



### 17.2.6 Soft Landscaping

Planting and landscaping should be used to incorporate new buildings into their surroundings and provide privacy between dwellings. New planting should consist of local native plant types indigenous to the area and be incorporated into the site so as to enhance the overall appearance and biodiversity (Refer to Table 17.2) and contribute to the green infrastructure of the area.

In landscaping plans as part of planning permissions the planning authority will seek to ensure the planting of semi-mature trees<sup>1</sup> depending on location and circumstances.

Planning applications on lands containing mature trees and / or substantial hedgerows shall include a detailed tree / hedgerow survey of the site. All trees with stem girth of 75mm and height above 1.5m from ground level should be included. Trees should be surveyed by reference to species, branch canopy, spread, shape, height and condition.

Existing trees (particularly mature trees) shall be protected during site development works and shall be sensitively incorporated into the design of development layouts, e.g. in public / private open space and at boundaries. Measures to protect the trees with secure fencing (prior to any site or engineering works commencing) shall be indicated on a site management plan.

<sup>1</sup> Semi-mature trees are defined as trees with an overall height in excess of 4 metres and/or a stem girth measurement (circumference) of 20 centimetres or larger.

Where the removal of hedges / trees during development is proposed, those to be removed shall be identified on drawings. A detailed replanting proposal shall be submitted. This proposal should provide for the replacement of, at minimum, an equal amount of similar indigenous hedgerows and the planting of a minimum of five mature / established trees per tree felled. These shall be incorporated into the overall design of the scheme. The replacement of hedgerows / trees shall have due regard to the ecological function of hedgerows as a wildlife corridor and shall not work in isolation from the remaining hedgerow network.

To ensure that trees and hedgerows are protected on a site and that all agreed landscaping is carried out, a bond or cash lodgement may be required as part of a grant of planning permission, the amount of which shall be determined by the Council.

The Good Practice Guidelines for Developers – Biodiversity and Development in County Kildare, Kildare Heritage Series Vol. 1 and The Good Practice Guidelines for Householders – Biodiversity and Development in County Kildare, Kildare Heritage Series Vol. 2 should also be referenced for advice regarding landscaping and biodiversity matters. Soft-landscaping proposals for public areas shall also be assessed with regard to the principles of the Urban Design Manual Best Practice Guide (DEHLG, 2009), as appropriate.

**Table 17.2:**

Native Trees and Shrubs

<b>Common name</b>	<b>Height (max)</b>	<b>Suitable for public open spaces</b>	<b>Suitable for streets and confined spaces</b>	<b>Suitable for tubs, containers and raised beds etc.</b>	<b>Guide to planting: See key below</b>
Alder	22m	Yes	No	Yes	ADPS
Alder Buckthorn	6m	Yes	No	Yes	D
Ash	28m	Yes	No	No	ADIPS
Aspen	24m	Yes	No	No	DPSV not close to buildings or services.
Arbutus (strawberry tree)	8m	Yes	No	Yes	Not frost hardy
Bramble	2m	No	No	No	C / H tends to be invasive
Broom	2m	Yes	No	Yes	tolerates dry conditions
Burnet Rose	2m	Yes	No	Yes, but vigorous	C / H. Restricted distribution. Not commonly.
Common (or European) Gorse	2.5m	Yes	No	In a rural setting	HV
Crab Apple	6m	Yes	No	No	AHIP
Dog Rose	2m	Yes	No	Yes. Vigorous	C / H
Downy Birch	18m	Yes	Yes	Yes	ADIP
Elder	6m	In hedge	No	No	V
Guelder Rose	4.5m	Yes	No	No	DH
Hawthorn	9m	Yes	Yes	Yes	AHIPS
Hazel	6m	Yes	No	No	AHS
Holly	15m	Yes	Yes	Yes	AHPS
Honeysuckle	climber	Yes	On walls	No	C
Ivy	climber	Yes	Yes	Yes	C
Juniper	6m	Yes	No	No	S
Pedunculate Oak	30m	Yes	No	No	AI only suitable for large spaces
Rowan or Mountain Ash	9m	Yes	Yes	Yes	ADHIP
Scots Pine	24m	Yes	No	No	AI
Sessile Oak	30m	Yes	No	No	AI only suitable for large spaces
Sliver Birch	18m	Yes	Yes	Yes	ADIP
Sloe, Blackthorn	3m	Yes	No	No	AHPV
Spindle	7.5m	Yes	No	No	H
Whitebeam spp.	12	Yes	Yes	Yes	IPS
Wild Cherry	15m	Yes	Yes	Yes	AHI
Wild Privet	3m	Yes	Yes	Yes	No
Willow spp.	6m	Some	No	No	V Not suitable near buildings or services
Wych Elm	30m	Yes		No	PS
Yew	14m	Yes	No	Yes	AIPS

- A Grows in a wide variety of soils
- C Climber
- H Suitable for hedging
- I Suitable as an individual tree
- D Tolerates or prefers damp conditions
- P Tolerates smoke or pollution
- S Tolerates shades
- V Invasive

### 17.2.7 HARD LANDSCAPING

Hard landscaping design, including paving and street furniture, is an important element in defining the character of streets and public open spaces. Hard landscaping can help to provide a visual link to the surroundings; define and enclose spaces and delineate public from private space; provide security to private areas; distinguish between pedestrian, cycle and vehicle movement; and provide suitable play space for children.

Hard-landscaping proposals for public areas shall also be assessed with regard to the principles of the Urban Design Manual Best Practice Guide (DEHLG, 2009), as appropriate.

Materials must be appropriate, durable and of good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways. Hard landscaping design shall have regard to the use of Sustainable urban Drainage Systems (SuDS) to minimise runoff and maximise efficient management of surface water.

Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of development. These should be carefully selected with local distinctiveness in mind and will need to be an integral part of the overall design concept.

The siting of street furniture should not provide obstacles for people with disabilities.

The integration of art into the public domain can contribute positively to the urban form, creating local distinctiveness and enhancing a public space.

Where possible and practicable existing stone walls should be retained as part of new developments.

### 17.2.8 Access to Land

Development should be designed in such a fashion that it will not prejudice the provision of vehicular or pedestrian access, or key infrastructural services in adjoining lands. Development should also be designed so as to ensure 'ransom strips' will not inhibit future development.

### 17.2.9 Universal Access

The Council will require that proposed developments, in their layout and design, are accessible, understandable and usable to the greatest extent possible by all people, regardless of their age, size, ability or disability. All developments must make provision for the disabled in accordance with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Technical Guidance Document M Access and Use of the Building Regulations 2010.

## 17.3 Design Statements

Design Statements will be required to be submitted with applications for

- Over 10 residential units.
- Commercial, retail or community developments of 1,000 sq.metres and above.
- Key or sensitive sites in settlements, as may be identified during the preparation of LAP / town plans or at planning application stage.

The level of detail to be included in Design Statements will be proportionate to the scale and complexity of the development and relevant to the site context. This should be decided in consultation with the Planning Authority at pre-application stage.

Where a design statement is a requirement for a particular development it shall outline how the particular design addresses development plan and / or Local Area Plan policies, objectives and guidance, in particular those relating to urban design as well as national guidance. The design statement should clearly describe how the proposal relates to the site and contextual analyses. The following requirements must be included in a design statement:

- Desire lines to local centres, public transport and other facilities.
- A discernible focus of the scheme or a demonstration that the development reinforces an existing local centre.