

# Whitestown Way, Tallaght

LRD Stage 3 Submission

Landscape Report

# Report Details

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# Introduction

Development Description



# Introduction

Mitchell and Associates have been commissioned by ARP 4.2 Sustainable Communities (Ireland) Fund to develop a Landscape Architectural strategy and design for the proposed Large-Scale Residential Development at Whitestown Way, Tallaght, Dublin 24, under the jurisdiction of South Dublin County Council (SDCC). The project seeks to deliver more than just a mixed-use scheme; it aspires to create a cohesive, vibrant, and resilient neighbourhood where landscape, ecology, and community amenity are integrated into the fabric of daily life.

The landscape strategy is founded on the principles of placemaking and sustainable design, recognising the importance of high-quality public realm, ecological connectivity, and the human experience of space. Streetscapes, civic plazas, and green corridors are conceived not only as functional routes or amenity spaces, but as places that foster interaction, social cohesion, and a sense of belonging. Public and communal open spaces are designed to extend the living environment outdoors, providing safe, accessible, and flexible spaces for relaxation, play, and community gathering. Every landscape intervention is considered within the wider context of Green Infrastructure, enhancing biodiversity, supporting urban cooling, managing surface water sustainably, and creating enduring ecological value.

Central to the design is the ambition to deliver high-quality housing enriched by its landscape setting. Open spaces are designed to maximise

daylight and sunlight, provide visual and physical permeability, and ensure equitable access for all residents. Housing units are adaptable to changing household needs, including the requirements of families with children, while communal spaces balance active and passive recreation, providing a variety of experiences that encourage both movement and reflection. The design also considers long-term management and maintenance, ensuring that the landscape retains its quality, functionality, and ecological contribution throughout the lifetime of the development.

This report, read alongside the landscape design drawings and supporting documentation, articulates a clear design vision and strategic approach. It demonstrates how careful, considered landscape architecture can support both the urban design objectives of the development and the broader planning and sustainability goals of South Dublin County Council, creating a residential environment that is durable, beautiful, and life-enhancing.

## Development Description

RP 4.2 Sustainable Communities (Ireland) Fund intends to apply for permission for the development of a 'Large-Scale Residential Development' (LRD) at a site of approximately 1.32 Ha principally located at Whitestown Way, Dublin 24. The site is generally bound: to the east by Whitestown Way; to the south by Riverside Business Park; to the west by Whitestown Road / Whitestown Industrial Estate, undeveloped lands and the Vita Ac-

tives premises; and to the north by, the Vita Actives premises and The Arena mixed-used development. It also extends to include part of Whitestown Way for junction, road infrastructure and landscape works.

The proposed development principally comprises the construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq m (excluding undercroft car parking area of 1,975.8 sq m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq m); and a crèche (162.8 sq m) with external play area.

The development also comprises: new street and turning head at the site's southern side and junction with Whitestown Way to the east; 77 No. car parking spaces, with 66 No. within the undercroft car parking area and 11 No. on-street; 2 No. set-down bays; cycle parking; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; sub-station; plant/operational rooms; bin stores; public lighting; green roofs; rooftop plant, PV arrays, lift overruns, telecommunications infrastructure and automatic opening vents; and all associated works above and below ground.



# Statutory Review



# Statutory Review

## Overview

The proposed landscape scheme has been developed having regard to the relevant national, regional and local planning policy framework, and the design demonstrates compliance with the provisions of the South Dublin County Development Plan 2022–2028 (SDCC CDP) and associated guidance. The landscape strategy reflects best practice in placemaking, sustainable landscape design, green infrastructure planning, and long-term landscape management. The following policy and guidance documents have informed the landscape design of the proposed development at Whitestown Way, Tallaght:

- South Dublin County Development Plan 2022–2028
- South Dublin County Sustainable Urban Drainage (SuDS) Explanatory, Design and Evaluation Guide
- Tallaght Town Centre Local Area Plan 2020
- Design Manual for Urban Roads and Streets (DMURS)
- National Children’s Play Policy ‘Ready Steady Play’
- All-Ireland Pollinator Plan 2021–2025

## South Dublin County Development Plan 2022–2028

### Green Infrastructure

The landscape design has been guided by the overarching green infrastructure policies and objectives of the SDCC CDP, which seek to protect, enhance, and expand a multifunctional green infrastructure network across the County.

