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Sea Gardens Phase 1 Block A - LANDSCAPE REPORT

SHANKILL PROPERTY INVESTMENT LIMITED

July_2025

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- Woodbrook Golf Course
- Corke Abbey Valley Park
- Ravenswell Primary School
Coláiste Ráithín
- Sea Gardens
Phase 1a and 1b
- Bray Harbour
- St. John of Gods
- Dwyer Park
- Castle Street
- River Dargle
- Bray Promenade
- Fran O'Toole Bridge
- Peoples Park



Development description:

The proposed development will consist of the provision of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 4-bedroom, 3 and 4-story terraced houses with associated private gardens / terraces; and 150 no. apartments in 2 no. blocks ranging in height from 5 to 10-storeys (Block A1) and 6 to 11-storeys (Block A2) and consisting of a total of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units, all with private balconies or terraces. The blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant. The shared 2-level podium will include car, motorcycle and bicycle parking, with additional car parking provided within the curtilage of 5 no. of the proposed townhouses. The proposed development will also include: public open space including play areas; communal open space within the central podium courtyard; pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding road network; all associated landscaping and public lighting; an ESB substation; drainage arrangements; utility connections; and all site development works.

Landscape Strategy:

The landscape design will aim to provide strong connectivity throughout the development, linking it to surrounding residential areas, Corke Abbey Valley Park, the nearby Ravenswell Schools, the future second phase of the Seagardens development (refer to Seagarden's Masterplan by Howells), the River Dargle walkway, and extending all the way to Bray Harbour, the Promenade, and the town center. This will be achieved through the creation of a series of diverse and meaningful public open spaces, each with its own unique character that reflects its surroundings and intended use. These spaces will be designed to serve both residents and visitors, offering a range of experiences. The open spaces will feature high-quality materials, including paving, lighting, and street furniture, to define their character. After liaising with the ecologist for the planting strategy, an extensive tree planting scheme is submitted with this planning pack featuring native species that enhance biodiversity and integrate the site with the surrounding landscape. The planting selection will include feature trees, shrubs, herbaceous plants, lawns, and meadows, carefully chosen to thrive in coastal conditions. Within the planted areas, we have designated several low-light zones—darker areas specifically intended to avoid disturbing local wildlife. These zones are primarily located along the site boundaries, in accordance with the biodiversity officer's recommendations outlined in DLRC's LRD opinion (ref: PAC/LRD2/003/25), please refer to lighting plan (page 18) for detailed light specifications.

The open spaces will be strategically distributed throughout the development to ensure easy access for all residents. These spaces will be connected by pedestrian and cycle paths, with careful attention to ensuring maximum supervision from adjacent residential areas. Additionally, the design will incorporate green infrastructure, such as sustainable drainage systems (SuDS), to manage stormwater and increase the site's resilience to climate change. Features like rain gardens, swales, and permeable paving will improve surface water management while enhancing the site's visual and ecological quality. To encourage social interaction and outdoor activities, the landscape will include a variety of spaces for active play, relaxation, and gatherings. These will be complemented by seating areas, fitness stations, and accessible pathways to ensure the spaces are usable for people of all ages and abilities.

The landscape design strategy for the site focuses on enhancing connectivity with the existing areas and tying into the wider Sea Gardens development in a cohesive manner. Key elements include:

- Establishing distinct functional areas while maintaining a wider landscape character.
- Integrating footpaths and cycleways to connect seamlessly with existing pedestrian, cycling, and public transport networks.
- Providing well-distributed public open spaces to ensure easy access and accommodate a variety of formal and informal recreational activities.
- Preserving existing boundary vegetation and incorporating native planting to support wildlife corridors and ecological diversity.
- Developing formal pathway connections to Corke Valley park to the North, and connecting to Bray Promenade to the South via the underpass to Bray Harbour. .



Block A within the Wider Sea Gardens Masterplan context.

The permitted western portion of Phase 1 is being built out and nearing completion. As part of the application, a tree survey was undertaken and a tree/vegetation drawing was submitted which proposed the retention of existing, mature trees along the northern and eastern boundaries of the subject site. The subject LRD application's RLB is set back from these boundaries so these boundaries will remain intact.

The tree/vegetation removal drawing was submitted with planning ref ABP-311181-21 Existing trees will be retained along the northern and eastern boundaries to maintain these existing site features and provide a clearly defined boundary to this portion of the site.

Trees that are felled to facilitate the development will be compensated for by extensive tree planting throughout the proposed development, the creation of biodiversity corridors along the northern, eastern and western boundaries and a new parkland area in the southern portion of the site to offset any potential impact on existing trees and vegetation. All retained trees will be protected during construction operations in accordance with the requirements of BS 5837:2012 Trees in Relation to Design, Demolition and Construction.

The extent of tree removal for this application remains consistent with that of the approved application ABP-311181-21 and complies with the planning condition to retain the existing hedgeline along the north eastern boundary of the site. There will be a net gain in tree stock across the site on completion of the works, with extensive new tree and native planting being undertaken within the open space.

EXISTING VEGETATION TO BE MANAGED AS PER PLANTING PROPOSALS (ABP-31181-21)



LEGEND:

EXISTING TREES WITH TREE NUMBERS AS INDICATED IN TREE SURVEY

- POSITION, NUMBER AND ACTUAL CROWN SPREAD OF TREE
- POSITION, NUMBER AND ACTUAL CROWN SPREAD OF TREE TO BE FELLED AS PER SURVEY RECOMMENDATION
- POSITION, NUMBER AND ACTUAL CROWN SPREAD OF TREE TO BE FELLED TO FACILITATE CONSTRUCTION
- ROOT PROTECTION AREA (RPA) IN ACCORDANCE WITH BS 5837:2012

PROPOSED PROTECTIVE BARRIER TO EXISTING TREES TO BE RETAINED

A PROTECTIVE BARRIER, 2.3M HIGH AND COMPRISING A VERTICAL AND HORIZONTAL FRAMEWORK OF SCAFFOLDING, WELL BRACED TO RESIST IMPACTS AND SECURELY SUPPORTING WELDED MESH PANELS, (AS PER IN FIG 2 OF BS5837) SHALL BE ERECTED AROUND THE BASE OF ALL TREES TO BE RETAINED ON SITE.

