

LRD Landscape response

In relation to the proposed Large Residential Development (LRD) at:

Crowpark 1st division, Kildalkey road Trim, Co. Meath

On behalf of.

Loughglynn Developments



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2(a) Provide a detailed, site-specific Landscaping Report and Landscape Management Plan as part of the planning application.

Response; Please see enclosed A Landscape report and A Landscape Specification & Maintenance strategy

The response should be read in conjunction with the submitted landscape drawings listed below, which form part of the overall planning pack. These drawings provide a detailed outline of the proposed landscape external works.

Drawing List:

- PP507-01-01 Landscape Masterplan
- PP507-01-02 Open space plan
- PP507-02-01 Hard Landscape plan
- PP507-02-02 Boundary plan
- PP507-02-03-Service plan
- PP507-03-01 Soft landscape Plan
- PP507-03-02 Soft landscape Specification
- PP507-04-01 Holywell access

2(b) Site-specific design proposals are required for each area of public open space (P.O.S), communal spaces, semi-private spaces, etc. and the Applicant must demonstrate the benefit, use and function of each area.

Response; Please see enclosed drawing reference PP507-01-02 Open space plan and the below snips illustrating the benefits , use and function of each area.

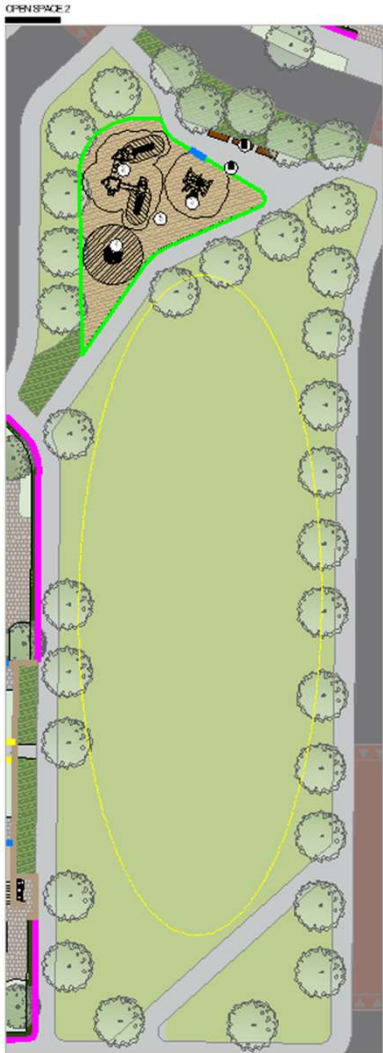
Public Open Space Area 1

This area comprises a large multi-functional play structure designed for older children and young people (8+ years) and can accommodate up to 32 users at any one time.

Benefit, Use and Function

- Provides a focal social meeting and gathering space within the development.
- Encourages active play through climbing, balancing and physical challenges.
- Supports the development of strength, coordination, spatial awareness and motor skills.
- Contributes positively to concentration, confidence and problem-solving abilities.
- Promotes social interaction, cooperation and consideration of others, supporting the development of social and emotional skills.
- Creates an inclusive recreational amenity that encourages outdoor activity and community engagement.
- The play equipment is installed on certified tiger mulch safety surfacing in accordance with the relevant playground safety standards, providing a safe and durable play environment.
- The play area is positioned within a landscaped green space enclosed by tree planting, creating an attractive setting, providing natural enclosure and enhancing the overall character of the open space.
- Informal seating is provided overlooking the green, allowing for supervision and passive recreation.





Public Open Space Area 2

This area comprises a junior playground enclosed by a bow-top rail fence and designed for younger children. The playground is located at the northern end of the open space and includes a large multi-functional play structure, climbing net and spinning carousel, all positioned on tiger mulch safety surfacing. The playground is set within a large linear park incorporating a filter drainage system within the green space, which also functions as an informal kickabout area for active play.

Benefit, Use and Function

- Provides a safe and enclosed play area for younger children.
- Encourages active play, exercise and social interaction.
- The play equipment helps develop balance, coordination, strength and confidence.
- Ground-level play features support imaginative, sensory and creative play.
- The climbing net encourages physical activity and cooperative play.
- The spinning carousel promotes balance, coordination and group interaction.
- Tiger mulch safety surfacing provides a safe play environment.
- The bow-top fence creates a secure and well-defined play space.
- The surrounding green space provides opportunities for informal recreation and kickabout games.
- The filter drainage system is integrated within the landscape, providing both drainage and usable open space.
- Pedestrian access paths connect the area to the wider development.
- Desire routes have been incorporated into the design to support convenient and natural movement through the site.



OPEN SPACE 3
SCALE: 1:250 @A1

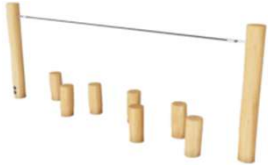


Open Space Area 3

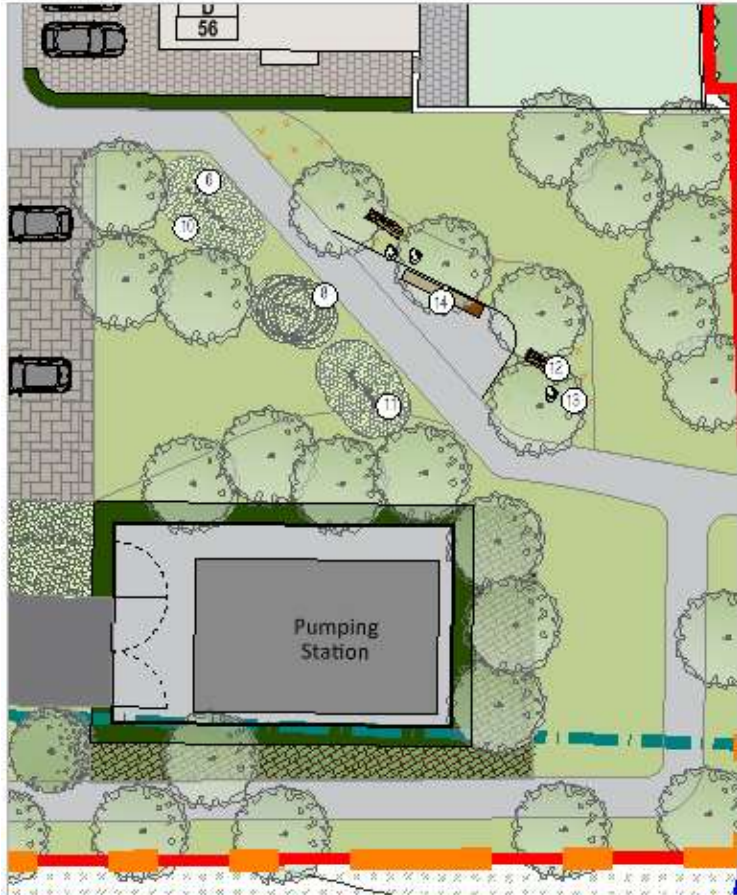
This area comprises a large open green space located along the SAC boundary and forms a key landscape connection through the development. The space accommodates both active and passive recreation, with a network of pedestrian paths providing connectivity and opportunities for walking and informal recreation. An incidental play area is located at the southern end of the open space and includes balance posts and ropes, stepping posts, somersault bars and balance beams, all positioned on rubber safety matting. The open space also incorporates a filter drainage system integrated within the landscape design. Occasional seating is provided along the pedestrian routes, and the area benefits from natural surveillance from surrounding residential properties.

Benefit, Use and Function

- Provides a large open space for active and passive recreation.
- Creates a green corridor that connects different parts of the development.
- Pedestrian paths encourage walking, exercise and informal recreation.
- Incidental play features provide opportunities for play, balance and physical activity for users of all ages.
- Rubber safety matting provides a safe surface beneath the play equipment.
- Seating areas offer places for rest and enjoyment of the open space.
- The filter drainage system is integrated within the landscape, providing both drainage and usable green space.
- The area is overlooked by surrounding residential properties, providing natural surveillance and promoting a safe environment.
- Supports biodiversity and enhances the visual amenity of the development through extensive landscaping.



