LANDSCAPE REPORT

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

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

On behalf of.
Loughglynn Developments

June 2026

PP507

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Section 1; Introduction

This Landscape Report has been prepared by Jane McCorkell Landscape Architecture on behalf of Loughglynn Developments Ltd. in support of a detailed planning application for a proposed development of a Large Residential Development (LRD) at Crowpark 1st division, Kildalkey road Trim, Co. Meath.
The proposed development seeks to provide for the development of a provision of a mixed-use residential unit at the subject site.

The report 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 external works, including hard and soft landscape treatment and SUDS integration.

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

Project description.

The proposed development comprises a Large-Scale Residential Development (LRD) on lands at Crowpark (1st Division), Kildalkey Road, Trim, Co. Meath.

The scheme provides a total of 183 residential units, comprising 127 houses and 56 apartments. The housing mix includes 19 no. detached 4-bedroom houses, 9 no. semi-detached/end-terrace 4-bedroom houses, 4 no. detached 3-bedroom houses, 43 no. semi-detached/end-terrace 3-bedroom houses, and 52 no. mid-terrace 3-bedroom houses, with building heights from 2 to 2 ½ storeys. The apartment element comprises 56 no. units in two blocks of up to four storeys, including 16 no. one-bedroom and 40 no. two-bedroom units.

The development also includes a crèche facility, new vehicular and pedestrian accesses from Kildalkey Road.

The proposal provides for associated infrastructure and site works, including landscaping, public and communal open space, internal streets and footpaths, car and bicycle parking, bin stores, private open space, boundary treatments, plant and waste management areas, utility infrastructure and a foul sewer connection to the existing network adjoining the OPW offices on Jonathan Swift Street, to be delivered beneath the River Boyne and Trim Pitch & Putt.

Section 2; Landscape Design

2.1 Site Location and context

The site is located on the southern side of the Kildalkey Road (L4022), approximately 750 metres west of its junction with Haggard Street, on the western approach to Trim, County Meath. The lands are easily accessible via the local road network and are zoned A2 – New Residential in the Meath Development Plan 2021–2027.

The site occupies a transitional position between the built-up area of Trim and open agricultural land, creating a semi-rural edge to the town. To the north, the site fronts the Trim–Kildalkey Road, with the boundary defined by a concrete post-and-wire fence with a concrete plinth there is a section of established hedgerow along the western portion of the boundary.

To the east, the lands adjoin existing low-density residential development, with boundaries comprising a mix of hedgerow, fencing, and masonry walling. The western boundary adjoins agricultural land, partially open and partially enclosed by an established hedgerow that provides screening and visual containment.

The southern boundary is formed by the river Boyne and associated riparian lands, which are zoned F1/D1 Open Space/Tourism and H1 High Amenity. Both the River Boyne and River Blackwater are designated as a Special Area of Conservation (SAC), underscoring their ecological importance. A designated flood risk zone associated with the river Boyne extends across the southern portion of the site and shall be clearly identified on the submitted plans.

The site slopes gradually from the Kildalkey Road towards the River Boyne. St. Patrick's Holy Well is located on neighbouring lands outside the applicant's ownership, with a replica well situated within the subject site. Although its historical origin is uncertain, pedestrian access to this feature shall be included in the design strategy.

Overall, the site provides an appropriate setting for a sensitively designed residential development that responds to both its suburban context and the adjoining landscape and ecological character of the river Boyne corridor.

Approximate site outline .

Recreational Areas.

Education.

L4022

Main street Trim.

The river Boyne.

St. Patrick's Holywell.

Replica Holy well.

Shopping supermarkets.

Historical landmarks; Trim Castle and St. Mary's Abbey.

Trim Playground

Golf course

Aura leisure centre

Football pitches

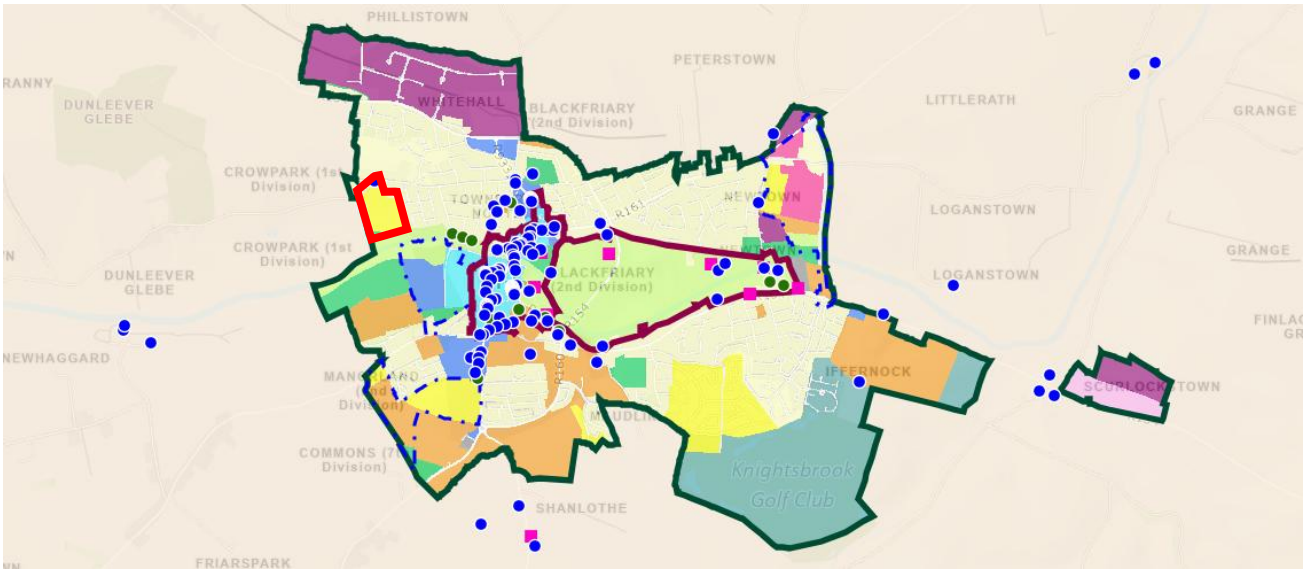
Tennis club

2.2 Site Zoning

Under the Meath County Development Plan 2021–2027, the subject lands are governed by three distinct zoning objectives:

- A2 – New Residential
- F1 – Open Space
- H1 – High Amenity

There is a historical cast Iron pump station located to the north of the site along the Kildalkey Road outside of the ownership of the Client.



These zoning designations reflect a balance between accommodating future residential development, preserving areas of open space, and protecting lands of high environmental and landscape value.

2.3 Landscape Proposal

1. Design Rational

The primary objective of the proposal is to establish a high-quality residential environment that is sustainable, legible, and conducive to healthy living, social interaction and community wellbeing. The design adopts a clear and simple streetscape structure that responds to the existing site context and integrates appropriately with the surrounding development pattern and landscape character.

The site layout provides a strong network of usable public open spaces which are well distributed throughout the scheme to ensure good accessibility and passive supervision. These spaces are designed to function as safe, child-friendly environments while also providing opportunities for recreation, relaxation and community interaction.

The landscape framework has been developed to enhance biodiversity and strengthen ecological connectivity through the retention of existing hedgerows and trees, supplemented by extensive new planting. A strong emphasis is placed on native and pollinator-friendly species in accordance with the All-Ireland Pollinator Plan, supporting nature-based solutions and long-term habitat creation.

The overall design balances amenity, ecological enhancement and practicality, ensuring that the landscape is robust, maintainable and capable of long-term management by future residents or a management company, while contributing positively to the character and identity of the development.

2. Nature based solutions.

The proposed development will integrate a range of nature-based solutions (NBS) to enhance environmental performance, support biodiversity, and manage surface water in a sustainable manner. These measures align with the principles of the EU Green Infrastructure Strategy, the All-Ireland Pollinator Plan, and the Meath County Development Plan 2021–2027 objectives for climate resilience and ecological protection.

Key nature-based measures include:

- Sustainable Urban Drainage Systems (SuDS): The site design incorporates permeable paving and French style drainage system in the open spaces to manage stormwater naturally, reducing runoff and improving water quality before naturally making its way into the natural ground water table.
- Native Planting and Habitat Enhancement: The landscape strategy will prioritise the use of native and pollinator-friendly species to enhance local biodiversity and strengthen ecological connectivity with the River Boyne SAC.
- Riparian Buffer Protection: A vegetated buffer zone will be maintained along the river Boyne to protect the watercourse, support natural filtration, and provide wildlife habitat.
- Tree and Hedgerow Retention: Existing mature trees and hedgerows will be retained where possible, with supplementary planting introduced to reinforce the site's green infrastructure and visual screening.

3. Landscape Strategy

The landscape strategy for the proposed development is designed to create an attractive, ecologically rich, and cohesive environment that responds to the site's natural features, topography, and its relationship with the river Boyne corridor. The approach combines high-quality landscape design with the integration of nature-based and sustainable drainage solutions to ensure long-term environmental and visual benefits.

In designing the landscape, several objects were used as a starting point, including:

- To provide a sustainable soft landscape treatment which marries with the proposed development.
- To integrate the development sensitively into the existing landscape and townscape context.
- To enhance biodiversity through native planting, habitat creation, and pollinator-friendly landscapes.
- To provide functional, welcoming environment that is visually appealing that encourages recreation and social interaction.
- To provide a landscape design that will comply with all statutory and local development guidelines.
- To strengthen the visual and ecological connection with the river Boyne and its riparian corridor.
- The selection of high-quality hard and soft landscape material that is robust, safe, and durable
- The incorporation of Sustainable Urban drainage systems throughout the development where possible.

4. Landscape Design

The landscape design for this residential development is regarded as an integral component of the overall living environment, providing residents with meaningful access to high-quality and well-connected green spaces. The design aims to create a calm, attractive, and functional outdoor setting that supports daily use, enhances biodiversity, and contributes to the distinct identity and setting of the development.

Child-friendly and inclusive play areas are incorporated within the network of open spaces, featuring natural play elements that encourage social interaction, creativity, and physical activity. These spaces are designed to be accessible and engaging for all age groups, promoting health, wellbeing, and a strong sense of community.

The landscape design will also integrate sustainable drainage measures, including permeable paving and a French drain system, to manage surface water in an environmentally responsible manner. These features will reduce surface runoff, improve infiltration, and contribute to the long-term resilience of the site without compromising the visual quality of the landscape.

Native planting, tree-lined avenues, and informal seating areas will further enhance the public realm, creating a cohesive and visually appealing environment. Collectively, the landscape strategy will deliver a multifunctional green infrastructure that supports biodiversity, provides accessible amenity spaces, and establishes a high-quality residential setting in harmony with the surrounding landscape and the river Boyne corridor.

2.4 Hard Landscape Palette

The hard landscape materials have been carefully selected to support the overall vision of a high-quality, durable, and visually cohesive environment. At the core of the landscape strategy is the use of Hydro Lineo permeable paving, which serves as the primary surface treatment across the site. This system not only delivers a clean and refined appearance but also supports sustainable drainage and long-term performance, making it ideal for urban residential environments.

Material choices have been made with a focus on longevity, weather resistance, and aesthetic appeal over time. A dark grey block paving has been introduced to define internal pedestrian routes, offering a crisp, modern contrast to surrounding green areas which provides visual distinction.

Hard Landscape Materials

The proposed materials palette has been carefully selected to complement the architectural character of the development and to ensure durability, functionality, and visual consistency throughout the public and private realms. The materials aim to provide a coherent aesthetic that enhances the overall quality of the external environment while responding appropriately to the site's setting and topography.

- Private Realm Paths and Patio Terraces: Kilsaran ClimaPave Killeen permeable paving flags in Silver Granite will be used to create high-quality private pathways and terrace areas, offering a refined and contemporary finish.
- Private Driveways: Kilsaran ClimaPave Mellifont in Curragh Gold will be utilised for private driveways, providing a durable and visually complementary surface treatment.
- Public Realm Car Parking Areas: Kilsaran ClimaPave Slane in Brindle will define car parking bays, ensuring permeability and a consistent design approach across shared surfaces.
- Road Surfacing: The main access road will be finished in standard asphalt, while Homezone areas will incorporate coloured chippings rolled in asphalt (final specification to be confirmed by the project engineer).
- Pedestrian Pathways: General pedestrian routes will be formed in standard grey concrete, with meeting points and key junctions finished in exposed aggregate concrete to provide visual contrast and tactile differentiation.
- Play Area Surfacing: hall be a mix of Tiger mulch and Rubber grass matting which will be used in designated play areas to provide safe, accessible, and durable play surfaces.

Structural and Site Features

- Retaining Walls: A retaining wall will form part of the apartment's open space design, creating a terraced effect that responds to the site's natural topography while providing usable and visually interesting spaces.
- Street Furniture: High-quality, durable elements will be incorporated, including the Hartecast HC2026S bench and Omos S36 Sheffield stainless steel bicycle stands, contributing to a robust and visually cohesive public realm.

Play equipment

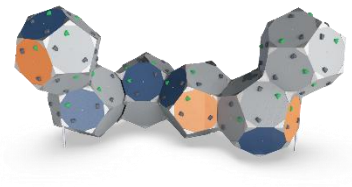
The proposed play area forms an integral part of the overall landscape design, providing inclusive, safe, and engaging play opportunities for children of varying ages and abilities. The layout has been carefully considered to encourage imaginative, physical, and social play within a naturalistic setting, promoting activity, interaction and wellbeing.

The play equipment is proposed to be installed on a combination of impact-absorbing surfacing, including Tiger Mulch in incidental play areas, with designated play pieces positioned on appropriate safety rubber surfacing in accordance with relevant safety standards.

