Bernard
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Landscape
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KE2401_CONFEY

Landscape Approach

Planning

06/2026

contents

1a. focus area: INTRODUCTION

This Landscape Approach Brochure has been prepared for the proposed Phase 1a development of lands at Confey, Leixlip, Co. Kildare.

LOCATION
Lands within the townlands of Newtown and Confey, Leixlip, Co. Kildare.

EXTENTS
The application site is bound by the R149 to the east, the L1015 to the north, Paceland and Captains Hill (residential dwellings) to the north-east, greenfield lands to the west, and the Royal Canal to the south.

DEVELOPMENT

The proposed development will consist of the following:

The proposed development provides for the construction of 272 no. residential units comprising: 101 no. terraced houses (54 no. 3-bed 2 no. storey houses, 28 no. 4-bed 2 storey houses and 19 no. 4-bed 3 no. storey houses); 12 no. own door 1-bed apartment units in an end of terrace (3 storey) arrangement throughout the site; 78 no. duplex apartment units (33 no. 2-bed and 45 no. 3-bed units) provided in terraced and end of terrace (3 storey) arrangements throughout the site; and provision of a mixed use area (referred to as Block A) comprising 81 no. apartments / duplex apartments units (29 no. 1-bed, 36 no. 2-bed, and 16 no. 3-bed units) in 4 no. blocks partially over a podium / undercroft level (Blocks A1 to A4) ranging from 3 no. storeys to 6 no. storeys.

The provision at ground floor and podium / undercroft level of Block A of a childcare facility and associated play area; 3 no. commercial units (for Class 1- Shop, or Class 2- Office / Professional Services, or Class 11 Gym, or Restaurant / Café use, including ancillary takeaway use, or Class 8- Health Centre / Civic, or Cultural Use); a Restaurant / Café unit; bike stores; bin stores; plant areas; 1 no. ESB substation and associated switch rooms; and car parking.

The development provides public open space and communal open space to serve the residential units, and c. 1 ha of the proposed strategic open space comprising a linear park to the north of the Royal Canal.

Provision of 2 no. vehicular and pedestrian / cyclist access from the R149 to the east and the L1015 to the north; and proposed upgrades (horizontal widening and minor vertical road alignment) to the R149 to the east and to the L1015 along the northern boundary of the site.

The development will provide for car parking spaces; bicycle parking spaces; internal roads, pedestrian and cycle paths; and the provision of the proposed infrastructure up to the application site boundary to facilitate future connections to adjoining lands.

Provision of foul, watermain and surface water drainage, including upgrade works to the existing watermain along the R149; public lighting; landscaping and boundary treatment works; PV panels; services; bin and bicycle stores; and all associated infrastructure and site works to facilitate the development.

SIZE
The gross area of the application site is 7.4 ha and the developable net area is 5.31 ha. The development provides public open space (15% of the net site area,=9,152.66 sq.m), of which 1ha of a proposed linear park to the north of the Royal Canal.

OBJECTIVES AND LANDSCAPE PRINCIPLES
- To endeavour to conserve existing landscape elements where they significantly contribute to the character or sense of place and where possible integrate same into new developments.
- To provide new landscaping which is appropriate to each of the character areas and enhances their distinction and sense of place.
- To ensure views east and west along the Royal Canal and towards a new community hub from a redeveloped Cope Bridgeare maintained and enhanced.
- To deal with water run off and drainage internally by introducing SuDS features along the site
- To provide high-quality landscaping along all distributor and access roads that will enhance the visual appearance of the new neighbourhood.
- To develop a new public park north-east of the area which will connect to and act as an extension to existing amenities.

MANAGEMENT
KCC parks requested that the landscape design within the T.I.C areas shall comply with the KCC taking in charge standards. Refer to T.IC. plan, page 17-18

1b. focus area: EXISTING MASTERPLAN

These lands are part of the area designated under the Confey Masterplan, which forms a key component of the Leixlip Local Area Plan (LAP) 2020-2023 (as extended).

The Confey Masterplan was developed to provide a clear, sustainable framework to guide development across the Confey area, balancing residential, recreational, and environmental needs. The LAP was subsequently amended to incorporate the Masterplan, and this integration came into effect in May 2024.

The Confey Masterplan seeks to protect and integrate a number of existing watercourses, hedgerows, trees and grasslands into a network of Green Infrastructure (image 1). Along with providing many ecosystem benefits, when viewed as an intelligent, flood-resistant and inter-connected system, this green infrastructure also creates an organizational structure and logic to the future public spaces of the development. The Royal Canal edge defines a dominant piece of green infrastructure within the masterplan area. It is both a natural edge between the existing town and the new development and a continuous ecological corridor. Stretching from the canal, a network of green "fingers" extend to form a series of parks, greenways, and public spaces. These connections create a continuity and connectivity between the new masterplan and its rural context, respecting the genus loci and alluding to the presence of the green in everyday rural life. These green corridors will serve as ecological pathways for local wildlife, with planting strategies that support native species and seasonal variation. Sustainable drainage systems, including swales, rain gardens, and attenuation features, will be integrated into the public realm, creating a refuge for flora and fauna responding to the threats of climate change and extreme weather events.

As the green elements work as pieces within a larger existing system, they also serve to create green (pedestrian and cycling) links through the larger site to facilitate connectivity between the new development & Leixlip town and future developments to the north.

KEY PRINCIPLES FROM THE CONFEY MASTERPLAN DRAWN UPON TO CREATE THIS LANDSCAPE PROPOSAL

The masterplan provides for the retention of identified high to moderate quality planting, trees or hedgerows where feasible which provide a valuable resource and enhance the quality of the new neighbourhood at Confey. Such ecological enhancement measures provide the opportunity for greater habitat features and greater connectivity of benefit to a range of potential species, notably along proposed 'ecological corridors' on site.... the proposal seeks to create development lands connected by new and existing open spaces (image 2).

OS1: 'Open Space and Amenity' lands shall be provided in the form of a linear parkland following the path of the Royal Canal extending northwards. Canal Edge - Open Space 1 seeks to Capitalise on the amenity potential of the Royal Canal by setting it within a linear park, creating a destination and an attraction; Create a setting for the canal to have recreational uses on the water in association with uses at the water edge potentially incorporating a canal sports facility along the route; Improve the active routes along it for walking and cycling by improving pathways and by creating activity along its length either through active commercial uses or spaces; Create an improved focal point, with development to engage directly with the water and open spaces along its length, with a new local centre and square fronting the canal; Dedicate space for a biodiversity and ecology corridor challenges alongside amenities such as cycling and walking routes, outdoor gym, play space, seating areas, extended harbour and canal based community facility (image 3).

Green Fingers
Creates ecological connections within the wider landscape through a continuous canopy; Under the canopy shared pedestrian and cyclist routes are created to increase connectivity, promote sustainable traffic modes and to promote biodiversity by helping to connect residents with nature; Along the routes a serious of open spaces are created to provide accessible spaces for the community; To enhance inclusivity for everyone, an informal play, nature and activity trails can be connected where possible to the shared walking and cycling route (image 4).

Pocket Parks
Smaller local parks to provide immediate access to amenities for residents who do not live in close proximity to the Local Park; The character is of a smaller suburban park, with informal grassed open spaces, play opportunities and generous seating provision alongside cycling and walking infrastructure; Ideal for elderly residents and families with smaller children who would prefer recreational facilities near their doorstep (image 5).

To provide new residences in a variety of character areas, each with its own identity and each with a sense of place. To endeavour to conserve existing landscape elements where they significantly contribute to the character or sense of place and where possible integrate same into new developments. To provide new landscaping which is appropriate to each of the character areas.

In accordance with the LAP and development plan, the lands will support the provision of children's play facilities where appropiate incorporating numerous aspects of passive and active recreation as you move through the lands.

1b. focus area: EXISTING MASTERPLAN

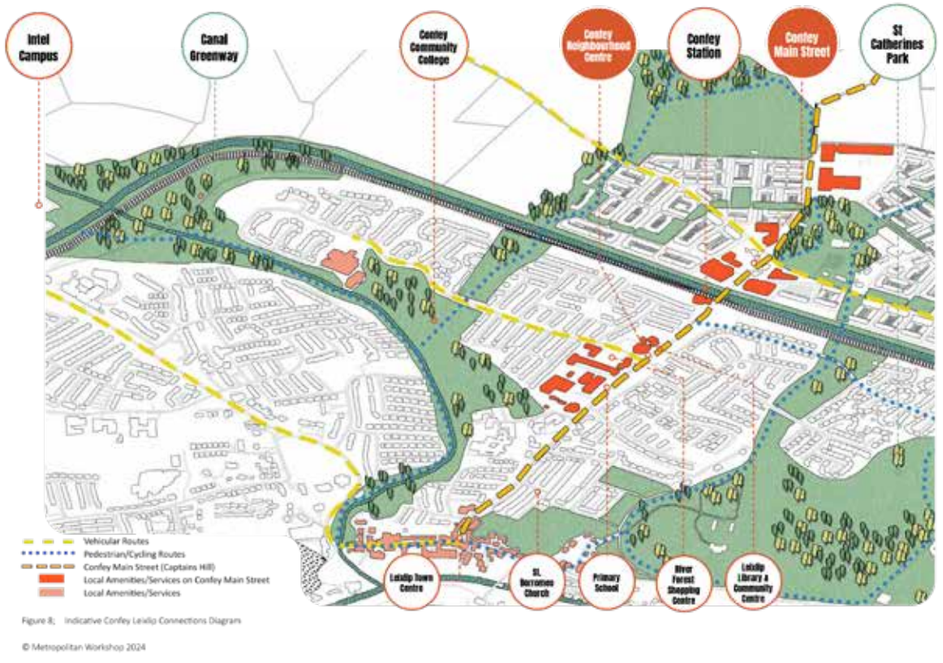


Figure 8; Indicative Confey Leixlip Connections Diagram

© Metropolitan Workshop 2024

Image 1 - Protecting existing watercourses, hedgerows and trees

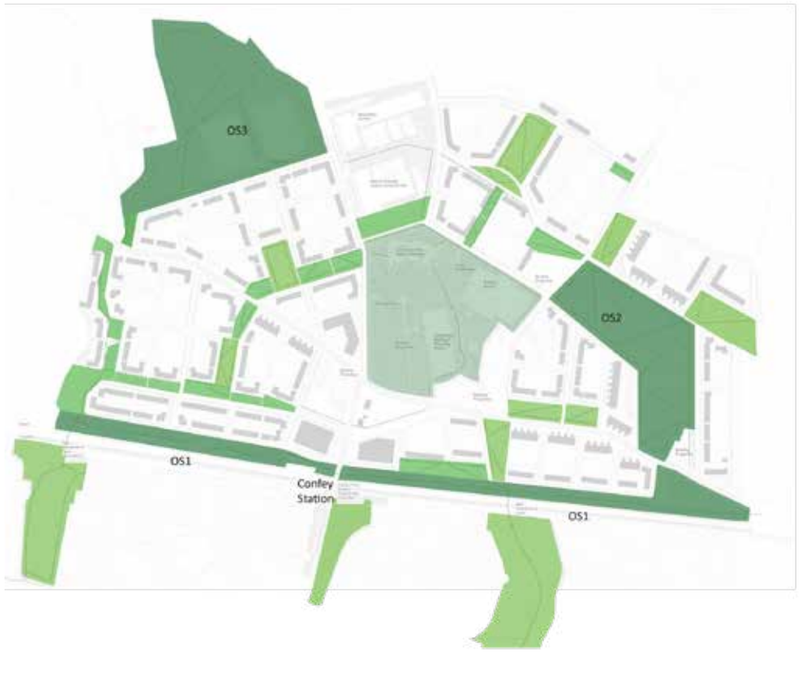


Image 2 - Connectivity between existing and new green elements

Image 3 - OS1 linear parkland

Image 4 - Green fingers

Image 5 - Pocket parks

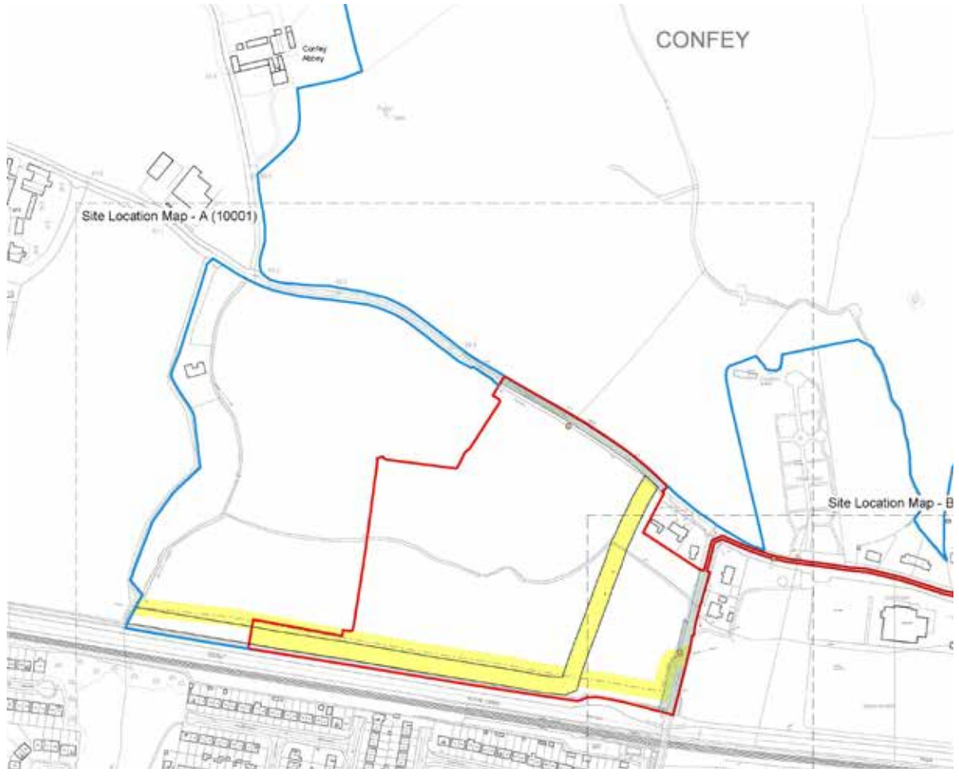
1c. focus area: SITE CONTEXT

Phase 1a represents the initial step in a phased approach to development, setting the foundation for subsequent stages in line with the LAP and Masterplan vision. Each phase will be carefully planned to build upon established environmental and community assets, creating a cohesive and resilient landscape that evolves with the community's needs. In doing so, the Confey lands will serve as a model for sustainable, community-focused development within County Kildare.