OPEN SPACE 4
SCALE: 1:200 @ A1

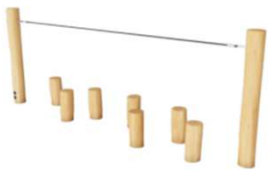


Open Space Area 4

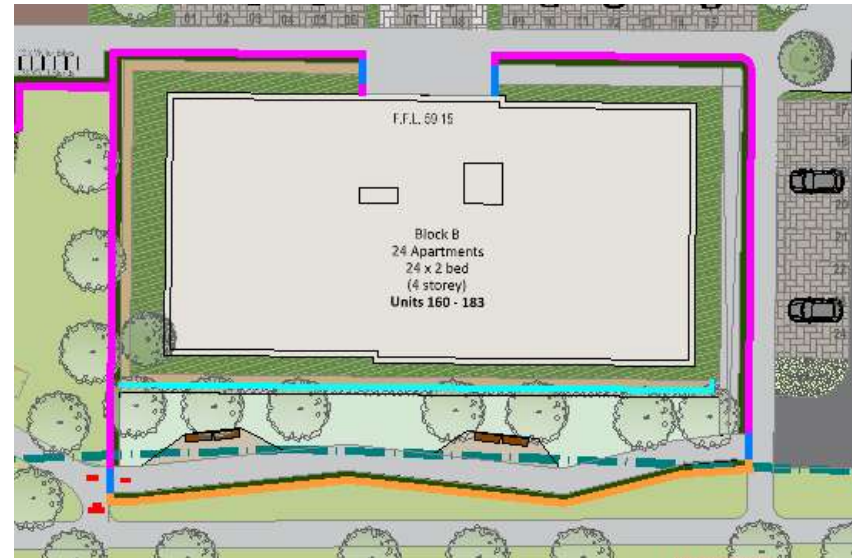
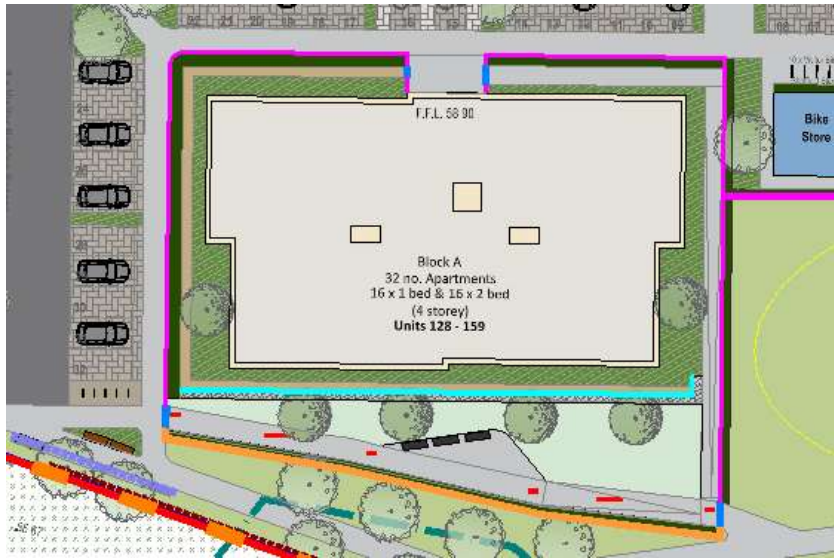
This area is located along the south-eastern boundary of the site and accommodates the development's pumping station. The pumping station is screened by a mix of woodland planting to reduce its visual impact and enhance the landscape setting. The area includes pedestrian paths that connect to the wider development, together with incidental nature play features such as logs and rocks. Additional play elements, including balance beams, stepping posts and trail features, are positioned along the paths to encourage informal play and exploration. The space is landscaped with meadow grass and numerous trees and benefits from natural surveillance from the adjacent apartment block and surrounding residential properties.

Benefit, Use and Function

- Provides an attractive landscaped setting around the pumping station.
- Woodland planting helps screen the pumping station and improves visual amenity.
- Pedestrian paths provide connectivity through the development.
- Nature play features, including logs and rocks, encourage imaginative and informal play.
- Balance beams, stepping posts and trail elements promote physical activity, balance and coordination.
- Meadow planting and tree planting enhance biodiversity and the character of the open space.
- Creates opportunities for informal recreation and enjoyment of the natural environment.
- The area is overlooked by adjacent apartments and residential properties, providing natural surveillance and promoting a safe environment.



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Communal Open Space

The communal open space serves the two apartment blocks and is located to the south of the buildings, benefiting from views over the adjacent SAC lands. The space is designed to provide a high-quality shared amenity area for residents, with pedestrian routes connecting around the apartment blocks and linking to the wider development. Seating areas are positioned throughout the space to encourage social interaction and passive recreation. The communal area is enclosed by railings and hedgerow planting, creating a secure and attractive environment, with direct access provided from the communal space into the adjoining public open space network.