THE LINE OF THIS FENCE SHALL BE ALONG THE TREE ROOT PROTECTION ZONE. NO CONSTRUCTION TRAFFIC, FINE, MATERIALS OR DEBRIS WILL BE PERMITTED WITHIN THIS ZONE OF PROTECTION.

NOTE:

- WHERE EXCAVATION IS REQUIRED WITHIN THE RPA A HAND DIGGING/AIRSPADE METHOD WILL BE USED;

The objective of hand digging is to retain as many undamaged roots as possible. Hand digging within RPA must be undertaken with great care preferably using an airspade, preferably under supervision from the sites arboricultural consultant. After careful removal of any hard surface materials digging must proceed with hand tools. Clumps of roots less than 25mm in diameter (including fibrous roots) should be retained in situ without damage. Throughout the excavation works great care should be taken to protect the bark around the roots.

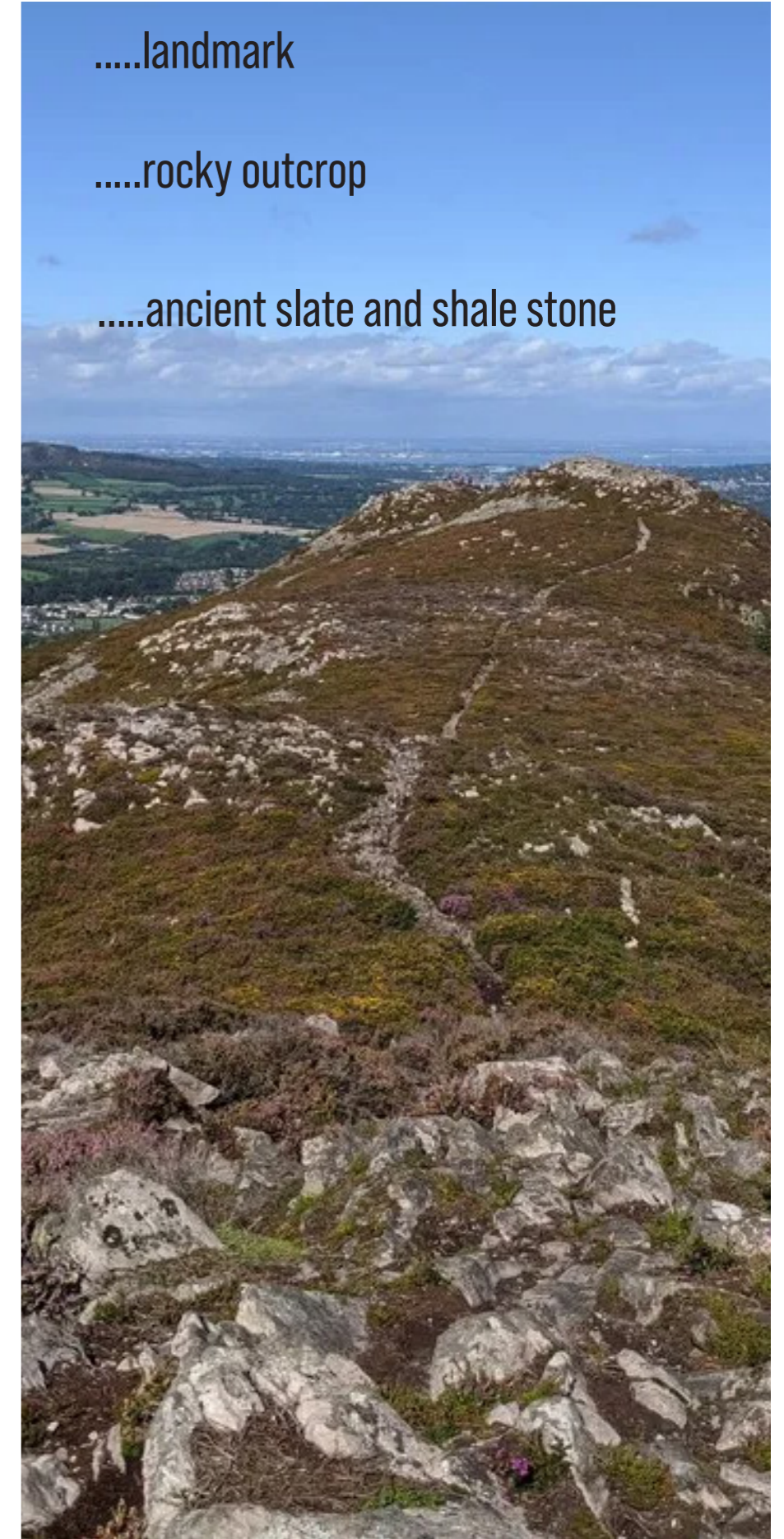
- WHERE BACKFILLING OF EXCAVATED MATERIAL IS REQUIRED;

Backfilling should, where required be carefully carried out to avoid direct damage to roots and excessive compaction of the soil around them. The backfill should, where possible, include the placement of an inert granular material mixed with top soil or sharp sand (not builder's sand) around the roots. This should allow the soil to be gently compacted prior to construction without damage to the roots securing a local aerated zone enabling the root to survive in the longer term.

If required backfilling outside the direct influence of tree roots should be carried out using the excavated soil. This should not be compacted but lightly "tamped" and usually left slightly proud of the surrounding surface to allow natural settlement. Other materials should not be incorporated into the backfill.