Key:

- Application Site Boundary
- Adjoining Lands in Applicants Ownership
- Wayleave
- Extent of Works in Planning Authority's Control, subject to Letter of Consent
- Location of site notices

SITE LOCATION MAP



1d. focus area: SITE IDENTIFICATION

BOUNDARIES

APPLICATION SITE BOUNDARY

ADJOINING LANDS IN APPLICANT'S OWNERSHIP

2a. site management: EXISTING TREES & HEDGEROWS ON SITE

EXISTING TREE SURVEY WITH DESIGN PROPOSAL

Existing Trees and hedgerows on Site:
(To be read in conjunction with the tree survey and report prepared by Charles McCorkell)

EXISTING TREE CONDITION
The majority of trees on site are located around the boundaries and along existing drainage features (ditches). Most of these trees appear to be Ash (Fraxinus excelsior), many of which are affected by Ash dieback fungus, leaving them with an expected lifespan of less than 10 years. Nonetheless there are some specimen trees that are thriving on site, mainly Sycamore and English Oak which will have to be retained, protected and monitored during works.

EXISTING HEDGEROWS:
The existing hedgerows along the ditches and boundaries Contain a mix of plants such as elder, wild rose, blackberry, Willow, hazel, and hawthorn. These plants provide essential shelter and food for the wildlife on-site and they will have to be maintained and managed where possible.

BS5837:2012 Tree Categorisation

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years

Category B
Trees of moderate quality with an estimated life expectancy of at least 20 years

Category C
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Category U
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key

Root Protection Areas
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability

Tree, Shrub or Hedgerow Group

T23 Reference Number for Tree, Group or Hedgerow

Site boundary

Title: Tree Survey & Constraints Plan 01
Project: Confey Phase 1a LRD
Client: Vanisland Limited
Date: 04 Aug 2020 | Scale: 1:500 @ A1 | Status: Planning
Drawn by: CMcC | Dwg. ref: 240920-P-10-01 | Rev: -
Checked by: CMcC

T: 086 843 7015 / E: charles@cmarbor.com / W: www.cmarbor.com

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2b. site management: EXISTING TREES & HEDGEROWS ON SITE

TREE IMPACT PLAN AFTER DESIGN PROPOSAL

Key

Root Protection Areas
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability

Tree, Shrub or Hedgerow Group

T23 Reference Number for Tree, Group or Hedgerow

Site boundary

Trees to be Removed shown shaded RED

Group to be Removed shown shaded RED

Coppice hedgerow and interplant with native whips and install chestnut paling fence to protect shown shaded BLUE

Proposed Drainage Layout

Proposed site and levels in BLACK

Tree Removals Plan 01
Confey Phase 1a LRD
Vanisland Limited
1:500 @ A1
Planning
240920-P-11-01
A

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Existing Trees on Site
(To be read in conjunction with the tree survey and report prepared by Charles McCorkell)

Tree Management
Along the southern boundary, trees T1, T2-T10, T13, T15-T17, T19, T21, T23, T29, T31, T34-T37, T38, and T39 are diseased Ash trees that will need to be removed. However, some Ash trees in good condition, such as T18 and T33, are proposed for retention. Additionally, healthy Horse Chestnut trees T24-T27, Hawthorn specimens T28 and T32, and T30, a mature Sycamore, will be retained and protected during works.
In the center of the site, near the existing stream, tree T64, a mature English Oak, is proposed for removal due to its poor condition. Trees T65 and T67, both Hawthorns, will also need to be removed as they fall within the development footprint. Trees T75-T79 and T61 and T62, healthy English Oak specimens, will be retained and protected, along with T63, a mature Hawthorn, and T73, T74 mature Sycamore trees in the northeast corner of the site. T72 and T99, both Acer pseudoplatanus trees, need to be removed due to the SW run.
Along the northern boundary, two mature and healthy Sycamore trees, T92 and T93, will be retained to add maturity to the landscape.

Mitigation Measures
While many trees will be removed due to poor health, the new landscape proposal includes a selection of specimen trees to offset this loss and enhance the site with native, nectar-rich species that flower over extended periods. Trees T4-T10 will be replaced with mature specimens to create a green screen as one crosses the Leixlip/Confey bridge, preserving the area's rural character. Weeping Willows, a fitting choice for planting along the water body, will be used for these replacements.

Hedgerow Management
Our primary strategy is to protect existing hedgerows where possible and to extend them across the site where the topography allows, enhancing biodiversity opportunities. Some sections of hedgerow, however, fall within the footprint of the proposed development and cannot be retained (H2, G12, H101, H102, and H68).
Along the Eastern boundary a big portion of this hedgerow will have to be removed to provide access from Cope bridge to our site, also along this road a new bus stop is being proposed and will need some clearing. Same as along the North boundary where partof the hedge will have to be cleared and replanted to accomodate works on site. In both cases these sections will be replanted with a native hedgerow mix

For hedgerows in poor condition, we recommend coppicing and replanting gaps to create denser, healthier hedgerows.

3.1 site analysis: SOUTHERN BOUNDARY / ECOLOGICAL CORRIDOR

LAND CHARACTERISTICS

Extent of the ecological corridor

Relation with the Royal Canal

Applicant Ownership

Existing drain / ditch

Raised Bank / flood protection

Greenway: public footpath and lighting

Street view from the bridge looking West

3.2 site analysis: LANDSCAPE DESIGN TO ADDRESS THE LRD COMMENTS

Comhairle Contae Chill Dara
Kildare County Council

Date: 22nd January 2026.
Ref.: LRD2025009.

Vanisland Limited,
c/o Kate Kerrigan,
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2.

via email: kkerrigan@johnspainassociates.com

Planning & Development Act 2000 (as amended).
Notice of LRD Opinion: Large-scale Residential Development.

Reference Number:	LRD2025009.
Application Received Date:	7/11/2025.
Meeting Date:	16/12/2025.
LRD Opinion:	22/1/2026.

Landscaping/Parks. The KCC Parks Section has reviewed the documents and submitted drawings and notes the following:

1. Certain areas remain overly congested with excessive landscape infrastructure, including seating and bicycle parking. Seating and bicycle stands should be strategically located in areas of demonstrated demand and where bicycles can be safely accommodated. The revised landscape design shows a number of total 80 bikes as per KCC developement plan (46 Cycle parking spaces within the landscape to serve all of the duplexes/ walk ups. 23 Cycle Parking Space for the Commercial The creche 10no.
The number of benches in the revised plan has been reduced to 22, compared to 28 previously proposed. All street furniture is now strategically located in areas where it is needed and likely to be used, such as the kickabout areas, play areas, exercise area, and around Station Square, which is expected to be the busiest part of the scheme.

2. The landscape design must fully consider a resident-led maintenance model and therefore be manageable, cost-effective, and sustainable over the long term. In several locations, the streetscape is excessively dominated by hard concrete surfaces, which results in poor conditions for street tree establishment and growth.
The hardscape is being reduced and simplified (all islands in grass are now removed) the material selection is very durable using only in situ concrete, coloured tarmac and mown grass as secondary routes

3. Some play elements remain non-compliant or inappropriate, including the zip line. While this feature is located within an Owner Management Company (OMC) managed area, it may still be required to comply with relevant standards should the OMC fail.
The zip line is now removed. The main playground area is now located to the linear park as it sit more comfortable there and the play equipment is proposed to be signature piece and will not be taken in charge by KCC.

4. The areas identified as woodland adjacent to the plaza lack clarity in terms of their intended form and long-term maturation. Play surfacing must consist of safety grass matting only; wet-pour rubber, loose-fill sand and wood chip surfacing are not acceptable.
There is a woodland management strategy on page 50 of this document. all nature play is now being removed by wooded areas for simplification and easy of maintenance

5. Clarification is required regarding the extent of Sustainable Urban Drainage Systems (SuDS), particularly where more than 10% of open space is occupied by SuDS features. On the Taking in Charge map, street trees within public spaces are not clearly identified and it is unclear who will be responsible for their maintenance if they fall outside the Taking in Charge area. This issue is of particular importance where trees form part of SuDS infrastructure.
We have now removed any SuDS tree pits from the TIC areas and the calculations have shown that the total SuDS area of the POS is 16%.

5. Station Square is included within the open space calculations. However, due to its narrow, linear nature along a heavily trafficked road, it provides limited usable amenity value.
The Eastern strip of the Station Square has now beeing excluded from the open space calculations as per comment above.

6. Kickabout areas currently incorporate either benches or goalposts; one of these elements should be removed to avoid conflicting uses.
All goal posts are now being removed and some of the benches still retained have been moved on the other side of the footpaths

7. Sections of the linear open space remain overly dominated by planting and would benefit from a simplified design approach.
All linear park planting strategy is now simplified and easy to maintain. There is only 4 types of planting now. Long grass and bulbs& mown grass. Wood;and type of planting, hedging and raingarden planting.

8. Overall, the proposal has improved. However, further amendments are required to ensure compliance with taking-in-charge requirements and the long-term management of the site. In some locations, the landscape design should present a more cohesive and harmonious character rather than being fragmented into multiple, small, distinct areas.

4a. landscape masterplan: DESIGN PROPOSAL

LEGEND

Soft Landscape

- Existing tree, proposed to be retained and protected during works
- New proposed street tree
- New proposed big trees
- New proposed multi-stem small trees/shrubs
- Proposed open attenuation areas, rain gardens
- Proposed extent of the riparian buffer with native planting
- Proposed woodland type planting with smaller trees and saplings
- Proposed tall grass and spring bulbs to resemble meadow
- Proposed mowed grass
- Proposed fruit tree orchard with heritage Irish varieties

Hard Landscape

- In situ exposed aggregate concrete in 2 tones of grey
- Feature play area in wetpour rubber surface
- Coloured tarmac surface in buff colour
- Bicycle parking, Sheffield powder coated finish
- Car parking bay to the front gardens in precast conceret paving, permeable build up
- Street furniture in exposed aggregate polished concrete
- Linear paving and grass

NOTES:
-Any works outside the red line are indicative / to be delivered by others. -The landscape will need to ensure it ties in with the permitted Dart + West proposals

BOUNDARIES

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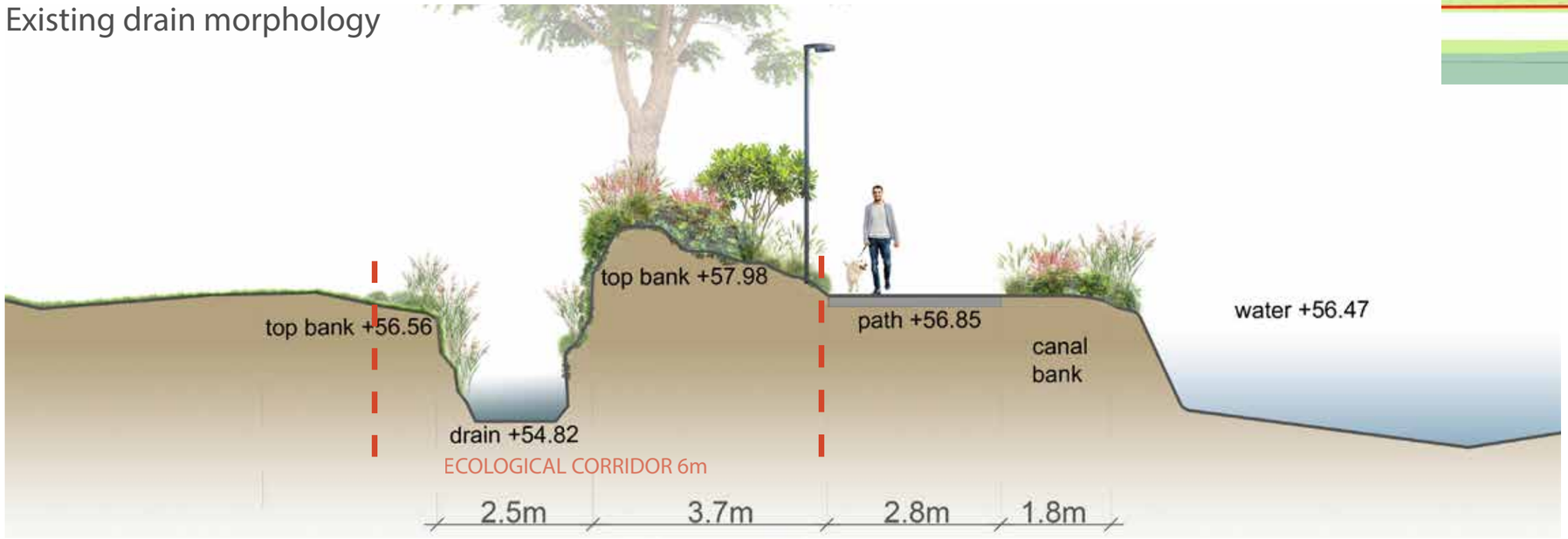
4b. masterplan: SOUTHERN DRAINAGE FEATURE

