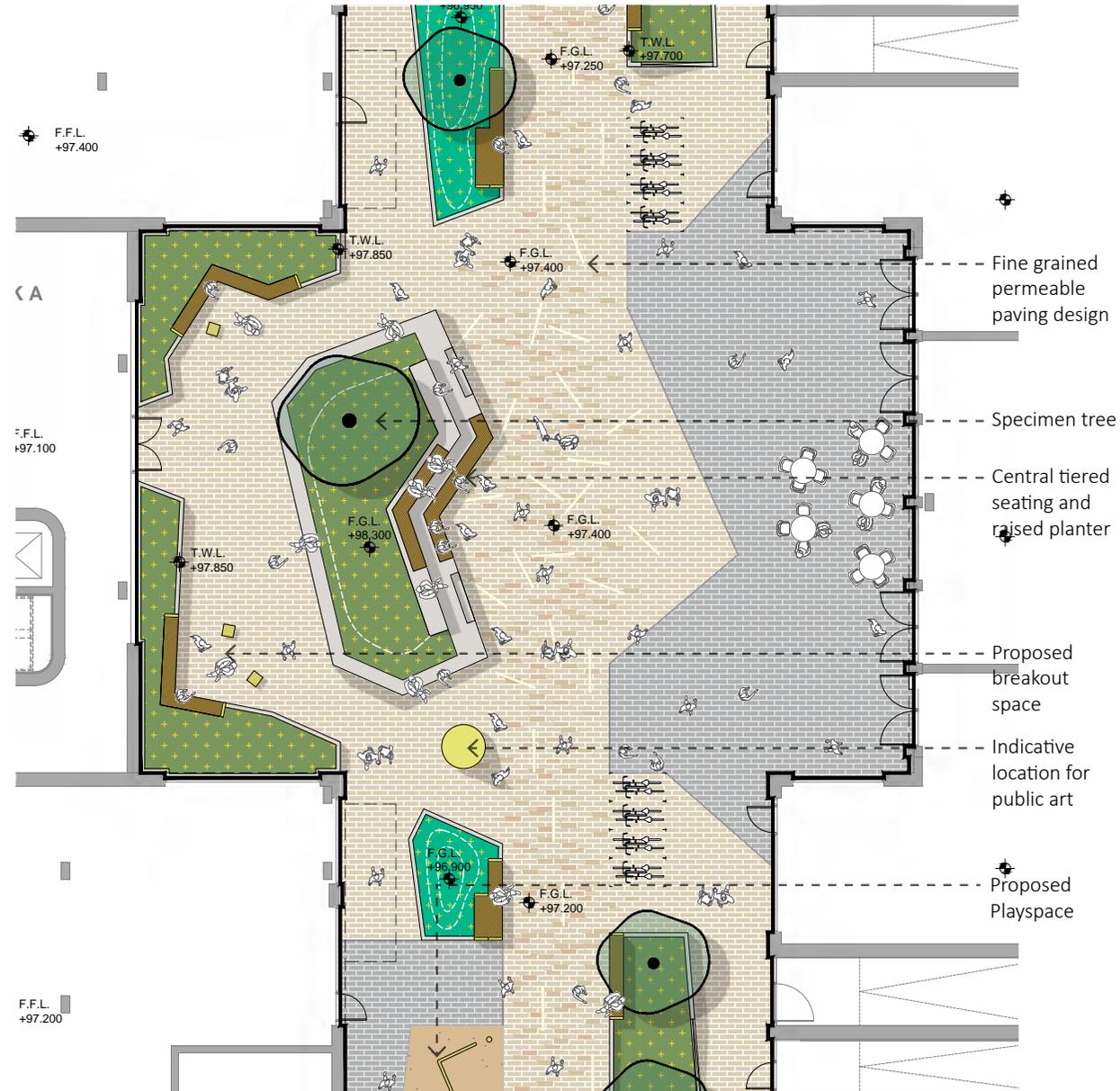
This space serves as an important civic area in the context of Tallaght, located between the TUD Tallaght campus and a key shopping district. The central piazza acts as the heart and focal point of the landscape design.

A raised, mounded planted area creates a natural sense of enclosure, providing a visual and social hub for the development. Tiered seating invites people to engage with the space from different elevations. An indicative location for a piece of public art is tactically positioned at the eastern side of the piazza with clear vistas to and from the sculpture.

To maintain flexibility for a variety of uses, we have kept this area free of permanent planting. This decision allows the space to adapt to different events and activities, ensuring it remains a vibrant and multifunctional community hub.



^ Series of precedents illustrating the landscape



^ Central Piazza overview



2.0 LANDSCAPE STRATEGY

2.4 STREETScape OVERVIEW

The Central Piazza: Dynamism and flexibility

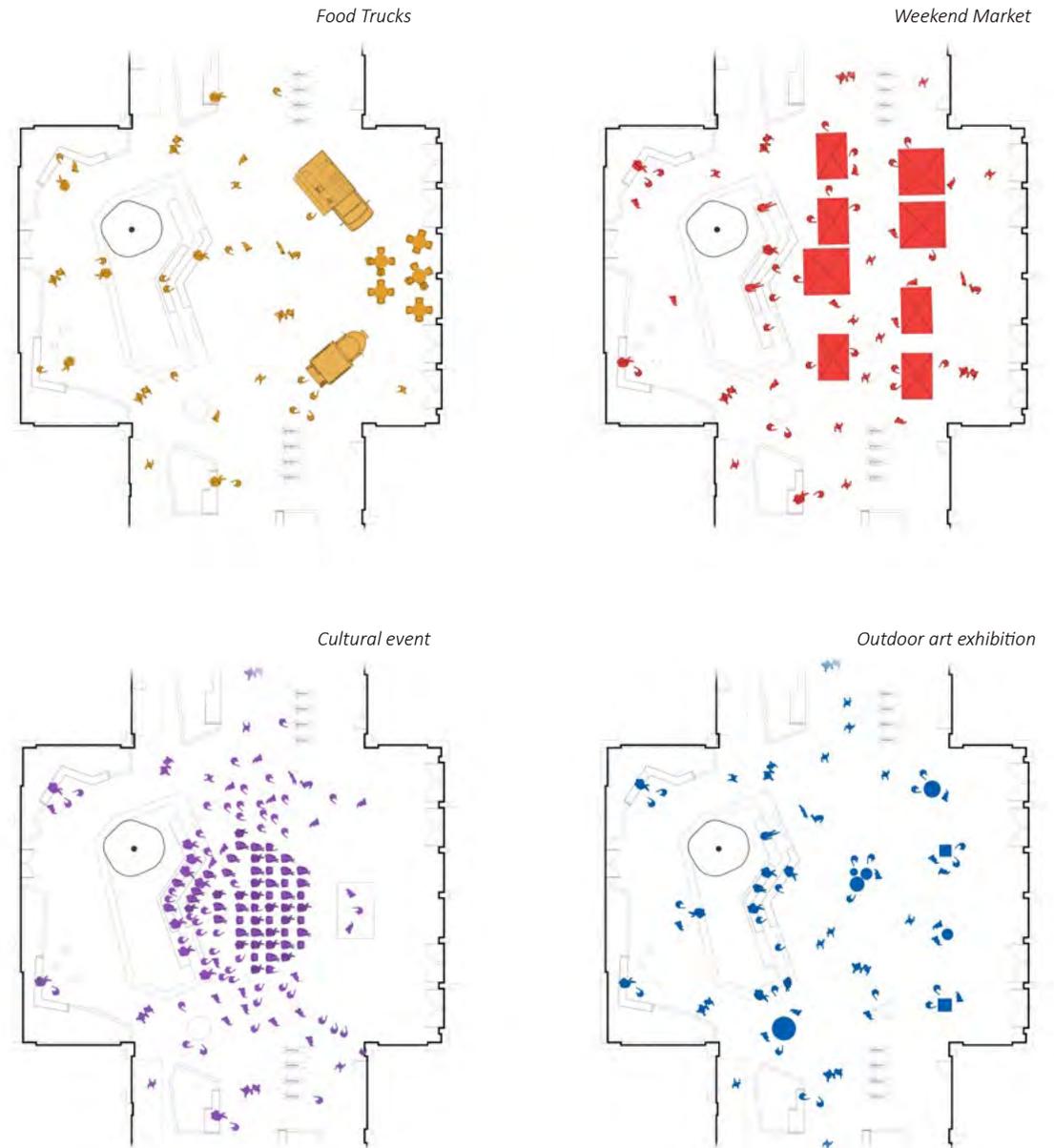
This space serves as a multifunctional area within a growing urban context, designed with future projection in mind. It aims to accommodate various activities, fostering a sense of identity and belonging within the neighborhood while complementing and supporting the community.

At the same time, the central piazza seeks to become a landmark that keeps the space vibrant, providing a safe gathering place and a viable option for events and various activities.

With maximum flexibility, this area can adapt to various uses, such as markets, performances, and community events.



^ Series of precedents illustrating multiples uses



^ Series of diagrams with potential uses of the space



2.0 LANDSCAPE STRATEGY

2.4 PLAYSPACE

The system of playspace elements comprises bespoke, sculptural features that are designed to be visually engaging and aesthetically attractive, integrating throughout the proposal to create:

- A site-specific identity
- A unified, continuous spatial experience

The proposal favours predominantly linear elements to:

- Enhance functionality without compromising space
- Respond to the dynamics of use

Playspace elements are designed to:

- Be bespoke and sculptural, creating a visually engaging experience that reinforces the conceptual narrative
- Promote intergenerational interaction by being accessible to people of all ages

Proposed playzones and activities:

1. Climbing & Balance Zone

Activities: tubular climbing frames, ropes, angled structures, balance beams.
Focus: development of gross motor skills, strength, coordination.

2. Exploratory & Strategy Zone

Activities: interconnected tubular structures with multiple entry points, climbing passages, tunnels, and small platforms encouraging choice and discovery.
Focus: problem-solving, spatial awareness, social interaction, imaginative play.

3. Swinging & Motion Zone

Activities: bespoke tubular swings, hanging rings, suspended elements, or small rotating/rocking features.
Focus: vestibular stimulation, rhythm, dynamic play.

4. Social & Resting Zone

Activities: integrated seating, gathering points adjacent to the play spaces.
Focus: social interaction, role play, resting and observing between activities.



^ Series of precedent images illustrating the proposed playspace items

2.0 LANDSCAPE STRATEGY

2.5 PODIUM

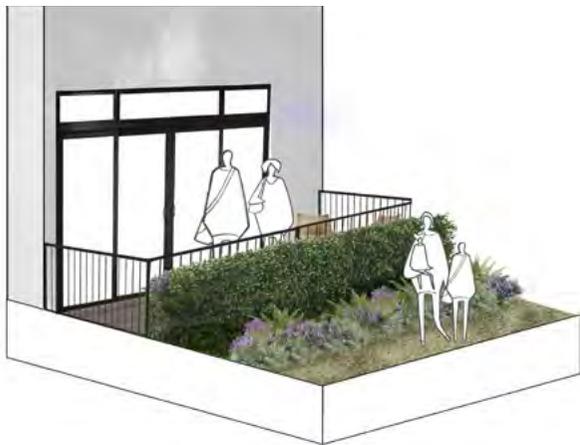
Podium Design: Community and gathering as the guiding principle

The landscape strategy for the Podium is driven by the objective of increasing the area of high-quality, usable open spaces within the development while offering a diverse range of recreational opportunities.

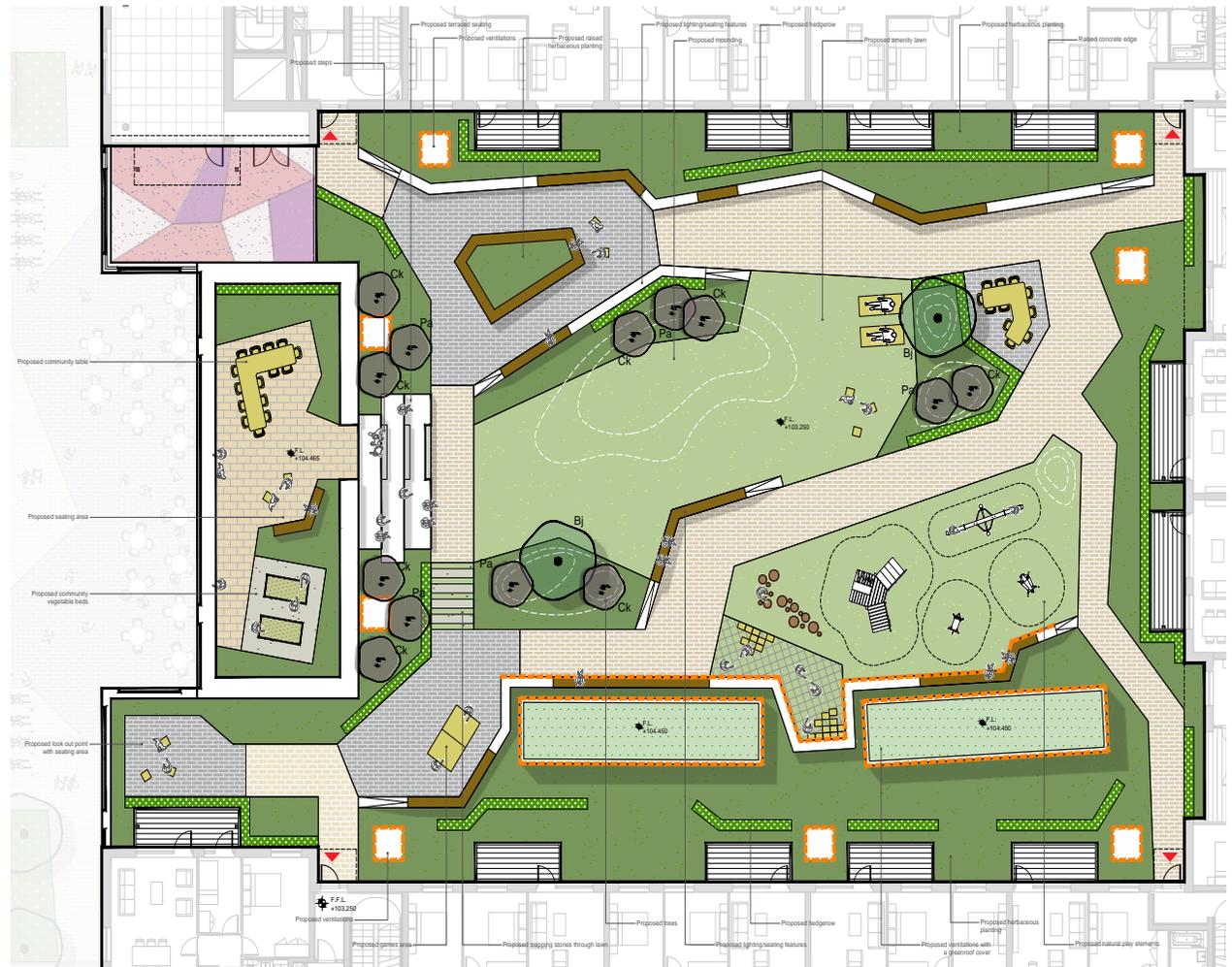
The Podium is structured into various zones that adapt to different uses, allowing multiple individuals or groups to engage in recreational activities simultaneously. In this regard, the design prioritizes flexibility across different areas while maintaining distinct characteristics and a strong identity. Key programmed spaces include a natural playspace, seating and breakout areas, an amenity lawn, and diverse recreational and social elements such as communal tables and urban gardens.

The central area serves as a distribution axis, featuring a green core with a vegetation buffer that acts as a focal point for both nearby units and those at higher levels. A vista point, communal space, and urban garden extend toward the streetscape and Central Piazza below, forming a crucial connection between landscape, functionality, and vistas.

To enhance the Podium's visual appeal and ecological value, a diverse selection of planting typologies and species is proposed, ranging from pollinator-friendly herbaceous plantings to hedgerows.



^ Soft landscape intervention proposed along the edges of the proposed residential apartment blocks



PROPOSED SCHEDULE OF MATERIALS

- Proposed paving type 1
- Proposed paving type 2
- Proposed safety grass play surfacing
- Proposed stepping stones through lawn
- Proposed green roof on top of the ventilator
- Proposed Lawns
- Proposed ventilators
- Proposed mounding
- Proposed natural play equipment

- Proposed seating - timber bench
- Proposed seating - cube
- Proposed sunbed
- Proposed communal table
- Proposed table tennis
- Proposed allotment lots / community vegetable beds

PROPOSED HERBACEOUS PLANTING, 1

- Hakonechloa macro
- Hydrangea paniculata
- Stipa arundinacea
- Polystichum setiforme 'Herrenhausen'
- Euphorbia characias subsp. wulfenii
- Nepeta x. walkers low
- Chamaecladon
- Dryopteris filix-mas
- Digitalis purpurea
- Convolvulus majalis
- Geranium spp.
- Helianthus foetidus
- Luzula sylvatica
- Lucula nivea
- Echinacea purpurea
- Heimerocallis sp.
- Hyacinthoides spp.
- Plumaria officinalis
- Verbena bonariensis
- Salvia nemorosa

- Proposed stepped route to roof terrace & terraced seating

^ DWG.22 Detail Area Two

2.0 LANDSCAPE STRATEGY

2.5 PODIUM



The materiality and design elements of the Podium are carefully selected to foster a sense of connection and belonging within the community. A combination of natural textures and durable materials ensures a welcoming and timeless character that integrates seamlessly with the landscape.

Paving patterns, seating elements, and lighting are designed to create a cohesive and inviting atmosphere, encouraging interaction and engagement across different spaces.

Subtle transitions between materials and thoughtfully placed elements help define zones while maintaining openness and flexibility.