Sea Gardens Block A | LANDSCAPE CHARACTER

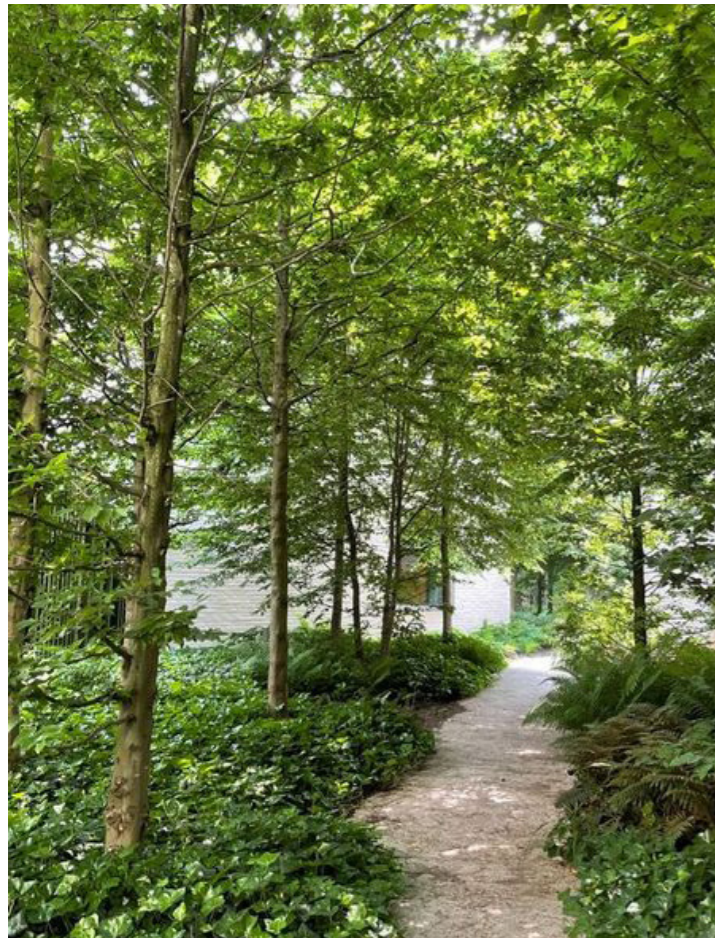
From the rising promontory of Bray Head to the lower tidal areas of the coast and the Dargle River. Keeping the unique character of the Wicklow Coastline in mind, Sea Gardens - Block A landscape proposals have been set out to merge seamlessly with the overall masterplan landscape character. This seeks to bed the proposed development into the surrounding locality providing new amenity opportunities, yet respecting the backdrop of the development. This is supported by the proposed forms, textures, materials and planting palettes integrated into the landscape design.



.....landmark

.....rocky outcrop

.....ancient slate and shale stone

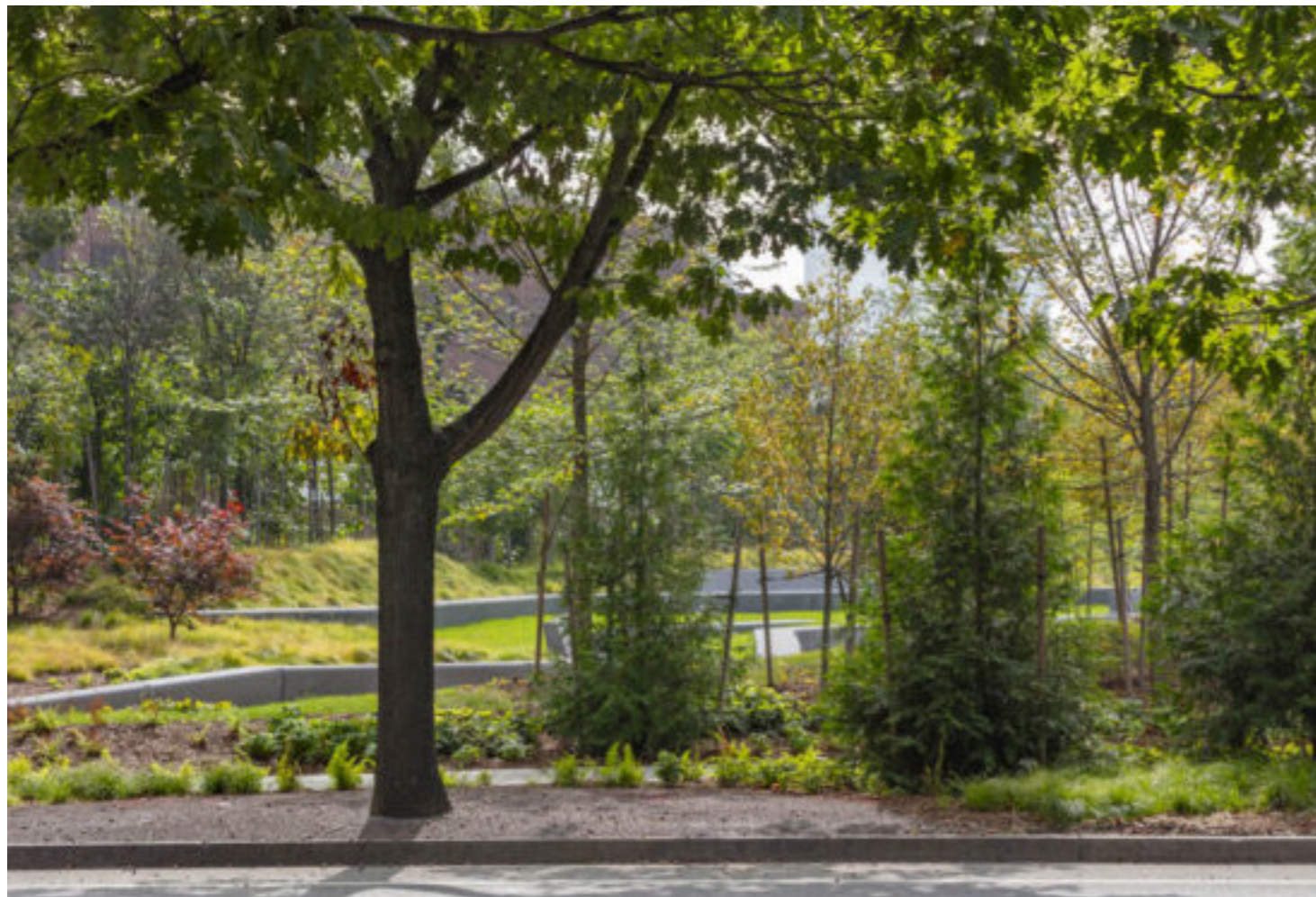


IN KEEPING WITH THE OVERALL MASTERPLAN VISION FOR THE SEA GARDENS DEVELOPMENT THE PLANTING PALETTE HAS BEEN CHOSEN BASED ON A NUMBER OF THEMES INFLUENCED BY THE LOCAL COASTLINE AND ENVIRONMENT.