Policy GI1 – Green Infrastructure Network states that it is Council policy to “protect, enhance and further develop a multifunctional Green Infrastructure network using an ecosystem services approach.”

In this regard, GI1 Objective 1 seeks “to establish a coherent, integrated and evolving Green Infrastructure Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees, rivers, streams and wetlands forming strategic links.”

The proposed landscape strategy contributes to this objective through the provision of interconnected public open spaces, landscaped streets, amenity areas, and green corridors that reinforce permeability, ecological connectivity, and visual continuity across the site and its wider context.

Policy GI2 – Biodiversity and Natural Heritage requires that existing natural features are protected and integrated where possible. GI2 Objective 2 seeks “to protect and enhance existing natural heritage and biodiversity assets including trees, hedgerows and habitats.”

While the site contains limited existing vegetation of ecological value, the landscape proposals respond to this objective through the introduction of diverse native and climate-resilient planting, woodland edge planting, SuDS planting, and pollinator-friendly species to strengthen biodiversity, improve ecological connectivity, and reinforce landscape character.

### Multifunctionality and Public Open Space

The SDCC CDP promotes the delivery of high-quality, multifunctional open spaces that provide amenity, recreation, biodiversity, and climate adaptation benefits.

Policy GI3 – Multifunctional Green Infrastructure supports the provision of green infrastructure that performs multiple functions, while GI3 Objective 1 seeks “to ensure that green infrastructure performs a multifunctional role including recreation, biodiversity enhancement, sustainable drainage, climate adaptation and carbon sequestration.”

The proposed open spaces are designed to fulfil this multifunctional role, accommodating informal recreation, social interaction, play, biodiversity enhancement, and SuDS within an integrated landscape framework.

### Public Open Space Standards

Public open space provision is informed by Policy COS5 – Parks and Public Open Space, which seeks to “provide a well-connected, inclusive and integrated public open space network through a multi-functional, high-quality open space hierarchy that is accessible to all.”

The landscape design provides high-quality public and communal open spaces in accordance with the quantitative and qualitative standards set out in the Plan, ensuring spaces are overlooked, accessible, usable, and integrated with surrounding buildings and movement networks.

COS5 Objective 8 requires that public open spaces “provide a pleasant setting, accommodate use by people of all ages and abilities, and support life-long activity and good health and well-being.”

COS5 Objective 13 further seeks “to ensure that parks and open spaces provide for a wide range of recreational and amenity activities that are easily accessible to all in the community.”

These objectives are addressed through inclusive design, clear pedestrian and cycle connections, passive surveillance, seating, informal play opportunities, and a range of active and passive amenity spaces.

### Children’s Play

Children’s play provision is addressed in accordance with COS5 Objective 16, which requires “children’s play areas to be provided as an integral part of the design and delivery of new residential developments and addressed as part of a landscape plan.”

Play opportunities are embedded within the landscape design and informed by the principles of the **National Children’s Play Policy ‘Ready Steady Play’**, which sets out guidance for the provision of suitable play opportunities for the future child population within a new development. Opportunities need not always include formal ‘equipped’ provision (i.e., standard, generic off-the-shelf equipment), but solutions focused on using the ‘genus loci’ of the site (e.g., existing and planned landform, character, etc.) to provide informal, impromptu and spontaneous play activities.

### Sustainable Drainage and Climate Resilience

Surface water management has been developed in accordance with Policy GI4 – Sustainable Drainage, which supports the integration of Sustainable Urban Drainage Systems (SuDS) within new development.

GI4 Objective 1 requires “the use of Sustainable Urban Drainage Systems (SuDS) to limit surface water run-off from new development,” while GI4 Objective 3 supports “the integration of SuDS measures into the design of open spaces and green infrastructure where possible.”

The landscape design incorporates SuDS measures in accordance with the **South Dublin County Sustainable Urban Drainage (SuDS) Explanatory, Design and Evaluation Guide**, ensuring surface water is managed at source using predominantly nature-based solutions that enhance amenity, biodiversity, and climate resilience.

### Biodiversity and Pollinators

The planting strategy aligns with Policy GI5 – Biodiversity and Ecosystem Services, which seeks to “protect and enhance biodiversity and ecosystems to support climate resilience.”

The landscape design also has regard to the **All-Ireland Pollinator Plan 2021–2025**, which notes that one third of Ireland’s 98 bee species are threatened with extinction. The Plan advocates for managing the landscape in a pollinator-friendly way and creating a network of diverse and flower-rich habitats by prioritising native plants, using stock of local provenance, and altering mowing regimes to allow more native plants to flower.

