



- KEY**
- Existing tree retained Protected in accordance with BS5837:2012
 - Large, semi-mature tree
 - Medium to small tree
 - Multi-stem tree
 - Native hedgerow
 - Swale planting
 - Rain garden
 - Ornamental groundcover
 - Herbs and vegetables
 - Wildflower grassland
 - Amenity grass
 - Play equipment
 - Nature play feature
 - Timber seats
 - Existing storm culvert (with 3m & 6m off-sets)
 - Attenuation storage units

Existing Ash/Sycamore group selectively thinned and supplemented with hedgerow species as required

C	03.03.26	Issued for Part 8 Planning	NdeJ
B	26.02.26	Revised tree numbers	NdeJ
A	18.02.26	Issued for discussion	NdeJ
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PROJECT: Housing Development at Castlefield Avenue & Old Knocklyon Road, Dublin D16			
TITLE: Proposed Landscape Plan			
		Nicholas de Jong Associates URBAN DESIGN	
			REV. C

PLANTING SCHEDULE

Type	Botanical Name	Common Name	Mix	Approx. Qty
Large Trees	<i>Liquidamber styraciflua</i>	Sweet Gum	100%	7no.
Medium to Small Trees	<i>Sorbus aucuparia</i>	Rowan	40%	63no.
	<i>Prunus padus</i>	Bird Cherry	30%	
	<i>Prunus avium</i>	Wild Cherry	15%	
	<i>Malus sylvestris</i>	Crab Apple	15%	
Multi-stem Trees	<i>Betula pubescens</i>	Downy Birch	100%	15no.
Hedgerow	<i>Crataegus monogyna</i>	Hawthorn	40%	340m
	<i>Prunus spinosa</i>	Blackthorn	20%	
	<i>Corylus avellana</i>	Hazel	15%	
	<i>Ilex aquifolium</i>	Holly	10%	
	<i>Euonymus europaeus</i>	Spindle	10%	
	<i>Rosa canina</i>	Dog Rose	5%	
Swale Base (frequently wet)	<i>Iris pseudacorus</i>	Yellow Flag Iris	20%	85m ²
	<i>Juncus effusus</i>	Soft Rush	25%	
	<i>Carex riparia</i>	Greater Pond Sedge	25%	
	<i>Caltha palustris</i>	Marsh Marigold	15%	
	<i>Filipendula ulmaria</i>	Meadowsweet	15%	
Lower Slopes (seasonally wet)	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	30%	
	<i>Carex nigra</i>	Common Sedge	25%	
	<i>Lychnis flos-cuculi</i>	Ragged Robin	15%	
	<i>Lythrum salicaria</i>	Purple Loosestrife	15%	
	<i>Mentha aquatica</i>	Water Mint	15%	
Rain Gardens	<i>Juncus effusus</i>	Soft Rush	10%	65m ²
	<i>Carex otrubae</i>	False Fox Sedge	15%	
	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	10%	
	<i>Geranium pratense</i>	Meadow Crane's-bill	10%	
	<i>Molinia caerulea</i>	Purple Moor Grass	10%	
	<i>Filipendula ulmaria</i>	Meadowsweet	10%	
	<i>Lythrum salicaria</i>	Purple Loosestrife	20%	
	<i>Succisa pratensis</i>	Devil's-bit Scabious	10%	
	<i>Caltha palustris</i>	Marsh Marigold	5%	
	Groundcover	<i>Geranium pratense</i>	Meadow Crane's-bill	
<i>Alchemilla mollis</i>		Lady's Mantle	10%	
<i>Vinca minor</i>		Lesser Periwinkle	15%	
<i>Ajuga reptans</i>		Bugle (native form)	10%	
<i>Primula vulgaris</i>		Primrose	10%	
<i>Luzula sylvatica</i>		Greater Woodrush	10%	
<i>Deschampsia cespitosa</i>		Tufted Hair Grass	15%	
<i>Nepeta x faassenii</i>		Catmint	15%	
Wildflower Grassland	Meadow seed to be sourced from local meadows to contribute to Biodiversity Harvesting project.			735m ²
Amenity Grass	Low maintenance grass seed mix at rate of 50g/m ²			1,600m ²

Proposed Residential Development – Castlefield Avenue, Old Knocklyon Road, Dublin 16

Landscape & Green Infrastructure Statement

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Issue:	Date:	Prepared by:
Draft 1	26.02.2026	NdeJ
Final	03.03.26	NdeJ