THE PLANTING SPECIES CHOSEN HAVE ALSO TAKEN INTO ACCOUNT THE SOIL TYPES ON SITE, WATER RETENTION, SITE EXPOSURE.

THE AIM OF THE DESIGN WILL ALSO FORM PART OF AN EXPERIENCE AT A HUMAN LEVEL.

BLOSSOM LADEN AND FOOD SOURCES ARE ALSO CONSIDERED INCREASING THE OVERALL BIODIVERSITY OF THE PROPOSED DEVELOPMENT.



'Uplands' Scots Pine
Alder
Birch
Oak

'Lowlands' Tamarix
Alder
Birch
Hawthorn
Oak
Hazel

Focal Maple
Acacia
Stone pine
Liquidambar
Magnolia
Beech

Edible Apple
Pear
Black/Red currants
Raspberry
Strawberry

The landscape concept related to Block A has been developed with connections in mind to Block E in the south and the Coastal Gardens which form part of Sea Gardens Phase 2.

The open space will function as a valuable recreation space to the future Block A development resulting in a public space with high activity, surveillance and interaction with existing public circulation routes both within and without the development

These connections link to Block A and maintain the creation of a meandering footpath/cycle link along the eastern boundary that also enables emergency vehicle access to the eastern elevations of Blocks A and B. This pathway has been increased to 3-4m overall width as required by condition 4F of the current planning approval.

Pockets of seating and informal natural play areas will be located along the length of the pathway.

Occasional paths cross the main route inviting the user to explore other spaces with different themes. It may be a small nature play area aimed at younger children or a sensory pocket plot with appropriate planting.

The area will have large swathes of meadow, ornamental grasses and herbaceous planting all coastal tolerant to provide seasonal interest and maintain the biodiversity benefits of the site. Mixed native planting with species such as gorse are intended along the existing railway boundary fence. Retention of the existing mature vegetation along the north eastern boundary will maintain existing bat flight routes which have been identified within the ecological surveys carried out for the site.



Block A within Wider Masterplan context.





Kickabout

Homezone

Soft mounding & integrated
raingardens

Route to carpark

Node with views of Bray head to
South

Trim Trail furniture

Integrated soft mounding & raing-
ardens

Trim Trail furniture

Seating Node

Lawn

Plaza area
with fire tender access between
Block A & B

NP Natural Play

TT TRIM TRAIL



LEGEND

- POTENTIAL FUTURE PROPOSED LINK TO CORKE VALLEY PARK
- LINKS TO EXISTING PEDESTRIAN NETWORK
- CARPARK ENTRANCE
- PRIMARY PEDESTRIAN/CYCLE CIRCULATION
- SECONDARY PEDESTRIAN CONNECTION
- SECONDARY PEDESTRIAN CONNECTION
- PODIUM/GROUND FLOOR CONNECTIONS



- Application Boundary Line
 - County Boundary
 - Ownership Boundary Line
- Key**
- Communal Open Space as Residential Amenity (COS)
 - Public Open Space (POS)
 - Objective F

Areas are measured and calculated generally in accordance with the **International Property Measurement Standards (IPMS)** and have been calculated in metric units. Construction tolerances, workmanship and design by others may affect the stated areas.

Proposed Residents Communal Amenity Areas:

	Min per Unit	Required	Providing
1B2P	5m ²	240m ²	
2B3P	6m ²	6m ²	
2B4P	7m ²	399m ²	
3Bed	9m ²	396m ²	
4Bed	12m ²	108m ²	
		1,149m²	1,692.9m²

Proposed Public Open Space Areas:

Required (15% site area): 1,513 sqm
 Proposed: 4,078.9 sqm



Howells Drawing: Public Open Space & Residential Communal Amenity

By using non-prescriptive play facilities at a local level, spaces can be more easily adapted to the changing demographic of their users. This is especially true in new housing estates. Natural play facilities are particularly suitable for this function. There is potential for change when we use a space with no predefined function, evolution of use is then encouraged.

Natural play spaces incorporate an element of risk (or replicate natural experiences) and encourage contact with nature. The play spaces tend to be small pockets located within a larger open space, at a scale easily relating to children and encourage social interaction by accompanying adults. Highly manicured and defined open space discourages play that children can create themselves

Natural play spaces add to the attractiveness of the areas in which they are placed; they are robust; being made of mostly naturally-found material, earth mounding etc. and are thus less susceptible to vandalism.

NP Natural Play



Precedent: Welles Park Nature Play (Chicago Park District and Welles Park Advisory Council)

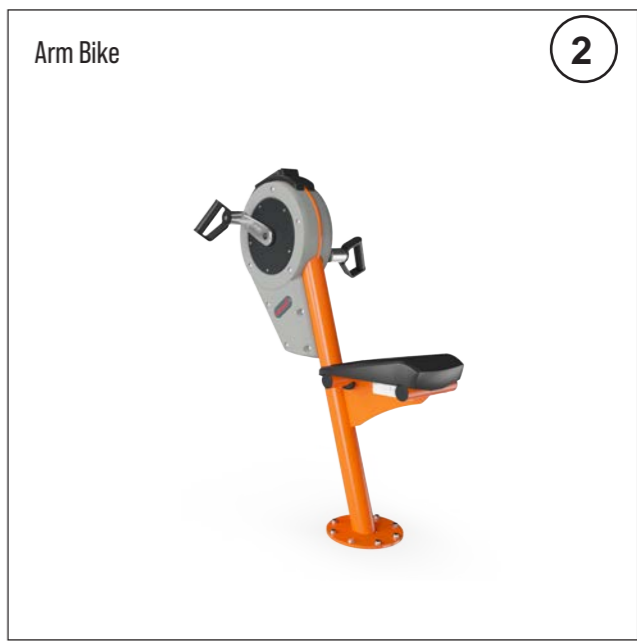
Precedent: Scrambling boulders in landscape (designed by BDP and Aspect Studios)

The surrounding pathway will be wide enough to facilitate cycling and pedestrian activity. A number of trim trail elements will feature to provide exercise opportunity for residents and the wider community

TT TRIM TRAIL



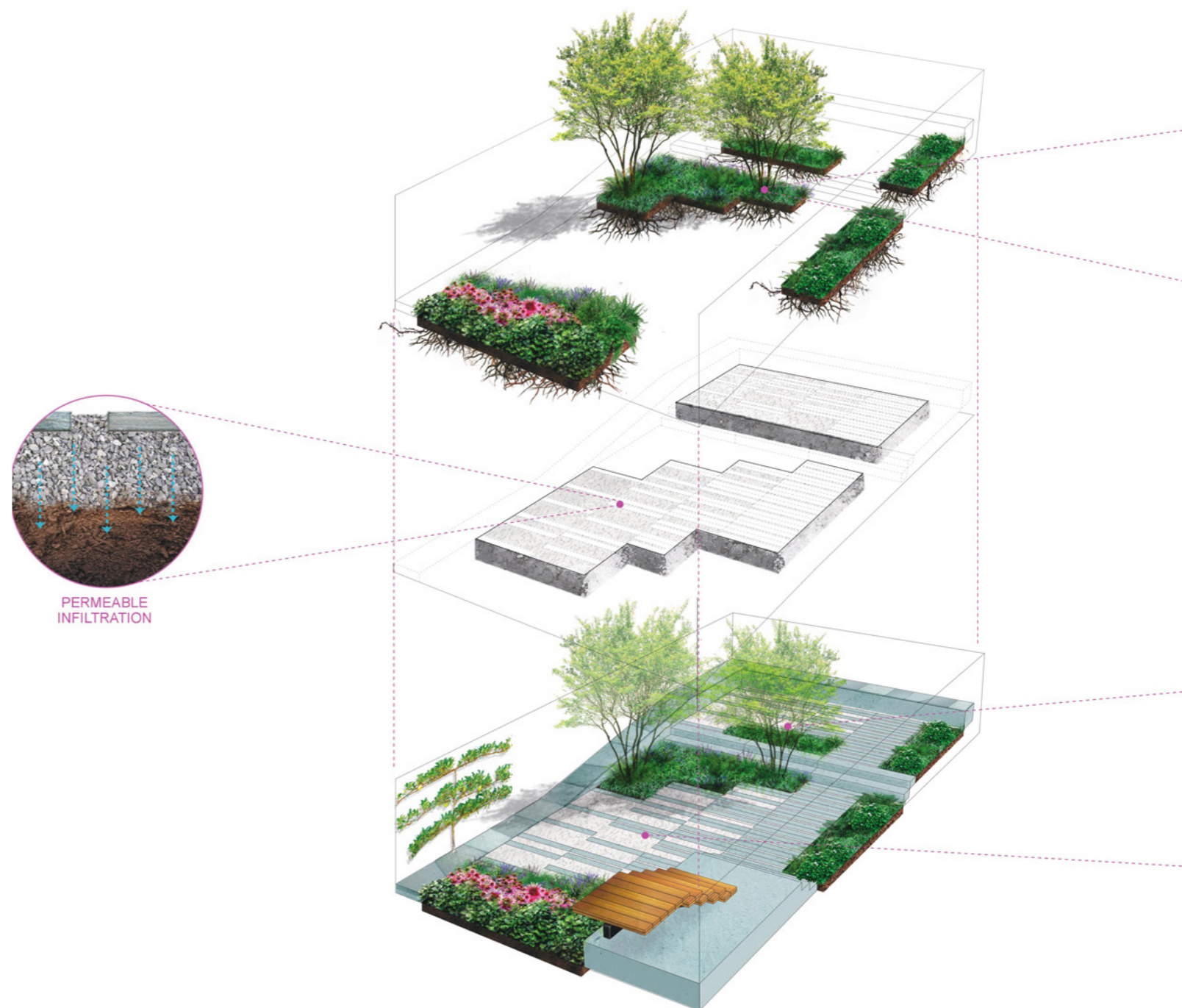
Proposed are a number of fitness equipment, primarily elements made from Robinia Wood. A number of elements are proposed from less strenuous exercises like the Arm Bike, to challenging calisthenic workouts like the Pull Up Station.

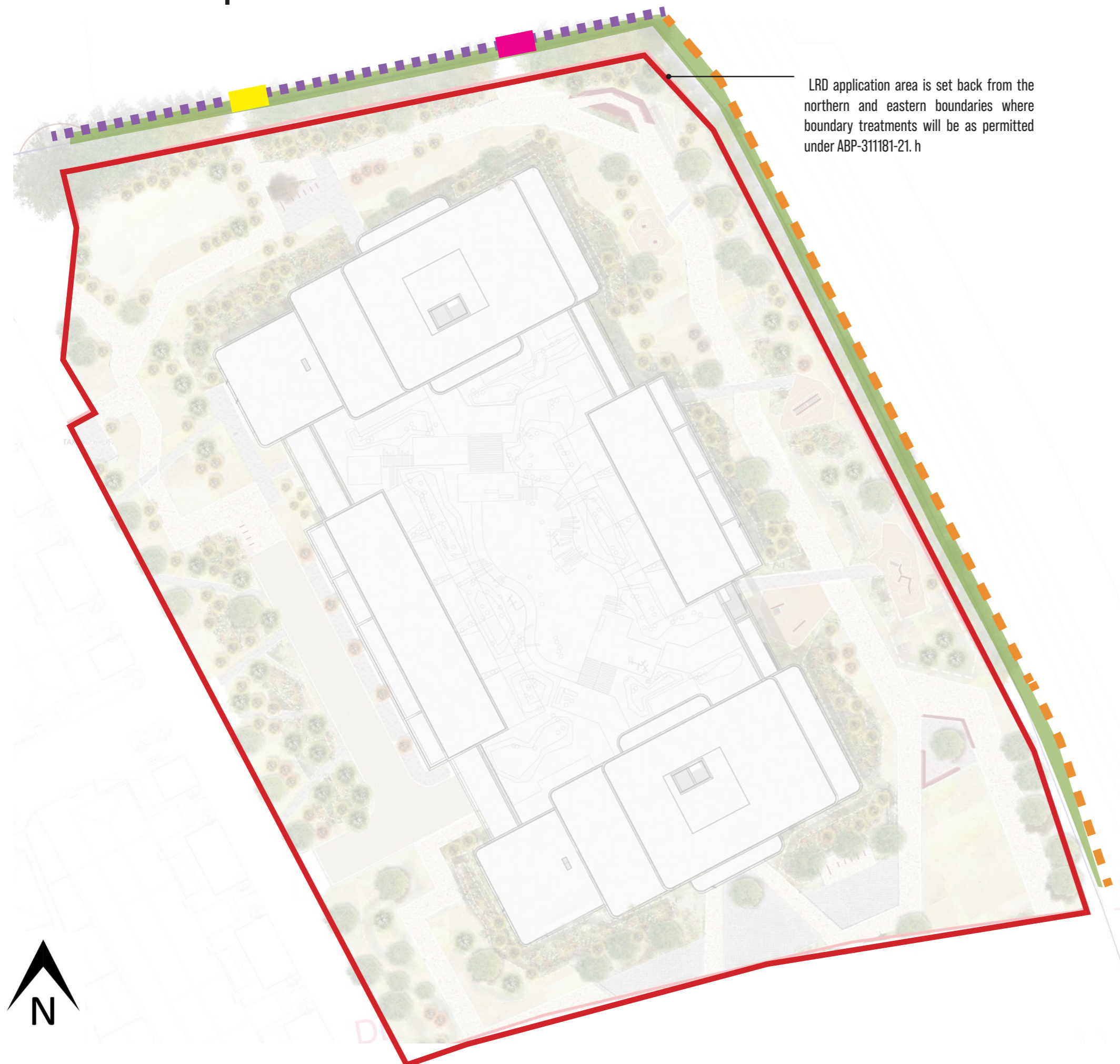




INTEGRATED WATER SYSTEMS

Forming part of the overall landscape strategy we are working in conjunction with the project civil engineers to produce a multi-functional public open space system that slows, absorbs and filters surface water runoff to re-mediate contaminated water. Rain gardens and trees pits will form an important part of the overall green infrastructure strategy for the development.





LRD application area is set back from the northern and eastern boundaries where boundary treatments will be as permitted under ABP-311181-21. h

EXISTING 1.8m PALISADE FENCE TO BE REMOVED AND REPLACED WITH 1.2m HIGH MILD STEEL RAILING, POWDER COATED FINISH, RAL TO MATCH THE EXISTING RAILING ON SITE



Existing fencing to be removed Proposed railing as per Phase1 boundary

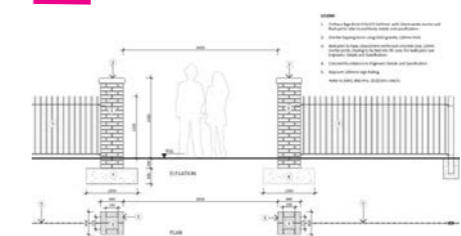
EXISTING PALISADE FENCE ALONG RAILWAY TO BE RETAINED



EXISTING LINK TO CORK ABBEY VALLEY PARK TO BE RETAINED IN PLACE AS LEVEL CONNECTION IS MORE SYMPATHETIC BETWEEN THE 2 SITES



POTENTIAL 1:21 RAMPED CONNECTION TO COASTAL QUARTER SHD WITH GATE AND BRICK PIERS (AS PER DLR: CORKE ABBEY VALLEY PARK PLAN)



Proposed gate elevation

EXISTING VEGETATION ALONG EASTERN AND NORTHERN BOUNDARY TO BE MANAGED AS PER PLANTING PROPOSALS SHD1



RED LINE DENOTES THE BOUNDARY OF THE CURRENT PLANNING APPLICATION



Sea Gardens Block A | PODIUM COURTYARD



Sea Gardens Block A | PODIUM COURTYARD

The overall design intent for the courtyard seeks to provide generous areas of activation set in a well planted environment. Access is provided via the buildings to the north & South, an additional route is added within the building footprint to the south east of the building for ease of transition from podium garden to groundfloor.

Large Patio terraces areas are provided for each apartment on courtyard floor.

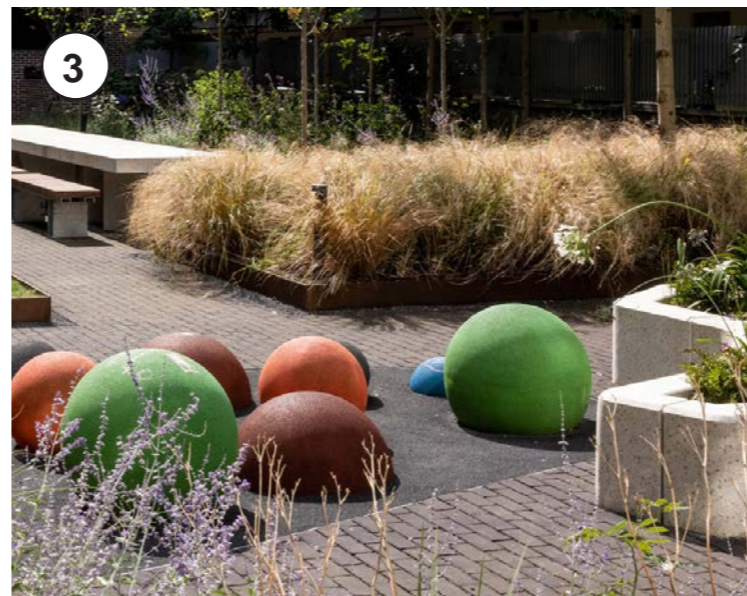
The townhouses will have access points from the terraces connecting to a central route. Soft mounding up will provide soil route space for planting to help provide screening for residents. The central space will include a number of formal and natural play elements, integrated bespoke seating and a viewing point to enjoy the sea views to the east.



1 Viewing point towards Irish Sea



2 Biodiverse Planting



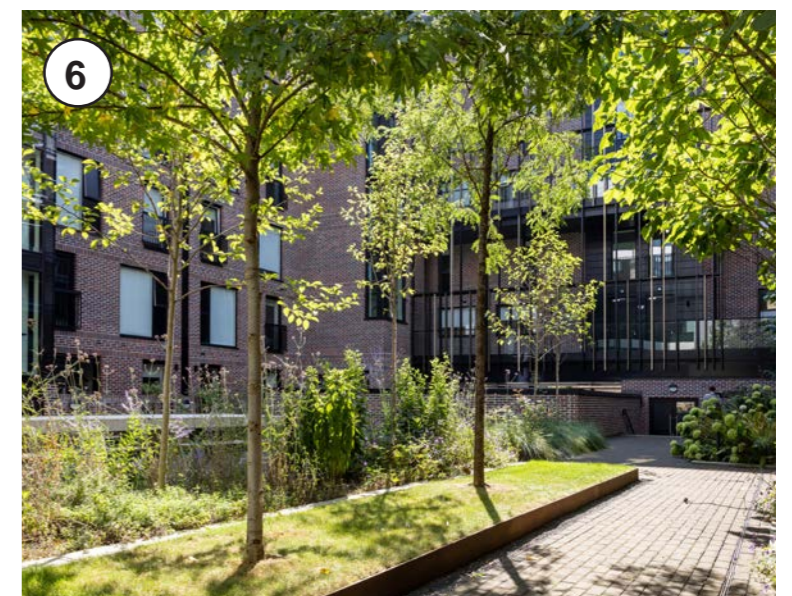
3 Formal & informal play elements



4 Communal Social facilities



5 Accessible pathways within a planted environment



6 Specimen trees to anchor the space



Sea Gardens Block A | PLANTING

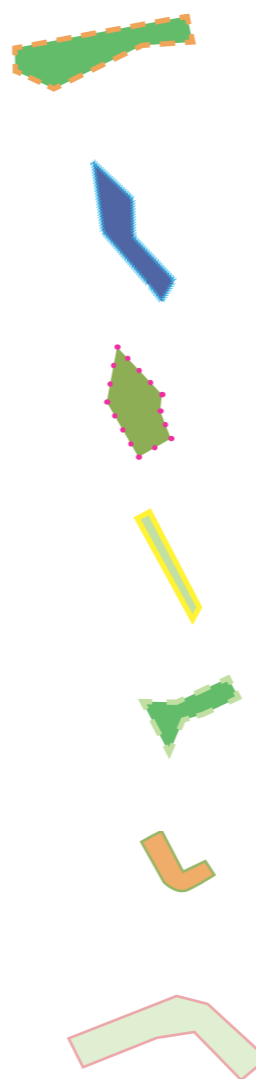
In general, the site is proposed to be surrounded by a generous amount of planting, incorporating a variety of planting types. These include planting mixes for screening, long grass and bulbs to enhance biodiversity, and rain gardens with species that tolerate both flooding and drought. Kick-about grassed areas will also function as SuDS (Sustainable Drainage Systems). Closer to the domestic areas, herbaceous beds are proposed, featuring species from earlier phases as well as Mediterranean plants to evoke a maritime feel.

The tree selection remains consistent with the other Sea Garden phases, using Tilia and Prunus 'Tai Haku' to line urban streets. Additional trees suited to coastal environments include Pinus pinea, Quercus cerris, Tamarix tetrandra, and Arbutus. A selection of multi-stem trees, such as Acer japonicum, Syringa vulgaris, Sambucus nigra, and Malus 'Profusion', will provide an additional planting layer. This combination of plants will not only offer year-round visual interest but will also provide valuable food and nectar sources for insects, birds, and small mammals.

TREES & MULTISTEMS



PLANTING LEGEND



TYPE1: Planting adjacent to boundaries, mainly native hedging mix to fortify the existing hedges. Mix of: Viburnum opulus, Crataegus monogyna, Malus sylvestris, Prunus avium, Carpinus betulus, Rosa glauca, Betula pendula, Lonicera periclymenum, Ilex aquifolium, Leycesteria formosa, Sambucus nigra black lace, Sarcococca confusa

TYPE2: Rain garden planting with plant species that tolerate seasonal flooding and seasonal drought. Mix of: Iris sibirica, Monarda didyma, Zantedeschia aethiopica, Calamagrostis brachytricha, Deschampsia cespitosa, Hemerocallis, Osmunda regalis, Crocosmia sp., Aster calliope, Carex pendula, Dryopteris filix-mas, Liriope muscari

TYPE3: Unmowed grass and wiflower mix with spring and summer bulb planting. Native wildflower mix and grasses to be sown the first year with a mix of spring and summer bulbs including: Camassia leichtlinii, Allium Nectaroscordum, Allium purple sensation, Iris hollandica, Leucojum aestivum, Narcissus thalia

TYPE4: Mowed grass margin and tree planting along the footpaths and public streets. 0.7m mowed grass margin around street trees and public footpaths

TYPE5: Mix of shrubs, perennials, grasses, and multistem trees to provide screening between units and terraces along the public spaces, mix of: Euphorbia, Hydrangea sp., Ceanothus, Carpenteria californica, Sarcococca confusa, Acer japonica sp, Genista, Syringa vulgaris, Magnolia stellata, Ampelodesmos mauritanicus, Cistus ladanifer, Acanthus mollis

TYPE6: Herbaceous perennial plant mix adjacent to the exercise stations and entrances. A mix of native and Mediterranean plants including: Rosmarinus, Stipa gigantea, Geranium var, Miscanthus purpurascens, Anthriscus sylvestris ravenswing, Eryngium, Fatsia polycarpa, Fragaria vesca, Convulvulus cneorum, Lanavdula, Agapanthus, Perovskia

TYPE7: Existing vegetation (hedgerow) along the Northern and Eastern boundaries to be managed as per planting proposals SHD1

TYPE1: Hedgerow mix

TYPE2: Rain gardens

TYPE3: Unmowed grass and spring bulbs

TYPE4: Street trees in mowed grass margin

TYPE5: Screening mix of shrubs&herbaceous

TYPE6: Herbaceous mix, maritime feel

TYPE7: Existing hedgerow to be managed





TREES & LIGHTING OVERLAY

Tree-Lighting Coordination:
Proposed trees have been strategically set back from lighting columns to ensure adequate horizontal separation at maturity, in line with best practice guidelines.

