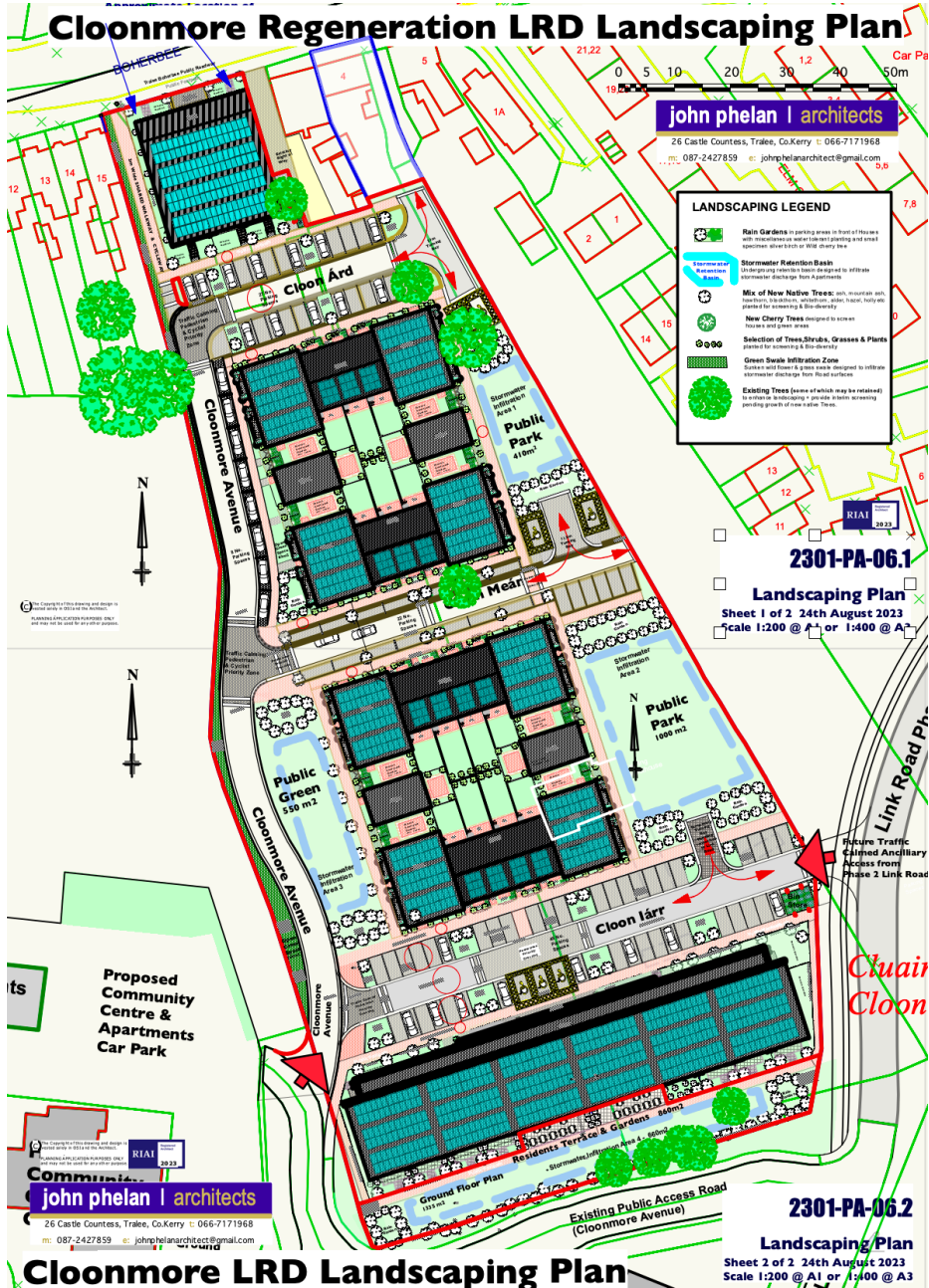


Landscaping Proposal

Cloonmore Regeneration LRD

Cloon More, Boherbee, Tralee, On behalf of, Tulfarris CG Ltd



John Phelan B.Arch., FRIAI, Chartered Architect
Job Reference 2301: 24th August 2023

Cloonmore Regeneration LRD Project 24th August 2023

Landscape Design Strategy & Proposal Job Ref: 2301

1.0 Introduction:

1.1 Client

The Client, Tulfarris CG Ltd has strong links with Tralee, with 2 of the Principals from Tralee.

Clients Objectives: Our clients is looking to make a significant contribution to Tralee by proposing a Large Residential Development (LRD) of **147 Residential Units** on the **1.5 hectare Cloonmore LRD site, Cloon More, Boherbee, Tralee** to provide for residential accommodation in an existing urban location in Tralee to meet the demand for housing in the Town.