The proposed equipment includes:

- Kompan BLX4106-BLOQX 6
- Kompan PCM301221 Angled triple tower with tunnel.
- Kompan NRO813 Climbing net
- Kompan ELE40060 Multispinner carousel.
- Kompan NRO821 Balance post with rope
- Kompan NRO809 Triple Somersault
- Kompan NRO209 Stepping posts
- Kompan NRO803 Double Balance Beam
- Kompan NRO871 Balance plus
- Nature play; Tree trunk and boulders

The selected equipment is manufactured by Kompan and has been chosen for its durability, play value and suitability for a range of age groups and abilities.
Prior to construction, the appointed playground supplier will undertake a detailed site inspection to confirm installation requirements, including critical fall heights, safety surfacing build-ups and compliance with relevant standards. The supplier will also provide a full inspection, maintenance and management plan for all installed equipment to ensure its safe long-term use.















Boundary treatments

The proposed boundary treatments have been designed in accordance with the requirements of MCDP Chapter 11, with thirteen boundary treatment types identified across the site. Full details, including specifications and locations, are illustrated on Drawing No. PP507-02-02.

The boundary treatment strategy provides a varied palette of walls, railings, fencing and hedgerow planting to respond appropriately to differing site conditions, including public open spaces, residential edges, service areas and sensitive environmental interfaces. This ensures a consistent, high-quality approach while maintaining functional requirements such as privacy, security, passive surveillance and visual integration with the landscape.

Hard boundary treatments include 2.0m high concrete block walls (capped and/or finished with plaster or brick to the public side), 2.0m high concrete post and panel fencing, retaining walls with railings, and 2.0m high V-mesh fencing in service and perimeter locations. Softer, landscape-led treatments include parkland railings combined with hedgerow planting, timber post and rail fencing with native hedgerow reinforcement, and chestnut paling fencing along sensitive ecological boundaries, including the SAC interface. Lower-height treatments, such as 1.2m bow-top fencing, are used to enclose play areas, while stone walling is proposed at the Holywell access point. Gates are incorporated throughout the scheme to provide secure and controlled access where required.

The proposed boundary treatments have been designed in accordance with MCDP Chapter 11, with the exception of two locations where alternative treatments are required:

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 minimises construction activity and ground disturbance within established Tree Protection Zones (TPZs), thereby safeguarding retained vegetation and ensuring compliance with arboricultural protection measures.

2. Rear Garden Boundaries Adjacent to Shared Alleyway Accesses

Where rear gardens are served by shared alleyway access, a 2.0m high masonry spine wall is provided as the primary division between properties, with a 1.8m high concrete post-and-panel fence forming the rear garden boundary. This arrangement provides a durable, secure and low-maintenance solution while maintaining privacy and residential amenity.

2.5 Soft Landscape Palette

Soft Landscape Concept

The soft landscape design has been developed to create a cohesive, biodiverse, and visually engaging environment that enhances the quality of life for residents and complements the architectural and hard landscape framework. The planting strategy emphasises a balance between native and ornamental species, providing year-round seasonal interest, ecological value, and resilience to urban conditions.

The design approach integrates structural tree planting, shrubs, ornamental grasses, and groundcover species to define character zones, frame views, and soften the built form. Planting has been carefully selected to promote biodiversity, provide pollinator-friendly habitats, and ensure ease of long-term maintenance.

Planting Objectives

- Create a visually cohesive and ecologically rich landscape that complements the architecture.
- Establish a multi-layered planting structure for visual interest and habitat diversity.
- Use native and pollinator-friendly species to support local biodiversity.
- Ensure resilient, low-maintenance planting suitable for urban environments.
- Promote seasonal variation and a sense of connection to nature for residents

Tree Planting

A diverse mix of native and semi-mature tree species is proposed throughout the development to establish a strong landscape structure and contribute to the creation of a green, mature character from the outset. Tree species have been chosen for their canopy form, root tolerance, and adaptability to urban conditions.

Where large canopy trees cannot be accommodated, smaller ornamental multistem species will be introduced to provide visual variety, texture, and seasonal interest. Constructed tree pits with structural soil will be provided where rooting depth or volume is limited, ensuring healthy establishment and longevity.

Shrub, Hedge, and Groundcover Planting

Mixed native hedgerows are incorporated along the site boundaries to define edges, enhance biodiversity, and create a soft transition between built and natural areas. These hedges provide important nesting and foraging habitats for birds and pollinators while offering visual screening and delineation of pedestrian routes.

Within internal courtyards and podium gardens, ornamental shrub and perennial planting provides structure, colour, and texture throughout the year. Groundcover and low-maintenance species have been selected for durability, drought tolerance, and visual cohesion. Ornamental grasses and flowering perennials introduce movement and softness, contributing to a naturalistic planting character that supports ecological diversity.





Section 3; Appendix

3.1 Landscape Drawings Listed.

- PP507-01-01 Landscape Masterplan
- PP507-01-02 Open space plan
- PP507-02-01 Hard Landscape plan
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