Lighting Clearance Zone:
Each lighting column includes a 5 m radius clearance zone, within which no large canopy trees are proposed. This minimizes future obstruction and reduces the need for pruning or relocation.

Controlled Light Spill:
Light spill has been reduced by limiting the inclination angle of luminaires to 0-5%. The accompanying lighting layout drawing confirms that no overspill will affect the surrounding boundary areas.

Biodiversity Consideration – Bats:
The lighting strategy has been developed in accordance with Bat Conservation guidelines, ensuring protection of potential bat foraging or commuting routes along existing boundary.

For detailed technical data and photometric modeling, please refer to the lighting engineer's report: METEC Site Lighting Report – BRA-MET-22-ZZ-RP-ME-0100

LEGEND

SOFT LANDSCAPE MATERIALS

- PROPOSED TREE Heavy Standard
- PROPOSED TREE Standard/select standard/multistem
- SHRUBS/ WHIPS
- HERBACEOUS
- MEADOW with wildflower plugs & bulbs
- OPEN LAWN
- RAIN GARDEN- SHRUBS/ HERBACEOUS

NOTE: REFER TO PLANTING STRATEGY IN LANDSCAPE REPORT FOR MORE INFORMATION ON SHRUB AND HERBACEOUS MIXES

HARD LANDSCAPE MATERIALS

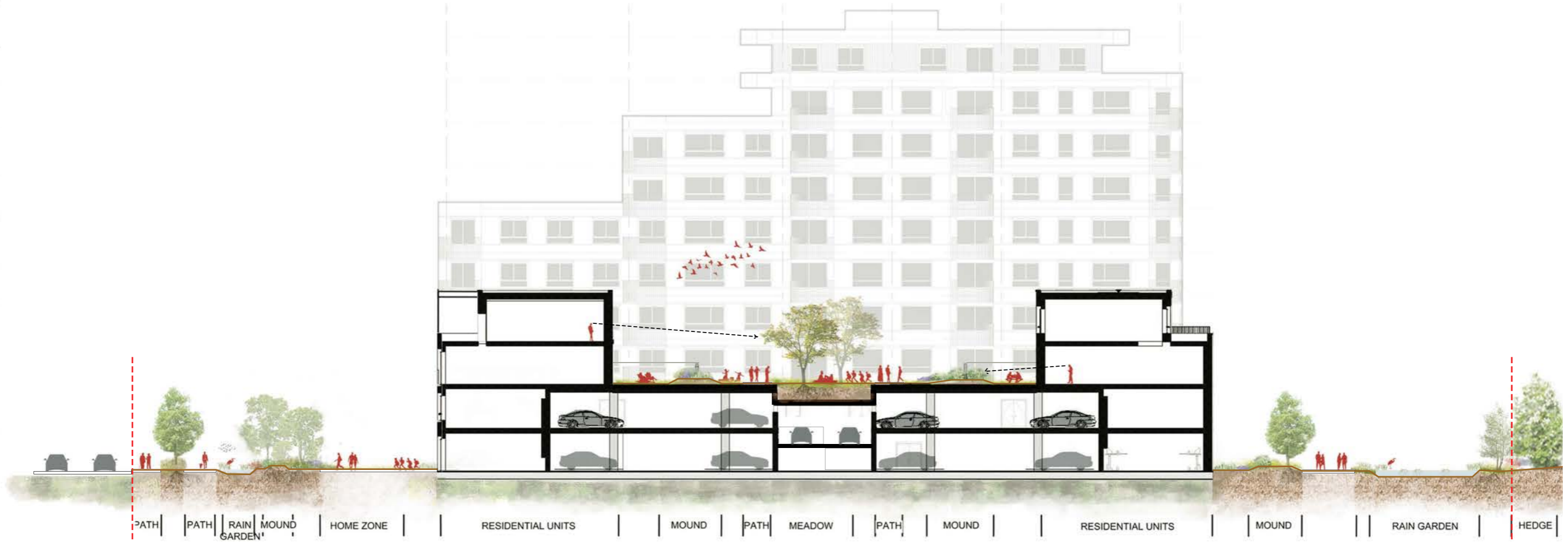
- GROUND FLOOR**
- PAVING TYPE 1 Ballyusk gravel
- PAVING TYPE 2 Brick Paving
- PAVING TYPE 3 Rubber Mulch
- PAVING TYPE 4 Grasscrete
- PAVING TYPE 5 Feature Granite Paving
- PAVING TYPE 9 Buff Tarmac
- PODIUM COURTYARD**
- PAVING TYPE 6 Exposed aggregate concrete
- PAVING TYPE 7 Resinbound & Granite Pavers
- PAVING TYPE 8 Granite Pavers
- STONE BOULDERS
- NATURE PLAY EQUIPMENT
- BENCH/SEATS
- RED LINE BOUNDARY
- BLUE LINE BOUNDARY

Housing permitted under Phase 1. Application Reference: ABP-311181-21)

Sea Gardens Block A | SECTIONAL TREATMENTS



- ▶ L10 43795
- ▶ L09 40645
- ▶ L08 37495
- ▶ L07 34345
- ▶ L06 31195
- ▶ L05 28045
- ▶ L04 24895
- ▶ L03 21745
- ▶ L02 18595
- ▶ L01 15445
- ▶ M01 12220
- ▶ L00 9070



PATH | PATH | RAIN GARDEN | MOUND | HOME ZONE | RESIDENTIAL UNITS | MOUND | PATH | MEADOW | PATH | MOUND | RESIDENTIAL UNITS | MOUND | RAIN GARDEN | HEDGE

Sea Gardens Block A | SECTIONAL TREATMENTS