1.2 Landscaping Objective:

This is a **underutilized 1.5 hectare centrally located site** within **Tralee**, which it is proposed to develop to a **Medium density of 97.7 Units / hectare**.

Impact of LRD Development: The requirements of such a Large Residential Development (LRD) of **147 Residential Units** on the 1.5 hectare site are significant, not least due to the multitude of design and planning requirements a development of this scale and density will require. The impact on the existing landscape will therefore be significant, which will be significantly altered and require significant relandscaping.

Objective 1: The goal is to adopt a multi-disciplinary approach to the Landscaping of the site involving Architect, Engineers & Landscapers using native Irish Tree, Shrub & Plants for maximum bio-diversity.

Objective 2: Protect & enhance exiting **Biodiversity** by retaining a selection of existing perimeter planting where practical and augmenting this with new native Irish Tree, Shrub & Plants.

Objective 3: A key design objective is make the **Three Pocket Parks & Communal Garden** and landscaping a **“Focal Point”** of the development.

Objective 4: Around the **Park** focal points we aim to create a new **Residential Housing & Apartment Development** laid out in a Parkland Setting.

Objective 5: Integrate nature based Stormwater infiltration and SUDS systems into a soft landscape proposal, with grass retention basins, **Bioswales, Rain Gardens** and green areas.

Objective 6: Include **Vertical Gardens** within the Apartment Buildings to provide shelter and screening, enhanced amenity and bio-diversity to

- Retain a limited amount of perimeter Landscaping & Trees & Hedgerows on Eastern & Southern Boundaries
- Enhance the biodiversity of the site with significant supplementary planting



Southern Boundary Planting & possible Trees to be retained



Eastern & Southern Boundary Hedgerow Planting to be retained where practical in the short to medium term to allow new Native Trees to establish.



Trees to be retained in short term highlighted in yellow

2.0 Landscaping Design Strategy & Proposal:

2.1 Proposal Outline:

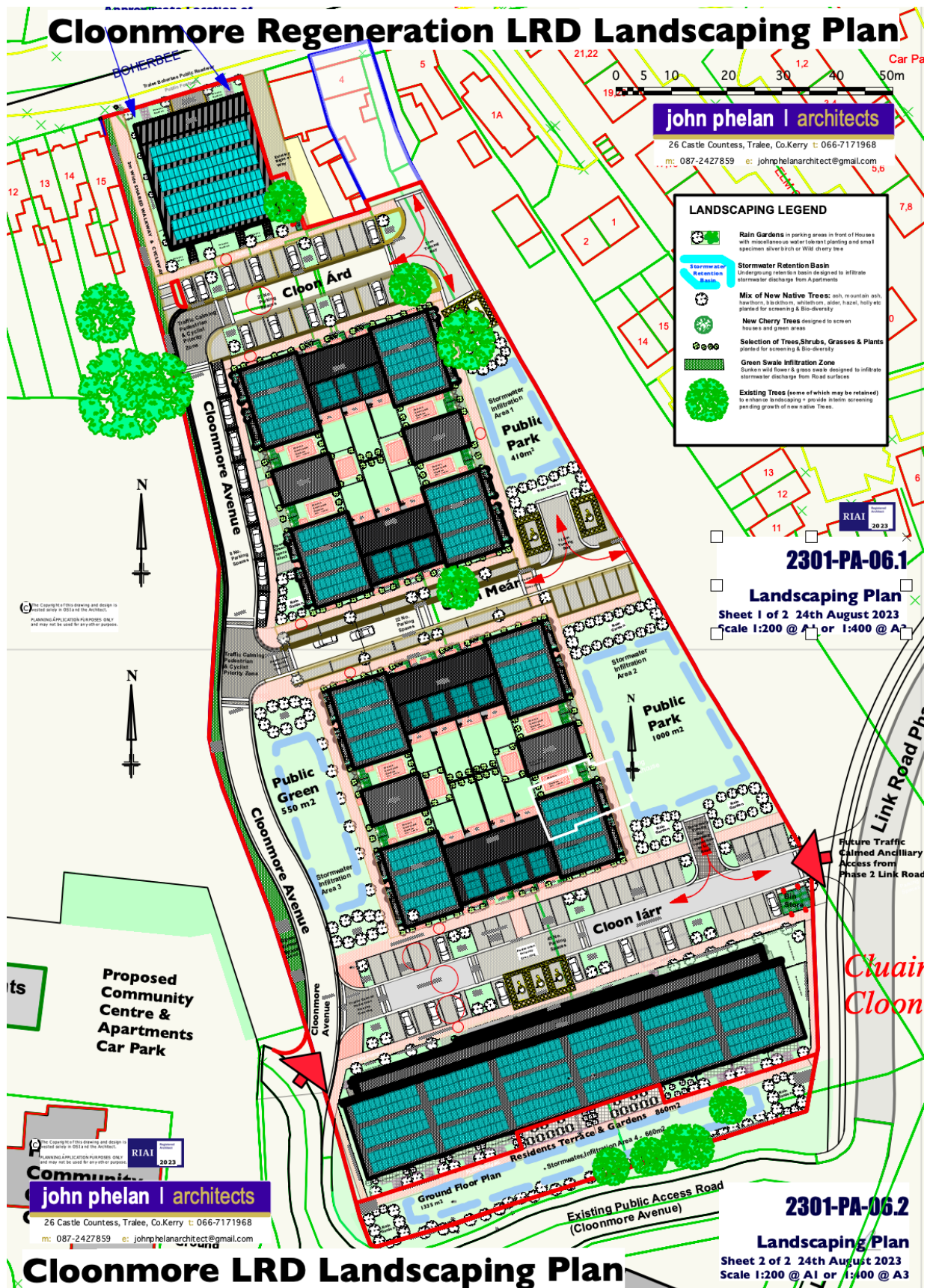
The **Applicants** are looking to a residential redevelopment the **1.5 hectare Cloonmore LRD site**. The objective is to create a **series of Parks** within the development and retain a selection of perimeter trees and planting to enhance biodiversity. This will be augmented with Rain Gardens and new Tree Planting programme of 150 mixed trees and 200 shrubs and a wide range of Rain Garden Planting to augment open green Parkland amenity. These Parks will then become the **“Focal Points”** of the development.