^ Series of precedent images illustrating the proposed podium

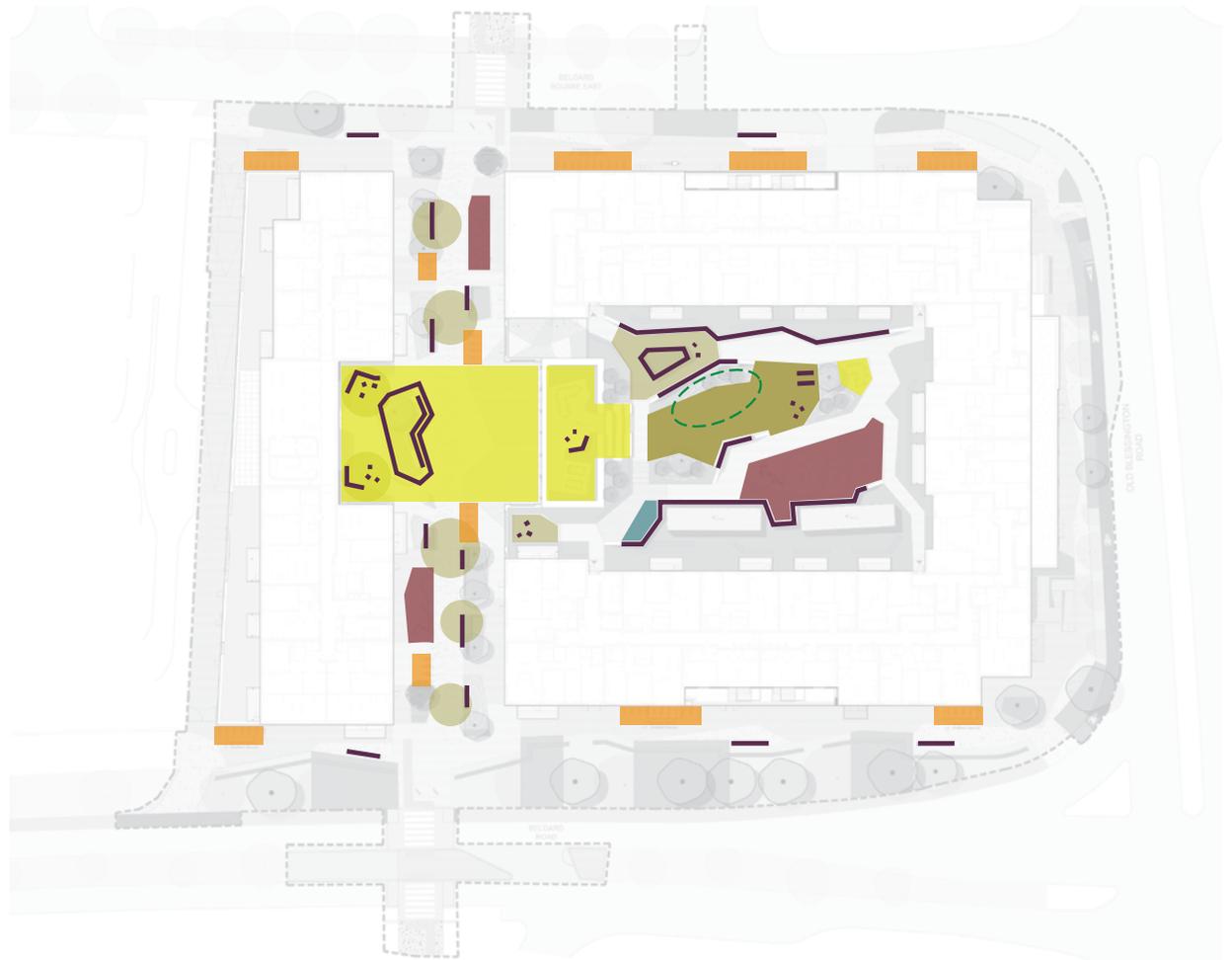


2.0 LANDSCAPE STRATEGY

2.6 DEVELOPMENT OF THE DESIGN

Activities

-  Seating
-  Central lawn
-  Natural playspace area
-  Table tennis
-  Community / Gathering areas
-  Breakout space
-  Bicycles stands
-  Naturalised mounding / informal play



^ Activities diagram

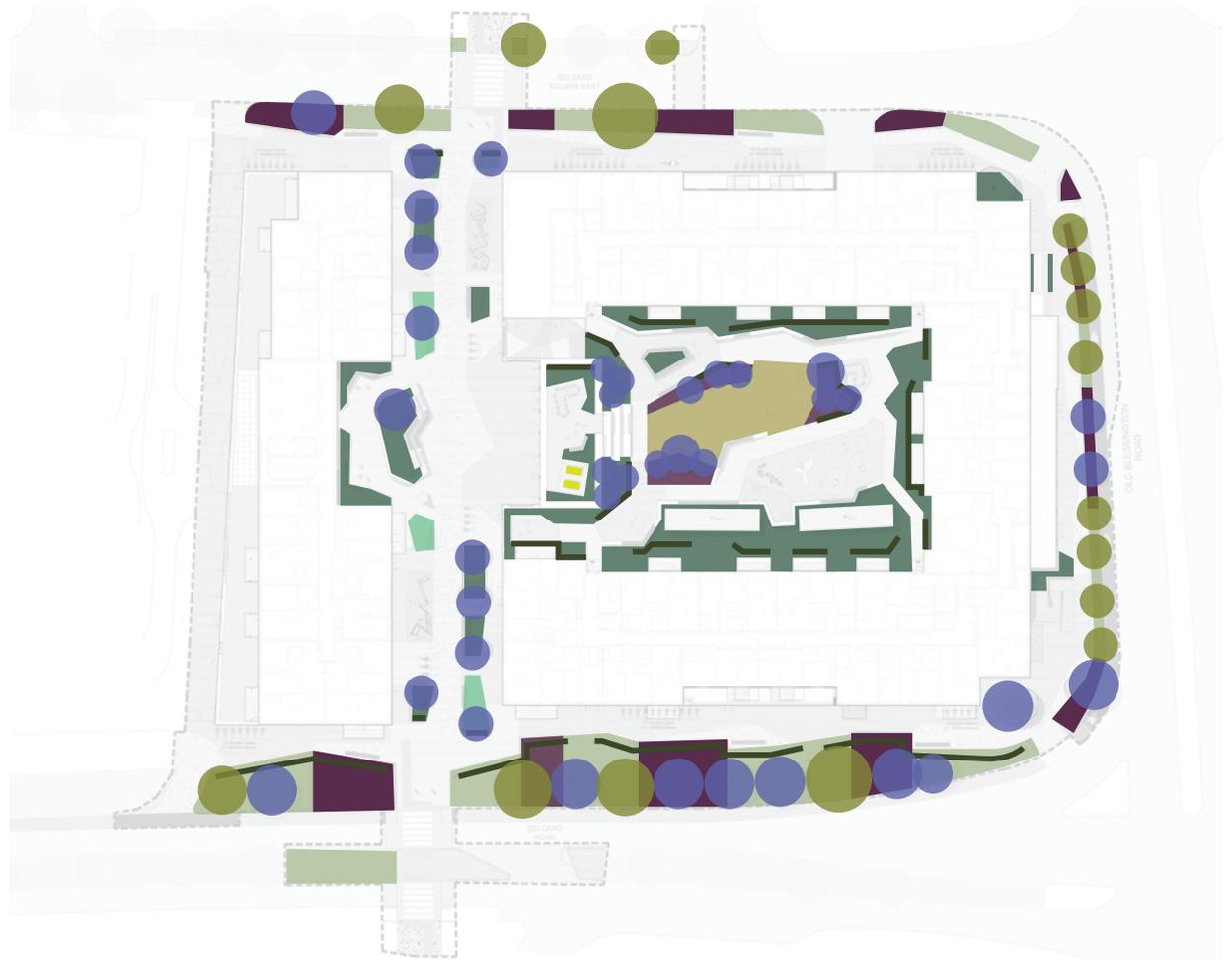


2.0 LANDSCAPE STRATEGY

2.6 DEVELOPMENT OF THE DESIGN

Planting typologies

-  Existing Trees (16 specimens)
-  Proposed Trees (14 specimens)
-  Existing lawn verge
-  Herbaceous planting
-  SuDs planting
-  Lawn
-  Native Irish Meadow
-  Vegetable garden planting
- 