1. Introduction and Overview of the Proposed Development

South Dublin County Council proposes a residential development at Castlefield Avenue comprising:

- 8 no. three-storey, three-bedroom terraced houses
- 4 no. two-bedroom apartments in a two-storey building
- 17 no. apartments (studio, one-, two- and three-bedroom units) within a two- and three-storey apartment building
- Associated car and cycle parking
- New boundary treatments
- Public open space and communal amenity areas
- All associated site works, infrastructure, landscaping and SuDS features

The greenfield site extends to around 0.80ha and is defined on the western side by low density detached properties and on the eastern side by the M50 corridor. It is characterised by boundary tree belts, scrub vegetation and unmanaged grassland. While the existing vegetation provides a degree of visual enclosure, it is largely informal and unmanaged, with limited structural diversity or ecological richness.

The proposed development seeks to deliver high-quality social and affordable housing while embedding a robust landscape and biodiversity strategy that enhances amenity, strengthens habitat connectivity and reinforces the adjacent Green Infrastructure corridor.

This statement sets out the condition of the existing tree stock and habitats, explains the rationale for tree removals, and demonstrates how the proposed planting strategy delivers long-term gains in landscape quality, canopy cover and biodiversity.

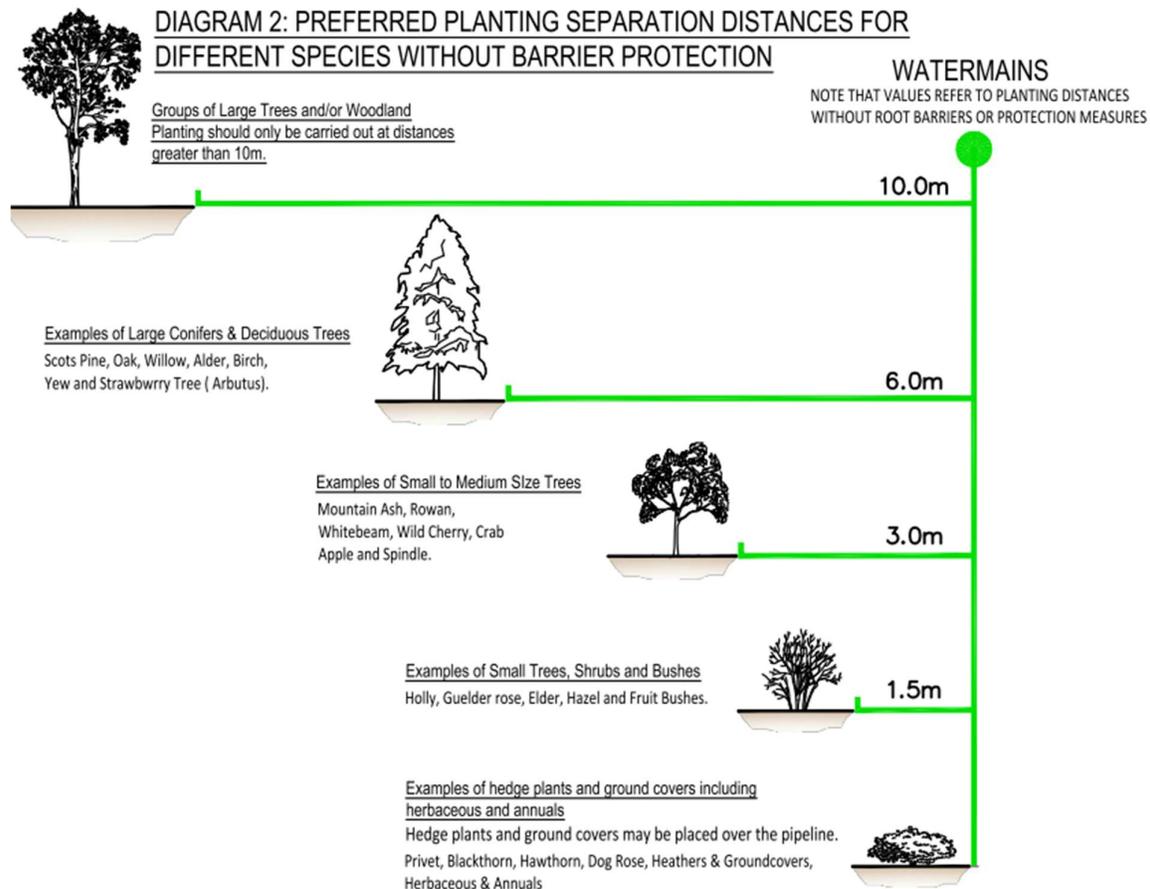
2. Storm Culvert Constraint

A major constraint affecting the site layout is the presence of an existing storm culvert traversing the lands south to north. In accordance with Uisce Éireann requirements¹, no deep-rooting trees may be planted within the prescribed offset corridor, no permanent structures are permitted within the culvert easement, and access must be retained for inspection and maintenance.

These requirements have materially influenced the design evolution of the scheme. Building footprints, open space configuration and the distribution of new tree planting have been carefully arranged to respect the culvert protection zone.

Tree planting setbacks vary depending on species and ultimate size, generally ranging between 3m and 10m from surface water infrastructure. The resulting layout reflects a balanced response to engineering protection requirements while still achieving adequate canopy replacement and structured landscape provision across the site.

¹ Uisce Éireann, Standard Details – Water, Restrictions on New Trees/Shrubs Planting adjacent to Water Mains, STD-W-12A



3. Existing Tree Resource and Arboricultural Context

An Arboricultural Impact Assessment² undertaken in accordance with BS5837:2012 surveyed 46 individual trees and groups across the site. The development necessitates the removal of 32 survey entries, comprising 26 individual trees and 6 groups.

Importantly, no Category A (high quality) trees are present on the site. Of those to be removed, three are Category B (moderate quality), eighteen are Category C (low quality), and eleven are Category U trees considered unsuitable for retention due to condition or limited life expectancy. A number of ash trees are affected by ash dieback, while elm specimens are either infected with or susceptible to Dutch elm disease. Cypress groups have been subject to repeated topping and display limited long-term arboricultural merit.