### Tallaght Town Centre Local Area Plan 2020

The proposed development is guided by the Tallaght Town Centre Local Area Plan 2020 (LAP), which forms part of the statutory planning framework for the area and remains effective in conjunction with the South Dublin County Development Plan 2022–2028. The LAP supports the REGEN zoning objective for residential-led regeneration and the enhancement of public realm, green infrastructure and open space provision within Tallaght Town Centre. The LAP reinforces the importance of high-quality open space and green and blue infrastructure through objectives such as OS2 - to provide new areas of open space and corridors for amenity, recreation, biodiversity protection, flood management and climate adaptation, and OS3 - to incorporate new elements of green and blue infrastructure such as tree planting, parks, natural open spaces and sustainable urban drainage systems into new development proposals. It also seeks to strengthen ecological and recreational connectivity between spaces with OS5 - to connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and supports planting and habitat enhancement through OS6 - to support native plant and animal species and encourage corridors for their movement.

These LAP objectives are consistent with the SDCC Development Plan’s emphasis on multifunctional green infrastructure and directly inform the landscape strategy for the site, ensuring that public open space, sustainable water management and ecological connectivity are delivered as integral components of the scheme.

### Design Manual for Urban Roads and Streets (DMURS)

The Design Manual for Urban Roads and Streets (DMURS) sets out design guidance and standards for constructing new and reconfigured existing urban roads and streets. It also sets out practical design measures to encourage more sustainable travel patterns in urban areas. The statement prepared by DBFL Engineers submitted with this application provides further detail in respect of the compliance of the proposed development with the provisions of DMURS.

### Consultation with South Dublin County Council

The landscape strategy has been informed by pre-application consultation with SDCC. An S247 meeting was held with SDCC, including the Parks Department, during which the approach to public open space and children’s play provision was discussed. As part of this consultation, the Parks Department requested the incorporation of 10 LEAP (Locally Equipped Area for Play) elements within the landscape design. This has informed the play strategy, ensuring play provision is integrated into the public open space in a manner consistent with SDCC guidance and the principles of landscape-led, inclusive play.

A follow-up meeting was held with the SDCC Parks Department to review the evolving landscape proposals. This focused on the integration of Sustainable Urban Drainage Systems (SuDS) and the approach to play provision. The discussions reinforced the importance of delivering multifunctional open spaces that combine amenity, play, biodiversity, and sustainable water management. The feedback has been incorporated, ensuring alignment with SDCC Parks requirements and the objectives of the SDCC CDP 2022–2028.

The landscape proposals were further presented at Stage 2 LRD consultation with SDCC, including the Parks Dept. At this stage, the Parks Dept confirmed they were satisfied with the proposed landscape scheme and raised no comments. Subsequent to this consultation, an LRD Opinion Report was issued, with the Parks Department comments contained in Appendix 6. These comments have been considered and incorporated into the landscape proposals submitted as part of the current application.



# Site Analysis



# History

## Historic Context, Townlands and Aerial Photography

The proposed development site at Whitestown Way, Tallaght is located within the historic townlands of Whitestown and Tallaght, within the civil parish of Tallaght and the barony of Uppercross in South Dublin. The majority of the site falls within the townland of Whitestown, a traditional land division reflecting the historic rural landscape that once dominated the area, while a smaller portion in the north-eastern corner lies within the townland of Tallaght, which historically encompassed the core of Tallaght village and surrounding lands. Referencing these historic townlands provides context for the site's landscape character and informs the design approach, helping to maintain a sense of place and continuity in the urban fabric.