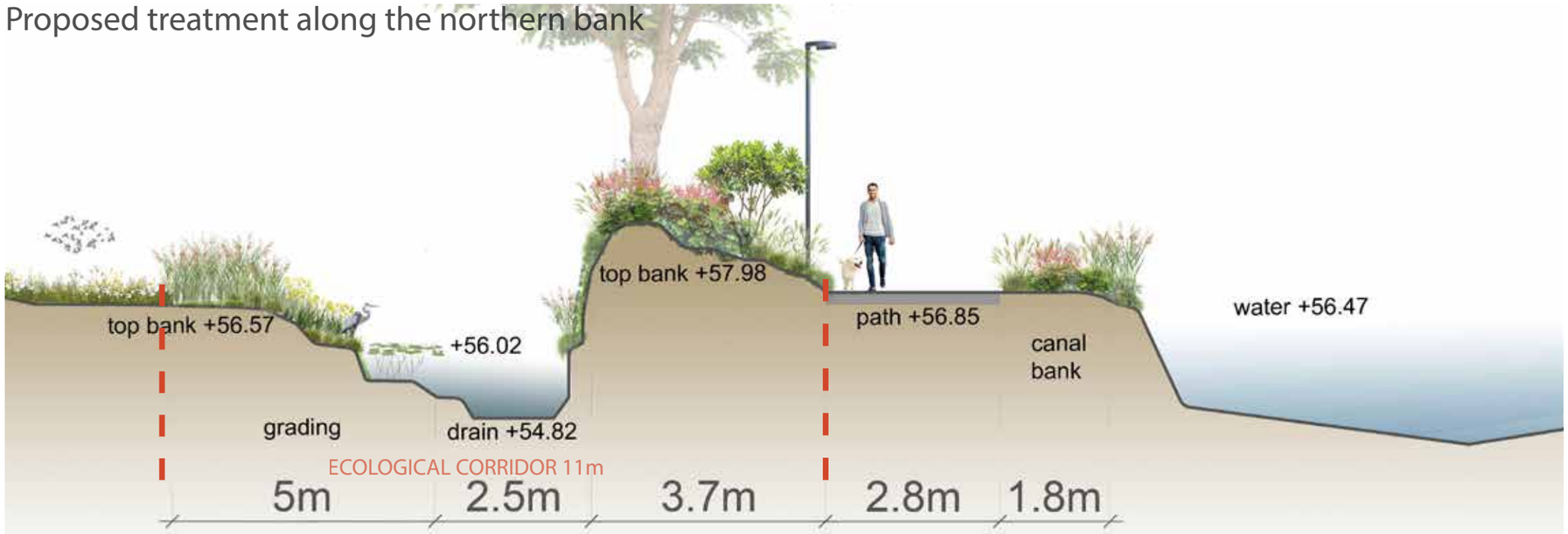
Landscape interventions to the existing drains

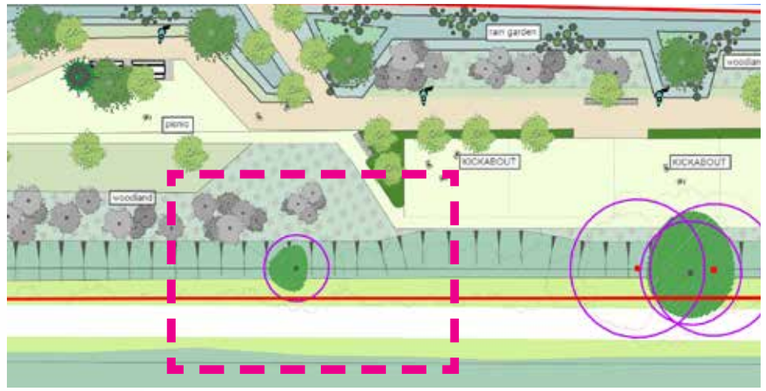
The existing drain/ditch running along the south of the linear park is generally a steep drainage feature that remains dry during the summer months. By gently grading the northern side of this ditch, our design aims to create safer, more accessible water access without the need of physiscal boundaries (fencing) while also locally attenuating water year-round to enhance biodiversity on-site.

Existing drain morphology



Proposed treatment along the northern bank





Section Through the existing drainage feature current
Scale:1/100

We can see the existing public footpath along the canal, a path that is active and has public lighting. The wildlife is not as evident as expected along the canal due to the human activity.
Also we can note the inner bank that acts as a flood barrier in our site having a level difference 1.5m approximately.
The existing drain/ditch is very steep while in our site the land is mainly of agricultural use.

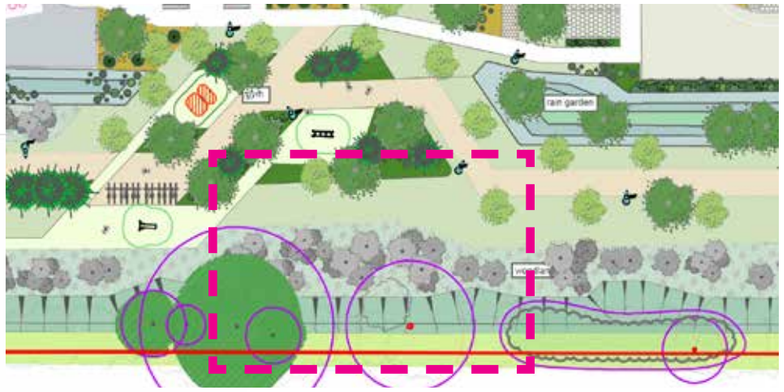
Section Through the existing drainage feature proposed intervention, Scale:1/100

While it is restrictive to intervene along the canal, we focused on the existing drain feature, widening it where possible (away from tree RPAs, etc.). This approach creates reception spaces for more complex environments that can flood seasonally, allowing aquatic and semi-aquatic planting to thrive. By using materials such as puddling clay to form an impermeable barrier and incorporating trunks to slow water runoff, we can create wildlife ponds. These ponds, in turn, will support a richer habitat for insects and amphibians.

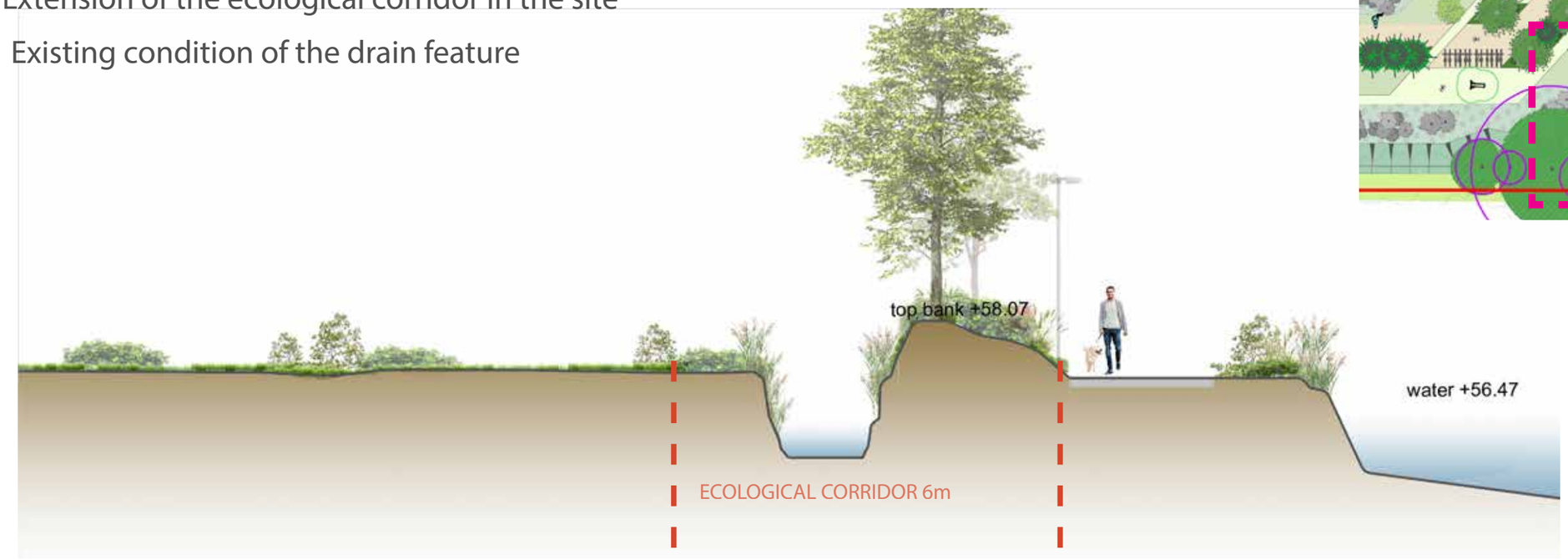
Finally, widening the drain in certain areas will increase water capacity and further slow runoff, contributing to our SuDS strategy.

4b. masterplan: SOUTHERN DRAINAGE FEATURE

Extension of the ecological corridor in the site



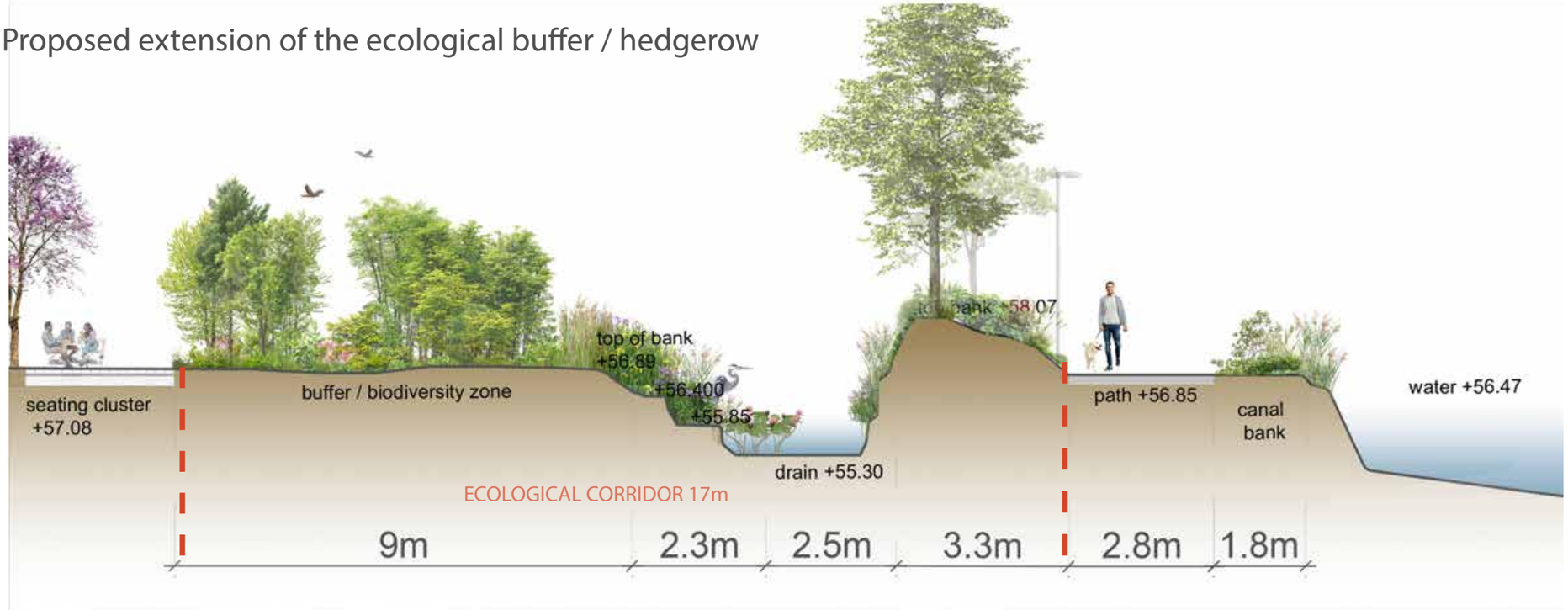
Existing condition of the drain feature



Section Through the existing drainage feature current Scale:1/200

Similarly, we can see the existing public footpath along the canal—an active route with public lighting. Due to frequent human activity, wildlife is not as abundant as expected along the canal. Additionally, there are no large spans of scrubland to attract wildlife for food, roosting, or nesting.

Proposed extension of the ecological buffer / hedgerow



Section Through the existing drainage feature extending in the red line, showing the buffer zone spilling in the site

Along with the grading of the northern bank, the introduction of the buffer planting can extend in the site in some strategic points in order to boost the existing wildlife on site and provide shelter, food and nesting site for small mammals, birds and insects. The planting is proposed to be mainly native hedgerow planting with some thorny plants to ensure impermeability, also the intention is to create some pockets/openings to allow other planting types thrive and attract further animal species. This way we extend nature closer to the amenity areas and give opportunities to wildlife and people to observe it.