The most visually prominent losses comprise one late-mature lime and one late-mature horse chestnut. While their removal will result in a short-term change in local visual character, the overall tree stock to be removed is predominantly low quality, structurally compromised or of limited longevity. The scheme therefore replaces declining or unsustainable vegetation with a diversified and structured long-term planting strategy.

² Tree Survey, Arboricultural Impact Assessment & Method Statement, Castlefield Avenue, Old Knocklyon Road, Dublin 16 – Charles McCorkell, Arboricultural Consultancy (January 2025)

4. Existing Habitat Character

The site presently comprises boundary tree and scrub groups, naturally regenerated scrub, unmanaged grassland and fragmented hedgerow vegetation. Species composition includes mixed native scrub such as hawthorn, willow, elder and bramble, alongside early-mature ash and sycamore. Floral diversity is limited, and there is no established meadow habitat or structured ecological layering across the site interior.

Habitat value is therefore considered low to moderate and largely confined to boundary vegetation. The absence of species-rich grassland, integrated SuDS features or managed ecological corridors means that the site currently functions as an informal green parcel rather than a structured biodiversity asset.

5. Proposed Landscape Planting Strategy

The landscape strategy has been designed to provide structural planting, ecological enhancement and long-term amenity improvements.

In total, 85 new trees are proposed, comprising 7 large canopy trees located outside the 6m culvert setback, 63 medium and small trees located outside 3m offsets, and 15 multi-stem specimens positioned beyond 6m where appropriate. This represents a substantial increase in tree numbers compared to the existing site and introduces improved species diversity and a balanced age structure to ensure canopy succession.

A continuous 340 metre native hedgerow is proposed, primarily along the eastern boundary, incorporating mixed native species together with occasional small to medium trees positioned outside required infrastructure offsets. This hedgerow will function as a defined wildlife corridor, providing nesting and foraging opportunities, reinforcing site boundaries, and contributing to visual and acoustic buffering.

In addition, approximately 750m² of species-rich wildflower grassland will be established from local seed sources, replacing low-diversity grass with pollinator-supporting meadow habitat that delivers strong seasonal interest, ecological and educational value.

SuDS features are fully integrated into the landscape approach. These include approximately 85m² of native swale planting, 65m² of rain gardens and 70m² of native groundcover planting. Rather than functioning solely as drainage infrastructure, these elements are designed as biodiverse landscape features that increase habitat diversity, support invertebrates and contribute positively to residential amenity.

