

# Scheme Review

## First Floor Landscape

The first-floor podium communal amenity space is designed as a shared residential amenity space that provides a calm and attractive environment for residents while respecting the scale, enclosure, and microclimatic conditions of a courtyard setting. The landscape approach is intentionally restrained to ensure the space does not overpower the courtyard or inappropriately reduce daylight and the perception of openness.

Planting is light, colourful, and seasonal, creating visual interest and softness while maintaining clear views across the space. The palette is selected to provide year-round interest and a comfortable residential character. Play elements for small children are subtly integrated within the courtyard, ensuring the space is family-friendly without becoming overly active or cluttered.

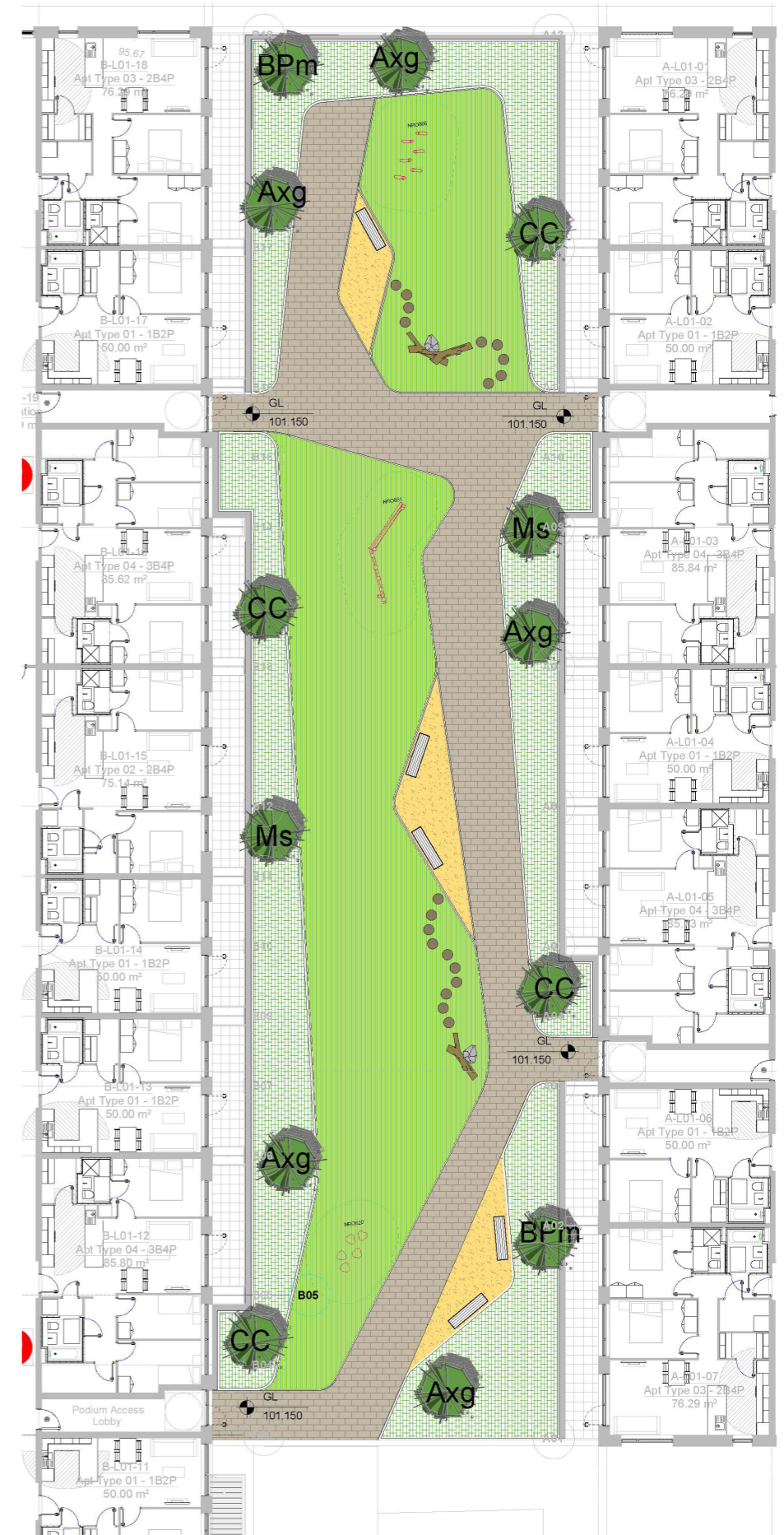
The courtyard landscape complements the more active ground-level public open spaces, providing a quieter layer within the hierarchy of amenity spaces across the site and contributing to a balanced, inclusive, and well-considered landscape strategy.