2.2 Site & Context

This existing **1.5 hectare Cloonmore LRD site** is located within the **Mitchel’s Regeneration Area** comprising the under developed backland areas of four former 1 acre cottage sites, one of which was replaced by a Christian Church and Guesthouse. The remaining three houses, now ruins are scheduled for demolition. Previously accessed off the Main Tralee Boherbee Road, KCC have directed that we access the site off the newly constructed **1.5 hectare Cloonmore LRD site** Ballymullen-Clash Relief Road and Access Road (Cloonmore Avenue). The site is scheduled for significant redevelopment and will be extensively relandscaped with new Native Trees, Shrubs and plant to enhance amenity and bio-diversity.



Aerial View of Cloonmore Site



2.3 Landscape Design Strategy and Proposal:

Landscaping Proposal: The starting point for the Landscape Design Strategy & Proposal is the establishment of **3 New Pocket parks** and a large **Communal Garden**, complemented by a substantial Native Tree, Shrub & perennial planting programme. This will give the estate a Parkland feel which will be a generational asset for the area. This then is the crucial central plank of the Landscape proposal. We aim to achieve this as follows:

1. Establish 3 New Pocket Parks & Communal Garden:

Each of these Parks will have a central grassed area for Resident Play & Amenity bracketed with Rain Gardens at North & South ends to enhance infiltration from Apartments. These Parks serve “to create a series of **“Focal Point”** for the whole development.

2. Develop Parks with Substantial Native Tree, Shrub & Perennial Planting Programme.

We will include Irish ash, mountain ash, hawthorn, blackthorn, whitethorn, alder, hazel, holly for Parkland planting and willow, birch or alder for Larger Rain Gardens. We will use smaller trees such as silver birch and native Irish Wild Cherry with light foilage for parking areas.

3. Preserve the boundary hedgerows, Trees & Planting on the Southern Boundary:

This will create a mature boundary to the Shared Garden forming a sun-facing Parkland setting for the 66 Sheltered Apartments in Block “B”.

4. Apartment Block ‘B’ Communal Garden:

This garden with existing southern boundary hedgerow planting and Trees is augmented with grassed amenity areas and Rain Gardens to enhance bio-diversity. This garden is accessed directly from the shared common rooms on the ground floor which open onto terraces overlooking the garden. It provides significant sun facing garden amenity for the residents in a safe and secure location, while also screening the garden from wind and traffic.

5. Western Park 1: Cloonmore Avenue:

This Park wraps around **Apartment Block ‘B’** and gives access to the site from the South West corner. It then runs north over the length of the site **past the 2 Central Residential Blocks** with Triplex Apartments and Townhouses. It is separated from these by the **Western Park**, which acts as a buffer and provides enhanced amenity to the development and creates a Parkland like setting. The Park is provided with a central grassed area for Resident Play & Amenity with wildflower planted peripheries bracketed with Rain Gardens at North & South ends to enhance infiltration from Apartments. This enhances bio-diversity and storm-water infiltration and creates attractive amenity for residents. Stormwater off Cloonmore Avenue drains into a Rain Garden Swale running the length of the Western Boundary all the way to Boherbee. within this central Parkland zone, including specimen Oak, Copper Beech and a number of exotic trees and plants.

6. Eastern Park 2 North + Park 3 South:

These are designed as a natural grassed open Parkland amenity area with wildflower planted peripheries enclosed by Rain Gardens at North & South ends to enhance infiltration from Apartments. Once again, this enhances bio-diversity and storm-water infiltration and creates attractive amenity for residents.

7. Parkland Grass Area Planting:

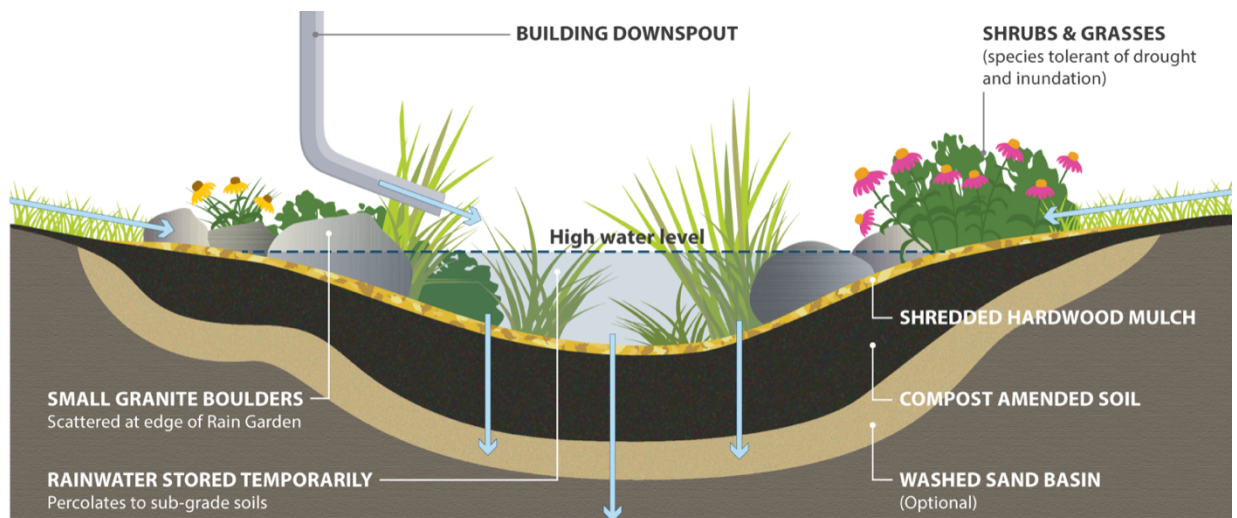
Planted as grass play and amenity area these grassed areas will use a mix of red fescues (slender creeping red fescue and strong creeping red fescue) and perennial ryegrass and drought tolerant 4Turf Varieties for grass play park areas, merging into ornamental and wild flower planting at edges.

Irish Wildflower Meadow Planting around perimeter, including: **Species List:** *Paper Daisy, Pheasants Eye, Pot Marigold, Cornflower, Painted Daisy, Elegant Clarkia, Dwarf Morning Glory, Chinese Forget-Me-Not, California Poppy, Fineflower, Farewell to spring, Baby's Breath, Candytuft, Love-in-a-Mist, Corn Poppy*

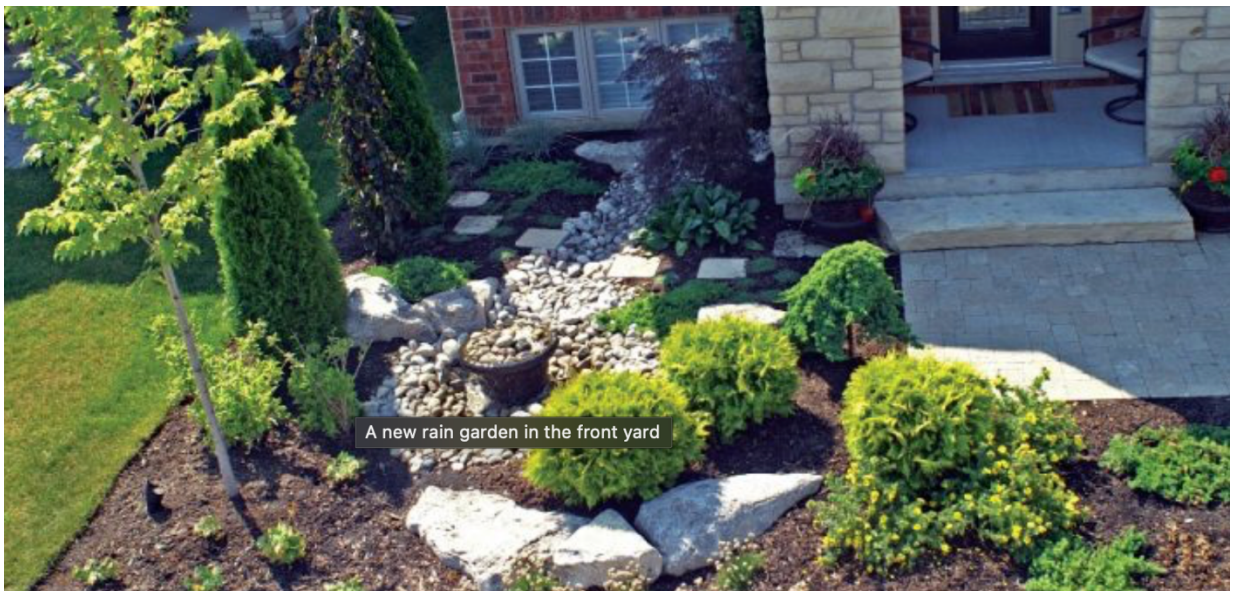


Irish Wildflower Meadow Annual Pollinator Mix. (available from "Connecting to Nature")

8. **Park Rain Garden Design:** The Northern & Southern ends of each of the **Three Public Parks** are designed as Rain Gardens and pond infiltration basins with heavy planting of flowering water tolerant plants. These rain garden add significant bio-diversity and rain water infiltration while also screening the Parks at each end enhancing shelter and amenity. The Rain gardens will be planted in a bowl shape interspersed with river gravel and large river stone/boulders to retain plants and grasses. Trees such as willow, birch and alder will be planted at edges, with shrubs, grasses and perennials such as irises, calla lilies, native sedges, meadowsweet, distort, flag iris towards the interior. A drainage layer below to act as a filter membrane. Plants need to be both water resistant and dry weather resistant. So it is a complex process beyond the scope of a planning application. The resulting enhance ecosystem will be a significant plus for the development.



Rain Garden Cross Section

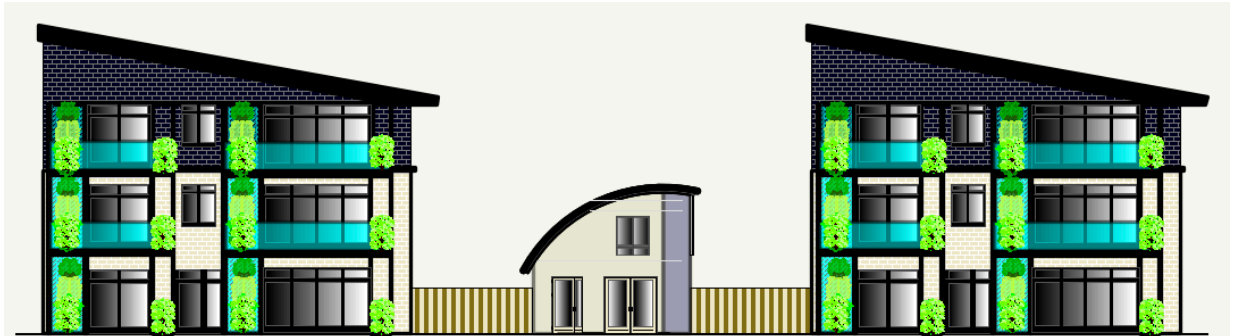


Rain Garden Photo

Planting will be augmented with:

“native Spring bulbs such as Daffodils, Jonquils’ Snow Drops, Blue Iris, Bluebells and wildflowers seeding with Daisy & Buttercup for pollinator planting & biodiversity”

9. **Triplex Apartments: Vertical Gardens:** Inspired by the Partic Blanc Vertical Gardens in Paris, which are extremely popular with the Public in Paris, these Apartments with external balconies will be designed for vertical garden planting. In addition to enhancing bio-diversity these will screen and shelter the balcony areas to create a lovely outdoor amenity for the Apartment Residents and create a vertical green garden wall, which will be an attractive “Green’ design feature of the development.



Triplex Apartments: Vertical Gardens:

Patrick Blanc and The Hanging Gardens Of Paris



Patrick Blanc's Vertical garden at Musee du quai Branly in Paris | © Tom Craig / Alamy Stock Photo

Musee du Quai Branly, Paris: Vertical Gardens:

Vertical Garden Planting:

A galvanized steel frame with mesh shelves will be used to support plant containers which will be planted with a range of vines, ferns, orchids, succulents as well as edible plants such as peas, radishes etc and herbs such as rosemary, thyme, mint, lemon balm, basil etc. The idea is to also allow residents to introduce their own plant selections. So the possible variety is endless.