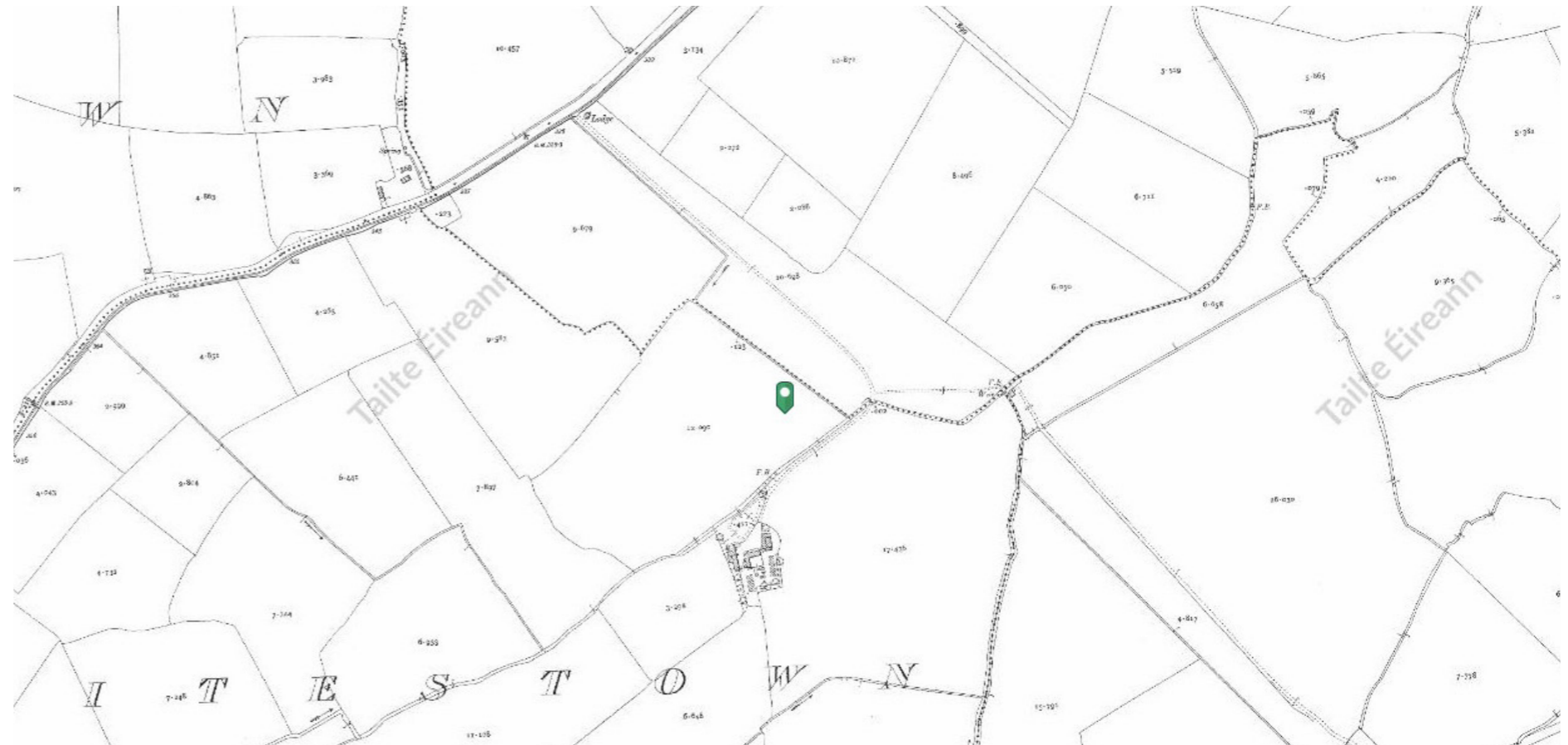
Historic mapping, sourced from GeoHive, provides further insight into the site's past land use and landscape structure. The six-inch Ordnance Survey map depicts early field boundaries, tracks, and rural settlement patterns, while the twenty-five-inch map offers finer detail on property divisions, buildings, and other landscape features. Analysis of these maps has informed the identification of historic landscape elements, including hedgerows, tree lines, and field boundaries, which contribute to local identity and have been considered in the proposed layout of open spaces, green corridors, and amenity areas.

Aerial photography complements the historic maps by showing the evolution of the site over time. Historic aerial images from 1995 and 2006, accessed via GeoHive, illustrate the site prior to modern urbanisation, highlighting historic field patterns, vegetation, and early settlement development. The most recent aerial image from 2025, sourced from Google Maps, shows current site conditions, including roads, buildings, and landscape features. Comparing these images allows for an understanding of land use change, urbanisation trends, and the retention or loss of historic landscape elements, which has informed the landscape strategy and design approach.

Integrating townland context, historic mapping, and aerial photography provides a comprehensive understanding of the site's evolution, landscape character, and ecological patterns. This analysis has guided the design of the proposed development, enabling the retention or reinterpretation of historic features, the creation of meaningful open spaces, and the provision of green infrastructure that respects the historic and natural context while supporting connectivity, biodiversity, and a strong sense of place.



Historic Map 6 Inch 1837-1842. Source; geohive.ie



Historic Map 25 Inch 1888-1913. Source; geohive.ie

# History

## Aerial Photography



Aerial Photo from 1996. Source; [geohive.ie](http://geohive.ie)



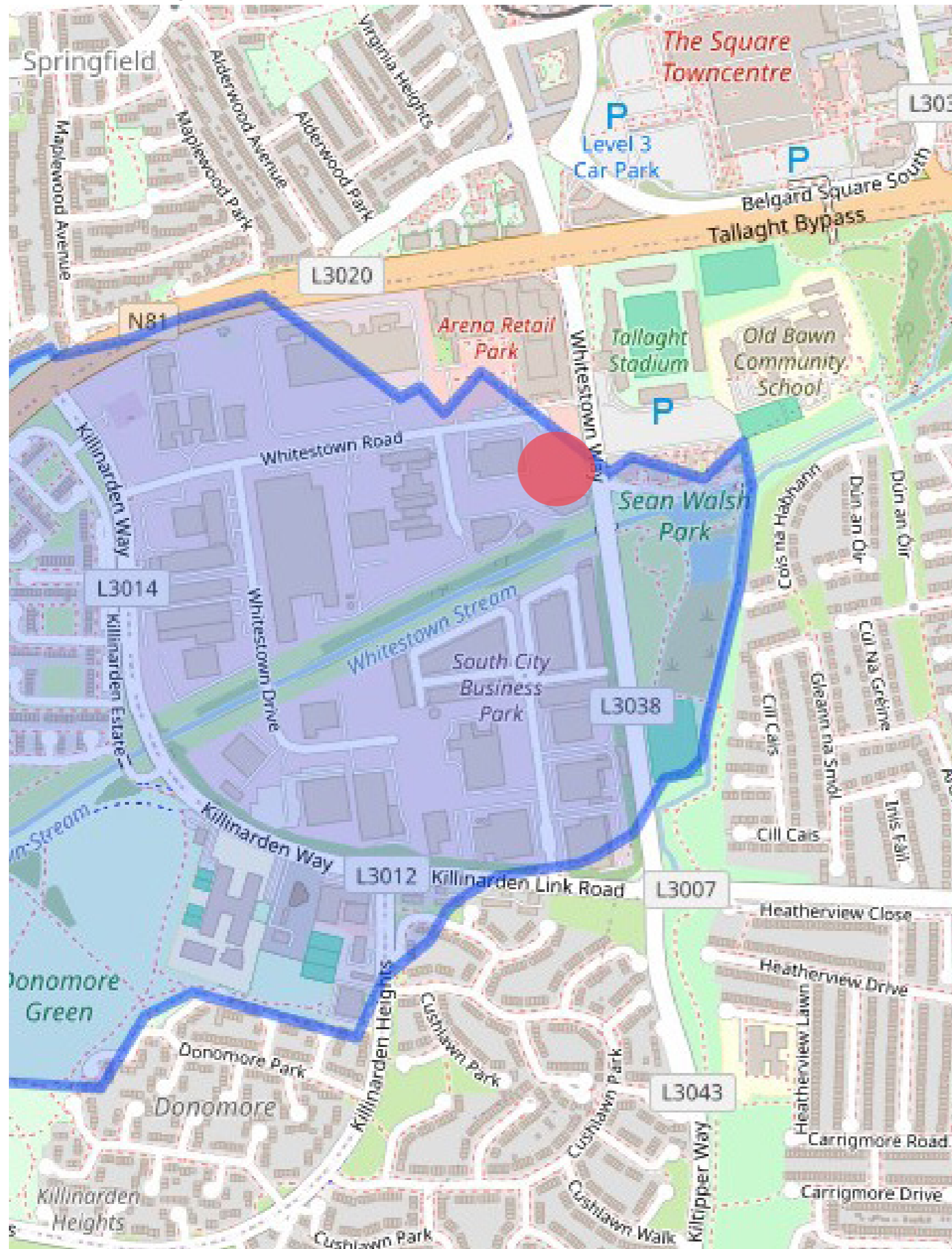
Aerial Photo from 2006. Source; [geohive.ie](http://geohive.ie)



