Public Open Space

Public Open Space and Communal Amenity

Public open space refers to open spaces that form part of the public realm and are accessible to the public for the purposes of active and passive recreation. This includes parks, squares or plazas, large areas of landscaping including Nature-based Drainage Solutions, and green corridors or linear parks connecting different areas where a high environmental quality and active modes of travel are promoted. For the purposes of calculating public open space provision, areas used for Nature-based Urban Drainage and other attenuation features can be included where they are integrated into and form part of the open space and landscaping scheme. Incidental areas of open space that do not form part of an interconnected network of hard and soft landscaped areas should not be included in the calculation of public open space provision.

The landscape strategy for the proposed development prioritises high-quality public open space as a central component of the scheme. Public open space is designed to provide a multifunctional environment supporting recreation, play, biodiversity, sustainable drainage and social interaction. Spaces have been structured to ensure legibility, accessibility and connectivity with surrounding streets and green infrastructure links, while reinforcing ecological and recreational corridors identified in the SDCC Development Plan and Tallaght LAP.

The design incorporates a range of amenity and recreational opportunities, including a LEAP play trail, informal kick-about areas, seating, planting, and integration with the attenuation basin and SuDS features. Woodland edges and native planting define the public open space, creating enclosure, habitat value and microclimatic benefits while maintaining visual and physical permeability.

The scheme delivers a total of 2,444 m² of public open space, representing approximately 18.4% of the 13,270 m² site area, measured in accordance with SDCC and LAP guidance for large-scale residential development and in line with the REGEN zoning objective. The public open space supports active travel, informal recreation, play and biodiversity enhancement, ensuring that it functions as a coherent and integral part of the development rather than as a residual element.

The public open space provision supports multifunctionality, with SuDS features, play elements and ecological planting contributing to wider Green Infrastructure objectives, including climate resilience, habitat connectivity and sustainable water management. The landscape strategy ensures that public open space is accessible, robust and adaptable, meeting South Dublin County Development Plan and Tallaght LAP objectives for high-quality public realm and multifunctional green space.

Public Open Space
2444m² - 18.4%

Play Strategy

M+A

Play Strategy

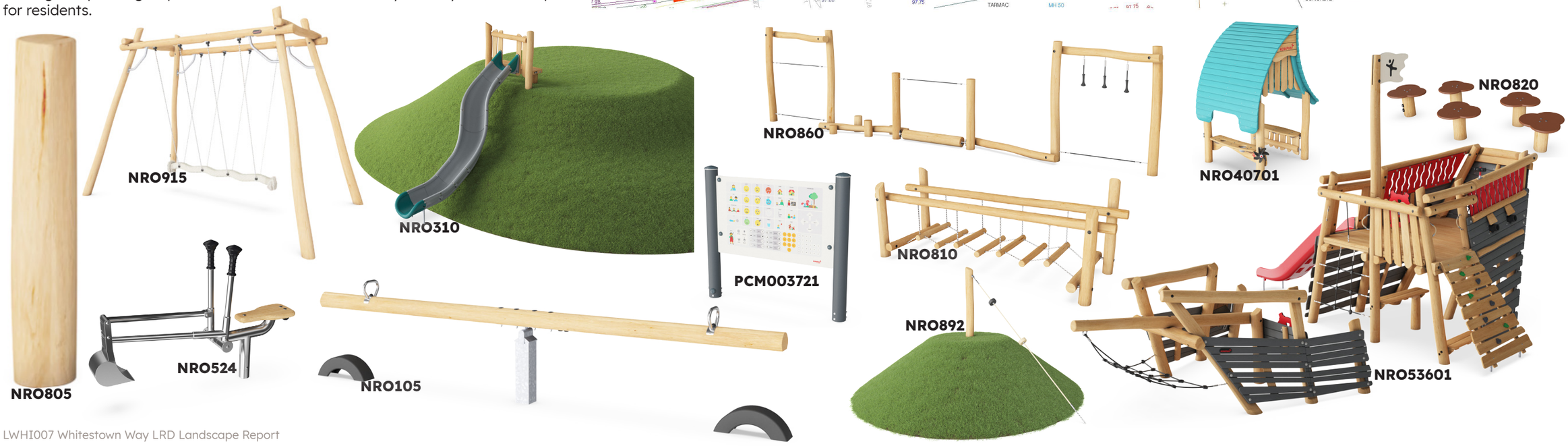
Play across the site is structured around a LEAP play trail that loops around the attenuation basin, creating a continuous and engaging sequence of play opportunities within the main public open space. This text sets out the play plan for the public open space, with all play elements described below, illustrated with an image of each item, and clearly labelled on the accompanying plan to the right. The trail combines formal play equipment with informal and natural play elements, encouraging exploration, physical activity and imaginative play for a range of ages. Its location ensures strong visibility and passive supervision, while remaining embedded within a generous landscape setting. The play strategy has been developed in accordance with SDCC Play Policy guidelines, with a communication board and associated signage incorporated in line with the Stage 2 LRD Opinion Report comments received from the Parks Department.

Formal play equipment is distributed along the trail and includes balance beams, climbing frames, rope swings, seesaws, a mound slide, a standard swing, a digger element, and a feature sculptural play piece located within the basin. An informal kickabout space is incorporated nearby, with simple goal posts to support unstructured play and social activity. These elements are arranged to allow flexible use and movement between spaces rather than concentrating activity in a single playground zone.

Natural play is a key component of the strategy and is provided through play mounds, timber logs and boulders, which offer opportunities for climbing, balancing and creative interaction. The play trail is bounded by the woodland edge and the attenuation basin, creating a sense of enclosure while maintaining openness and visual connection across the open space. The basin itself is designed to remain dry during typical conditions, allowing it to function as an extension of the play landscape for much of the year.

A varied mowing regime within the open space further contributes to the play experience, introducing changes in texture, visibility and seasonal interest. This supports informal play and exploration while reinforcing the character of the landscape.

In addition to the main public open space play strategy, the first-floor communal courtyard provides a more contained play and amenity space focused on younger children and day-to-day residential use. This space incorporates smaller-scale formal play elements and natural play opportunities integrated within softer planting, creating a calmer and more intimate environment within the wider scheme. The courtyard is overlooked by surrounding apartments, allowing for passive supervision, while seating and planting help create a comfortable and family-friendly communal space for residents.



Materials

Materials

Materials and Adoption Strategy

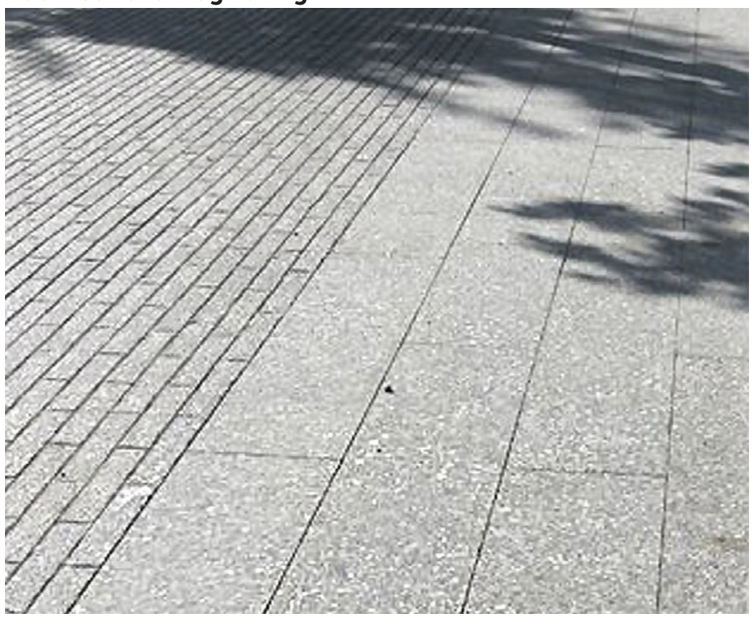
The public realm materials strategy for the scheme focuses on robust, durable and low-maintenance finishes suitable for streets, plazas, courtyards and open spaces. Precast concrete paving flags and blocks are proposed as the primary hard landscape materials, with in-situ concrete footpaths used where appropriate to provide durable, accessible routes.

The design also proposes the use of permeable paving in selected locations such as parking bays, courtyards and low-traffic areas to support sustainable drainage and the Green Infrastructure strategy. The use and detailing of permeable paving, along with all other materials, will be discussed and agreed with SDCC to align with Taking in Charge considerations.

All access routes and public realm surfaces are designed with Part M requirements in mind, supporting universal accessibility. Planting, slopes and gradients have been developed to meet practical management and maintenance considerations, with species and layouts chosen for resilience and suitability to the urban context.

This approach ensures the landscape is durable, accessible and flexible, while remaining consistent with the objectives of the South Dublin County Development Plan for high-quality streets, open spaces and sustainable urban design.

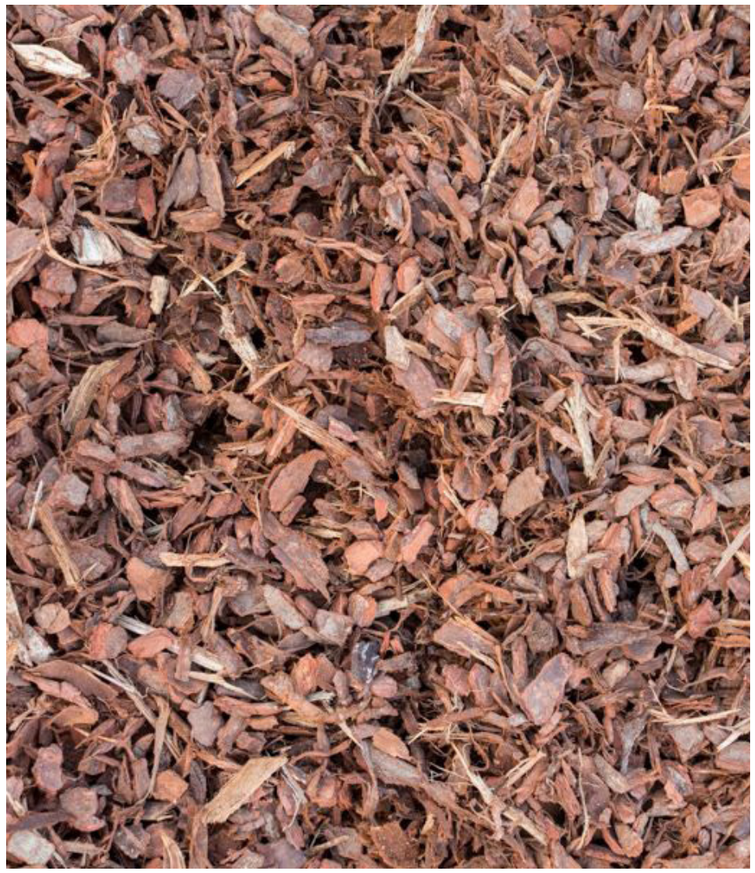
PCC Block and Flag Paving



PCC Block Permeable Paving

Insitu Concrete

Play Bark to Play Spaces



CGI

CGI

CGI - 1

CGI

CGI - 2

CGI

CGI - 3

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CGI - 4

Unit 5, Woodpark
The Rise
Glasnevin
Dublin 9
D09 NA02

www.mitchell.ie

+ 353 1 454 5066