In addition to structural planting and biodiversity measures, the landscape design incorporates communal herb and vegetable planting beds for use by residents. These productive garden areas are intended to encourage community interaction, promote sustainable food growing practices, and provide educational and wellbeing benefits, further strengthening the social sustainability of the development.

6. Amenity Outcomes and Long-Term Canopy Strategy

Although there will be a short-term reduction in mature canopy cover arising from tree removals, the long-term amenity development of the site is positive. The scheme replaces unmanaged scrub and declining trees with structured planting, defined open spaces and a coherent residential landscape framework.

Two mature lime trees of higher amenity and ecological value along the north-western boundary are retained, together with cypress planting along the western boundary, which will be subject to formative pruning and long-term management. Public open spaces are clearly defined and overlooked, contributing to improved residential character and usability.

The introduction of new trees, including large canopy specimens, establishes a succession strategy that will progressively rebuild canopy cover over a 25–40 year horizon. The diversified species selection enhances resilience against pests, disease and climate stress, ensuring that canopy recovery is not only quantitative but also structurally and ecologically robust.

The provision of communal herb and vegetable beds further enhances amenity by creating interactive green spaces that encourage social cohesion, outdoor activity and sustainable food production. These areas provide opportunities for intergenerational engagement and informal education while reinforcing residents' connection to the landscape.

Integrated SuDS planting and informal play elements further enrich the public realm, creating an identifiable landscape character and strengthening the sense of place within the development.

7. Biodiversity Net Gain

While the removal of certain mature trees represents a change in habitat structure, the overall ecological outcome of the development is positive. The scheme delivers a net increase in habitat area, a significant increase in habitat diversity, and a major expansion of pollinator resources.

The introduction of continuous native hedgerow planting establishes a coherent linear habitat corridor that does not currently exist in structured form. Species-rich meadow, wetland swales and rain gardens introduce habitat types absent from the existing site. The overall tree population increases substantially, and structural layering will strengthen over time as planting matures.

Collectively, these measures deliver a clear biodiversity net gain in both quantitative and qualitative terms, improving ecological functionality, resilience and connectivity compared to the baseline condition.

Net Biodiversity Position

Metric	Outcome
Habitat Area	Net Increase
Habitat Diversity	Significant Increase
Pollinator Resource	Major Increase
Tree Population	Significant Increase
Long-Term Ecological Function	Net Gain

8. Reinforcement of the M50 Green Infrastructure Corridor

The site lies adjacent to the M50 corridor, which functions as a strategic linear Green Infrastructure spine within South Dublin, providing habitat connectivity, landscape buffering and climate resilience. The development has been carefully designed to reinforce, rather than fragment, this corridor.

Although some low- to moderate-quality trees are removed to facilitate appropriate residential development, the proposed planting strategy significantly strengthens the corridor edge. The new native hedgerow ensures continuity along the eastern boundary, additional tree planting increases vertical canopy layering, and species-rich grassland enhances pollinator foraging capacity. Integrated SuDS features introduce biodiverse wetland elements that further increase habitat variety.

As a result, the scheme formalises and enhances corridor function through managed, resilient and ecologically diverse planting. The development therefore protects and strengthens the functional integrity of the M50 Green Infrastructure corridor in accordance with Development Plan objectives relating to tree management, biodiversity enhancement and strategic GI reinforcement.

9. Conclusion

The proposed development replaces a predominantly unmanaged and partially declining tree resource with a structured, resilient and biodiverse landscape framework. Although there is an acknowledged short-term reduction in mature canopy, the majority of removed trees are low or poor quality, and no Category A specimens are affected.

The introduction of new trees, extensive native hedgerow planting, species-rich grassland and integrated SuDS biodiversity features ensures long-term canopy replacement, enhanced amenity and measurable biodiversity net gain. The scheme strengthens ecological connectivity and reinforces the adjacent Green Infrastructure corridor while delivering high-quality residential accommodation.

By embedding food-growing spaces within a structured landscape framework, the scheme advances the Council's policy emphasis on healthy placemaking, climate resilience and sustainable living. The development therefore not only delivers housing provision but also creates a socially inclusive and health-supportive environment consistent with Development Plan objectives relating to Green Infrastructure, community development and quality residential design.

Over the medium to long term, the site will provide improved landscape character, stronger habitat function and enhanced Green Infrastructure performance relative to its existing condition.

10. Landscape Master Plan Proposals



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