Benefit, Use and Function

- Provides a dedicated outdoor amenity space for apartment residents.
- Creates opportunities for passive recreation, relaxation and social interaction.
- Seating areas encourage informal gatherings and community engagement.
- Benefits from attractive views over the adjacent SAC lands.
- Pedestrian routes provide convenient access around the apartment blocks and connect to the wider development.
- Railings and hedgerow planting create a safe, attractive and well-defined communal space.
- Direct access to the adjoining public open space encourages use of the wider green infrastructure network.
- The landscaping enhances visual amenity and contributes to the overall character of the development.

2(c) The application must include high quality, usable, functional public open space and high-quality landscaping is required, with a mix of formal and informal play spaces. The Applicant is requested to identify proposed 'active' and 'passive' P.O.S. within the development

Response The development provides a high-quality network of public and communal open spaces with a clear mix of active and passive uses, supported by strong landscaping and pedestrian connectivity.

Active Open Space

Active areas are provided through Public Open Space Areas 1–4 and include equipped play areas, incidental play features, kickabout space and nature play. These spaces support a range of activities including climbing, balancing, spinning, informal sport and exploration for all age groups.

Passive Open Space

Passive space is provided through landscaped green areas, meadow planting, tree planting, and pedestrian routes across all open space areas. Seating is located throughout the site to support rest, social interaction and enjoyment of the landscape. The communal open space also provides a high-quality passive amenity area for residents with views towards the SAC lands.

Overall, the scheme delivers a balanced and functional open space network that integrates formal and informal play, passive recreation, and high-quality landscaping to create attractive and usable green infrastructure throughout the development.

2(d) Boundary treatments shall be provided in accordance with the MCDP Chapter 11 requirements. Particularly important are the areas along main streets within the development.

Response; Please refer to drawing reference PP507-02-02 which identifies all boundaries. The proposed boundary treatments have been designed in accordance with the requirements of MCDP Chapter 11, with the exception of two specific locations where alternative treatments are proposed for site-specific reasons:

Area 1 External Site Boundary Adjacent to Retained Hedgerows and Trees

Along sections of the external site boundary where existing hedgerows and mature trees are being retained, a 2.0m high weldmesh fence has been specified in place of the standard boundary treatment. This approach has been adopted to minimise construction activity and ground disturbance within the established Tree Protection Zones (TPZs), thereby safeguarding retained vegetation and ensuring compliance with Aboricultural protection measures.

Area 2 - Rear Garden Boundaries Adjacent to Shared Alleyway Accesses

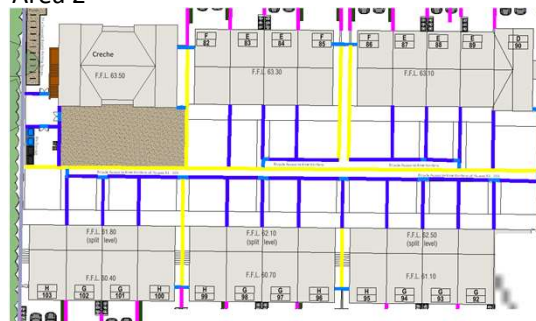
Where rear gardens are served by a shared alleyway access, a 2.0m high masonry spine wall has been provided as the primary division between properties. A 1.8m high concrete post-and-panel fence is then provided to the rear garden boundaries. This arrangement provides a robust and durable boundary treatment while maintaining security, privacy, and ease of maintenance for residents.

Apart from the above site-specific amendments, all boundary treatments have been designed in accordance with the requirements of MCDP Chapter 11.

Area 1 –



Area 2



2(e) Landscape management should not be excessively onerous for residents' committees' private management companies and / or Meath County Council's Taking in Charge Team. Detailed management arrangements and practical proposals which can be readily maintained for biodiversity and amenity are required.

Response; Please refer to the enclosed Landscape Specification and Maintenance Strategy, together with Drawing No. PP507-03-02 Soft Landscape Plan and Drawing No. PP507-03-03 Soft Landscape Specification, which identify all areas of proposed soft landscaping, planting specifications and maintenance requirements. The landscape proposals have been developed to ensure that long-term management and maintenance requirements are practical and not excessively onerous for residents' committees, private management companies and/or Meath County Council's Taking in Charge Team. The planting strategy focuses on robust, sustainable species and landscape treatments that will establish successfully and require routine maintenance only. The proposed landscape design comprises a large number of trees, hedgerows, areas of woodland planting, ornamental planting and lawn areas with naturalising bulb mixes. These elements have been selected to provide biodiversity enhancement, visual amenity and seasonal interest while remaining readily maintainable over the long term. Detailed maintenance requirements, establishment periods and ongoing management measures are set out within the Landscape Specification and Maintenance Strategy submitted as part of this application.