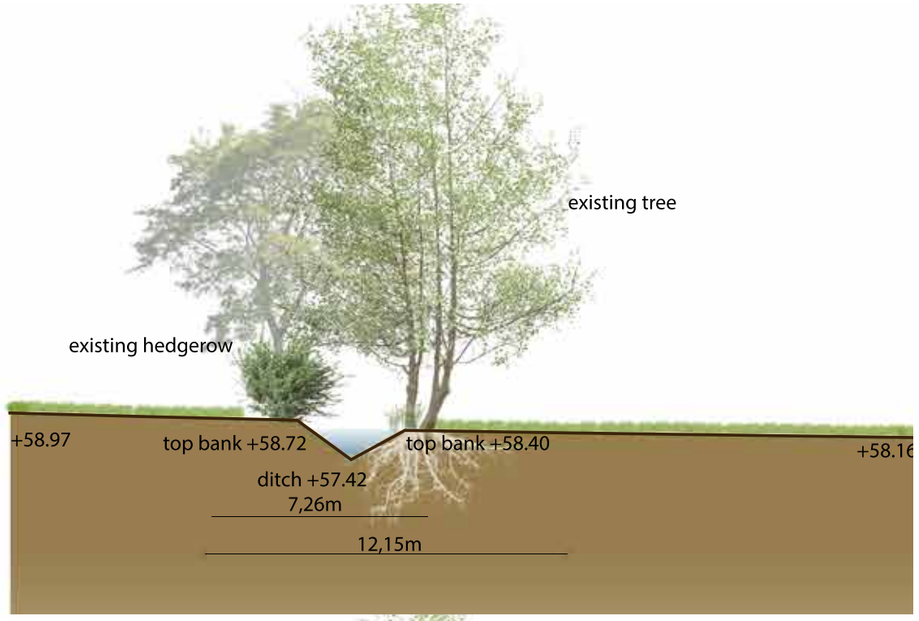
4c. masterplan: MIDDLE DRAINAGE FEATURE

Landscape interventions to the existing drains

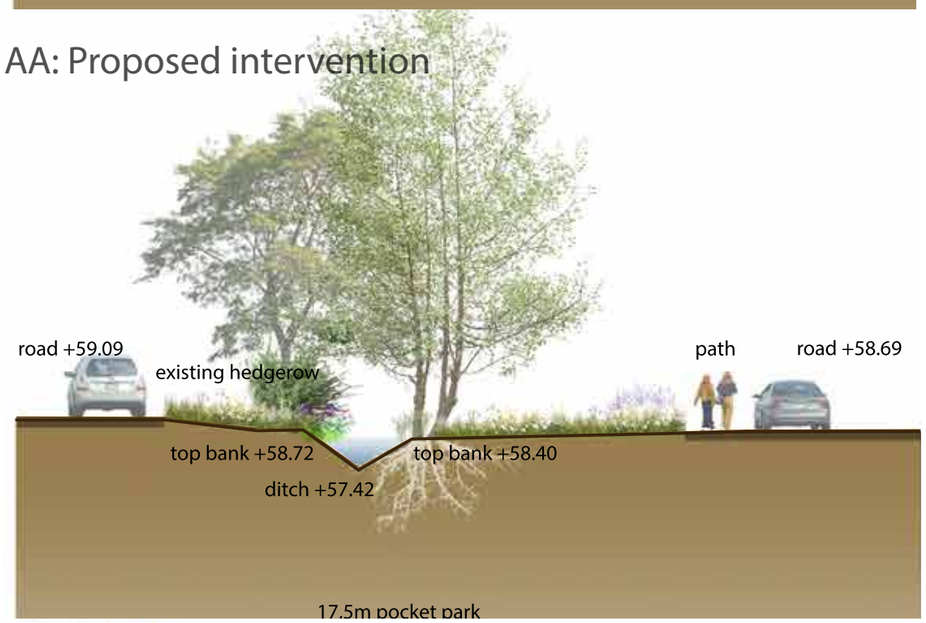
The existing drain/ditch running through the middle of the site functions primarily as a drainage feature, which typically remains dry during the summer months. By incorporating this feature into the landscape design, we aim to improve vegetation management, retain and protect the existing trees identified for preservation by the arborist, and enhance the user experience of the area through the integration of seating areas and play equipment. In one section where the existing drainage alignment conflicts with the approved architectural layout, the drainage feature will be carefully re-routed. Where this results in disturbance to the existing hedgerow, replanting and restoration will be undertaken to ensure continuity of landscape character and biodiversity. Where roads cross the drainage feature, the project ecologist has recommended the installation of twin 600mm diameter culvert pipes to facilitate the safe and unimpeded movement of wildlife.

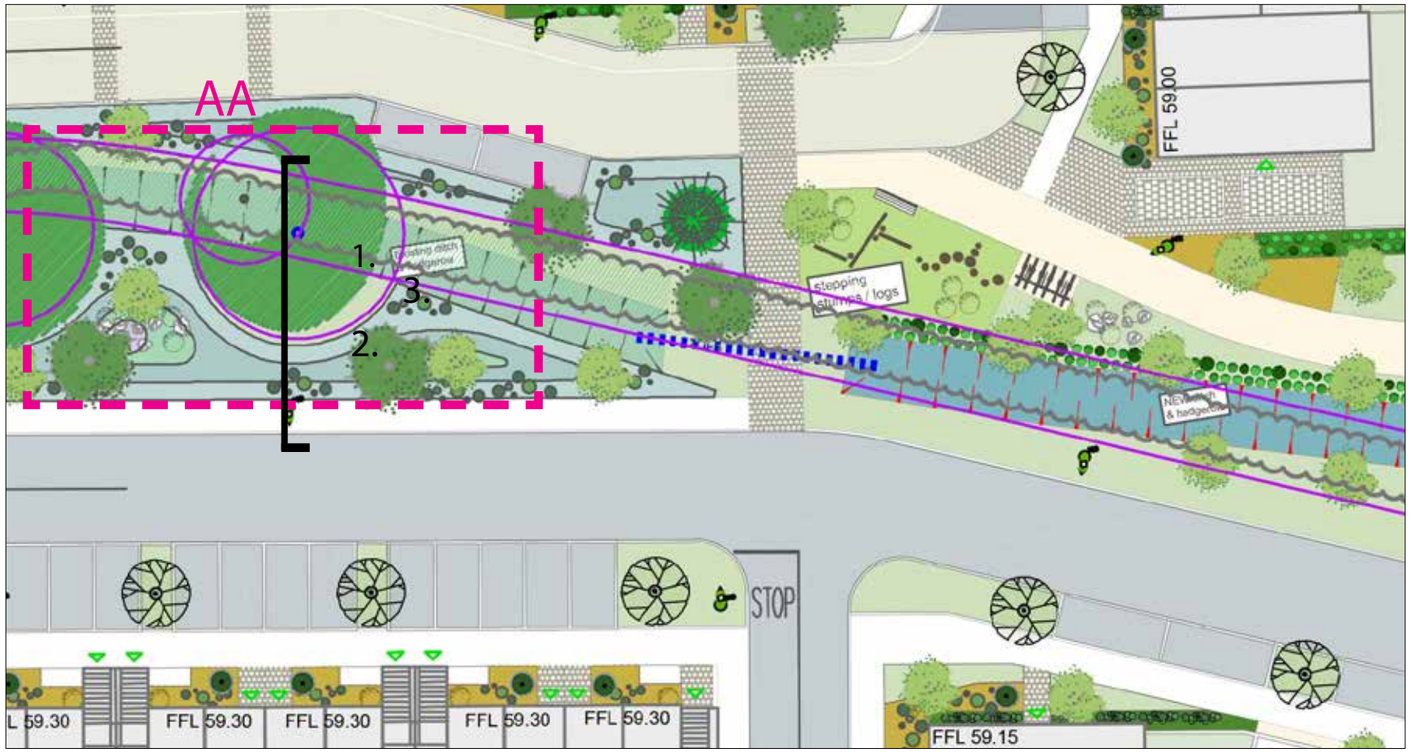
1. existing and retained hedgerow
2. existing and retained tree
3. existing and retained ditch

AA: Existing drain morphology



AA: Proposed intervention





AA: Section Through the existing drainage feature

This open drainage feature is located in the middle of the site, it is currently vegeated and there are some specimen trees along this ditch that some of them are desricbed by the arborist to be retained as they are healthy and vigorous.

The proposed design for this section is quite simple, the priority is given to the existing trees. No excavations are proposed within the rootg protection area or manipulation of the native levels. The road level afjacent is raised and this area will serve as open water attenuation (rain gardens) with appropreate planting.

The existing hedgerow is retained.

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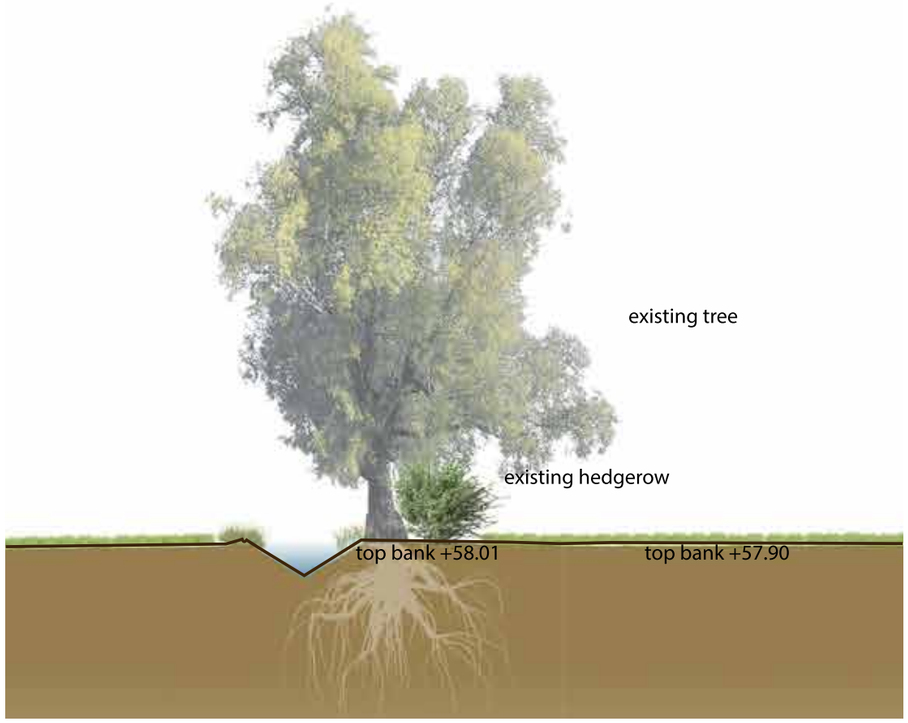
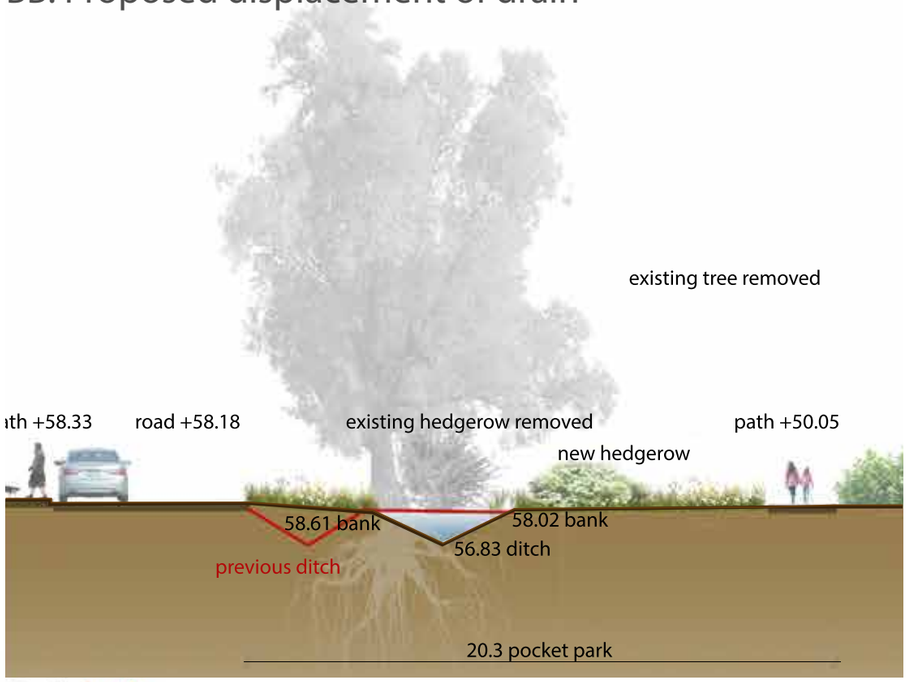
4c. masterplan: MIDDLE DRAINAGE FEATURE