^ Planting typologies diagram



^ Herbaceous and shrubbery planting



^ Wildflower meadow

Reference images illustrating planting typologies

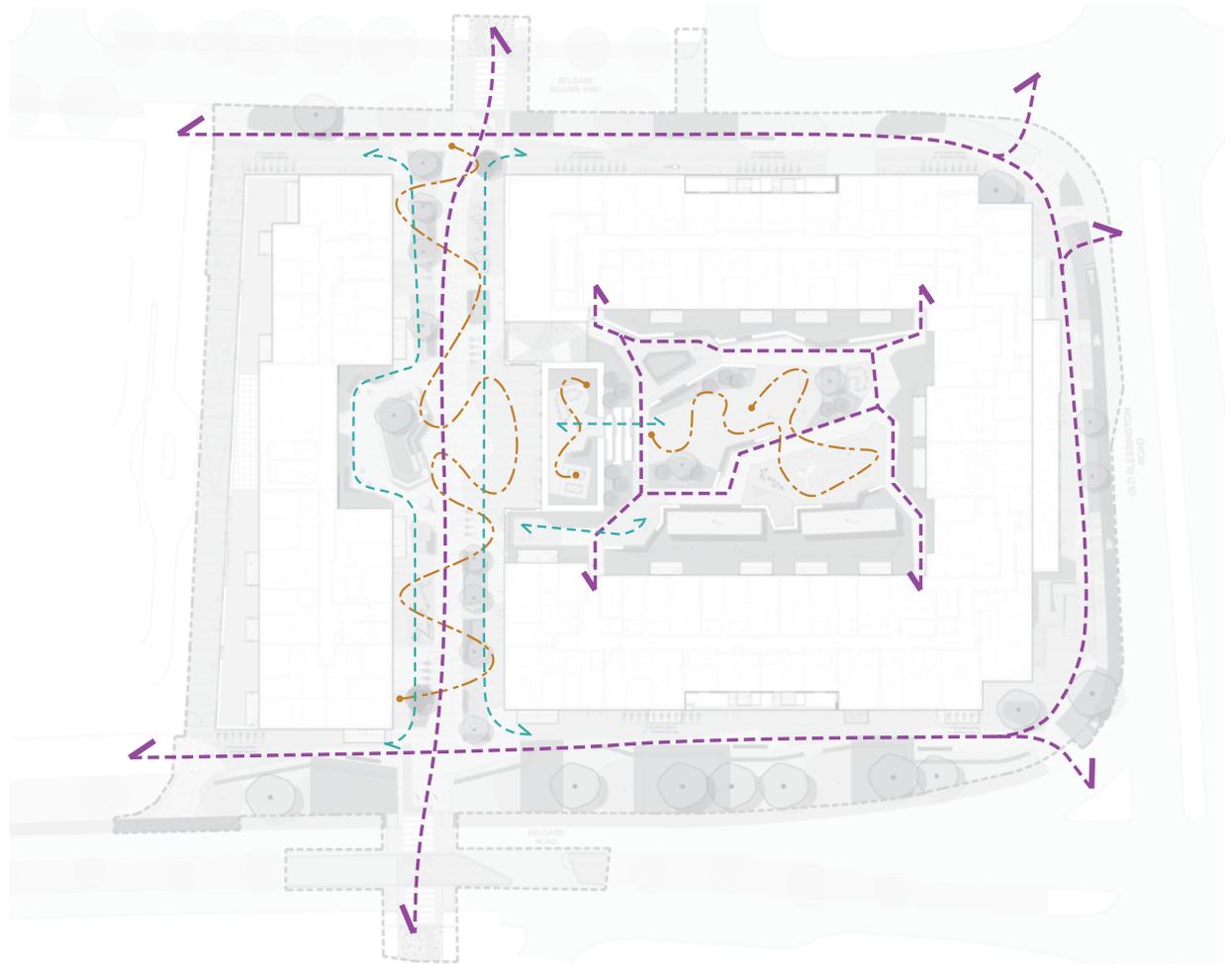


2.0 LANDSCAPE STRATEGY

2.6 DEVELOPMENT OF THE DESIGN

Pedestrian circulation

- Primary circulation
- Secondary circulation
- Informal circulation

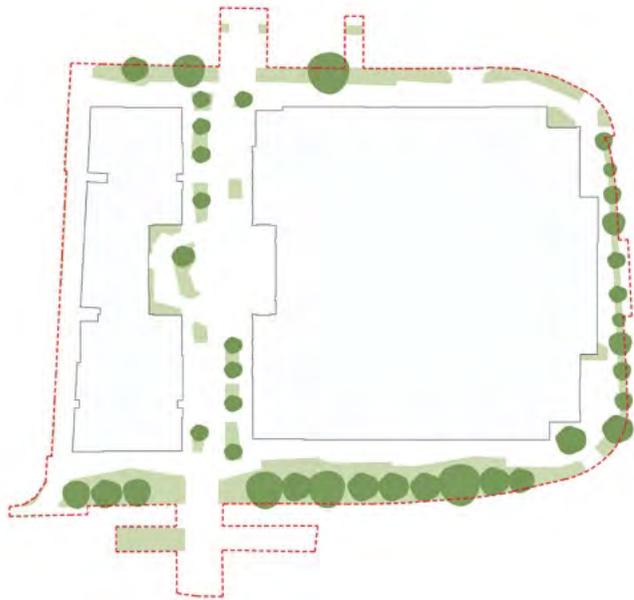


^ Pedestrian circulation diagram



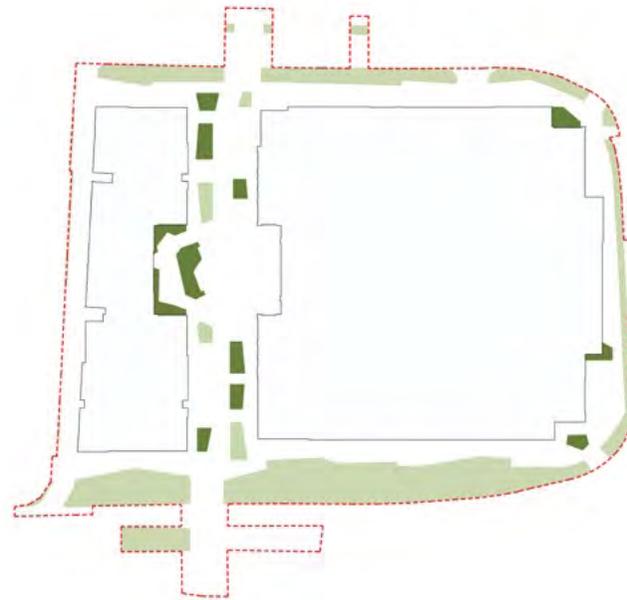
2.0 LANDSCAPE STRATEGY

2.6 DEVELOPMENT OF THE DESIGN



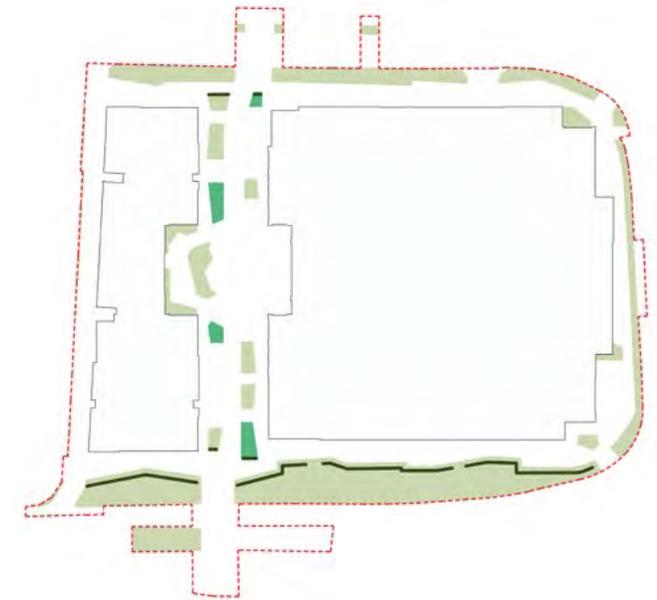
^ Proposed green areas

- Planting
- Trees



^ Proposed raised planters

- Planting
- Raised planters



^ Proposed SuDs and Hedgerows

- Planting
- SuDs
- Hedgerows



2.0 LANDSCAPE STRATEGY

2.8 PLANTING PALETTE

SPECIMEN TREE PLANTING



^ *Pyrus calleryana* 'Chanticleer'



