



Bernard
Seymour
Landscape
Architects

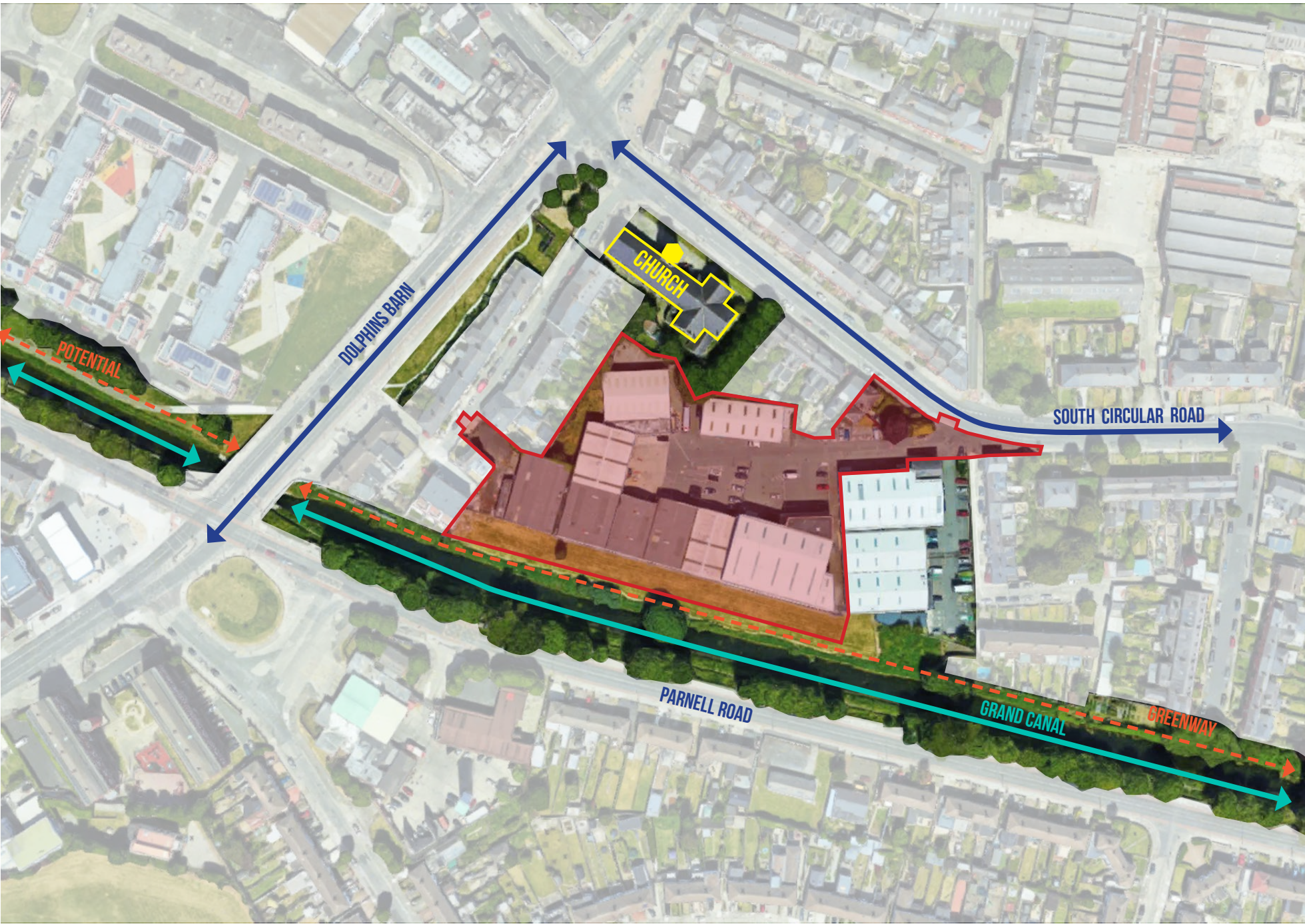
White Heather
Landscape Report
08.12.2025
(Part 1 of 2)

The city centre site is located between the banks of the Grand canal to the south, and the South Circular Road to the north. This positioning offers a great opportunity to create an accessible link between the city and this nature amenity. The canal system itself is a linear green/blue infrastructural asset that interconnects with other parts of the city, and provides a habitat 'highway' for biodiversity along its course. This should be protected and augmented by the scheme, so that the existing mature vegetation along the southern banks is added to by the landscape design along the canal border and further into the site.

The north bank of the canal has been discussed as a potential greenway route as part of Waterways Ireland strategic plans. If realised this will provide another level of accessibility to the canal for pedestrians and cyclists, and it is important that the project is designed to complement the permeability of this future project and to welcome the increased foot traffic into the site at key nodes.

Our Lady of Dolours church is an important building in the neighbourhood, and its tower in particular is a tall urban landmark that provides a visual marker for orientation and local character. The grounds of the church also include a stand of mature trees which provide a valuable greening border along the edge, and would also be supplemented by the landscape scheme inside the site.

The landscape design also seeks to align with key policy aims such as: to greatly increase the quantity of porous planted area on the site (DCC Climate Change Action Plan); Increase the number and density of plant species on the site (All Ireland Pollinator Plan); and to augment and integrate a verdant scheme into the banks of the Grand Canal, which is identified as a key City Centre Green Route in the Dublin City Development Plan.



Connections to wider Urbanism and Nature

Specific Landscape Responses to LRD Opinion

“C. Trees identified as in good condition in the Tree Survey including 6141/B shall be retained & the proposed kiosk re located /reduced or omitted to ensure these trees at the entrance of the site can be retained and protected through construction phase.”

The two trees of maturity within the site are proposed to be retained. The Copper Beech (6141/B) near the entrance will get a new protective setting of a raised bench edge and underplanting. The proposed kiosk is reduced significantly in size and as long as the foundation is designed with tree roots in mind there should be few issues. The other tree kept is the less valuable Sycamore (6145/C) but provides large scale canopy.

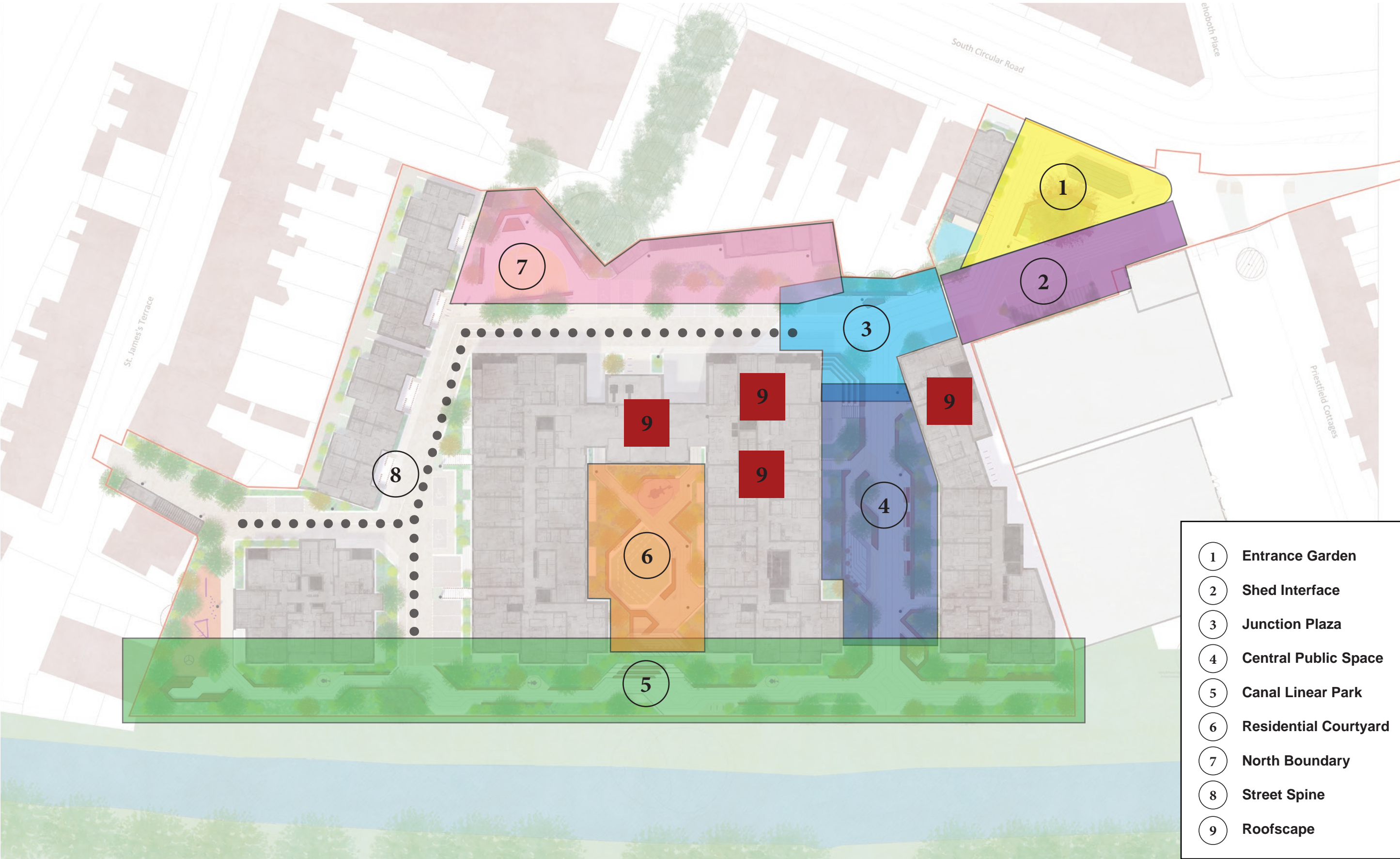
“G. The Applicant is requested to submit details of the boundary treatments proposed & ensure retention of all adjoining historic boundary walls to the Z1 and Z2 housing”

The boundary interfaces are dealt with in detail at the end of this document

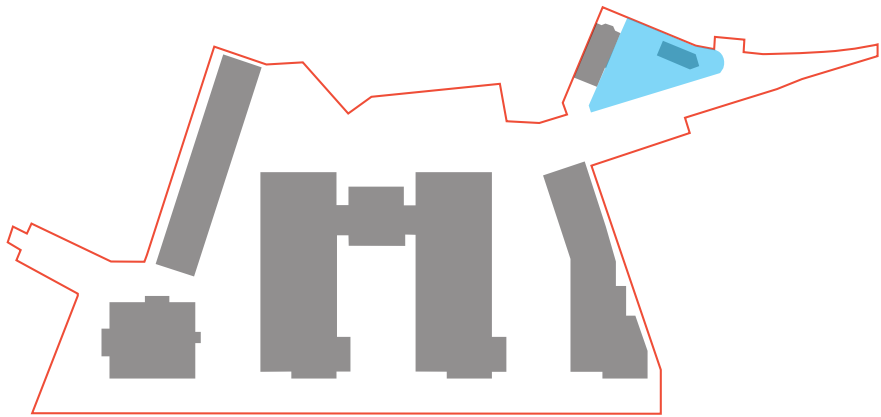
“L. Details on areas to be taken in charge (if any) should be considered, noting that the area outlined as public open space does not appear suitable to be taken in charge and therefore should be addressed in the overall management of the site.”