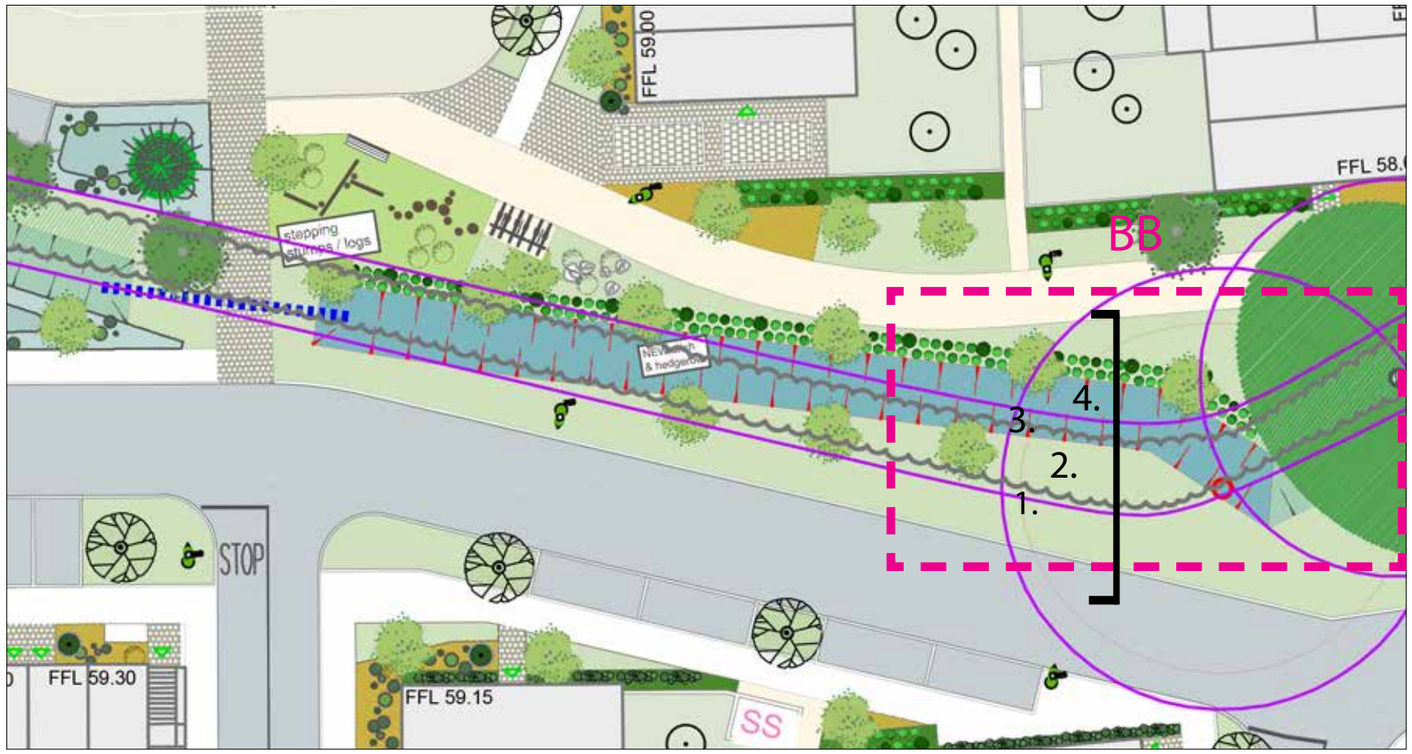
BB:Existing drain morphology



BB: Proposed displacement of drain



1. existing ditch to be displaced
2. existing hedgerow to be removed
3. new position of ditch
4. new hedgerow



BB: Section Through the existing drainage feature current Scale:1/100

In this section, the drainage feature will need to be relocated to align with the new road layout. The existing oak tree in this area is proposed for removal due to its poor health, which will also facilitate the realignment of the drain. The area will function as a rain garden, as its naturally lower elevation relative to the road allows it to capture surface water runoff from adjacent hardscape. Any sections of hedgerow that require removal will be replanted with appropriate native shrub species and managed to support local wildlife and biodiversity.

All drainage features in adherence to the Confey BMP section 4.4.3.

5a. Management: Taking In Charge VS Private management

Management plan

KILDARE COUNTY COUNCIL - TAKING IN CHARGE POLICY & SPECIFICATIONS - Appendix 10 - Requirements for Public Open Space, Landscaping including Boundaries Taking in Charge (Part 1 and Part 2)

Landscape Design
- Proposed tree planting located adjacent and between roadways, footpaths and car parking. Ensure construction details for the root zone for these trees are in accordance with best practice. Detail tree pits and tree species in relation to nature-based SuDs.
- Proposed planting and or design features shall benefit to the biodiversity and amenity of the open space (Some of the planting should be pollinator friendly).
- Proposed Hard surface: Tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways and cycleways in open space areas.
- Proposed path construction through the tree protection zone to be undertaken using a No-Dig method bringing the surface over existing ground levels (CellWeb or similar product).
- Proposed seating in open space areas shall be constructed of stone, metal or recycled composite timber rather than hardwood timber.
-Proposed public lighting locations: ensure tree planting will not compromise any proposed street lighting.
-Proposed locations of all underground services shall not compromise existing or proposed trees, hedgerows.
-Sufficient depth of soil above underground attenuation required to not sterilise areas of open space, with the possibility of planting e.g. wildflowermeadow, bulbs, ornamental shrubs.

Open Space
-Left over 'incidental', 'peripheral' or 'awkward' areas shall be designed out, to make larger more usable spaces.
-Housing layout plan ensures that the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision.

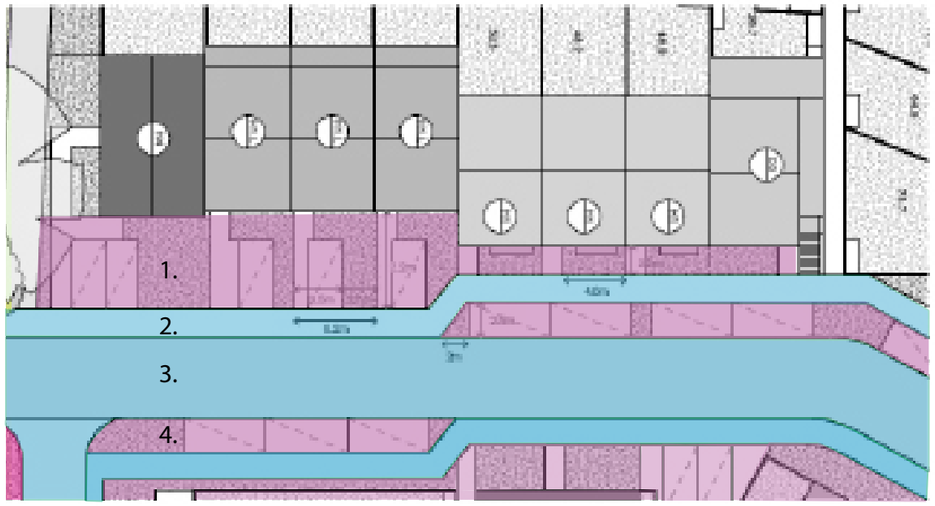
Public Park
-Provide a variety of quality public amenity facilities to cater for a wide range of users and for active and passive recreation.
-List of typical requirements for a public park include provision of the following:
-Retention and protection of existing trees and hedgerows.
-Boundary treatments and entrance details.
-Pedestrian, cycle and vehicular routes.
-Play areas, meeting space/s, Parkour facility, pump track, outdoor fitness equipment.
-Planting.
-Ground modelling.
-SuDs, swales, natural water features, riverside platform/s.
-Service building/s.
-Lighting.

Boundary Treatments
-Existing hedgerows and trees are retained and protected as much as possible in order to e.g. preserve rural character where appropriate, retain and provide for biodiversity, and to give a sense of scale and maturity to the development.
-Proposed layout shall not render areas of e.g. land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of 'no man's land' between the proposed and possible future adjacent developments.
-Proposed railings and gates shall be steel, galvanised and powder coated if coloured e.g. black, green.

Play Areas
-All play areas shall be natural play spaces with landscaping and natural features e.g. logs, mounding, boulders, and sensory planting.
-Play areas shall provide for universal access and all play equipment shall not contain swings, nets, ropes or movable parts.
-Proposed play safety surface areas shall be Safety Surface Grass Matting that conforms.

5b. Management: Taking In Charge VS Private management

Residential Streets



1. FRONT GARDEN, INCLUDING PRIVATE PARKING
2. PUBLIC FOOTPATH
3. ROAD
4. PARALLEL PARKING AND ASSOCIATED STREET TREES

Areas to be taken in charge:
Public footpaths and carriage-way

Areas to be maintaned by private management company:
Front gardens, carparking bays

Rain gardens and tree planting

Tree planting and underplanting in small beds

Espalier fruit trees instead of hedge

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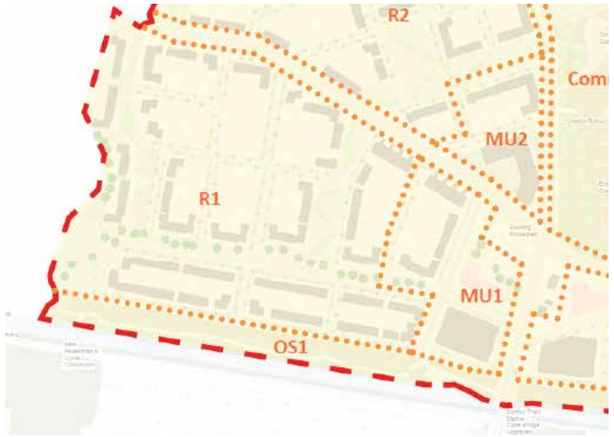
6. open space plan

Open Spaces extracted by the Masterplan



R1:

The R1 lands including R13 lands to the West of an existing stream, and Southern of the R149 this area borders the canal with open spaces formed by following existing hedgerows adn site conditions

OS1:

'Open Space and Amenity' lands shall be provided in the form of a linear parkland following the path of the Royal Canal extending northwards.

MU1:

forms one part of the commercial spine to the overall Confey lands from Cope Bridge and Confey Railway Station

LEGEND

- Communal Open Space, within MU1, 1,272 m^2
- OS1 Open Space Amenity, 10,004 m^2
- Public Open Space within R1/MU1, 9,430 m^2 'Green Fingers' and 'Pocket Park' from Confey Masterplan

7a. character areas: OVERVIEW

From the open space area, we differentiate between areas of different typology and identity. For instance, in the linear park we have a western, more natural zone and a eastern more urban forecourt with different materiality and management (refer to 5a. Management: Taking In Charge VS Private management).

LEGEND

- Pocket Parks
- Podium Gardens
- Station Square
- Green Fingers: Green Spine
- Linear Park

7b. character areas - linear park: TYPOLOGIES

- Promote outdoor experience
- Natural materials
- Thread between spaces

Top left: Mown grass areas carve pockets and routes in the park

Top middle: Outdoor gym areas to enhance the park experience

Top right: The use of formal hedging can define a space even if the rest landscape is more free form

Bottom left: Bespoke play equipment inspired by the character of the site can be used as signature pieces to create a destination

Bottom mid: Grading to the river bank creates shwallow water pockets that in turn can accomodate different plant and insect species

7b. character areas - linear park: DESIGN INTENTION

Layout

The linear park situated along the southern edge of the site establishes a defined boundary for the development. It lies adjacent to the Royal Canal, with its southern perimeter marked by an existing drainage feature (ditch), which plays a significant ecological role. This area currently serves as a valuable ecological corridor and appears to function as a biodiversity hotspot, supporting a notable range of bird, mammal, and insect species. Its proximity to the canal, combined with the largely undisturbed nature of the surrounding lands, has fostered a rich and varied habitat. According to the ecological assessment, the site supports nine amber-listed and five red-listed bird species, underscoring the environmental significance of the area.

The proposed landscape strategy seeks to reinforce and enhance the unique character of this southern edge by sensitively modifying the northern bank of the drainage feature. Grading interventions will improve access to the water while simultaneously introducing a more complex mosaic of habitats to support greater ecological diversity. In select locations, the green buffer will be extended further north into the linear park, creating broader ecological zones and allowing for the expansion of wildlife habitats.

Components

A primary circulation route, surfaced with coloured tarmac and measuring a minimum of 2.5metres in width, forms the spine of the park. This path is punctuated by a series of nodes and secondary routes in mown grass that lead to a variety of active and passive recreational spaces, as envisioned by the Confey Masterplan. These include informal kick-about areas, sculpted picnic tables, seating areas, outdoor fitness stations.

Planting

The planting strategy is designed to enrich the landscape experience and enhance the site's ecological resilience. It introduces a diversity of spatial typologies, including woodland pockets, expansive areas of mown grass for flexible use, and swathes of unmown grass interspersed with spring-flowering bulbs to evoke a meadow-like aesthetic with reduced maintenance demands. Sustainable drainage is addressed through the incorporation of rain gardens, strategically positioned to manage surface water runoff from hardstanding areas, such as the adjacent northern road. These features will be planted with resilient, drought- and flood-tolerant species that are rich in pollen, thereby supporting pollinators while requiring minimal upkeep. Overall, the design vision for the linear park is one of balance—providing multifunctional, inclusive spaces for recreation and wellbeing, while maintaining a strong commitment to the site's ecological integrity and natural character. In areas width adequate width we are suggesting natural woodland regeneration by planting different sizes of trees (mainly native) to create a natural woodland and slowly manage it until it reaches maturity, more details for managing the woodland areas are in the planting strategy.

Adherence to Confey Masterplan

- The potential of the Royal Canal as an amenity has been ensured
- Active mobility routes (walking and cycling) have been proposed
- Spaces have been dedicated for biodiversity and the existing ecological corridor has been preserved, while amenities such as outdoor gym, play space and seating areas have been placed along it.

7b. character areas - linear park: DESIGN INTENTION

1 Outdoor exercise area

2 Conceptual play area

3 Rain gardens

4 Kickabout area

5 Coloured tarmac

6 Long grass and bulbs

7 Woodland type planting

8 Mown grass paths

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7b. character areas - linear park: ARTISTIC IMPRESSION

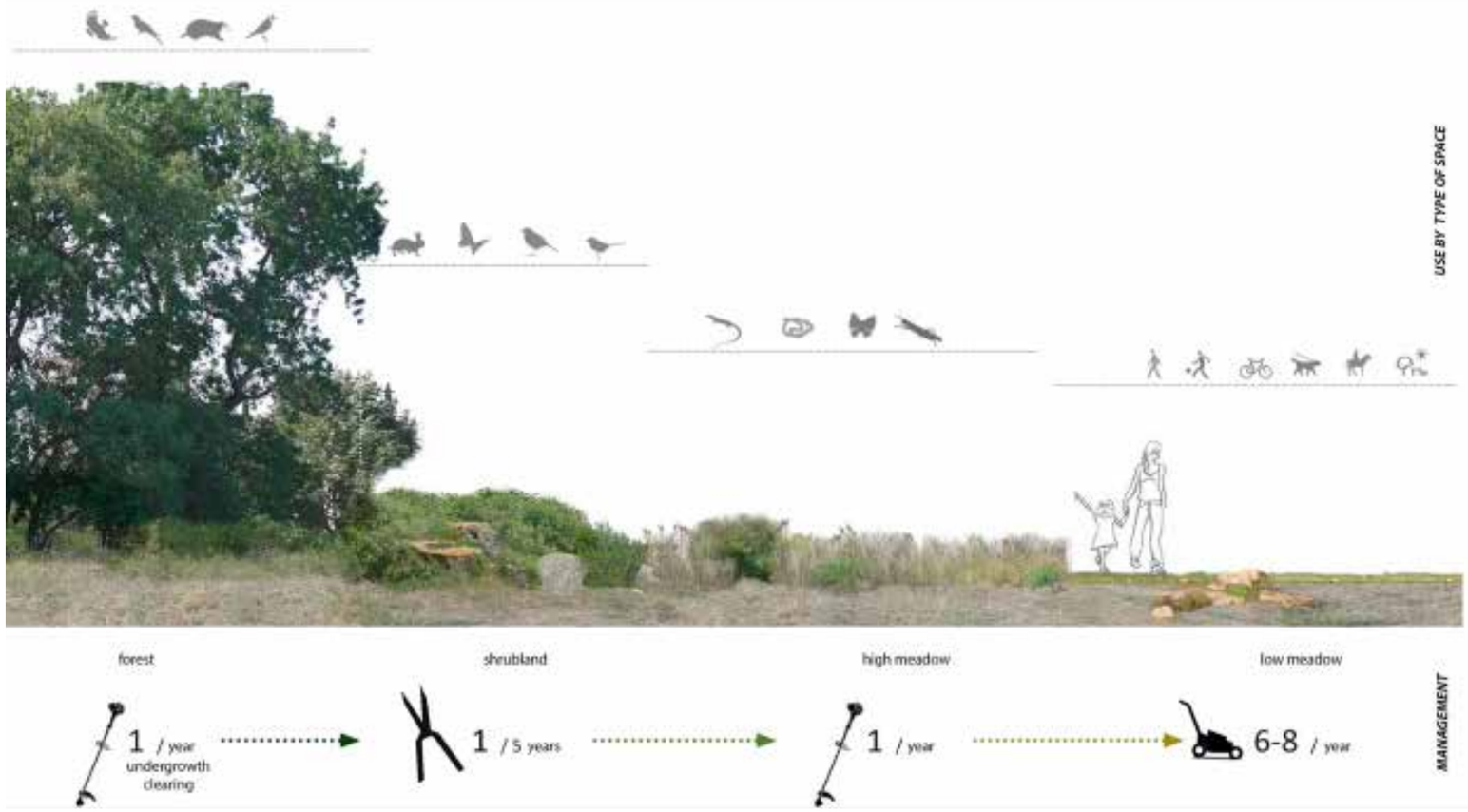
The area beyond the boundary is indicative, this visualises the potential future of the site.

Bird's Eye View to the West

The linear park responds sensitively to the existing drainage corridor, using it as a defining landscape feature throughout the site. In certain sections, a woodland buffer creates a softer transitional zone between the drainage channel and the wider park landscape. Elsewhere, open recreational spaces such as kickabout areas extend almost directly to the water's edge, opening up broad views across the canal and towards the wider horizon.
This alternating rhythm of enclosed and open conditions along the canal forms a central part of the concept for the linear park, shaping its spatial character and overall experience. Elements including the primary path, kickabout spaces, playgrounds, and wildflower meadows continue northwards from the canal, gradually transitioning towards the surrounding housing areas and creating a shift from a wilder landscape character to more everyday community use and social interaction.

At its western end, the linear park opens into the next character area described in this report — Station Square. Here, the landscape widens into a more urban paved space, creating a generous civic square with ample room for gathering, seating, and informal social activity. A strong visual and spatial axis is also established towards the canal, terminating in a proposed dock structure, shown here as an indicative element outside the scope of this planning report. The intention is to create a more generous and direct connection to the canal greenway, establishing a clear and expansive public interface with the waterfront.

7b. character areas - linear park: MANAGEMENT



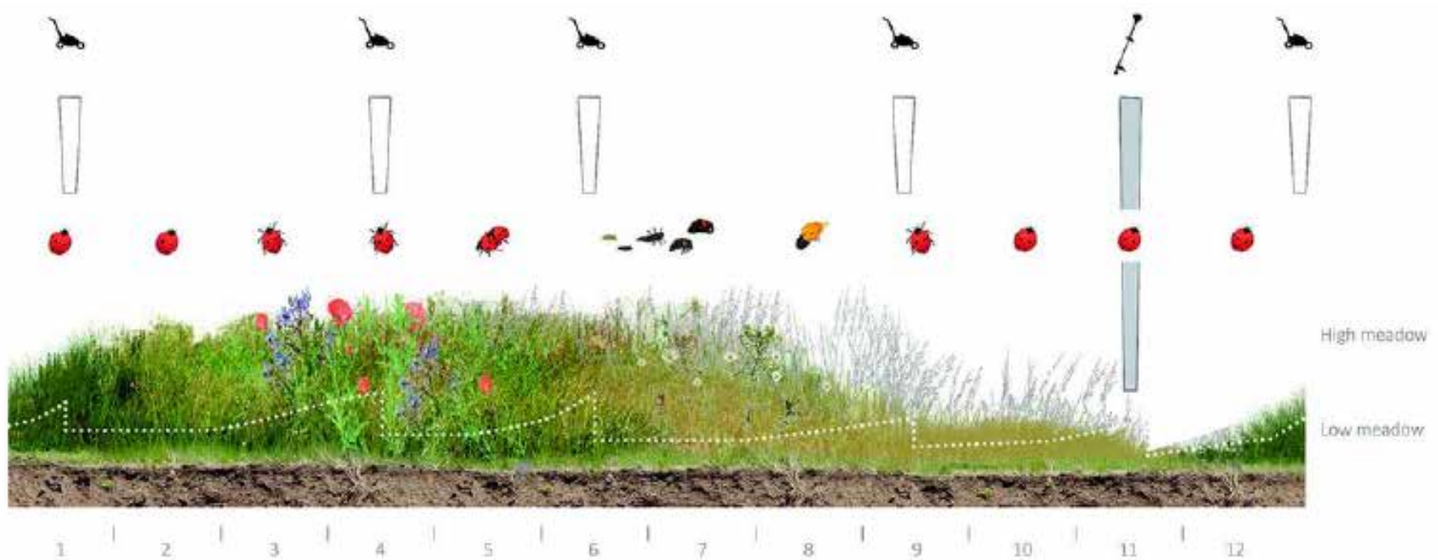
Considering that that the linear park will be managed by the local authority, the landscape design proposes different types of spcaes within it that arise solely through simple, realistic regimes of differetiated management.

For instance, some spaces are mowed more frequently and result in short laws for kickabouts or picnics. Others are mowed just a few times a year and result in natural meadows that provide rich habitats for pollinators.

The entire linear park is designed with this in mind:
- to create management requirements that are not intensive for the local authority
- at the same time to not let this limit the diversity and richness of the landscape by:
- designing slight differences in management which create a rich variety of spaces in terms of texture, biodiversity, users, while requiring a lower level of maintenance.

(precedent image left) Girona Shores by EMF, Girona, Spain
Illustrates how slight changes in management can design spaces that have different potential for users and biodiversity

(precedent image below) Girona Shores by EMF, Girona, Spain
Illustrates how by designing precise instructions for the local authority of when to mow tall and low meadows one can create the maximum conditions for biodiversity regarding the life cycle of plants and pollinators during the year.



7c. character areas - station square: TYPOLOGIES

Community Feel

- Sensory experience
- Catering for all ages
- Durable equipment
- Access to water

Top left: Animated plane on a public space following topogrpahy lines in different tones

Top right: Informal lines smoothen the landscape and harmonise the topography

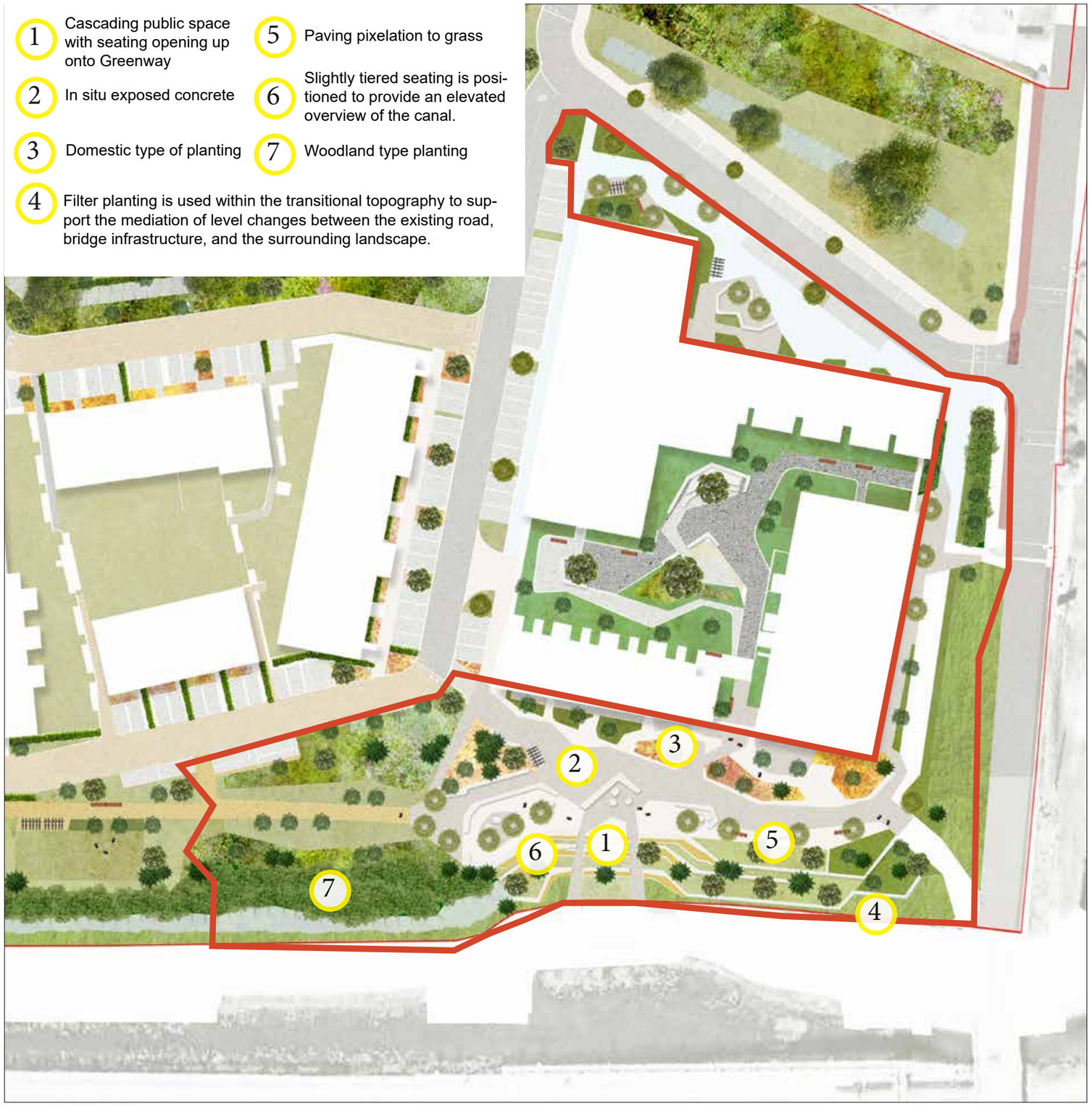
Bottom left: Use of natural materials in rough finish as monumental pieces

Bottom mid: Permeable paving can look aestehtically pleasing, example of hydrolineo paving and grass

Bottom right: Position of solid stone pieces to create a gathering space for socialising

7c. character areas - station square: DESIGN INTENTION

1. Cascading public space with seating opening up onto Greenway
2. In situ exposed concrete
3. Domestic type of planting
4. Filter planting is used within the transitional topography to support the mediation of level changes between the existing road, bridge infrastructure, and the surrounding landscape.
5. Paving pixelation to grass
6. Slightly tiered seating is positioned to provide an elevated overview of the canal.
7. Woodland type planting



Layout

The central square marks the primary entrance to the site from Captain's Hill and serves as the focal point of the overall development. As a key arrival space, the landscape design must accommodate a diverse range of activities, catering both to residents of the adjacent apartment block and to the wider public. In this way the proposal implements the Confrey Masterplan, which calls for this area to be a new landmark which will compliment Confey Main Street.

Materiality

According to the architectural vision, the material palette for this space draws inspiration from Ireland's industrial heritage, referencing the 19th-century mills and warehouse structures located nearby. Robust, long-lasting materials—such as red brick, natural stone, cast iron, and concrete—will be employed to establish a strong and durable urban character.

A prominent feature of this space is its relationship with the canal. In dialogue with Waterways Ireland, the design team is exploring the possibility of creating a new access point to the water. The central square has been identified as the most suitable location for this connection, as it will naturally be the most active and publicly engaged area within the site, in contrast to the more ecologically sensitive and 'wilder' character of the adjacent linear park.

The hardscape will consist primarily of in-situ exposed aggregate concrete in two contrasting tones, reinforcing the industrial aesthetic while also delineating key pedestrian routes that connect the square to the linear park. As one moves westward through the site, the paving becomes progressively more fragmented, breaking into smaller 'islands' that symbolically and spatially reference the nearby waterbody. This transition softens the space and creates opportunities for informal seating, planting, and play.

Planting

Planting within the square is conceived to be resilient and impactful from day one. Mature trees—such as weeping willows—are proposed to introduce vertical volume and immediate visual interest, particularly along the edge of the Cope Bridge. The pendulous branches of these trees will act like living curtains, filtering views and offering a sense of enclosure and intimacy.

Closer to the building edge, the planting takes on a more domestic scale and character, featuring mixed herbaceous perennials, ornamental grasses, and structural evergreen species. This transition supports a softer interface between the public realm and private residential frontage.

In the southeastern corner of the square, a play area is proposed enclosed by a hedge and equipped with timber play structures that integrate naturally with the wider landscape. This location benefits from excellent passive surveillance due to the surrounding building arrangement and proximity to active pedestrian routes.

A number of pedestrian and cycling routes converge and radiate from this square, and with this the proposal respects the Confrey Masterplan, which calls for this area to be a mobility hub.

7c. character areas - station square: DESIGN INTENTION

1 Playground area

2 In situ exposed concrete

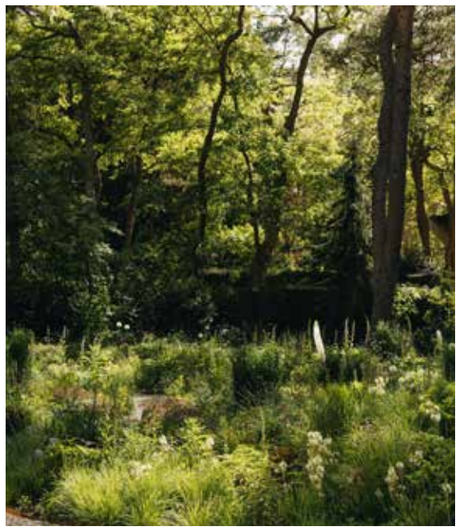
3 Domestic type of planting

4 Filter planting

5 Paving pixelation to grass

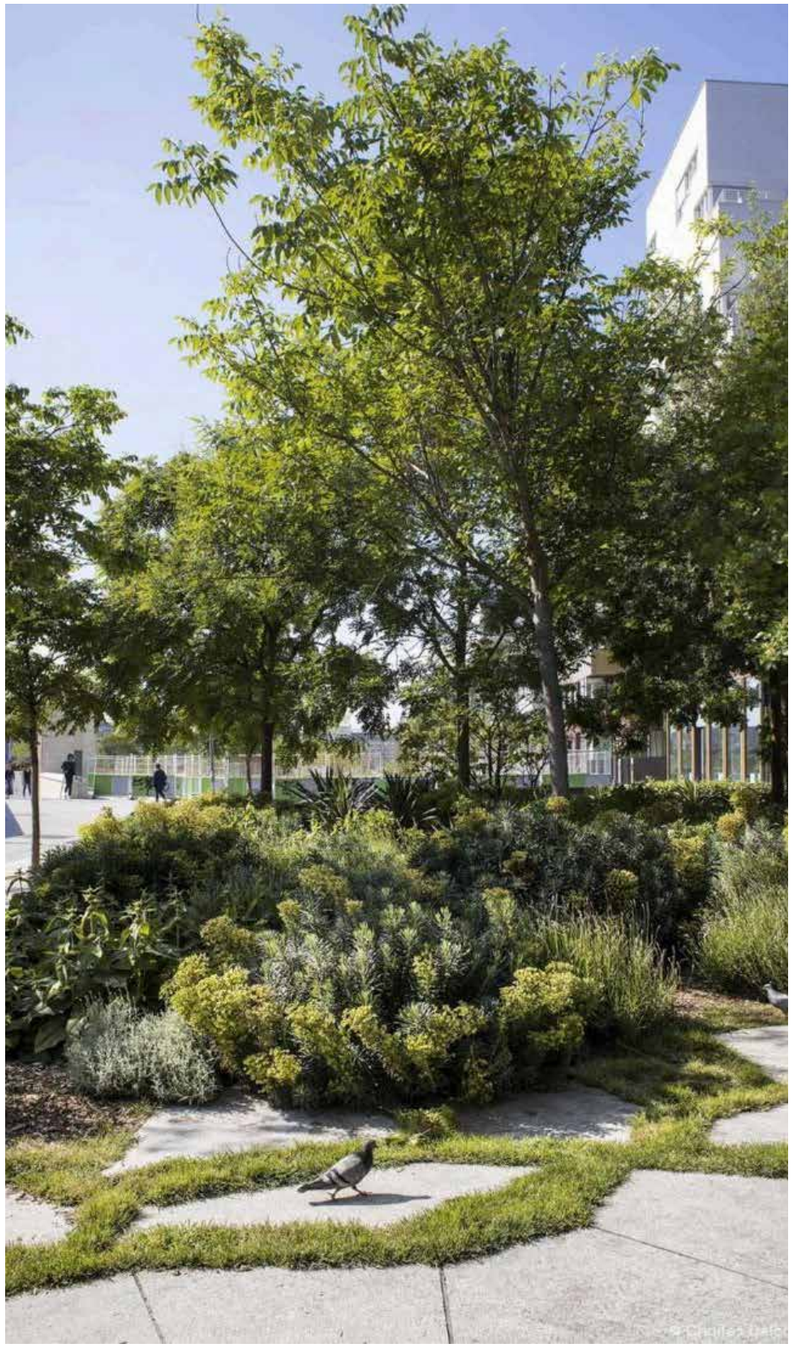
6 Weeping willow curtain

7 Woodland type planting



7d. character areas - green fingers and pocket parks: TYPOLOGIES

- Biophilia
- Promotes biodiveristy
- Spatial connectivity
- Retain mature trees



Top left: seating area ncorporated in a pocket park

Top middle: Planting example of the park's atmosphere

Right: Gradual transition between the public realm and a pocket park

Bottom left: Fruit harvesting experience enhances the experience of a site

Bottom middle: Trim trail can be incorporated even in small spaces

7d. character areas - green fingers and pocket parks: DESIGN INTENTION

7d. character areas - green fingers and pocket parks: DESIGN INTENTION

Layout

As part of the site's landscape and open space strategy, four green parks are strategically distributed throughout the development to ensure accessible green space within walking distance of all residential units. These parks support the principles of sustainable placemaking by promoting resident well-being, enhancing spatial connectivity, and contributing to the broader green infrastructure network. Collectively, they form the initial "green finger" as envisioned in the masterplan.

The majority of the proposed parks follow the alignment of the existing central drainage feature, a natural ditch that currently functions as a Sustainable Drainage System (SuDS). This feature will be retained and integrated into the landscape strategy to manage surface water sustainably while enhancing ecological value. Several mature oak trees located along this drainage corridor will be preserved and protected throughout the construction process. These trees contribute significant character and maturity to the site. Protective measures, including adherence to root protection zones, will be strictly observed, with no excavation permitted within these areas to maintain tree health and soil integrity.

Character

The character of the parks will reflect a naturalistic and biodiverse setting. Existing hedgerows will be retained where feasible, and seating areas will be designed to harmonise with the landscape, using informal, curved forms to encourage passive recreation and social interaction.

In selected areas where the existing drainage alignment conflicts with the approved architectural layout, the drainage feature will be carefully re-routed. These interventions are confined to sections without mature trees, thereby minimising ecological disruption.

The parks will also incorporate natural play elements, such as timber trim trails and balance beams, to encourage nature-based play and physical activity among children. These interventions are designed to be low-impact and visually integrated into the landscape.

Overall, the parks will deliver a valuable network of green infrastructure that enhances biodiversity, supports SuDS functions, and provides meaningful, high-quality open space for residents. They form a key part of the development's strategy to meet environmental and planning policy objectives, including those related to green infrastructure provision, climate resilience, and community well-being.

Adherance to the Confey Masterplan

- They create ecological connections within the wider landscape through a continuous canopy

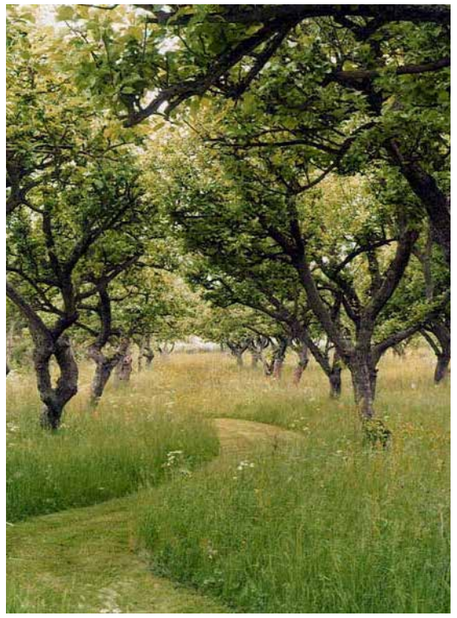
- The contain shared pedestrian and cyclist routes are created to increase connectivity, promote sustainable traffic modes and to promote biodiversity by helping to connect residents with nature

- Along the routes within them, a series of open spaces are created to provide accessible spaces for the community

7d. character areas - green fingers and pocket parks: DESIGN INTENTION

1 Nature play

2 Fruit tree orchard



3 Retain of mature trees

4 Rain garden

5 Hedgerow management

6 Open drain with planting

7e. character areas - podium courtyard: TYPOLOGIES

Private Amenities

- Gathering point
- Natural look feel
- Resi activities variety

Top left: Introduction of porous materials and level manipulation creates a very natural effect

Top right: combination of porous and non porous surface

Bottom left: Sometimes the introdcution of a mature tree in a space creates the feeling of a gathering point

Bottom Middle: Seating clusters outside active frontages enhance the experience of the space

Bottom right: The introduction of water gives a claming effect on a space

7e. character areas - podium courtyard: LANDSCAPE PROPOSAL

LEGEND

Soft Landscape

- New proposed tree planted on a concrete planter to basement, to appear flush to the courtyard
- New proposed multi-stem small trees/shrubs planted on soil mounds to achieve soil depth
- Shallow pond to attenuate water and echo the aquatic element on site
- Herbaceous planting

Hard Landscape

- In situ exposed aggregate concrete in 2 tones of grey
- Grass and linear paving
- Precast exposed aggregate polished concrete furniture
- Precast concrete slabs to the apartment fron gardens

1. Small naturalistic pond
2. Tree planting on podium
3. Herbaceous planting
4. Paving pixelation to grass
5. Stepping stones in grass
6. 2 tone concrete paving
7. Bespoke polished concrete furniture

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7e. character types - podium courtyard: DESIGN INTENTION

The shared courtyard, situated on the first floor of Residential Block MU_1, is envisioned as a tranquil oasis for residents — a layered and immersive landscape that offers both moments of leisure and rich sensory engagement. Carefully composed, the design weaves together generous planting, crafted hardscape elements, and social spaces to foster a strong sense of community and connection to nature.

Set atop a podium, the courtyard presents unique challenges in terms of soil depth and planting conditions due to the absence of natural subsoil. In response, a nuanced planting strategy has been developed to accommodate a diverse range of vegetation, including medium to large-scale trees. Where structural opportunities permit, we are integrating deep concrete planters that connect to the car park voids below, creating substantial soil volumes that support mature tree growth. These trees will be planted level with the courtyard surface, evoking the feeling of rootedness and permanence — as if emerging from true ground.

In other areas, we will employ sculpted mounding techniques to locally increase soil depth, allowing for rich layers of shrubs, grasses, and smaller trees to thrive. This varied topography introduces a sense of naturalism and softness, contrasting beautifully with the crisp architectural edges.

The hardscape palette mirrors the paving materials used in the adjacent central square, reinforcing a cohesive visual identity across the development. Polished concrete furniture — bespoke and robust — will define zones for gathering, dining, and informal relaxation, anchoring social life in the courtyard.

At the heart of the space, a shallow reflective pond serves both functional and poetic purposes: designed to attenuate surface water from the surrounding hardscape, it also becomes a dynamic focal point. Framed by seating and soft planting, the water element captures light, movement, and seasonal change, subtly referencing the flowing presence of the nearby Royal Canal and grounding the courtyard in its broader landscape context.

7e. character types - podium courtyard: DESIGN INTENTION

1 Small naturalistic pond

2 tree planting on podium

3 Herbaceous planting

4 Paving pixelation to grass

5 Stepping stones in grass

6 2 tone concrete paving

7 Bespoke polished concrete furniture

7f. Design rationale: in line with the KCoCo guidelines

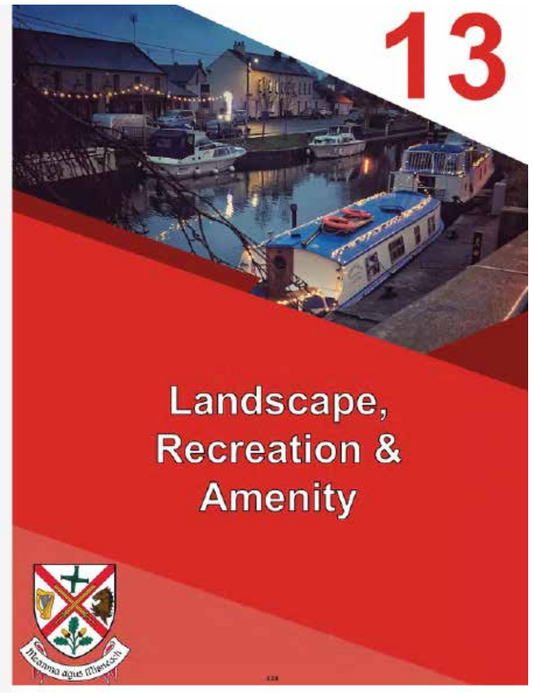
Landscape Design Rationale and CDP Policy Compliance – Confey,

The landscape strategy for the proposed Phase 1a developement at Confey, Leixlip, Co. Kildare has been prepared to fortify the overall masterplan and to demonstrate consistency with the objectives of the Kildare County Development Plan, relevant Local Area Plan policies and national guidance including the Urban Design Manual and Design Manual for Urban Roads and Streets (DMURS). The approach seeks to deliver a high-quality, legible, and inclusive public realm that enhances residential amenity, promotes active use and responds sensitively to the site's context, including the Royal Canal corridor along the southern boundary.

The landscape strategy for the proposed Phase 1a development at Confey, Leixlip, Co. Kildare has been prepared to support the overall masterplan and demonstrate consistency with the Kildare County Development Plan 2023–2029 (CDP), relevant Local Area Plan policies, and national guidance. The approach supports high-quality placemaking, ecological resilience, active open spaces, and sustainable design in accordance with CDP objectives and landscape principles.

Alignment with CDP Strategic Policy Framework

The CDP sets out an overarching strategic framework for protecting and enhancing landscape, biodiversity, green infrastructure, and recreational amenity across County Kildare. The Landscape, Recreation & Amenity chapter aims to ensure that development does not disproportionately impact unique landscape character areas, scenic routes or protected views, and supports accessible, high-quality recreation and open space provision. These principles are to be applied on our current site.



KCC Developement Plan 2023-2029, Landscape Extract

Green Infrastructure & CDP:

The CDP recognises Green Infrastructure as a network of natural and semi-natural areas that deliver ecosystem services including recreation, biodiversity support, and climate adaptation.

The development directly supports GI by retaining existing landscape features, integrating new native planting, and proposing a connected network of corridors and public open spaces linked to the Royal Canal linear park.

The approach aligns with CDP objectives for strengthening ecological networks and encouraging biophilic design in new developments, enhancing proximity to nature and natural features within residential areas (e.g., GI objectives to strengthen ecological networks and promote biophilic design)

Passive Surveillance and Safe Public Realm

The CDP's Urban Design and Development Management Standards emphasise active frontages and passive surveillance to support safety and attractive public spaces. Public open spaces should be overlooked by homes and streets, enhancing natural surveillance and community animation.

The layout at Confey ensures that streets, parks, green fingers, and play areas are all visible from adjacent homes and routes, contributing to a safe and active public realm.

Play Provision:

The CDP recognises the importance of play areas for children and teenagers as part of accessible open space provision (e.g., local parks, play areas).

Play is distributed throughout the landscape at Confey, combining formal play equipment with natural and informal play opportunities integrated into green spaces — supporting inclusivity and everyday play for all ages within a safe, overlooked environmen

Quantum and Hierarchy of Open Space:

The CDP expressly requires the provision of accessible open space to meet quality of life, recreation, and community wellbeing standards. Open space in new residential areas is recommended to meet a benchmark of at least 2.5 hectares per 1,000 population and should comprise a mix of formal and informal spaces, local parks, and green corridors.

Confey delivers 15% public open space of the net site area (~9,152.66 sq.m), including a 1ha linear park along the Royal Canal, green fingers, and pocket parks — consistent with CDP public open space hierarchies and accessibility objectives.

The area beyond the boundary is indicative, this visualises the potential future of the site.

View from Bridge to the West

At Central Square, the public realm reaches its most generous expression. Two primary axes structure the space: a longitudinal route that follows the line of the canal, engaging with the residential frontage before connecting to the street and public transport network; and a perpendicular axis that establishes a new link to the canal greenway, where no such connection previously existed.

The gentle change in topography is addressed through tiered seating arranged in a loose amphitheatre form, framing views across the water and cascading down towards the timber dock, illustrated here as a future intervention currently beyond the project boundary.

Low retaining walls extend eastwards to meet the elevated street level. Within these transitional level changes, areas of filter planting help mediate between the existing road and bridge infrastructure and the surrounding landscape.

The area beyond the boundary is indicative, this visualises the potential future of the site.

View of Central Square from Accross the Canal

Central Square gently cascades down towards the canal greenway, with angled seating arranged to offer a variety of views across the landscape. Small lawns punctuate the space, their intimate scale inviting flexible use by individuals and smaller groups.

8a. activities: OUTDOOR SPACES

Proposed kickabout

Proposed exercise station with outdoor fitness equipment

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8a. activities: OUTDOOR SPACES

Proposed food growing area, orchard

Proposed playground/sensory space

NOTES:
Natural play is being designed to reflect the KCC play policy as per: Appendix 10 Requirements for Public Open Space, Landscaping including Boundaries Taking in Charge (Part 1 and Part 2)

A playground featuring conceptual play elements at the centre of the linear park will be privately managed and will serve as a signature playground for the wider area.

-A TIC plan will be submitted with the application, and acknowledged that KCC do not accept play equipment with movable parts and has to conform to the ROSPA standards. Further details on the play equipment, surface materials, boundary treatment will be provided with the application.

8a. activities: OUTDOOR SPACES

Proposed seating, picnic area

8b. activities: OUTDOOR SPACES

Play equipment and outdoor exercise equipment specification

PLAY MAP PLAN

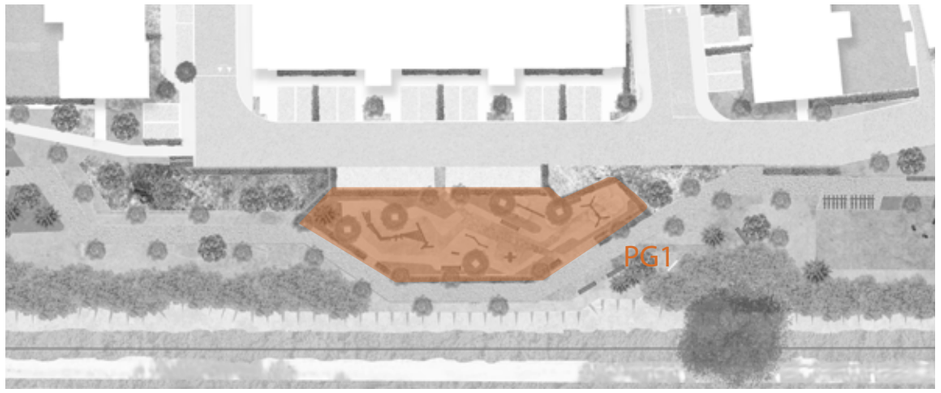
LEGEND

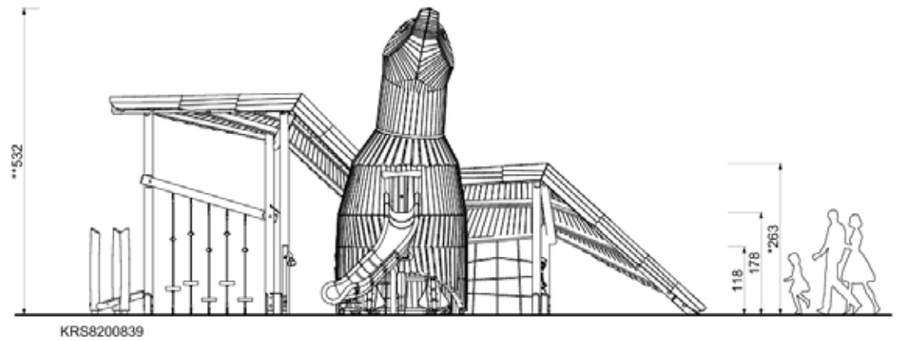
NATURE PLAY AREAS
NP1-NP4

PLAYGROUNDS
PG1-PG2

OUTDOOR GYM
OG1

PLAYGROUNDS
PG1-PG2





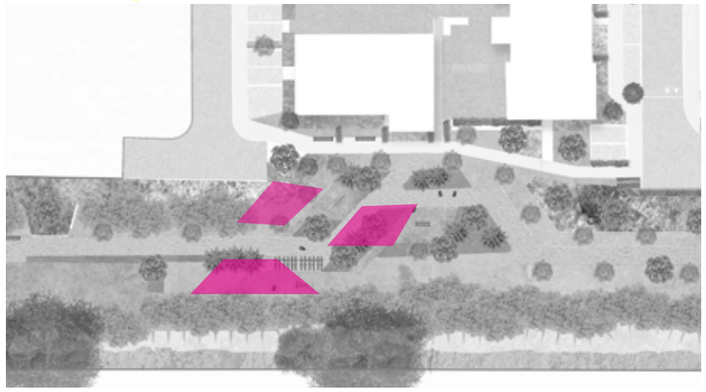
FEATURE PLAY AREA TYPICAL EXAMPLE:
A bespoke play sculpture by Kompan featuring a mallard with a variety of integrated play elements for children to explore, including a slide, climbing features, nets, and rock climbers. The main structure is constructed from Robinia timber.

8b. activities: OUTDOOR SPACES

Play equipment and outdoor exercise equipment specification

OUTDOOR GYM

OG1

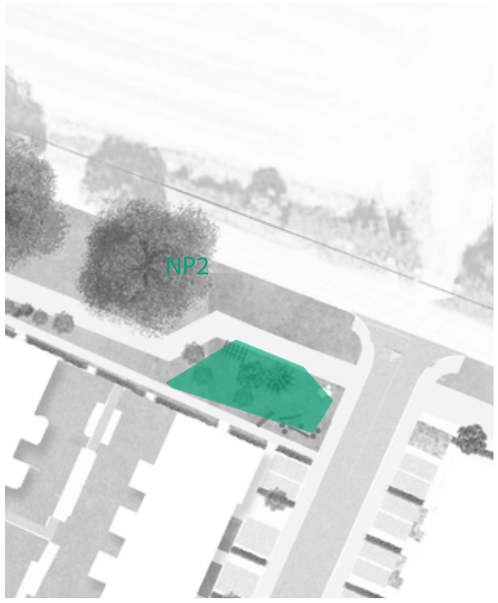


1no. Dip Bench Robinia FRO202 - KOMPAN

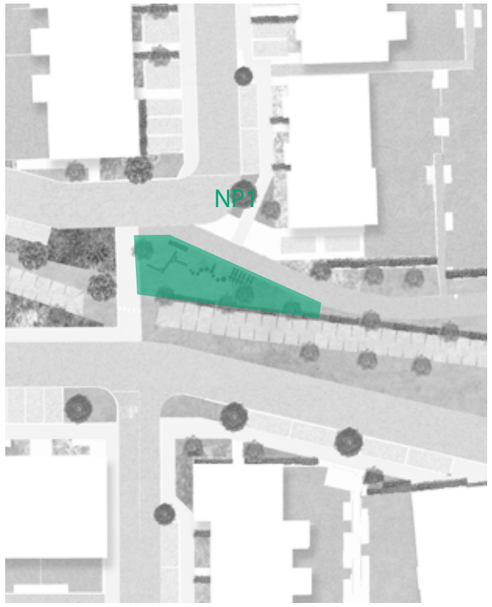
1no. Sit Up Bench Robinia - FRO203 - KOMPAN

1no. Pull Up Station FPW208 - KOMPAN

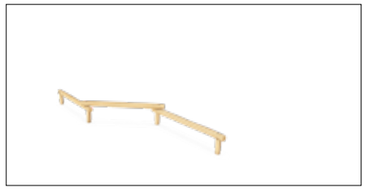
NATURE PLAY AREAS NP1-NP4



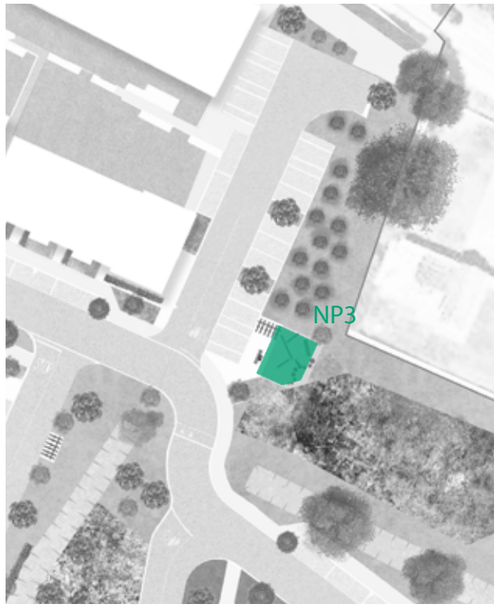
1no. Stilts, NRO806, by KOMPAN



1no. Triple balance beam, NRO804, by KOMPAN



2no. Sitting pole, NRO209, by KOMPAN



1no. Balance plus, NRO871 by KOMPAN

OG1

BSLA

9a. planting: SEASONAL INTEREST AND BIODIVERSITY

Planting strategy

- Boost of the ecological corridor to allow for species circulation
- Planting selection from all ireland pollinator plan
- Seasonal interest
- Different ecosystems on site

Top left: Rain gardens planted with beneficial species can boost with nectar and act as magnets to insects and birds

Top right: Trees with brilliant autumun colour can be dotted in key locations to provide character

Right: Wildflower meadows with mowed paths cutting through can be great routes of exploration

Bottom left: Water loving planting adds another layer in the overal planting strategy and lthey purify the water

Bottom right: Spring bulbs providing an ephemeral splash of colour

9b. planting: PLANTING TYPOLOGIES PER AREA

Areas distinction

PLANTING FOR TAKING IN CHARGE
Referring to Areas: LP, P1–P6

The planting types in these areas are specified to comply with the Taking in Charge standards as outlined in Appendix 10 – Requirements for Public Open Space, Landscaping including Boundaries Taking in Charge (Part 1 and Part 2), published by Kildare County Council.
Extract from page 5:
• Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should include a wide variety of species/varieties, using both native and non-native species. The overall objective for planting in areas anticipated to be taken in charge is that it is easily manageable, visually appealing, enhances biodiversity, and is pollinator-friendly.

In general, planting in these areas will require low maintenance. The specified planting types include:
-Large areas of grass.
-Unmown grass and spring bulb planting (e.g. Camassia, Narcissus poeticus, Allium, Dutch Iris, etc.) to resemble naturalistic meadow planting.
-Extension of the riparian buffer within the site to attract biodiversity, using mainly native species such as: Crataegus, Ilex, Euonymus, Corylus, Lonicera, Syringa, Chaenomeles, and tree species such as Betula, