

Proposed Apartments at Lisieux Park, Sandyford, Dublin

Planning Amendment Submission

Landscape Report

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Kennedy Fitzpatrick Landscape Architecture Ltd. has been commissioned by the applicant to provide landscape architectural consultancy in relation to a planning application for the proposed residential development at Lisieux Park, Sandyford, Dublin. This report should be read in conjunction with the following documents:

Kennedy Fitzpatrick Landscape Architecture Drawing, 0466-2_101_Landscape Masterplan

1. Overview

- The subject lands are located in Sandyford, Dublin. The site sits south of the M50 motorway and Sandyford Business Park and is bounded by Murphystown Way to the East, Ballyogan Road to the South and Kilgobbin Road to the West.
- The site is subject to a granted planning permission ABP-30741520 and is currently a construction site. Refer to the parent submission for details on the previous landscape condition and character.
- This planning permission proposes a number of amendments to permission ABP-30741520, which can be found summarised in covering letter by BKD Architects.

2. Design Amendments

2.1 General design amendments

A number of architectural amendments have been proposed to the apartment blocks. Refer to BKD Architects Drawings and Report for details. The landscape design has been revised in accordance with the amendments as follows:

- Rationalisation of circulation routes and seating areas.
- Planting beds proposed to screen new ground floor terraces.
- Planting beds proposed to accommodate internal and external level differences.
- Parts of the design which were formerly buildings in the parent permission are now part of the external design and have been incorporated into the landscape design.

2.2 Disability Access Certificate and Part M compliance

The alignment and surface treatment of circulation routes and seating areas have been amended to be compliant with Building Regulation 2010, Technical Guidance Document Part M, to ensure the development is universally accessible and DAC compliant. Where possible, gently sloped paths at gradients shallower than 1:21 have been utilized, and all access points to primary doorways can be reached via these types of circulation routes. There are a number of stepped access routes throughout the design, which are designed to be Part M compliant and provide more direct routes through the landscape.

2.3 Fire Safety Certificate compliance

Vents have been located throughout the external spaces to address fire safety regulations. The vents have been incorporated into the landscape design and located discreetly within the planting beds to minimize visual impact to the scheme and maintain usable open space.

Furthermore, the circulation routes have been modified with instruction from Jensen Hughes Fire Engineering Consultancy to ensure safe and direct egress from the buildings.