Villa M is a new hidden architectural gem in Paris and it's ready to captivate your attention.

10. Apartment Block 'B': Vertical Gardens

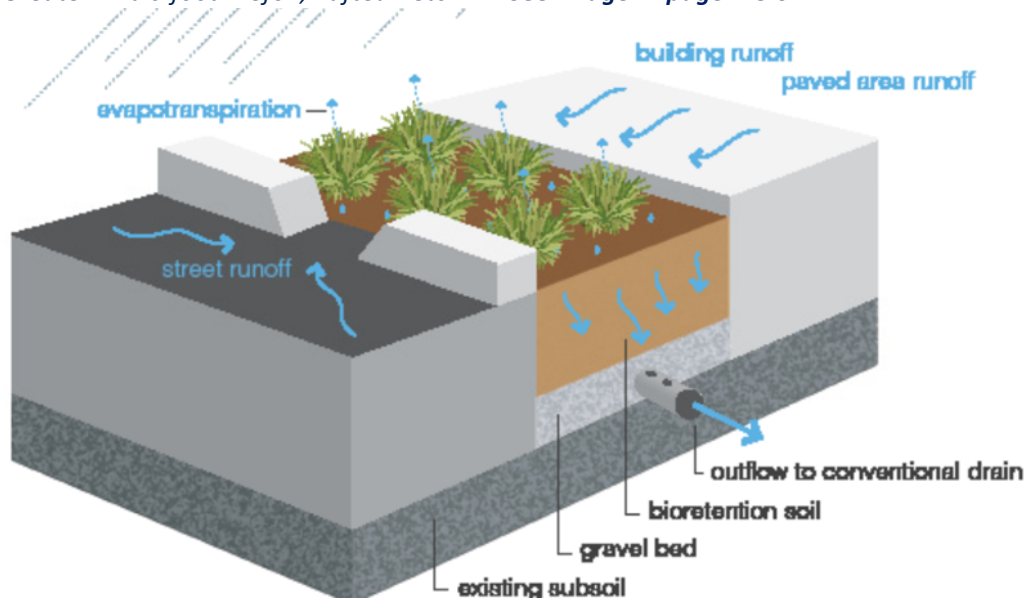
Continuing on from the Triplex Vertical Gardens inspired by the Partic Blanc Vertical Gardens in Paris, the **Apartments in Block 'B'**: will be with vertical garden planting as shown. These will screen the external Heat Pumps and enhance amenity. In addition to enhancing bio-diversity these will screen and shelter the balcony areas to create a lovely outdoor amenity for the Apartment Residents and create a vertical green garden wall, which will be an attractive "Green" design feature of the development.



- 11. Apartment Parking & Rain Gardens:** Apartment Parking Areas will be augmented with Rain Garden interspersed between the paved Parking areas to enhance the amenity of the Parking Areas and soften the hard landscaped paved areas. These will include small Silver Birch and Cherry Blossom trees for vertical impact and spring flowers for Bio-diversity and visual impact. This will significantly enhance the public realm and soften the overall look of the area. Permeable unit paving and “Rain Gardens” to absorb significant surface and roof stormwater runoff. The “Rain Gardens” will alternately include a dwarf Kilmarnock Willow or a Silver Birch Tree in one corner and a range of water tolerant plants elsewhere.(see list below).

“Wildflower Rain Garden”. Planting shall be with a **Wetlands Native Wildflower Seed Mix.**

“Agrimony, Wild Angelica, Water Aven, Hedge Bedstraw, Lady's Bedstraw, Meadow Buttercup, Red Campion, Figwort, Gypsywort, Hard Rush, Yellow Flag Iris, Purple Loosestrife, Meadowsweet, Ragged Robin, Devil's-bit Scabious, Pendulous Sedge, Self-heal, Sneezewort, Soft Rush, St John's-wort, Greater Bird's-foot Trefoil, Tufted Vetch.” **See Image in page Below**



Rain Garden Diagram

“Rain Gardens” Planting Suggestions:



Planting Suggestions

Common name	Scientific name	Habit	Sunlight and Aspect	Origin
Guelder rose	<i>Viburnum opulus</i>	Perennial shrub	Any	Native. Flowers attract insects and berries are eaten by birds.
Dogwood	<i>Cornus sanguinea</i>	Perennial shrub	Any	Native. Leaves are larval food for vase bearer moth and berries eaten by birds. Often planted for attractive winter stems.
Culvers root	<i>Veronicastrum virginicum</i>	Herbaceous perennial	Full sun or partial shade	Non-native. Tall with long terminal blue flower spikes. On the RHS 'plants for pollinators' list.
Aster	<i>Aster spp.</i>	Herbaceous perennial	Full sun or partial shade	Non-native. Often late flowering. Clump forming. Several species on the RHS 'plants for pollinators' list.
Black eyed susan	<i>Rudbeckia hirta</i>	Herbaceous annual or biennial	Full sun or partial shade	Non-native. Spectacular yellow and black flowers. On RHS 'plants for pollinators' list.
Stinking hellebore	<i>Helleborus foetidus</i>	Herbaceous perennial	Full sun or partial shade	Native. Winter flowers.
Montbretia	<i>Crocsmia spp.</i>	Deciduous rhizomatous perennial	Partial shade	Naturalised. Red flowers. Thrives in most conditions.
Bugle	<i>Ajuga reptans</i>	Rhizomatous perennial	Partial shade	Native. Low growing and will form a mat.
Columbine	<i>Aquilegia spp.</i>	Herbaceous perennial	Full sun or partial shade	Non-native. Clump forming with tall flower spikes. On RHS 'plants for pollinators' list.
Inula	<i>Inula hookeri</i>	Herbaceous perennial	Partial shade	Tall clump forming with yellow flowers. On RHS 'plants for pollinators' list.
Hemp agrimony	<i>Eupatorium cannabinum</i>	Herbaceous perennial	Full sun or partial shade	Native. Sub-shrubs with pink flowers.
Bellflower	<i>Campanula glomerata</i>	Herbaceous perennial	Full sun or partial shade	Native. Clumps bearing violet-blue bell shaped flowers.
Sneezeweed	<i>Helenium sp.</i>	Herbaceous perennial	Full sun	Non-native. Clump forming with red flowers. On RHS 'plants for pollinators' list.
Lesser periwinkle	<i>Vinca minor</i>	Perennial sub-shrub	Any	Non-native. Ground cover with blue flowers.
Elephants ear	<i>Bergeria sp.</i>	Rhizomatous perennial	Full sun or partial shade	Non-native. Large leaves and pink flowers.
Plantain lilies	<i>Hosta spp.</i>	Herbaceous perennial	Part shade	Non-native. Attractive light coloured flowers.
Yellow flag	<i>Iris pseudocorus</i>	Rhizomatous perennial	Full sun or partial shade	Native. Likely to prefer wetter areas near inlet.
Siberian flag	<i>Iris sibirica</i>	Rhizomatous perennial	Full sun or partial shade	Non-native. Blue flowers. Prefers moist but well drained soil.
Garlic and onions	<i>Allium spp.</i>	Bulbous perennials	Full sun	Non-native. On RHS 'plants for pollinators' list.
Soft rush	<i>Juncus effusus</i>	Evergreen perennial	Full sun or partial shade	Native. Form tussocks – likely to prefer wetter areas.
Pendulous sedge	<i>Carex pendula</i>	Rhizomatous perennial	Full sun or partial shade	Native. Nodding flower spikes. Likely to prefer wetter areas near inlet.
Zebra grass	<i>Miscanthus sinensis</i>	Perennial, deciduous grass	Full sun	Non-native. Tussock forming ornamental grass with silky flowers.
Switch grass	<i>Panicum virgatum</i>	Deciduous perennial grass	Full sun	Non-native. Tussock forming ornamental grass.
Royal fern	<i>Osmunda regalis</i>	Deciduous fern	Any	Native. Large clump-forming plants.
Male fern	<i>Dryopteris felix-mas</i>	Deciduous or evergreen fern	Partial shade or full shade	Native. Large shuttlecock-like form.
Broad buckler fern	<i>Dryopteris dilatata</i>	Deciduous or evergreen fern	Partial shade or full shade	Native. Large shuttlecock-like form.