The proposed development has been designed in accordance with the Planning Design Standards for Apartments - Guidelines for Planning Au-

thorities (2025) in respect of children's play provision. The scheme incorporates private open space to all apartments, a dedicated play space within the first-floor courtyard for younger children, and a larger public open space play trail incorporating formal and natural play opportunities. The play spaces are located within clearly defined and overlooked areas of the development, with safe pedestrian access provided throughout the site.

The landscape design recognises that children will play throughout the development and therefore integrates play, movement, and open space in a safe and legible manner. The first-floor courtyard provides a more contained and supervised play environment for younger children, while the main public open space accommodates a broader range of formal and informal play opportunities, including LEAP play equipment, natural play features, and informal recreation space. Seating for parents and guardians is incorporated throughout the play areas, and the arrangement of the spaces balances active use with residential amenity.

The development therefore satisfies the relevant Apartment Guidelines in relation to children's play provision, safe access, communal amenity, and the integration of play within the overall landscape strategy.



# Green Infrastructure Plan



# Green Infrastructure Plan

## Purpose

The Green Infrastructure (GI) strategy for this scheme demonstrates how landscape and open space are planned as core elements of the development, in line with SDCC Development Plan 2022-2028. The strategy supports ecological connectivity, sustainable water management, recreation, amenity, and active travel, ensuring the site contributes meaningfully to the wider GI network.

## Site Context and Strategic Role

The site is located in Whitestown, Tallaght, south of the Woodies retail area, west of Tallaght Stadium, and adjacent to Whitestown Way. It sits along the L10 Secondary Green Infrastructure Link, connecting Tallaght to the Dodder River Primary GI Corridor. The site is therefore a key location to strengthen ecological networks, support pedestrian movement, and integrate multifunctional open space within the urban context.

## GI Integration and Design Principles

The GI strategy delivers a continuous, multifunctional east-west corridor through the site, providing habitat, recreation, and SuDS functions while connecting to existing green spaces and the wider network. Key principles include:

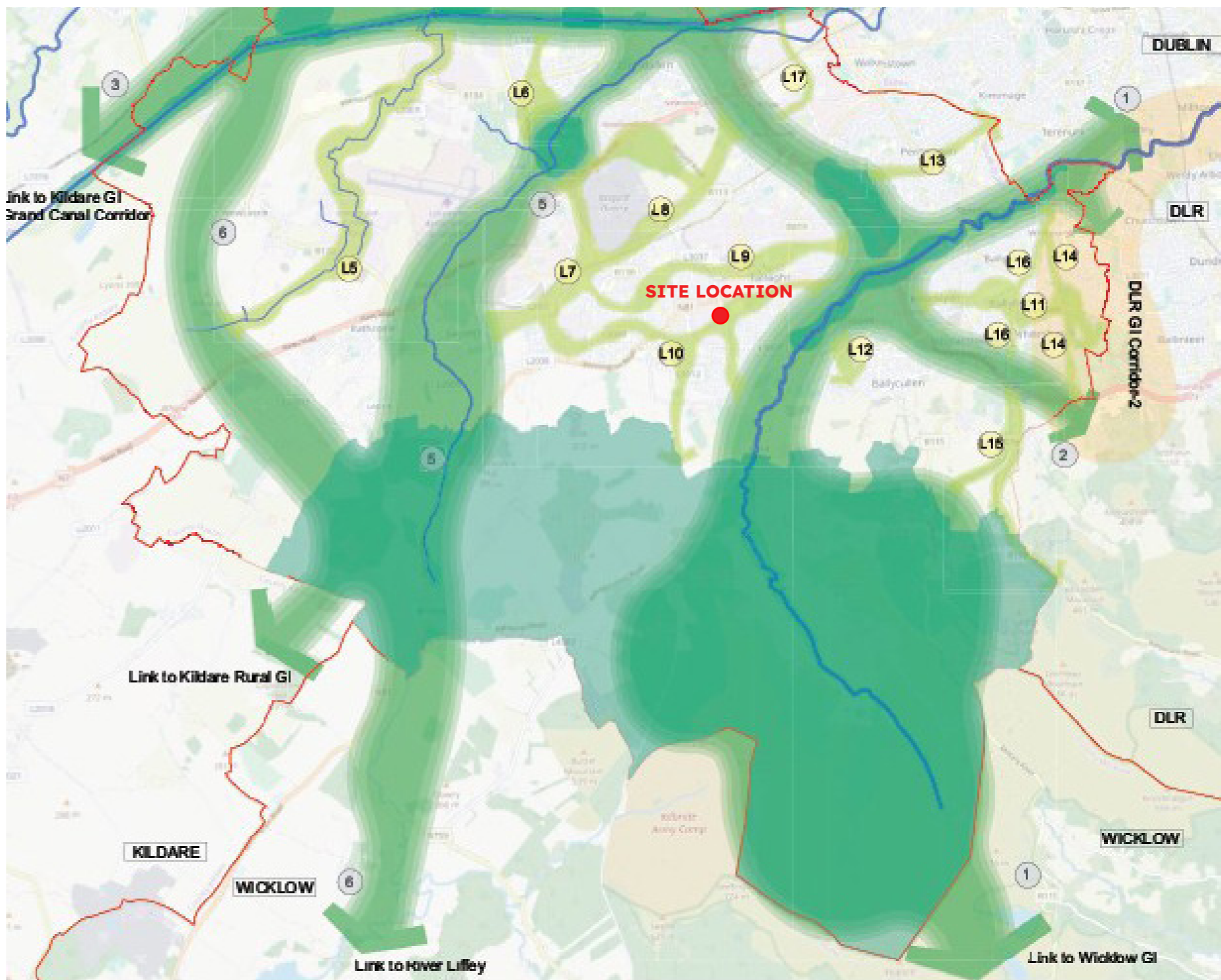
- **Public Open Space** - Includes a kick-about area, the attenuation basin with low-flow channel, woodland boundary, and a play trail incorporating ten LEAP elements. Formal and nature-based play are combined, and the basin remains dry except during larger rain events to maximise usability.
- **New Street Frontage** - A pedestrian-priority street linking east-west movement, with wide paving, SuDS planting islands that buffer Whitestown Way traffic, street trees, integrated seating, and the potential for active frontage from a commercial unit.
- **Arrival Plazas** - Northern and southern entrances provide welcoming, safe, and legible thresholds, featuring planting islands and seating that reinforce the landscape structure.
- **First-Floor Courtyard** - Shared residential space with light, colourful planting and small play elements. The courtyard complements ground-level open space, providing a calm and family-friendly environment.

## Biodiversity and Climate Resilience

Native-led planting, meadow areas, and reduced-mow grass support habitat creation, pollinators, and ecological stepping-stones, in line with the All-Ireland Pollinator Plan 2021-2025 and SDCC biodiversity policies. SuDS features, including the attenuation basin, swales, and rain gardens, manage surface water at source, improve water quality, and provide multifunctional amenity. Tree planting and permeable surfaces enhance microclimate, carbon sequestration, and climate resilience, supporting SDCC Green Space Factor objectives.

## Movement and Connectivity

Pedestrian movement is prioritised throughout the site, with the new street frontage and east-west routes aligned with the L10 GI Link. The design provides accessible, legible, and safe connections, integrating seating, planting, and SuDS features, while existing cycle routes maintain north-south connectivity. Streets and paths follow DMURS principles, ensuring a high-quality public realm that supports social interaction.



| Key |                      |
|-----|----------------------|
|     | County Boundary      |
|     | River/ Stream/ Canal |
|     | Core Area            |
|     | Primary GI Corridor  |
|     | Secondary GI Link    |

| Primary GI Corridor |                        |
|---------------------|------------------------|
| ①                   | Dodder River Corridor  |
| ②                   | M50 Corridor           |
| ③                   | Grand Canal Corridor   |
| ④                   | Liffey Valley Corridor |
| ⑤                   | Camac River Corridor   |
| ⑥                   | Rural Fringe Corridor  |

| Secondary GI Link |                          |
|-------------------|--------------------------|
| L1                | Adamstown Link           |
| L2                | Giffen-Grand Canal Link  |
| L3                | Giffen-M50 Link          |
| L4                | M50-Liffey Cross Link    |
| L5                | Giffen River Link        |
| L6                | Grand Canal-Corkagh Link |
| L7                | Citywest-Saggart Link    |
| L8                | Tallaght-Rural Link      |

|     |                                    |
|-----|------------------------------------|
| L9  | Tallaght-Urban Link                |
| L10 | Tallaght-Dublin Mountains Link     |
| L11 | M50-DLR Crosslink                  |
| L12 | Ballyculen Stream-Dodder Link      |
| L13 | River Poddle Link                  |
| L14 | Whitechurch Stream Link            |
| L15 | Owendoher River/Glendoo Brook Link |
| L16 | Owendoher River Link               |
| L17 | Ballymount-Grand Canal Link        |

Green Infrastructure Strategy Map. Source; SDCC Dev Plan

# Green Infrastructure Plan

## Play, Amenity, and Integration

Play and recreational facilities are integrated within GI corridors, avoiding isolated provision. The combination of LEAP elements, play trail, and nature-based play delivers inclusive, engaging spaces that also support biodiversity and SuDS functionality. Open space, streets, plazas, and courtyards are designed as connected, multifunctional landscapes, in line with SDCC policies for recreation, ecological enhancement, and public amenity.

## Policy Alignment

The strategy directly responds to SDCC objectives:

- GI1-GI3: Integration of green infrastructure as a primary structuring element;
- GI14-GI17: Habitat creation, stepping-stones, ecological connectivity;
- GI25-GI28: Multifunctional open space, play provision, SuDS integration;
- SI22-SI26: Sustainable drainage and climate resilience;

- Green Space Factor: Quantifiable contribution to public amenity, biodiversity, and stormwater management.

## Collaboration and Implementation

The Green Infrastructure strategy has been developed through ongoing collaboration with South Dublin County Council, in particular the Parks Department, to ensure alignment with local policy, standards and long-term management objectives. A Section 247 pre-planning meeting was held with SDCC, during which the overarching GI approach, play provision and SuDS strategy were discussed. As part of this engagement, SDCC Parks requested the inclusion of ten LEAP play elements, which have been incorporated into the landscape proposals and integrated within the wider GI network.

A follow-up meeting was held with SDCC Parks to review the SuDS strategy and play provision, including the attenuation basin and low-

flow channel. Feedback informed refinements to the open space layout, play trail, basin design and planting strategy.

The GI strategy will inform the detailed design and construction stages of the development, with all green infrastructure elements coordinated with architectural, civil engineering and drainage proposals. SuDS features and planting will be delivered in accordance with SDCC standards, including the South Dublin County Sustainable Urban Drainage (SuDS) Explanatory, Design and Evaluation Guide.

A long-term landscape management strategy will accompany the development, setting out maintenance regimes and pollinator-supportive practices. Ongoing coordination with SDCC will ensure adoptable areas are delivered to the required standard and that the GI strategy provides a robust and resilient landscape.



# Green Infrastructure Plan

## Site Strategy

The Green Infrastructure diagram illustrates the primary GI routes and connections through the site, showing how landscape, movement, planting and SuDS are integrated into a coherent network. The diagram highlights the east-west GI corridor aligned with the L10 Secondary Green Infrastructure Link, reinforcing pedestrian connectivity and ecological continuity across the site. Tree planting and woodland edges are shown structuring these routes, providing enclosure, shade and habitat connectivity, while SuDS features such as swales, planting islands and the attenuation basin are positioned to manage surface water at source and contribute to biodiversity. Collectively, the diagram demonstrates how green infrastructure functions as a continuous, multi-functional system, supporting movement, climate resilience, play and amenity in accordance with the objectives of the South Dublin County Development Plan 2022-2028.



Green Space Factor



# Green Space Factor

## GSF Tool

The site is zoned REGEN under the South Dublin County Development Plan 2022-2028, supporting residential-led regeneration and the provision of high-quality public realm. The proposed development has been assessed using the Green Space Factor (GSF) methodology, a tool designed to ensure that regeneration projects deliver sufficient green infrastructure for amenity, biodiversity, microclimate, and surface water management. The design achieves a GSF score of 0.52, exceeding the SDCC threshold of 0.5, demonstrating that the scheme provides a robust contribution to multifunctional green infrastructure within a regenerating urban area.

The GSF performance reflects the integration of public open spaces, woodland boundary planting, street trees, SuDS features, and first-floor courtyard landscaping. These elements collectively provide multifunctional green infrastructure that supports recreation, play, biodiversity, and stormwater management. The attenuation basin and low-flow channel are designed to function as ecological and playable spaces, contributing directly to the site's GSF score while ensuring that green infrastructure is integrated with SuDS and recreational provision.

As a regeneration site, the GSF also supports the delivery of safe, attractive, and accessible public spaces, in line with SDCC objectives for REGEN lands. Play and amenity areas, including formal and LEAP play elements, are incorporated into the landscape network, ensuring connectivity and inclusivity. The achieved GSF score of 0.52 demonstrates that the landscape strategy meets the requirements for multifunctional, resilient green infrastructure and aligns with the following SDCC Development Plan policies and objectives: GI25-GI28 (multifunctional open space, play provision, ecological corridors), GI14-GI17 (habitat creation, biodiversity stepping-stones), and SI22-SI26 (Sustainable Urban Drainage and climate resilience). Collectively, these measures ensure the landscape design delivers high-quality green infrastructure that supports both ecological and social functions, in line with SDCC guidance for REGEN lands.



Green Space Factor Tool  
**South Dublin County Council**



Comhairle Contae  
Átha Cliath Theas  
**South Dublin County Council**

User input indicated by **Orange fields**

| User Input    |                  |
|---------------|------------------|
| Zoning lookup | Minimum GI Score |
| REGEN         | 0.5              |

| 1. Enter Development Site Area m <sup>2</sup> <a href="#">HERE</a>        |        | 13277                                |               |
|---|--------|--------------------------------------|---------------|
| Surface Type (see tab for detailed descriptions)                          | Factor | Proposed Surface Area m <sup>2</sup> | Factor Values |
| 1. Short Lawn   | 0.3    | 1654                                 | 496.2         |
| 2. Tall Lawn (wild, not mown)   | 0.5    | 873                                  | 436.5         |
| Permeable Paving  | 0.3    | 2790                                 | 837           |
| Vegetation  |        |                                      | 0             |
| 4a. Vegetation-Shrub below 3m   | 0.4    | 500                                  | 200           |
| 4b. Vegetation-Shrub / Hedgerow above 3m                                  | 0.5    |                                      | 0             |
| 4c. Vegetation-Pollinator friendly perennial planting                     | 0.5    | 1924                                 | 962           |
| 4d. Vegetation-Preserved hedgerow   | 1.2    |                                      | 0             |
| Trees   |        |                                      | 0             |
| 5a. New trees   | 0.6    | 660                                  | 396           |
| 5b. Preserved trees   | 1.2    | 39                                   | 46.8          |
| 7. SuDS intervention (rain garden, bioswale)                              | 0.6    | 2635                                 | 1581          |
| Green Roof  |        |                                      | 0             |
| 9a. Green Roofs - Intensive green roof (substrate is 200-1200mm in depth) | 0.7    | 782                                  | 547.4         |
| 9b. Green Roofs - Extensive green roof (substrate is 80-200mm in depth)   | 0.6    | 2288                                 | 1372.8        |
| 10. Green wall  | 0.4    | 0                                    | 0             |
| 11. Retained Open Water   | 2      | 0                                    | 0             |
| 12. New open water  | 1.5    | 0                                    | 0             |
| <b>Total Equivalent Surface Area of Greening Factors</b>                  |        | <b>14,145.00</b>                     |               |

|                               |                |
|-------------------------------|----------------|
| <b>Green Factor Numerator</b> | <b>6875.70</b> |
|-------------------------------|----------------|

| Minumum Required GI score | Final GI score | Result |
|---------------------------|----------------|--------|
| 0.5                       | 0.52           | Pass   |



Public Open Space