2(f) Details on a management plan for hedgerows and trees, areas of public open space, landscaping, management of invasive species on / introduced to the site, management and maintenance of play equipment, boundary treatment around play spaces to discourage running onto adjoining roadways, etc. should be provided.

Response; Please refer to the submitted Arboricultural Report, which provides details on the management, protection and long-term maintenance of the existing trees and hedgerows retained within the site. The enclosed Landscape Specification and Maintenance Strategy addresses the management and maintenance of all public open space and landscape elements within the development, including woodland planting, hedgerows, ornamental planting, grassed areas and biodiversity enhancement measures. The proposed children's play areas are enclosed by appropriate boundary treatments and landscape features designed to provide a safe environment for users and to discourage direct access onto adjoining roadways. Details of the boundary treatments are shown on the landscape and site layout drawings submitted as part of this application. The appointed playground equipment supplier will provide detailed specifications, inspection requirements and maintenance schedules for all play equipment and associated safety surfacing.

2(g) A Hedgerow Survey, an Arboricultural Assessment, Tree Constraint Plan and Tree Protection drawing will be required. Such reports should be consistent with and clearly inform the Landscape Strategy for the site and development proposals.

Response: Please refer to the Arboricultural Pack submitted as part of this application, which includes the Hedgerow Survey, Arboricultural Assessment, Tree Constraints Plan and Tree Protection Plan.

2(h) The Planting Strategy should have an emphasis on native plant and tree species of local provenance with reference to the All-Ireland Pollinator Plan. A detailed Planting Schedule will be required. The Applicant should identify the native species (trees, shrubs, flower species to be used on the site) and avoid presenting a generalised list.

Response; The proposed Planting Strategy has been developed with a strong emphasis on native tree, shrub and wildflower species of local provenance, in accordance with the principles of the All-Ireland Pollinator Plan. The landscape design seeks to enhance biodiversity, support pollinators and strengthen local ecological networks through the retention of existing hedgerows and trees, supplemented by significant new native planting throughout the site.

A detailed Planting plan and schedule has been prepared and is included within Drawing No. PP507-03-01 Soft landscape plan and PP507-03-02 Soft Landscape Specification. This schedule identifies all proposed tree, shrub, hedgerow, woodland and wildflower species to be used within the development, together with planting sizes, densities and specifications.

2(i) Tree planting should not interfere with public lighting scheme or affect passive supervision, and public lighting should not interfere with bats.

Response; Please refer to Drawing No. PP507-02-03 Tree and Services Plan, which has been prepared to demonstrate the relationship between proposed tree planting, public lighting and underground services.

The proposed tree planting has been carefully coordinated with the site infrastructure to ensure that mature tree growth will not interfere with the public lighting scheme, underground services or passive supervision of public spaces. A minimum clearance of 7.0m has been maintained between proposed trees and lighting columns, while a minimum clearance of 2.5m has been maintained between proposed trees and underground civil services. The landscape design has also considered the need to maintain clear sightlines and passive surveillance throughout the development, particularly within public open spaces, pedestrian routes and play areas

2(j) The Compact Settlement Guidelines (January 2024) have introduced minimum private open space and maximum semi-private (in lieu) space requirements. The final iteration of the application which is submitted should ensure that such standards have been met, noting that housing developments which provide private open space at the minimum standard throughout the scheme will be discouraged (as per Section 11.5.12 of the MCDP).

Response; The proposed development has been designed having regard to the requirements of the Compact Settlement Guidelines (January 2024) and Section 11.5.12 of the Meath County Development Plan. Please refer to the architectural report for quantum's of private and semi private open space. The development also incorporates a network of high-quality public open spaces, landscaped areas and recreational facilities which complement the private open space provision and contribute to the overall residential amenity of the scheme.

18 A proposal for a public artwork will be required in the residential development, which should ideally be incorporated in the landscape scheme in a central area of public open space. Please submit details of same as part of the application.

Response: The applicant proposes to work collaboratively with the Arts Office and a suitably qualified artist/sculptor to identify an appropriate artwork and location within the scheme. It is envisaged that the artwork will be integrated within a prominent and accessible area of public open space, where it can contribute positively to placemaking, local identity and the overall quality of the public realm. The final location, design and specification of the artwork will be developed in consultation with Meath County Council's Arts Department to ensure that the selected piece is appropriate to the character of the development and its landscape setting.