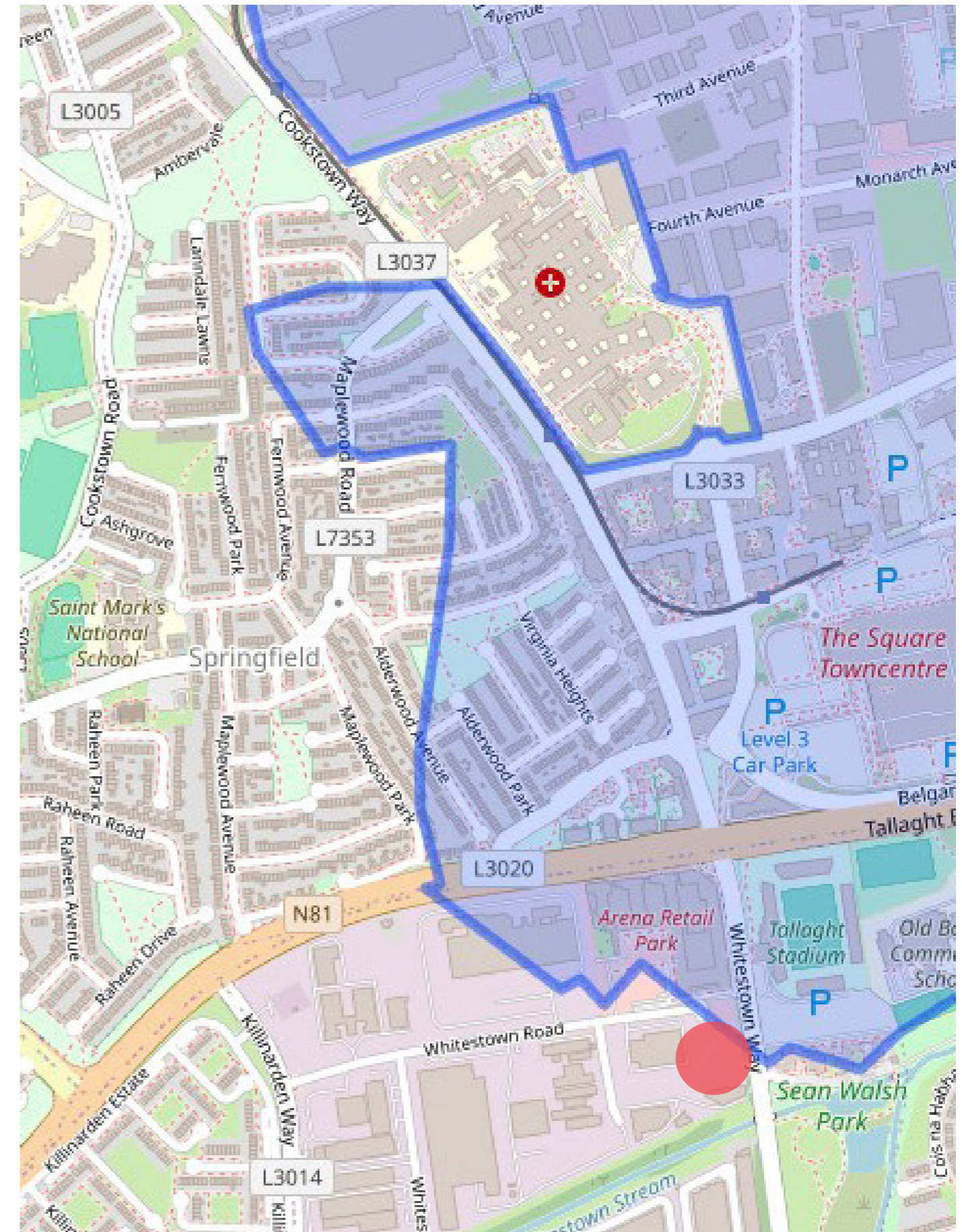
Aerial Photo from 2025. Source; [google.com/maps](http://google.com/maps)

# History

## Townland Mapping



Whitestown. Source; townlands.ie



Tallaght. Source; townlands.ie

# Site Analysis

## Site Visit: Area Reconnaissance

Building on the historic and aerial analysis, a reconnaissance survey of the area surrounding the site was undertaken to understand the wider landscape context, visual character, and spatial relationships. This survey provides a record of streetscapes, adjoining land uses, public open spaces, and existing vegetation patterns, and helps to identify opportunities and constraints that inform the landscape design.

The site is influenced by a range of surrounding land uses and landscape features. To the immediate north lies The Arena development, a mixed-use area that contributes active frontage and pedestrian connectivity. To the east, across Whitestown Way, the site is bounded by Shamrock Rovers Football Club Tallaght Stadium, forming a prominent civic landmark and recreational facility. To the west and south, existing industrial areas define the character of the site's edge, while further south the Whitestown Stream green corridor provides a notable ecological and amenity feature, forming part of the local green infrastructure network.

Observations focused on elements such as green corridors, mature trees, hedgerows, local topography, surface treatments, boundary treatments, and pedestrian and cycle connectivity. The reconnaissance also considered the character of neighbouring residential areas, commercial zones, and civic spaces, as well as views into and out of the site, which influence the orientation and design of open spaces, streets, and amenity areas within the development. By documenting the surrounding environment, this reconnaissance complements the historic mapping and aerial imagery, providing a comprehensive understanding of both the immediate and wider landscape context. This informs a landscape strategy that is responsive to local character, enhances connectivity, supports biodiversity, and creates a sense of place within the urban fabric of Tallaght.










# Site Analysis

Existing Tree Survey - Refer to project arborist's drawing and report for further details



## LEGEND

### TREE CONDITION CATEGORIES

-  **A** TREES OF HIGH VALUE AND QUALITY
-  **B** TREES OF MODERATE VALUE AND QUALITY
-  **C** TREES OF LOW QUALITY AND VALUE
-  **U** TREES OF VERY LOW QUALITY AND VALUE RECOMMENDED FOR REMOVAL
-  TREE CONSTRAINTS
-  SCRUB VEGETATION
-  SITE BOUNDARY

# Design Development

S247 to Stage 3



# Design Development

## Early Concept Discussed with SDCC

This stage of design development illustrates the evolution of the landscape strategy for the site and reflects a high-level concept that was tabled and discussed at a meeting with South Dublin County Council Parks Department. The drawings and images accompanying this section are intended to identify and test the key landscape structuring elements of the site, establish overarching principles, and highlight major constraints and opportunities that inform the emerging design.

The concept responds to a number of site-specific constraints, most notably the presence of an existing wayleave and the requirement for a significant surface water attenuation basin. Rather than treating the attenuation area as a purely engineering-led feature, the landscape strategy explores opportunities to integrate the basin into the wider open space network, allowing it to perform a multifunctional role that combines surface water management, amenity, biodiversity, and informal play. The integration of play elements within and around the basin is a key component of this approach, reinforcing its role as an active and engaging landscape space rather than a residual area.

A woodland buffer is proposed along key site boundaries to provide visual

screening, soften edges to adjoining land uses, and contribute to biodiversity and microclimate benefits. This buffer also plays an important role in reinforcing green infrastructure links across the site, connecting to the wider ecological network, including the Whitestown Stream green corridor to the south.

Movement and connectivity are central to the landscape concept. A new east-west cycle link is proposed along the northern portion of the site, improving permeability and strengthening connections to surrounding routes and destinations. In addition, the creation of street frontage along the eastern edge of the site, partially within SDCC lands, is proposed as a landscaped, people-focused route incorporating street trees, planting beds, and integrated seating. This street is envisaged as a green, urban connector that supports pedestrian movement, enhances the public realm, and contributes positively to the streetscape character of the area.

The landscape concept also places emphasis on the creation of welcoming arrival spaces at both the northern and southern entrances to the site. These arrival areas are intended to establish a strong sense of place, improve legibility, and provide a clear transition between the surrounding

context and the internal open space network. The importance of coherent and continuous green infrastructure (GI) links is embedded throughout the design, ensuring that open spaces, movement routes, planting, and SuDS features function as a connected system rather than isolated elements.

Feedback received from the SDCC Parks Department during the design review has informed the ongoing development of the landscape strategy. Comments included a request for the inclusion of ten LEAP play elements within the overall play provision, support for the proposed street frontage and cycle connections, and a recommendation that a low-flow channel be incorporated within the attenuation basin to improve functionality, legibility, and biodiversity value. These comments have been noted and are being taken forward in the refinement of the landscape design.

This design development stage establishes a clear framework for the landscape-led approach to the site, ensuring that technical requirements, movement, play, ecology, and placemaking are integrated into a cohesive and sustainable landscape strategy.



New Street



Plaza/ Street Activation



Attenuation/ Play