- 12. Apartment & Housing – Front Gardens:** The front garden buffer strips around all the Apartment Buildings and Townhouses are protected by a 900mm high metal railing to create a semi-private buffer zone in front of the buildings to enhance privacy and amenity. This is a very important feature as it gives the residents ownership and pride in their outdoor spaces. It is therefore very important that these are designed to a high quality with attractive unit paving and subtle landscaping. A mix of shrubs and plants with occasional small trees will create a lovely green buffer zone in front of each building. These plants will offer a wide range from tall grasses to flowering shrubs to give all year round colour, foliage and enhanced bio-diversity.
- 13. Apartment & Housing – Rear Gardens:** The rear gardens will have a grass central area with perimeter wall planting and small trees to the rear for screening and privacy. Again the planting will be selected to provide variety, colour and bio-diversity.
- 14. Bio Retention Swale – Wildflower Rain Garden:** The bio-retention swales along the Western Boundary are designed to take the Storm runoff from the road carriageway and parking areas. They will be designed as a hybrid fully planted “Wildflower Rain Garden”. Planting shall be with a **Wetlands Native Wildflower Seed Mix**. This will include
“Agrimony, Wild Angelica, Water Aven, Hedge Bedstraw, Lady’s Bedstraw, Meadow Buttercup, Red Campion, Figwort, Gypsywort, Hard Rush, Yellow Flag Iris, Purple Loosestrife, Meadowsweet, Ragged Robin, Devil’s-bit Scabious, Pendulous Sedge, Self-heal, Sneezewort, Soft Rush, St John’s-wort, Greater Bird’s-foot Trefoil, Tufted Vetch.”



Wetlands Native Wildflower Seed Mix. (available from “Connecting to Nature”)



Bio Swale Image

Landscape Schedule

In addition to the Planting for specific areas outlined above, additional complementary planting as shown on Landscape Plan will include:

Native Trees: for Parkland planting and screen planning around buildings

Irish ash,	<i>Fraxinus Excelsior</i>
Mountain ash/Rowan	<i>Sorbus Aucuparia</i>
Whitethorn/ Hawthorn	<i>Crataegus monogyna</i>
Blackthorn,	<i>Prunus spinosa</i>
Crab Apple	<i>Malus sylvestris</i>
Alder	<i>Alnus glutinosa</i>
Hazel,	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Irish Wild Cherry:	<i>Prunus 'Avium'</i>

Native Trees: for Rain Garden Planting

Willow	<i>Salix spp.</i>
Birch	<i>Betula Pubedcens</i>
Alder	<i>Alnus glutinosa</i>
Silver Birch	<i>Betula Pendula</i>

Heathers: _____

Irish Heather: *Daboecia*

Erica Carnea: Winter spring flowering, low growing good colour flowers and wide range of colour foliage good ground cover suitable for all soil types. Frost hardy.

Erica Daleyensis: Also winter spring flowering, easy to grow more bushy than the carpeting Erica Carnea, so keep this in mind when purchasing. Suitable for all soil types. A frost hardy plant with magnificent colourful flower and foliage.

Calluna Vulgaris: Flowers late summer to late autumn. These are among the hardiest of heathers and most varies, flowers can be single or double, with a massive range of colours and many with interesting foliage. Needs peat (light acid soils)

Erica Cinerea: This variety is a let spring and summer bloomer. Flower colours vary greatly and spectacular in bloom, also so a couple with great foliage. Celebration and Fiddlers Gold. Best in acid soil.

Native Shrubs:

Native Honeysuckle

Dog Rose

Wild Rose

Guelder Rose

Rose Bush: 'Gertrude Jekyll' Rose

Purging Buckthorn

Cytisus scorparius

Christmas box

Winter daphne

Bay laurel

Japanese pittosporum

English lavender

Lonicera periclymenum

Rosa canina

Rosa Rubiginosa

Viburnum Opulus

Rosa Gertrude Jekyll

Rhamnus Cathartica

Cytisus scorparius

Sarcococca confus

Daphne odora

Laurus nobili

Pittosporum tobira Nunum

Lavandula angustifolia Hidcote

Multi-Disciplinary Landscape Design Strategy & Framework Plan

Multi-Disciplinary Landscape Design Strategy and Framework Plan: The forgoing is a Multi-disciplinary Landscape Design Strategy and Framework Plan for the Cloonmore Regeneration LRD Project incorporating, nature based SUDS systems, natural retention basins, Rain Gardens, Bio Swales, as well as Pollinator friendly planting schedules. Final plant selections may vary depending on soil and site specific conditions which can only be assessed on site by an experienced Landscaper.

Complex Landscaping Design:

The detail planning of the Landscaping for the project requires a complex Landscaping Design, with input from a range of professionals and is beyond the scope of this Design Strategy proposal at this time. Detail Landscaping Design & Planting plans will be required prior to commencement of planting programme and this can be agreed with Kerry Co Council at that time.

Professional Landscaping & Design Company: Please note that, a professional Landscaping & Design Company will be engaged at **Construction Stage** in to do the final landscaping design and installation for the project. This will allow for a final high quality Landscape design to respond effectively to the existing context and how this can be best married into the finished site & built context.

Ecological Impact Assessment:

The Ecological Impact Assessment makes recommendations on additional complementary measures in respect of ecology & habitat provisions which shall be taken on board.