^ *Tilia greenspire* 'Greenspire'



^ *Betula pendula* 'Silver birch'



^ *Pinus sylvestris* 'Scots pine'

The planting palette has been carefully selected to create a high-visual-amenity environment that complements the new residential context. The planting structure will define character areas within the development, enhancing visual legibility and helping to orient residents within the space. Varying tree scales will shape distinct outdoor atmospheres, ranging from small, intimate, and relaxing spaces to large, open, and active areas. Across all planting typologies—including trees, hedges, and herbaceous layers—native species will be predominantly used, reinforcing ecological value and resilience.

As a feature, medium trees will be used specifically in the streetscape to support permeability, simplicity, and sun exposure. Seasonal interest will contribute to a dynamic and diverse tree planting structure.

The species palette will primarily consist of native plants, supplemented by select ornamental species to maximize biodiversity, seasonal variation, and adaptability to diverse site conditions. The plant selection will incorporate a range of characteristics, including varied flower and foliage colors, bulbs, herbaceous perennials, deciduous and evergreen shrubs.

Additionally, a strong emphasis will be placed on pollinator- and bat-friendly species to support insect and bat life. Refer to the *Bat-Friendly and Pollinator-Friendly Planting table* below for detailed species selection.

The perennial planting mix will balance native and non-native species, focusing on seasonality, biodiversity, and a combination of ground cover, deciduous, and evergreen plants to ensure year round interest and ecological function.



^ *Convallaria majalis* 'Lily of the valley'



^ *Verbena bonariensis* 'Tall verbena'



^ *Salvia nemorosa* 'Wood sage'



^ *Echinacea purpurea* 'Purple cone-flower'

HERBACEOUS



^ *Hakonechloa macra* 'Hakone grass'



^ *Nepeta* 'Walker's Low'



^ *Hydrangea quercifolia* 'Oakleaf hydrangea'



^ *Euphorbia characias* subsp. *wulfenii* 'Mediterranean spurge'

Note: Please refer to species table on page 29 for full planting breakdown

2.0 LANDSCAPE STRATEGY

2.9 ECOLOGY AND BIODIVERSITY

The landscape design proposals proactively address the issue of biodiversity on the site both in terms of the primary design intent and in terms of sustainable management of the landscape. Education is also an important factor which is considered integral to the landscape design proposals.

Good horticultural practice and environmental management will be implemented in order to maximise the expected lifespan of the planting and ecological diversity of the scheme. Bird boxes, bat boxes and log piles will be installed within the areas of soft landscaping and also into existing woodland belts. Native and site specific planting are specified across much of the site. The selection of native species has been carefully designed to enhance ecological value, supporting both biodiversity and the needs of pollinators and bats.

Our landscape design proposal advocates for an approach centered around carbon capture. By strategically introducing a diverse array of native trees and native vegetation throughout the landscape, we envision not only the creation of a visually captivating environment but also a powerful carbon sink that contributes to mitigating the pressing challenge of climate change. These carefully selected trees and vegetation play a pivotal role in absorbing atmospheric carbon dioxide, thus fostering cleaner and healthier air for generations to come.

Furthermore, our design ensures that this ecological haven thrives without compromising its integrity through the use of chemical-free maintenance techniques. Through this deliberate integration of nature, sustainability, and responsible upkeep, our design seeks to forge a coexistence between the residents open space requirements and ecological balance, setting an example for the fusion of aesthetics, environmental consciousness, and long-term viability.



^ Variety of bird boxes, bat boxes and bug hotels to encourage wildlife habitat within the proposed project area



2.0 LANDSCAPE STRATEGY

2.9 ECOLOGY AND BIODIVERSITY

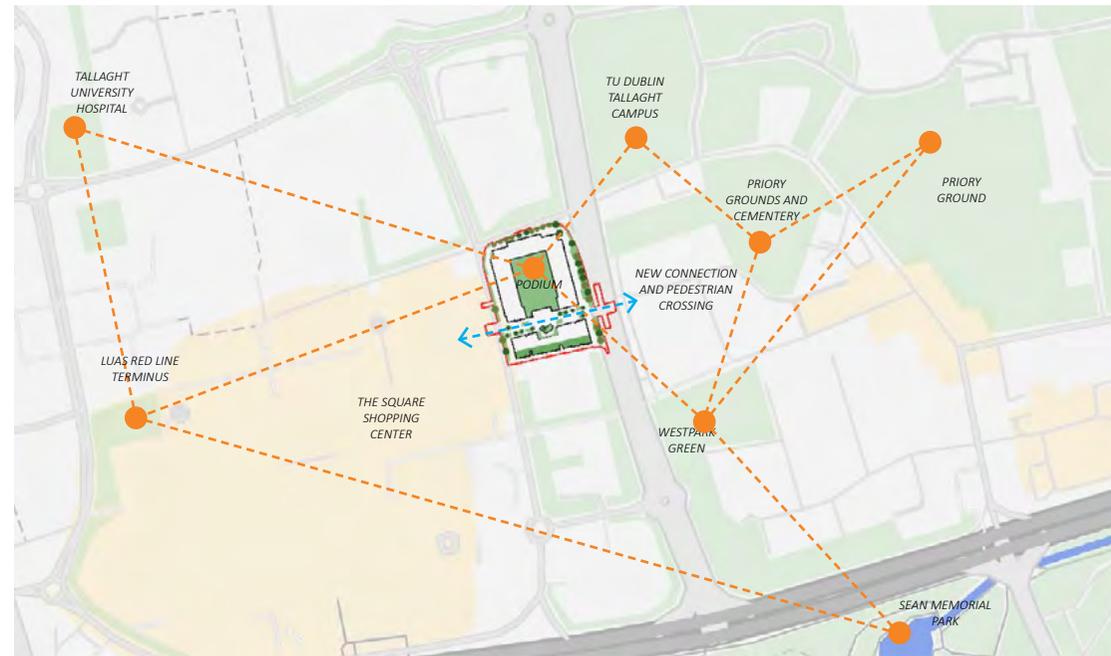
Green Infrastructure

The site, currently underutilized, is part of a broader network of green spaces, including Priory Grounds, Sean Walsh Memorial Park, Westpark Green, and TU Tallaght campus.

In alignment with the South Dublin County Development Plan (2022–2028) and its Green Infrastructure strategy, the proposal reinforces ecological connectivity by preserving existing vegetation where possible and introducing new tree planting, shrubs, and green roofs.

This approach promotes a strategically planned network of natural and semi-natural areas that deliver multiple ecosystem services, including improved air and water quality, enhanced biodiversity, and climate resilience.

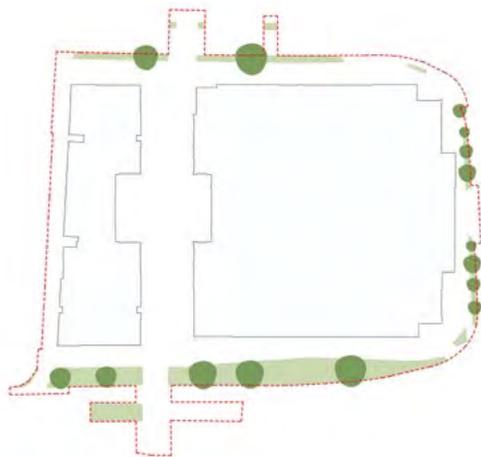
Through these enhancements, the project contributes to the wider green infrastructure network, strengthening ecological corridors, supporting pollinator species, and integrating the development seamlessly into its urban and environmental context.



Legend:

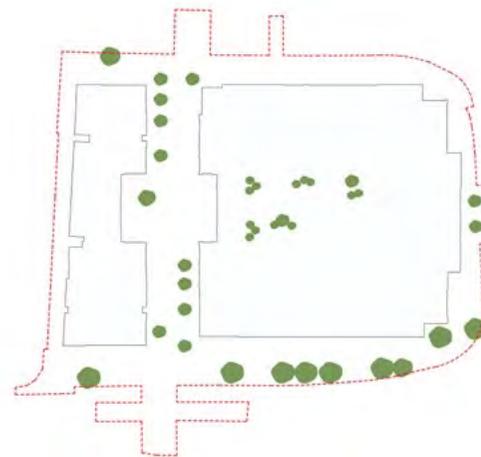
- Site boundary
- Existing green areas
- Proposed green rooftop
- Proposed podium
- Existing trees
- Proposed trees

^ Proposed conditions

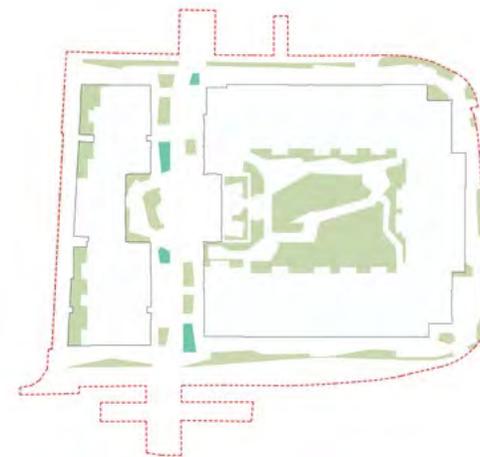


^ Existing trees retained and green areas

Green area: 919 sqm
Trees: 15 no



^ Proposed trees: 38 no



^ Proposed green areas and suds

Green area: 1670 sqm
Suds: 56.2 sqm



^ Total proposal

Green area: 2589 sqm / Suds: 56.2 sqm
Trees: 53 no
Hedgerow: 63 lm



2.0 LANDSCAPE STRATEGY

2.9 ECOLOGY AND BIODIVERSITY

Green Space Factor (GSF) – Project Introduction

The following table provides information on the Green Space Factor (GSF) applied to the design of the space under development. The GSF metric was used to ensure the optimal quantity and quality of green infrastructure, helping to measure the existing green coverage and evaluate the impact of the new development in terms of sustainability and environmental quality.

The existing landscape, the proposed design, and the selected materials were among the key elements considered to provide effective landscaping solutions, promote biodiversity, support sustainable water management, and enhance the urban environment.

Green Space Factor (GSF) – Calculations for the LRD Meeting Proposal

Project name: (132-24) Belgard				
Surface	Yes / No	Factor	Proposed m2	Factor values
2. Tall Lawn – taller lawn or grassland that is not mown and generally left to natural succession	<input checked="" type="checkbox"/>	0.5	919.37	459.685
3. Permeable Paving – paving types that allow for the flow of surface water through the paved surface	<input checked="" type="checkbox"/>	0.2	2967.7	593.54
4. Vegetation – shrubs, perennials and hedgerow				
c. Pollinator-friendly perennial planting	<input checked="" type="checkbox"/>	0.5	55.6	27.8
5. Trees				
a. New trees – the measurement for proposed new trees trees is based on the area of their canopy.	<input checked="" type="checkbox"/>	0.6	211.13	126.678
b. Preserved trees – the measurement used for preserved trees is based on the area of their canopy.	<input checked="" type="checkbox"/>	1.2	600	720
7. Green Roofs				
b. Extensive green roof – green roofs with substrate depth less than 1m. Blue roof	<input checked="" type="checkbox"/>	0.6	4416.2	2649.72
				4577.42

TOTAL SCORE

MINIMUM REQUIRED SCORE BY ZONING:	0.5	TC: To protect, improve and provide for the future development of a Town Centres
TOTAL SURFACE m2:	11740	
FINAL SCORE:	0.39	

Green Space Factor (GSF) – Revised Calculations for the Subject Planning Application Proposal

Project name: (132-24) Belgard				
Surface	Yes / No	Factor	Proposed m2	Factor values
2. Tall Lawn – taller lawn or grassland that is not mown and generally left to natural succession	<input checked="" type="checkbox"/>	0.5	624	312
3. Permeable Paving – paving types that allow for the flow of surface water through the paved surface	<input checked="" type="checkbox"/>	0.2	2628	525.6
4. Vegetation – shrubs, perennials and hedgerow				
b. Shrub / Hedgerow of a height above 3cm	<input checked="" type="checkbox"/>	0.5	63	31.5
c. Pollinator-friendly perennial planting	<input checked="" type="checkbox"/>	0.5	787.3	393.65
5. Trees				
a. New trees – the measurement for proposed new trees trees is based on the area of their canopy.	<input checked="" type="checkbox"/>	0.6	635	381
b. Preserved trees – the measurement used for preserved trees is based on the area of their canopy.	<input checked="" type="checkbox"/>	1.2	600	720
6. Natural SuDS intervention – e.g. rain gardens, bioswales, detentions basins, wetlands. Does not include attenuation tanks or other 'grey' SuDS interventions.	<input checked="" type="checkbox"/>	0.6	56.2	33.72
7. Green Roofs				
a. Intensive green roof – green roofs with a substrate depth of 1m or greater	<input checked="" type="checkbox"/>	0.7	73.7	51.59
b. Extensive green roof – green roofs with substrate depth less than 1m. Blue roof	<input checked="" type="checkbox"/>	0.6	4342.5	2605.5
				5054.56

TOTAL SCORE

MINIMUM REQUIRED SCORE BY ZONING:	0.5	TC: To protect, improve and provide for the future development of a Town Centres
TOTAL SURFACE m2:	11929	
FINAL SCORE:	0.42	



2.0 LANDSCAPE STRATEGY

2.9 ECOLOGY AND BIODIVERSITY

Bat-Friendly and Pollinator-Friendly Planting – Project Introduction

The following table outlines the plant species selected for the development, chosen to be bat-friendly and pollinator-friendly in accordance with the Ireland Pollinator Plan.

These plants support biodiversity by providing food sources for pollinators and roosting opportunities for bats, contributing to a more sustainable and ecologically rich urban environment. The selection ensures that the development promotes environmental quality and enhances local wildlife habitats.

Shrubs & Groundcovers			
Type	Species Name	Bat-friendly*	Bee-friendly / AIPP Recommended**
Flowering Shrub & Perennial Mix - Streetscape	Achillea millefolium 'Paprika'		Yes
	Allium schoenoprasum		
	Armeria maritima		
	Bergenia cordifolia		Yes
	Campanula lactiflora		
	Crocoshmia × crocosmiiflora 'Dusky Maiden'		
	Corylus avellana	Yes	
	Echinacea purpurea		Yes
	Echium vulgare		
	Libertia formosa		Yes
	Leucothoe 'Scarletta'		
	Salvia nemorosa 'Ostfriesland'		Yes
	Vinca minor f. alba 'Gertrude Jekyll'		Yes
	Rosa canina	Yes	
	Dryopteris filix-mas		
	Muscari latifolium		
	Allium christophii		Yes
	Allium stipitatum 'Mont Blanc'		Yes
	Tulipa 'Queen of Night'		Yes
	Fritillaria meleagris		Yes
Camassia leichtlinii 'Alba'			
Flowering Shrub & Perennial Mix - Streetscape	Hakonechloa macro		
	Hydrangea quercifolia		
	Stipa arundinacea		Yes
	Polystichum setiferum 'Herrenhausen'		
	Euphorbia characias subsp. wulfenii		
	Nepeta x. walkers low		
	Dianella nigra		
	Dryopteris filix-mas		
	Digitalis purpurea		
	Convalaria majalis		
Geranium spp.			

Shrubs & Groundcovers			
Type	Species Name	Bat-friendly*	Bee-friendly / AIPP Recommended**
Flowering Shrub & Perennial	Helleborus foetidus		Yes
	Luzula sylvatica		
	Luzula nivea		
	Echinacea purpurea		Yes
	Hemerocallis sp.		
	Hyacinthoides spp.		
	Pulmonaria officinalis		
	Verbena bonariensis		Yes
Salvia nemorosa		Yes	

Trees			
Type	Species Name	Bat-friendly*	Bee-friendly / AIPP Recommended**
Street Trees	Pinus sylvestris	Yes	
	Betula pendula	Yes	Yes
	Tilia "greenspire"		Yes
	Pyrus calleryana "Chanticleer"	Yes	Yes

Hedging			
Type	Species Name	Bat-friendly*	Bee-friendly / AIPP Recommended**
Varying Heights Depending on Function & Location	Prunus lusitanica		
	Fagus sylvatica		

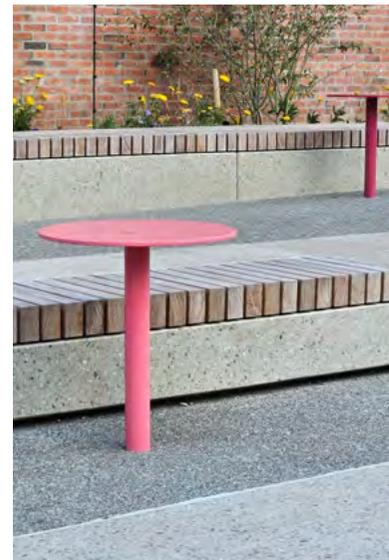
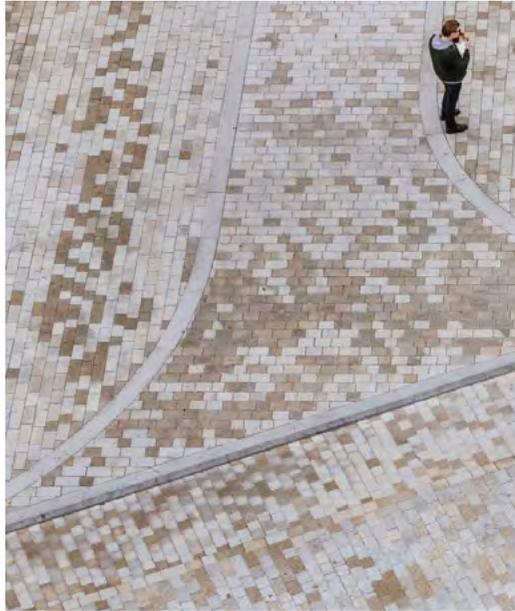
*Bat-friendly, aligned with the Bat Conservation Ireland's (BCI) Planting Guidance.

**AIPP Recommended, Pollinator-friendly recommended in the All Ireland Pollinator Plan 2021-2025 (AIPP) Planting Guidance.



2.0 LANDSCAPE STRATEGY

2.10 MATERIAL PALETTE



The selection of paving and other landscape materials is determined by proposed function, longevity and durability. The extent of materials and the locations where a transition is made from one material to another are determined by drainage and other technical issues.

The palette of surface materials has been carefully selected and designed as a hierarchy of paths with colour and material playing an important role. Primary direct pedestrian circulation is proposed as a durable, limited range of neutral permeable materials with robust construction, such as permeable block paving. Large format and small format paving are proposed in specific areas to provide a finer grain to the open spaces.

Please refer to the Engineer's report for further information on the drainage strategy.

^ Precedents images of the variety of paving, lighting and seating finishes



3.0 CONCLUSION

The landscape design rationale presented in this document provides a strategic framework to ensure the proposed development integrates sensitively with the broader Tallaght context. The design focuses on enhancing connectivity and incorporating a pedestrian friendly alternative into the urban fabric, strengthening the neighborhood's identity while offering both unique and complementary amenities, visual appeal, and ecological sustainability. This contributes to the overall quality and character of the site and development.

By creating a comfortable and welcoming streetscape and landscape environment, the proposal aims to deliver a high-quality residential community experience that meets the needs of its residents and visitors moving through the new axis and perimeter streets, while also respecting and enhancing the ecological sensitivities of the context. This approach promotes a balanced and sustainable relationship between the development and its surroundings.

We believe the landscape considerations have been addressed thoroughly, and we look forward to a positive outcome for the proposed residential scheme.

Is mise le meas,

Mr. Seán O'Malley - Studio Glasú

BSc Landscape Architecture

Accredited Member of the Irish Landscape Institute & the IFLA

(International Federation of Landscape Architects)

Accredited Member of the Garden & Landscape Designers Association of Ireland



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