There are no areas inside the site ownership proposed to be Taken-in-charge. Areas of public footpath inside the red-line, but outside the site ownership will be upgraded in accordance with DCC standards.

Key Character Spaces



Entrance Garden



Key Elements

- Mature Tree Retention
- Visibly Welcoming (+ Gate Removal)
- Pedestrian Desire Lines (+ Paving Material/Pattern)
- Café Pavilion: Note how its original footprint (orange line) has been significantly reduced to respond to the concerns in the LRD opinion. It has been made shorter, and narrower to move further from the tree canopy, while maintaining the minimum size and presence needed to generate the desired activity on this key urban corner. If it were removed entirely, this junction would just consist of the Copper Beech against the backdrop of the Warehouse, which would be significantly less active, and less inviting composition.

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Mature Tree Retention

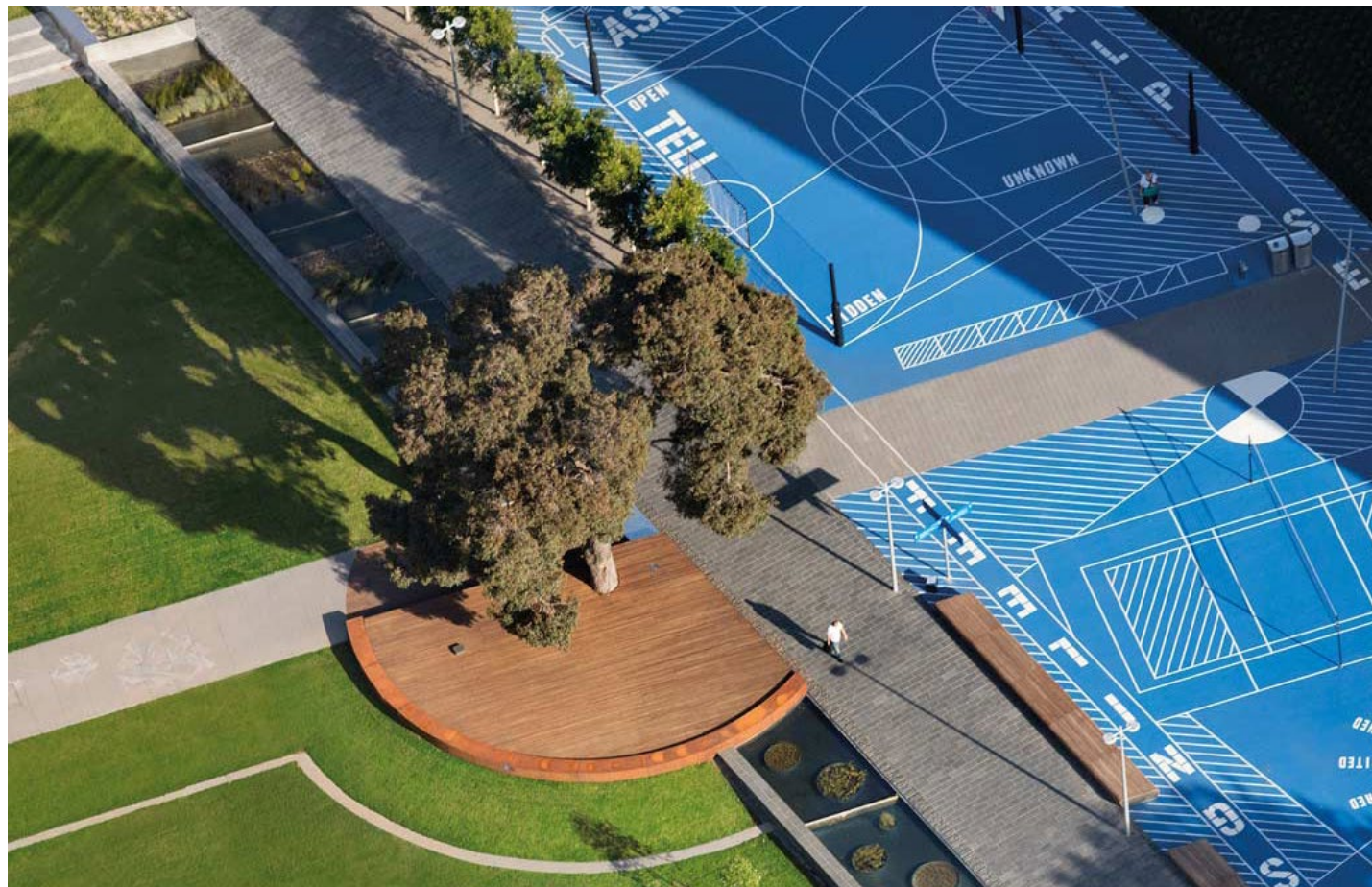


Protective Planter and Seat Edge

Cafe Pavilion



'Floating' roof and visual openness blends into landscape



Raised deck and Seat Edge



Heritage granite post to be retained/re-established at crèche entrance

Visually Open and Welcoming



Inviting seat element prominent

Pedestrian Desire Line + Material Pattern



Strong pattern encouraging pedestrian direction

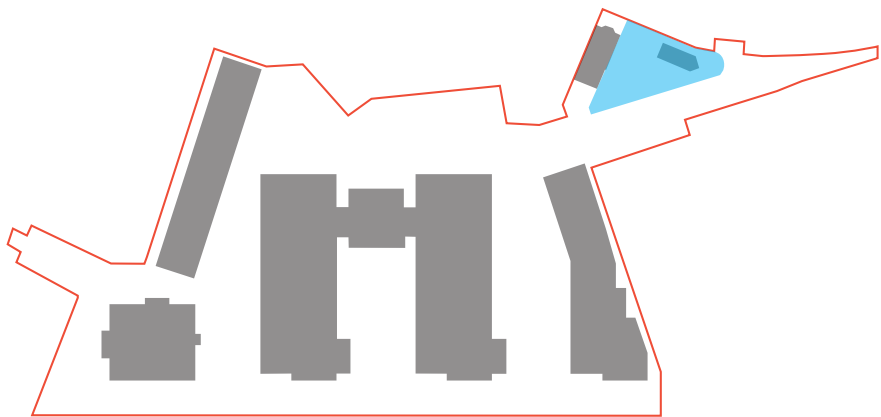


Substantial greening plus paved cafe table area



Paving tones indicating hierarchy of routes

Entrance Garden



Key Elements

- 1. Mature Tree Retained (*Fagus sylvatica purpurea*)
 - Protective planter surround for tree health
 - Maximised greened area once constraints satisfied
 - Edge forms seat facing cafe and entry side
- 2. Café Pavilion
 - Form is open and welcoming
 - Shape helps direct pedestrians to primary entry
 - Design matches wider landscape design
- 3. More open and welcoming corner to improve impression of the project from South Circular Road
- 4. Decorative planting border along existing house to strengthen residential feel of heritage building. Retain granite post as an entrance feature
- 5. Pedestrian Priority/Desire Lines can be accentuated by paving material and pattern.
- 6. Crèche Garden, with fence and potential perimeter seat edge. Bicycle and cargo bike parking is placed nearby for crèche visitors and cafe users.

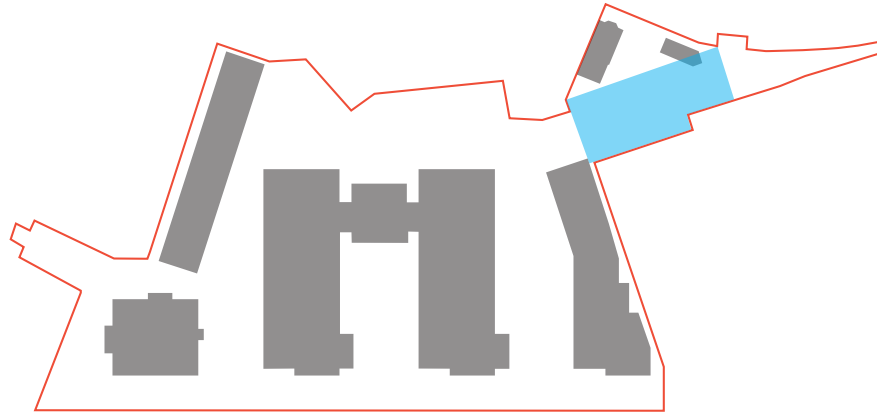


Rendered Material Landscape Masterplan

Entrance Garden



Storage World Shed

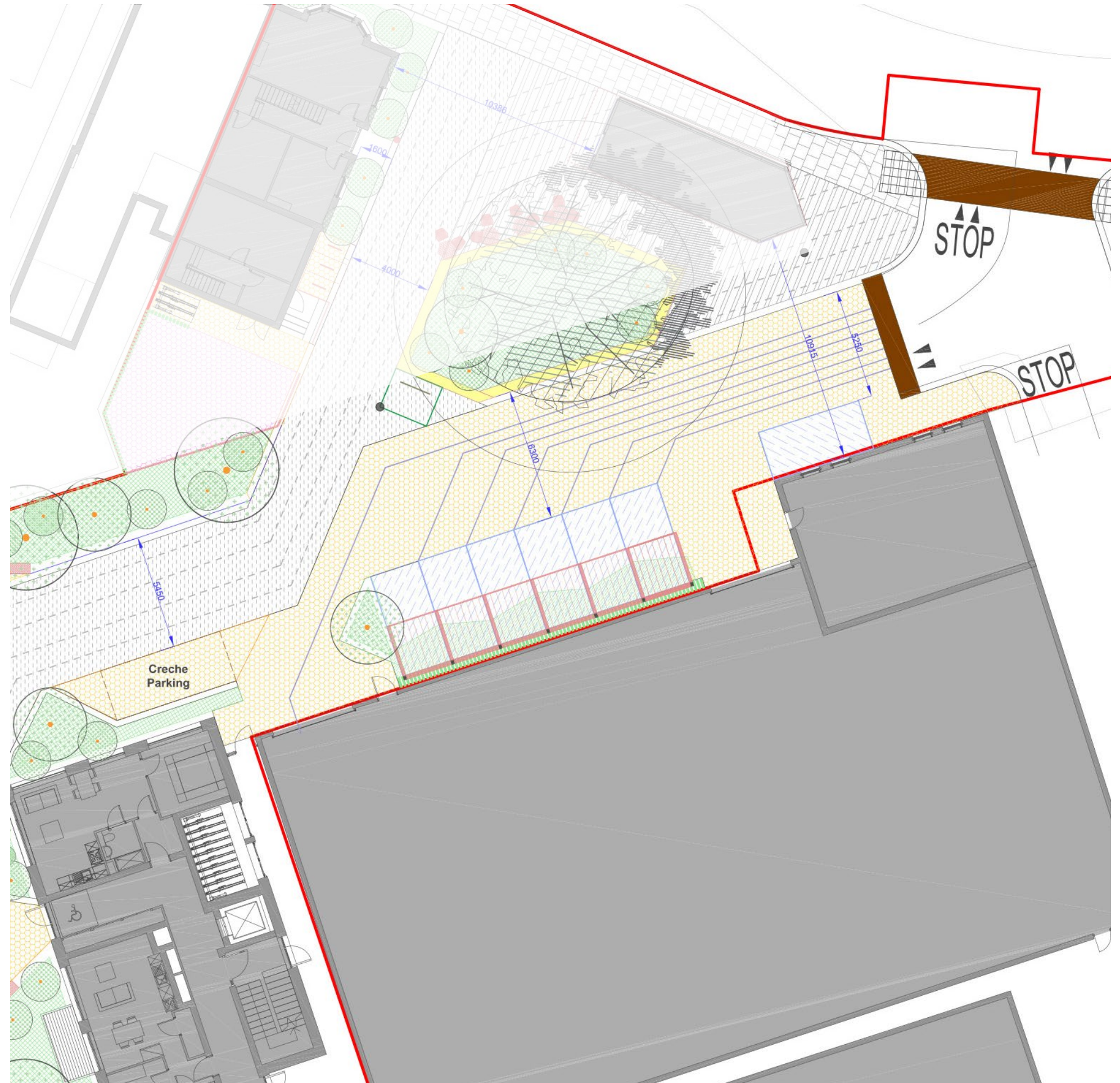


Key Elements

- Very poor and uninviting visual impression
- No greenery
- Poor surface material
- Entrance Gate to be removed to allow vehicle entry to project
- 7 Parking spaces relocated to front of shed



BSLA Study Model



Technical Landscape Masterplan

Surface Material Ideal



Ideal surface material and delineation

Surface Material Option



Resin bound as an upgrade to tarmac

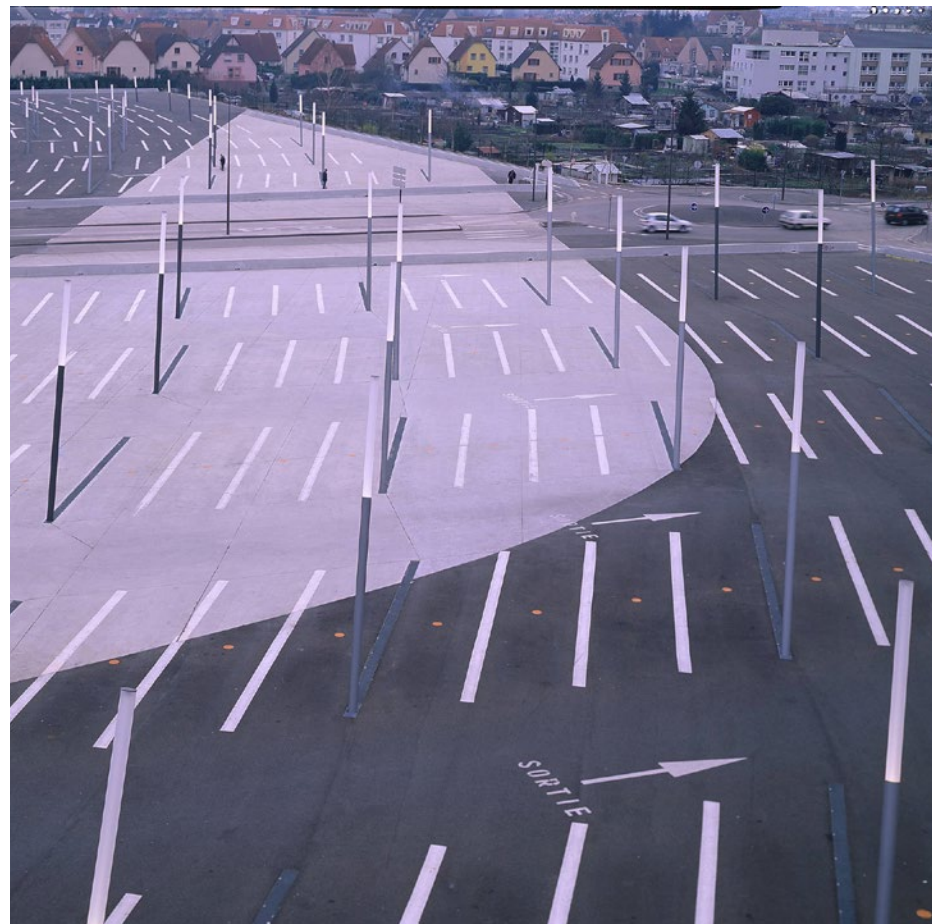
Greening the View



Climbers as backdrop/roof above van parking



Granite paving outside busy storage building

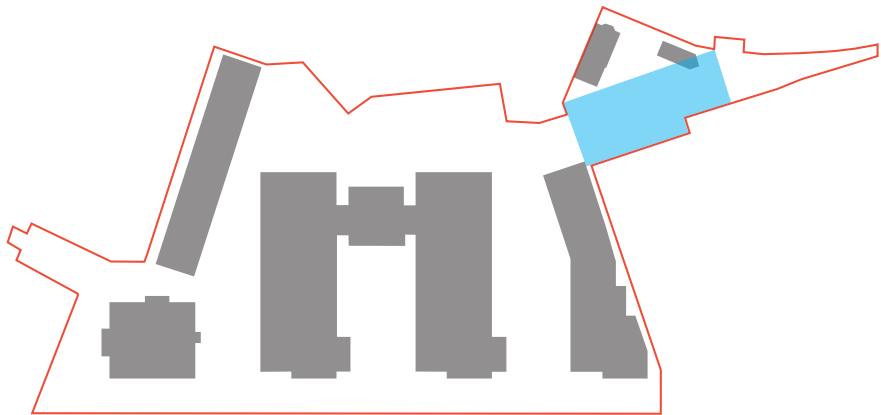


Road markings used in novel way to create pattern



Planted buffer to terminate pedestrian entrance vista

Storage World Shed



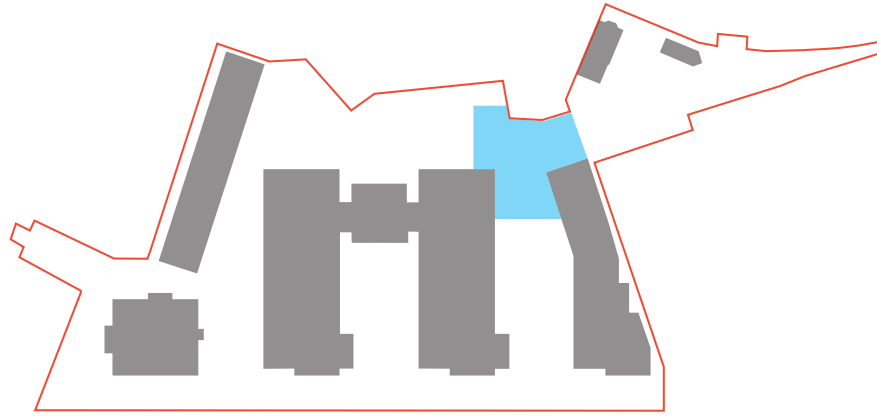
Key Elements

- 1. Gate Removed + Shared Surface established beyond entrance junction to create pedestrian priority arrangement
- 2. Surface material upgraded, and patterned to improve aesthetic
- 3. Planted pergola over parking spaces creating softening greening against the utilitarian shed volume
- 4. Tree foliage softening pedestrian arrival vista



Rendered Material Landscape Masterplan

Junction Plaza



Key Elements

- South-facing Mini plaza at junction of two internal streets, with residential amenity use room leading onto it
- Level drop down to residential amenity
- Much of the junction is required to be kept clear for fire access, delivery, drop-off and entrances etc. so recreational elements must take cognisance of this, while still appearing coherent and welcoming



BSLA Study Model



Technical Landscape Masterplan

Mini Plaza at Junction

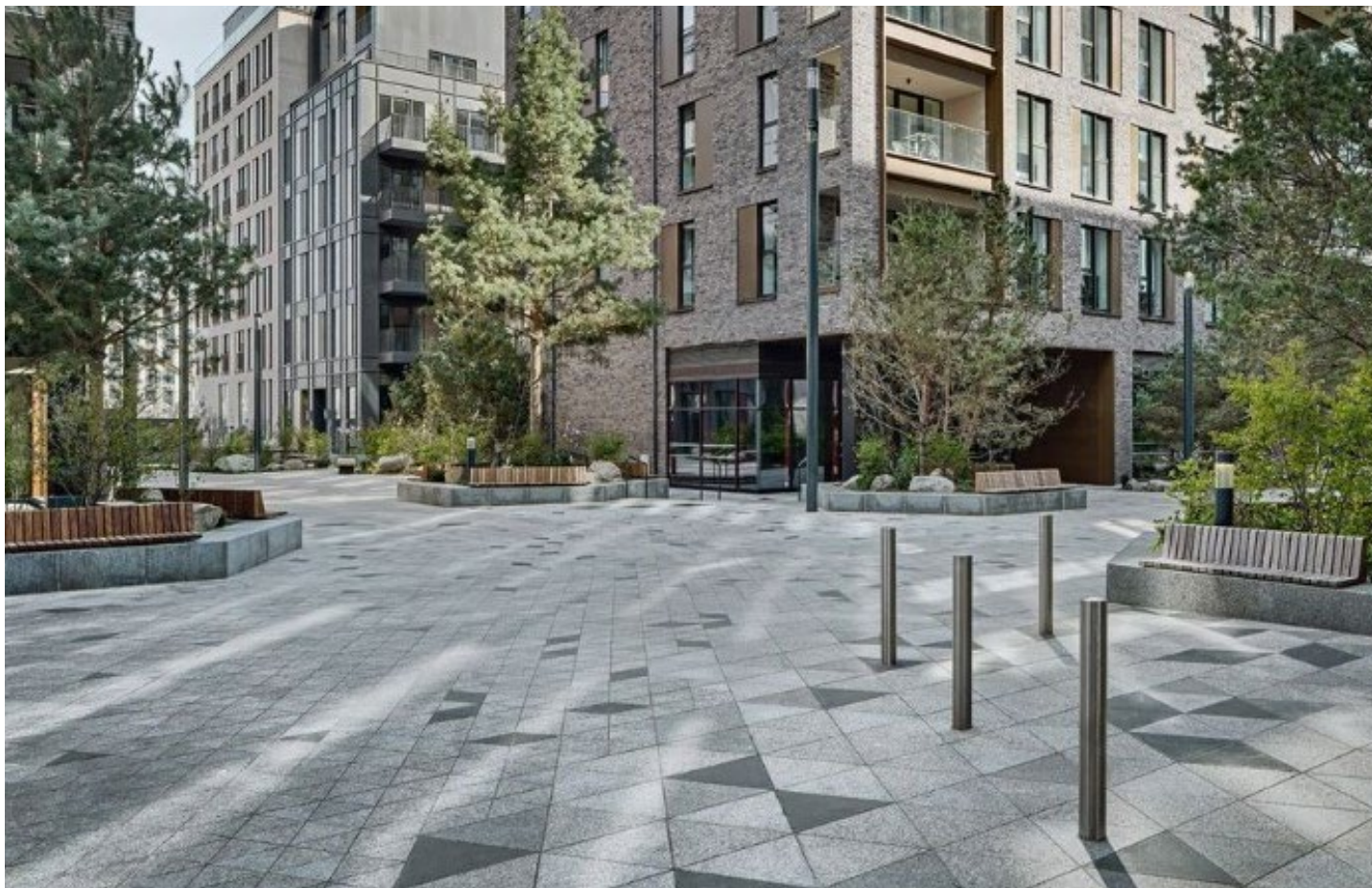


Paving, planting and facing seating creating inviting space

Level Drop can create positive features



Big Seating steps linking to wider public space

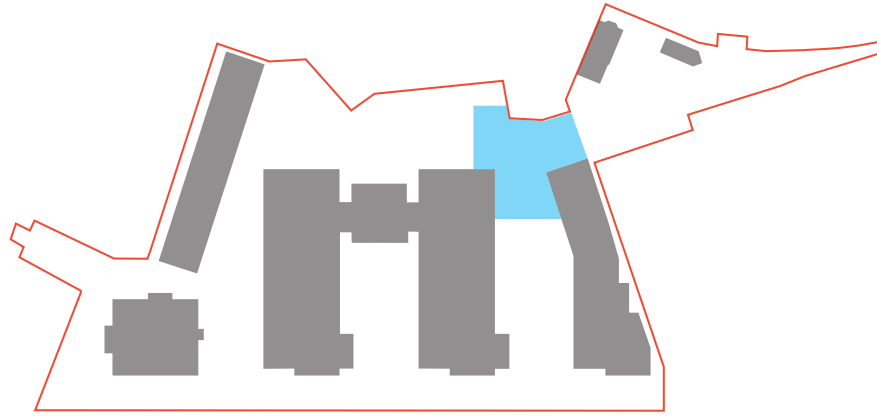


Vehicular route through managed in minimal way



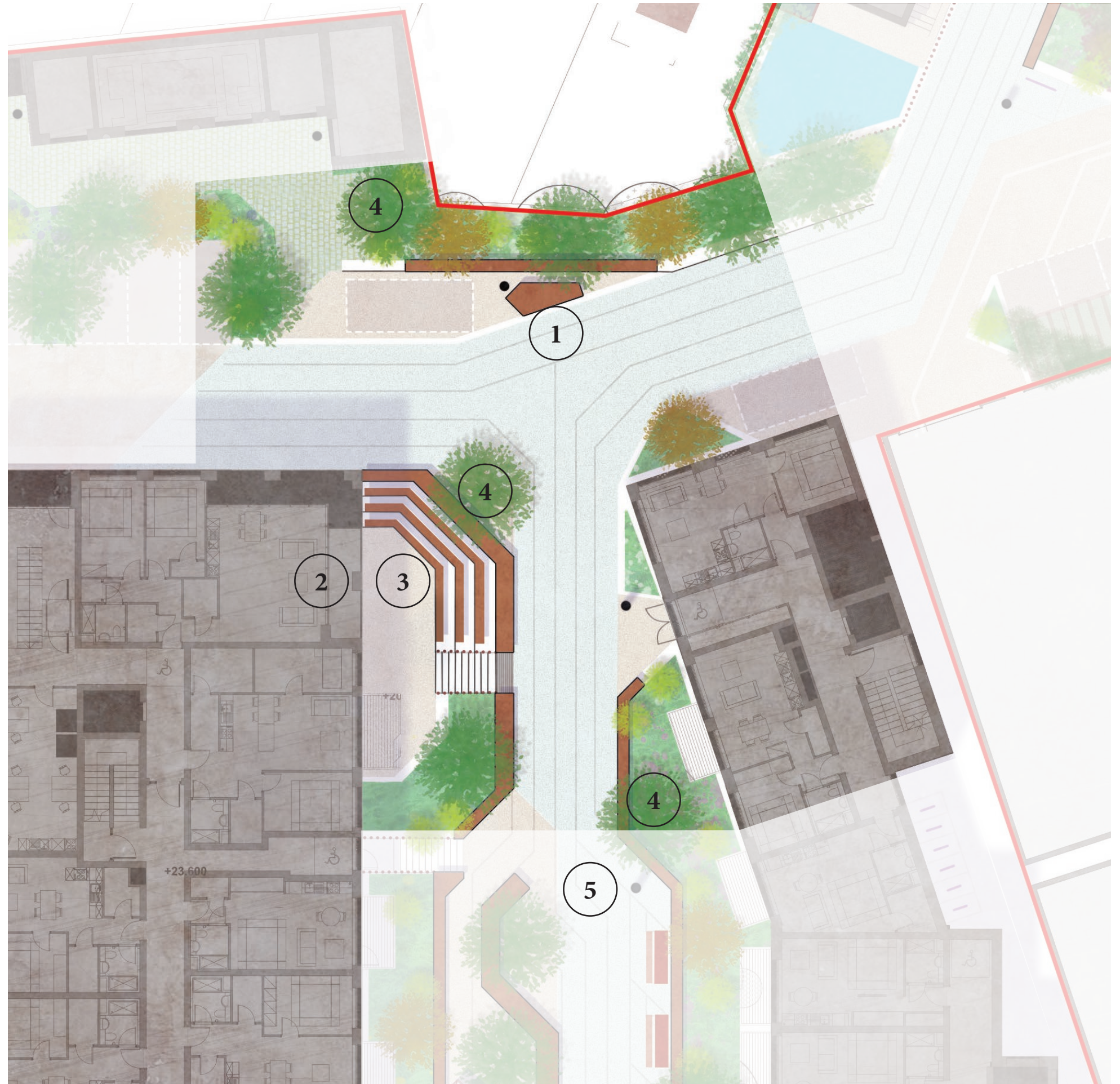
Planting incorporated to soften impression

Junction Plaza



Key Elements

1. Mini plaza: long bench and island seat facing south and towards the main public open space. Trees and existing stone wall form a pleasant backdrop, while high quality paving (eg. Leinster granite) ensures an impression of pedestrian priority.
2. Residential amenity space at lower ground (under the apartments on this plan) will help animate the public space, so ease of access and a pleasant view out is important
3. This level change down to the residential amenity space creates the opportunity for a stepped seating amphitheatre. The level change is protected by a dual-sided bench at the top which also helps to activate both sides of the space
4. Street Trees and substantial greening form edges of the space, and help to obscure substation and other functional buildings
5. Continuation to main public space



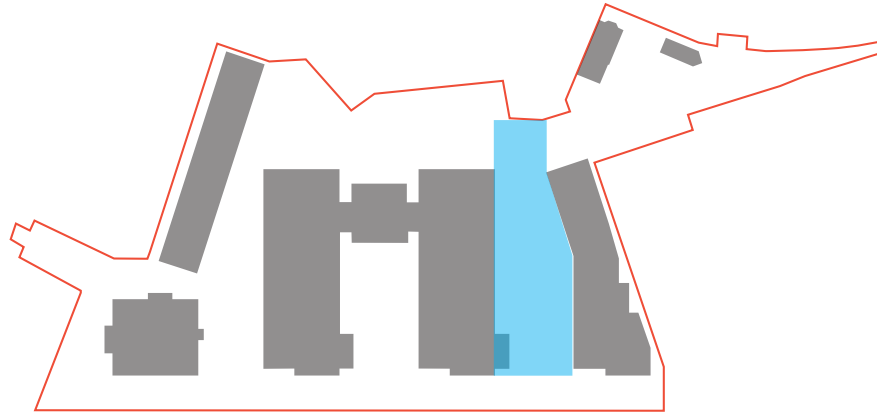
Rendered Material Landscape Masterplan

Junction Plaza



Modelworks CGI

Central Public Space



Key Elements

- Pedestrian Priority but also a Fire access through-route
- Generous greening to frame space and provide privacy buffer to apartments
- To be furnished with multiple uses to encourage spending time in the space
- Pergola Shelter to provide a valuable use during poor weather
- Dynamic style of paving and seating encourages movement around and down towards the canal



BSLA Study Model



Technical Landscape Masterplan

Pockets of activities along primary central route

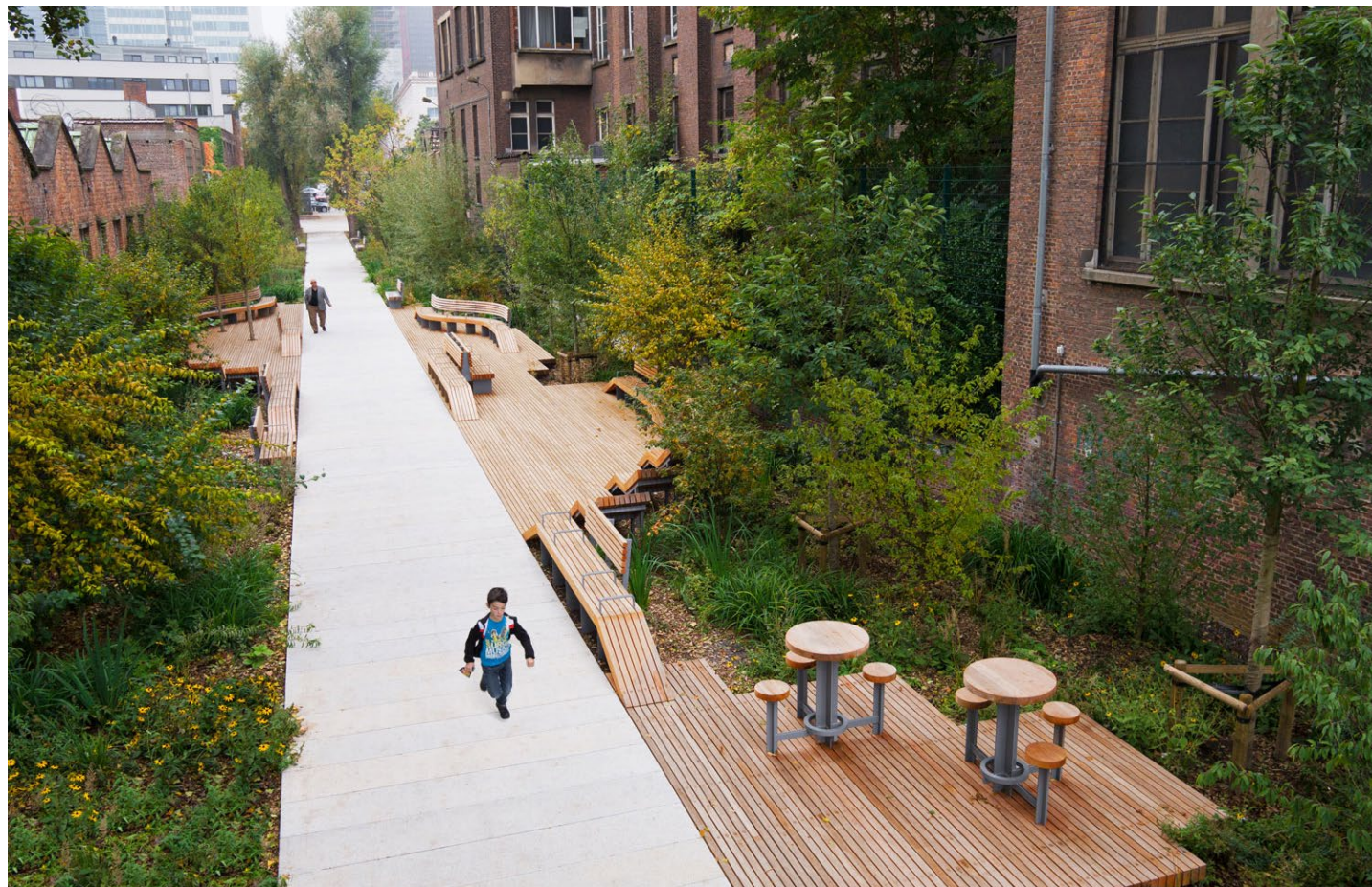


Seats of varied types and orientation

Furnishing the space for Activity and Safety



Varied furniture features encouraging use

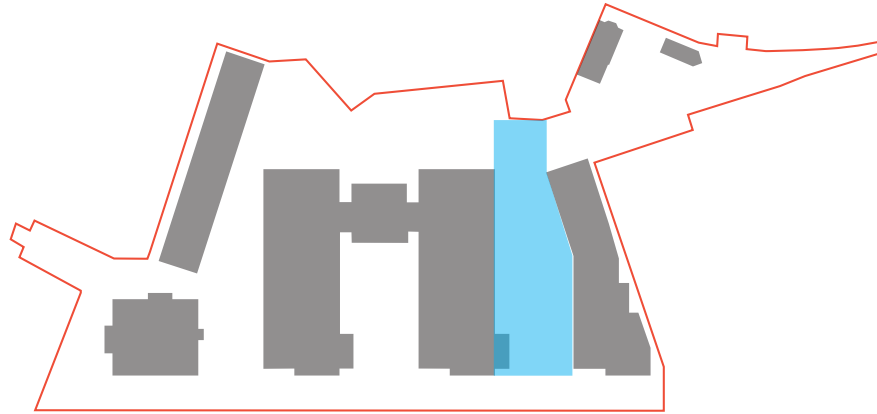


Generous greening makes space very inviting



Simple pavilion shelter highly attractive during rain

Central Public Space



Key Elements

1. Primary Pedestrian Route towards the canal. The aim is to create a vibrant space with a variety of potential activities along its full length, with biodiverse planting as the framing backdrop, and foliage overhead. Another key feature is to facilitate the Fire Access through the centre, while retaining the appearance of a welcoming pedestrianised space.
2. Seating pockets under a new tree canopy
3. Pergola Shelter creates an important flexibility of use during changeable weather (which is most of the time in Ireland!)
4. Seating tables create pro-social active frontage along the main spine
5. Buffer planting to create protection and pleasant boundary to ground floor units
6. Generous and biodiverse planting frames and softens the entire space, while asymmetrically placed street trees draw people towards the canal



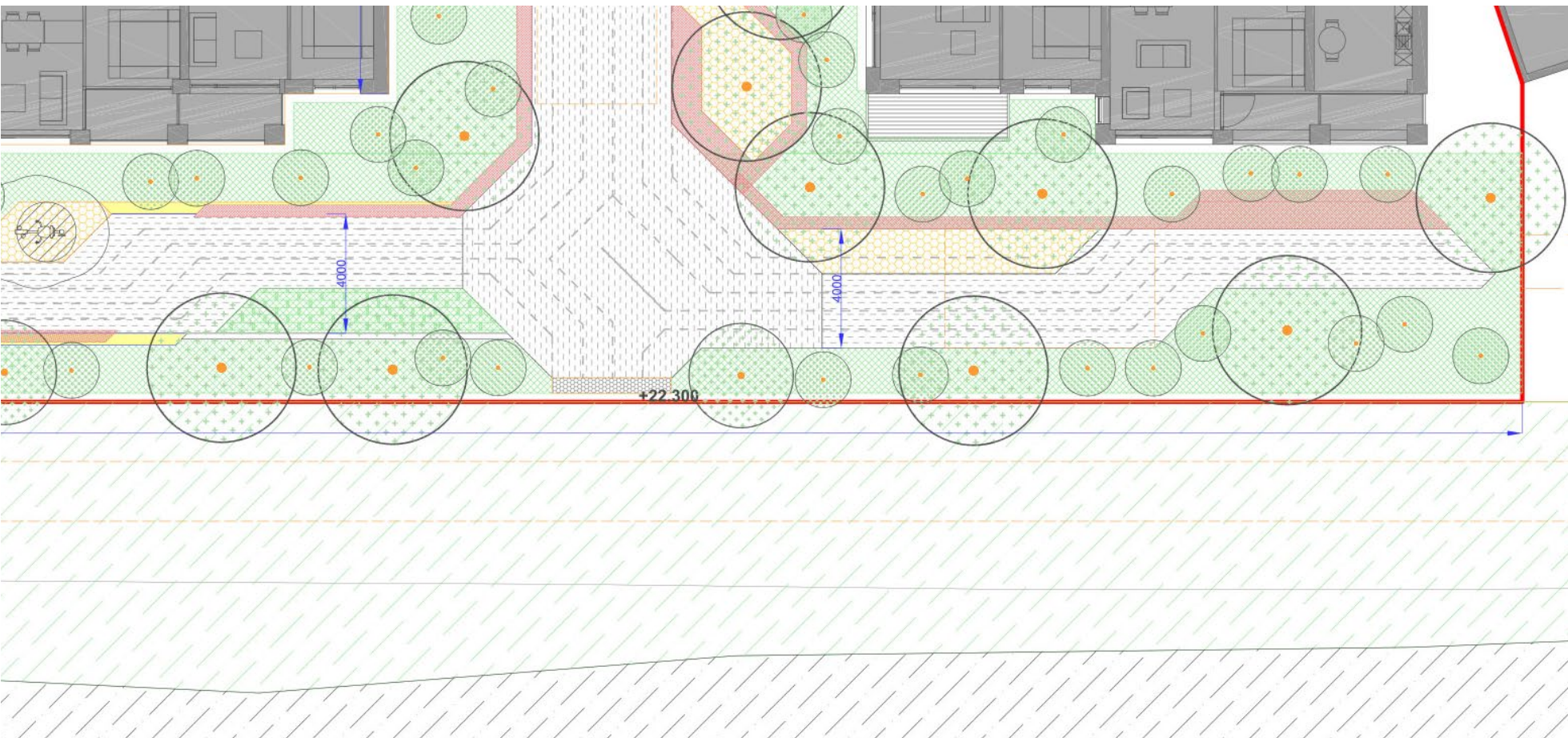
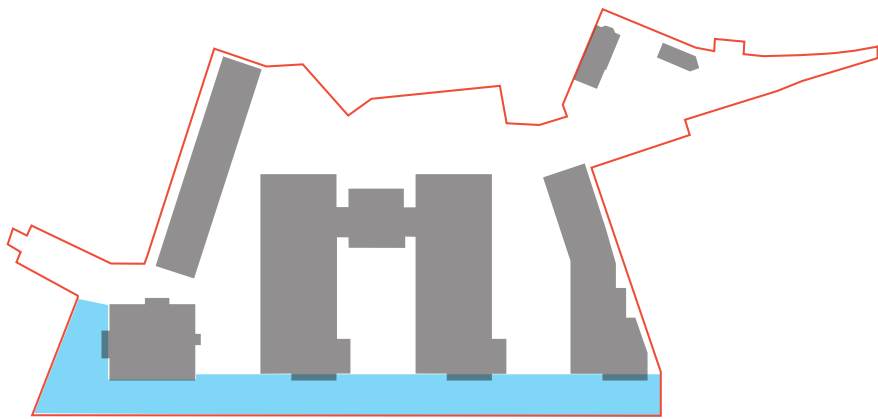
Rendered Material Landscape Masterplan

Central Public Space



Modelworks CGI

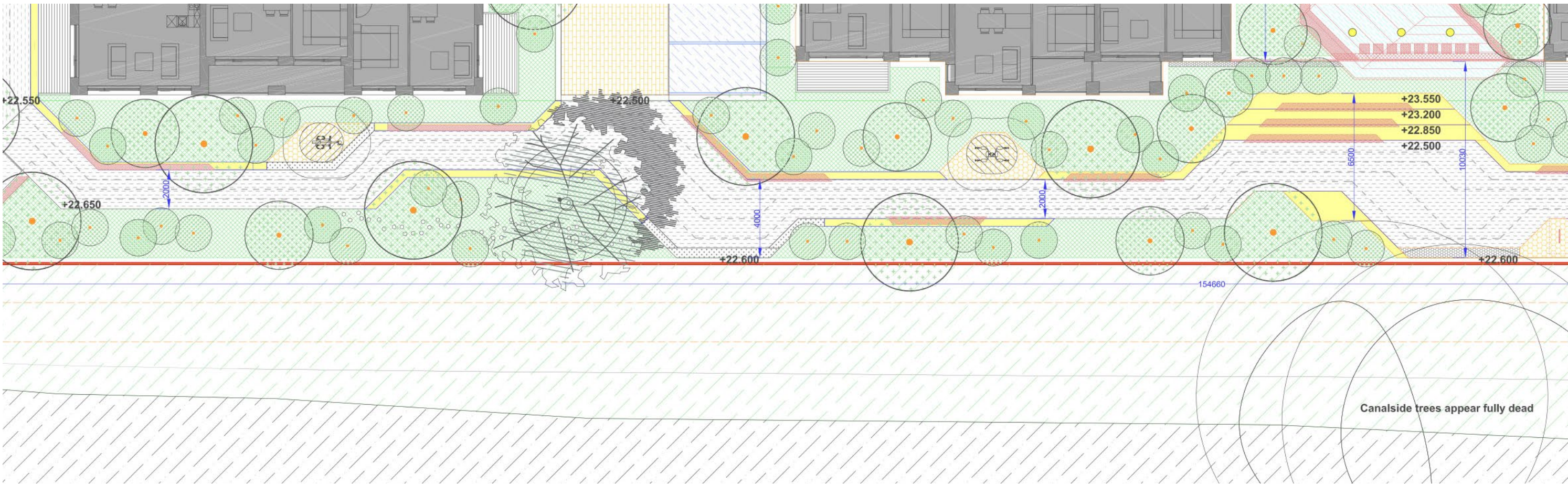
Linear Park



Key Elements

- Lush Greenery adding to canal-side green infrastructure connection and biodiversity
- Dynamic Style winding pedestrians through the space with varied Uses to generate activity
- Enable future Canal Links for potential greenway, and waterways Ireland maintenance access

Technical Landscape Masterplan



Technical Landscape Masterplan

Pockets of activities along lushly planted route



Staggered pathways heightens sense of exploration

Sports - Fitness - Play features increase activity



Varied fitness/sport features encouraging use



Lounge-type seating facing the water

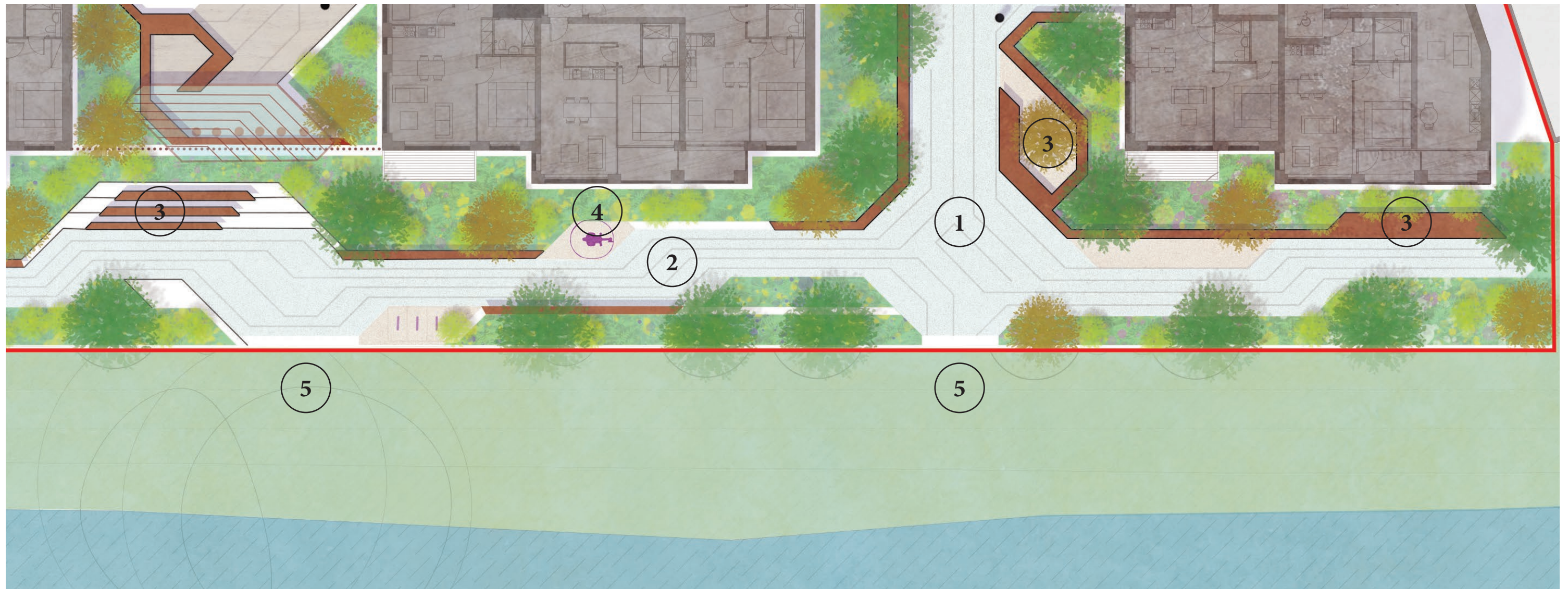


Timber play elements fit into natural context

Linear Park

Key Elements

1. Arrival from main public space (requires fire tender hammerhead turn). Seating facing each other and towards the sun and canal to encourage activity
2. Central pathway winding through lush greenery
3. Zones of special seating (lounger style and stepped seating) facing south and towards the canal
4. Pockets of fitness elements forming fitness trail
5. Points of potential access to the canal bank if a greenway is established in future

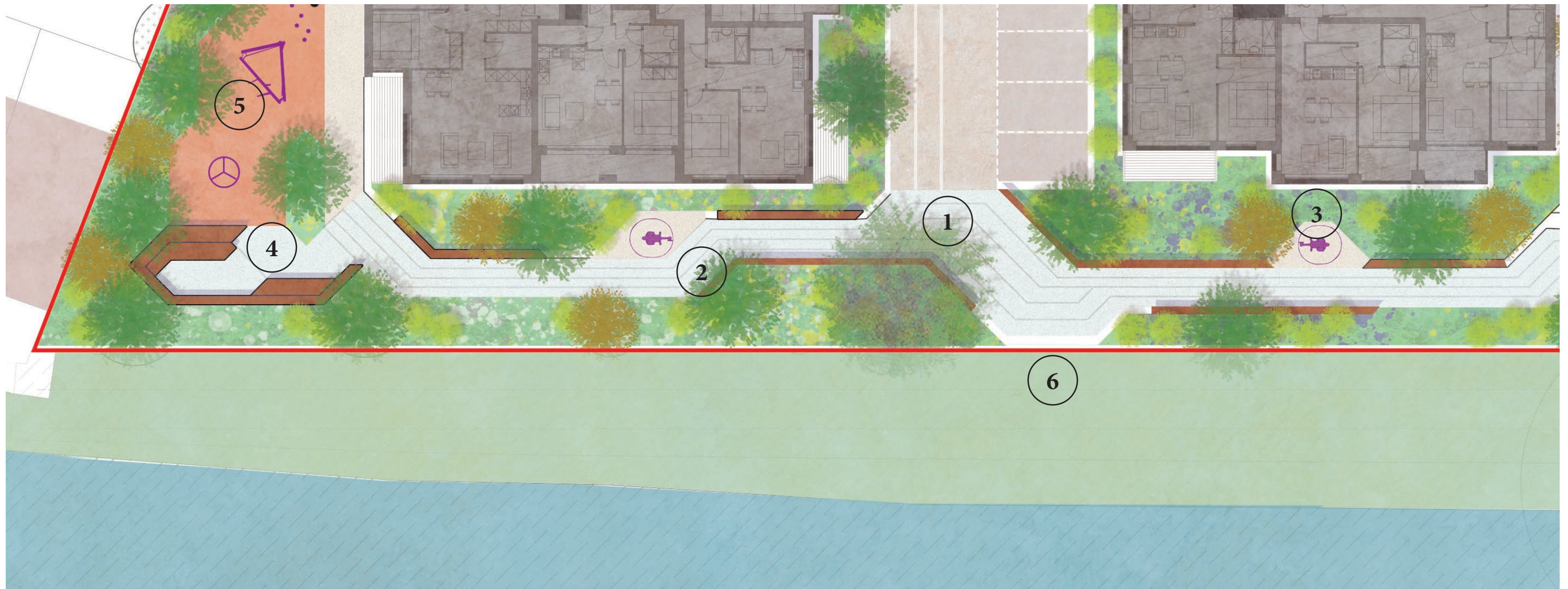


Rendered Material Landscape Masterplan

Linear Park

Key Elements

1. Arrival from street spine - potential to retain existing Sycamore tree due to its mature size. Seating facing each other and towards the sun and canal to encourage activity
2. Central pathway winding through lush greenery
3. Pockets of fitness elements forming fitness trail
4. Seating/BBQ zone among planting and beside the play area
5. Larger play zone beside Block 01
6. Access point for Waterways Ireland to access canal bank for maintenance



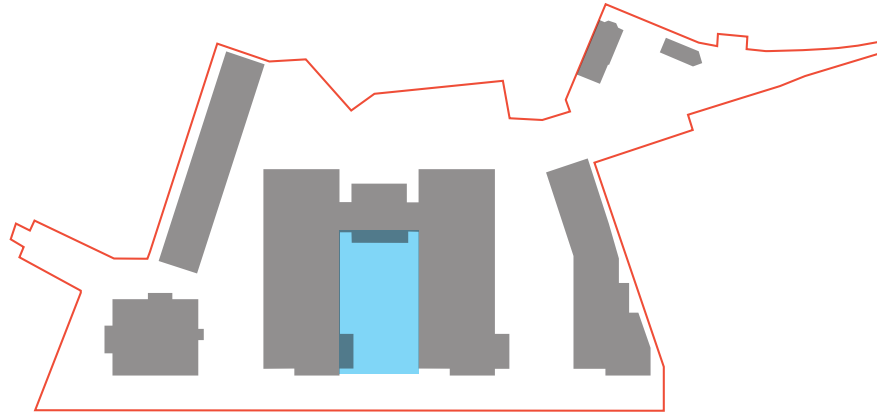
Rendered Material Landscape Masterplan

Linear Park



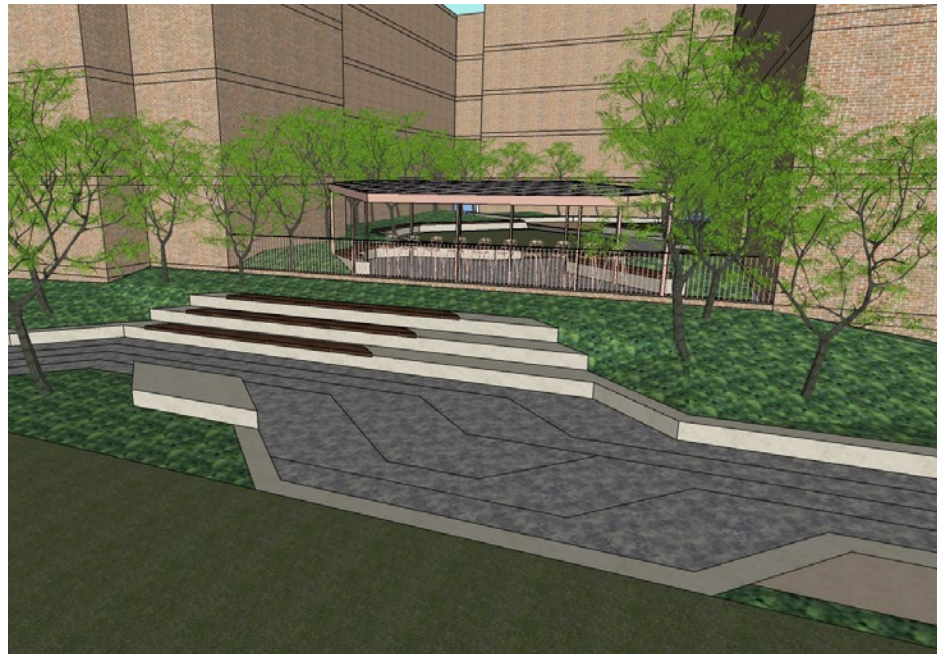
Modelworks CGI

Residential Courtyard



Key Elements

- General use space for residents
- Design to be inviting
- Mini play space for small children
- Generous greening
- Canal frontage is a unique opportunity



BSLA Study Model



Technical Landscape Masterplan

Lush inviting central space



Central space welcoming to all residents

Furnishing the space for Activity and Safety



Small protected zone for little children

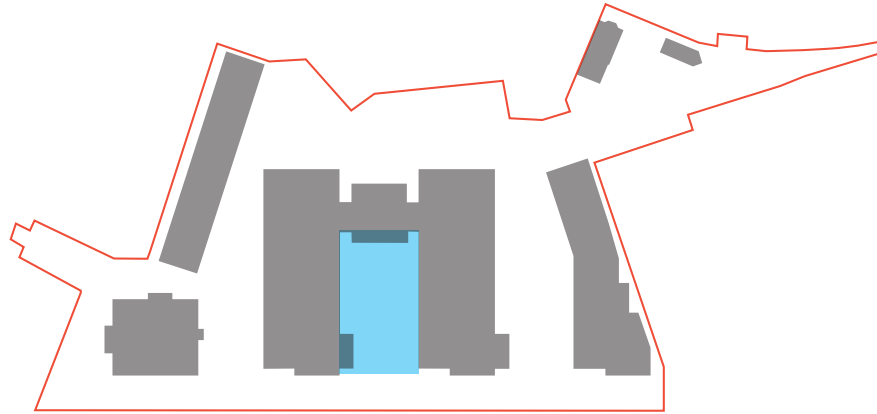


Varied planting adds biodiversity value and sense of enclosure



Linear pergola facing canal

Residential Courtyard

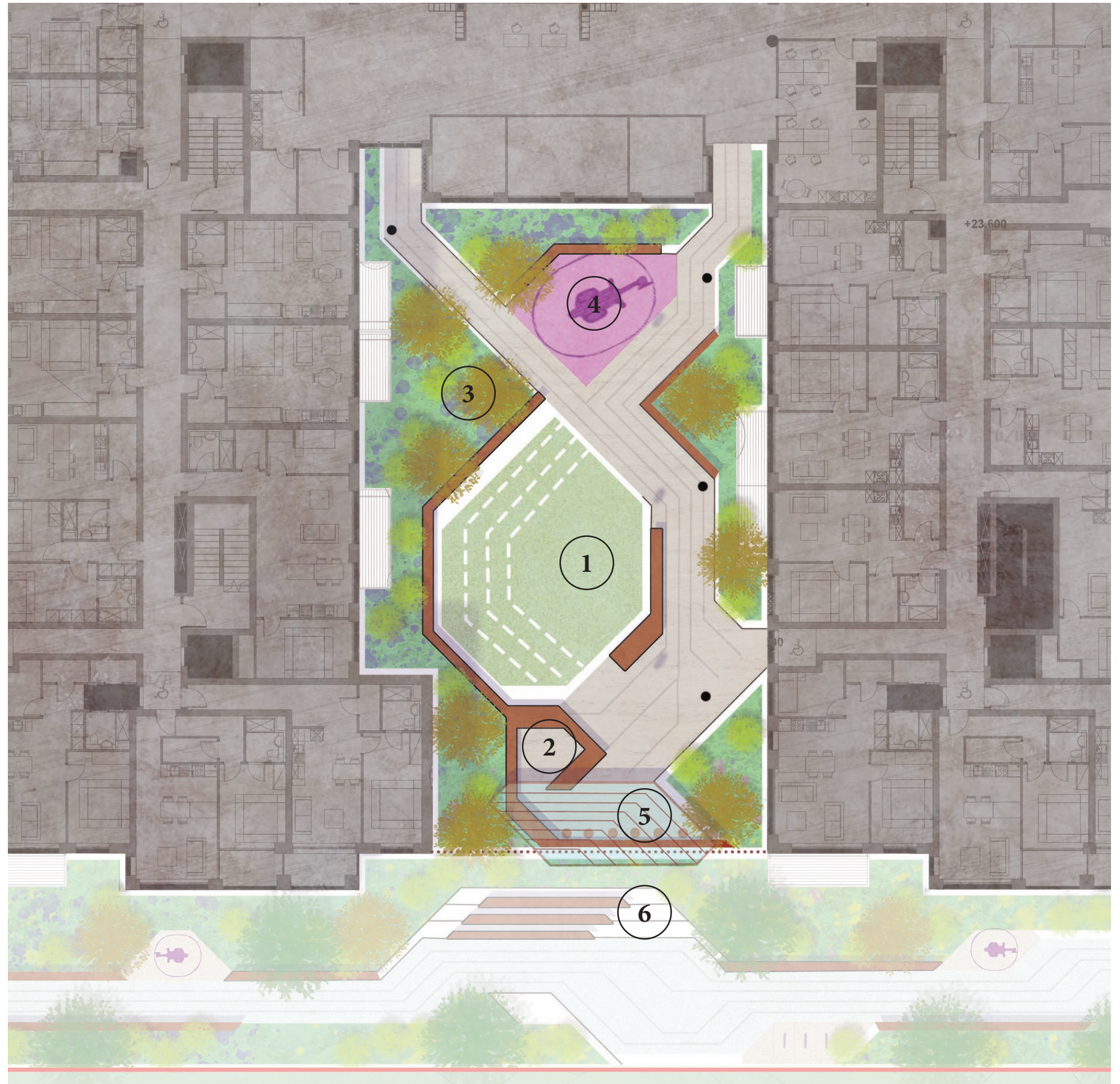


Key Elements

1. General use lawn for residents; Feature pavers continuing pattern
2. Pockets of seating, and seating edges on planters
3. Generous greening through raised seating edges and mounding soil. Creates buffers for private terraces and apartment windows
4. Mini play space for small children
5. Seating placed in prime sunniest location, and facing out to the canal. Pergola canopy above to increase usability in changeable weather
6. Stepped seats outside of courtyard facing the canal and sunshine. Planting steps up to visually flow into the courtyard, but a 1.2m railing retains privacy and access for residents only



4. Kompan Playhut



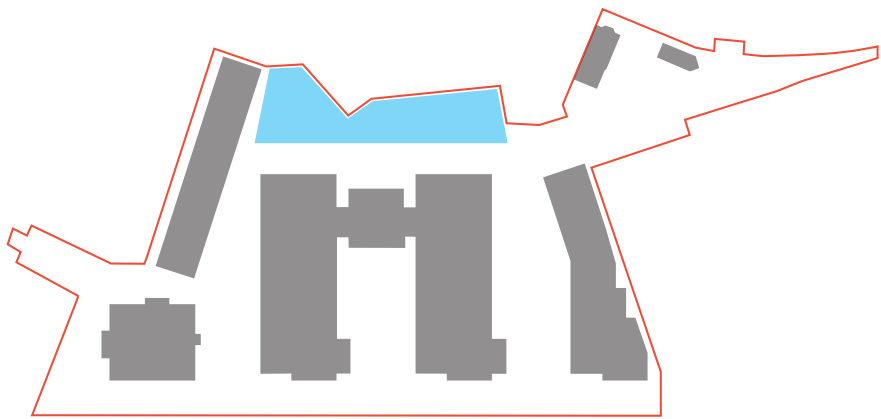
Rendered Material Landscape Masterplan

Residential Courtyard



Modelworks CGI

Northern Boundary



Key Elements

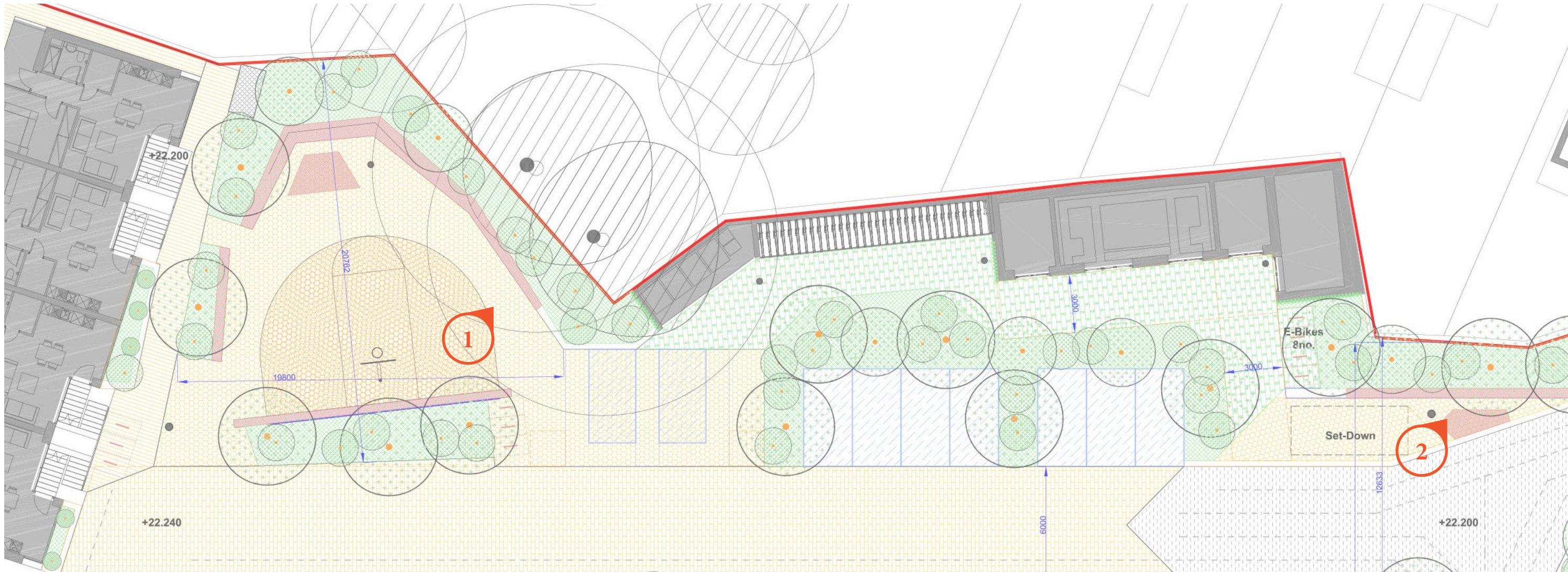
- Parking close to main entrances of central block and basement ramp
- Functional buildings for substation/generator/bins/bikes along perimeter
- Largest space preserved for meaningful community space with seating and play element
- Much of the boundary is an existing stone wall so to be revealed/repaired where possible



1. High quality stone wall, although top in need of repair/replacement

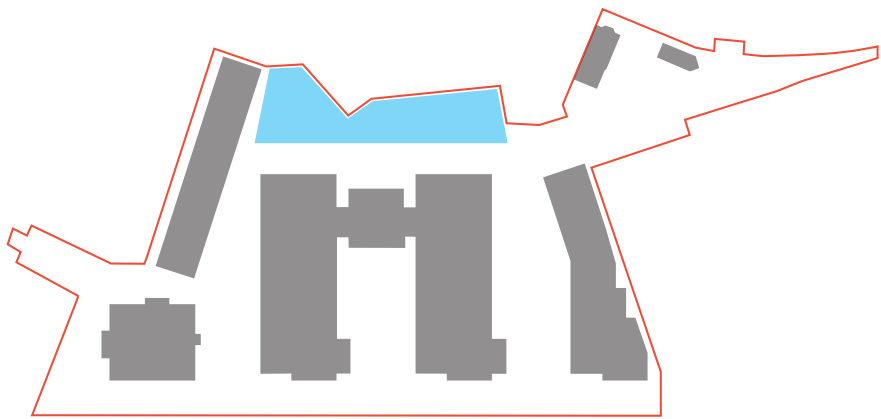


2. High quality stone wall mostly intact



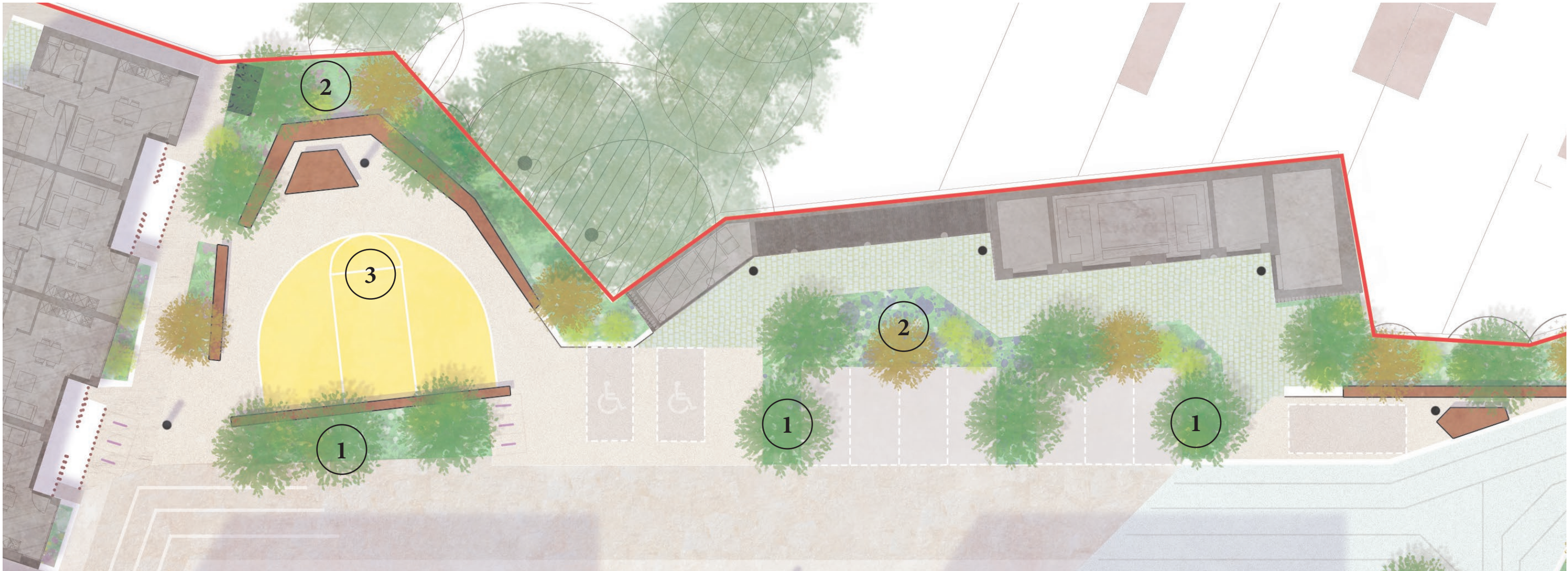
Technical Landscape Masterplan

Northern Boundary



Key Elements

- 1. Large scale street trees to modulate between the scale of the massing and the neighbouring buildings
- 2. Substantial greening used to break up and mask parking as well as softening/obscuring the functional buildings needed for substation/generator/bins/bikes. Option for grasscrete-type paving to further soften the appearance, and possibly a south-facing bench among planting
- 3. Largest space preserved for meaningful public open space with seating and play element. Propose a basketball play zone plus an area of south-facing seating for spectating and additional activation of the space when nobody playing ball. New planting, the existing stone wall, and the church trees make a pleasant backdrop for the space



Rendered Material Landscape Masterplan

Overall Landscape Masterplan

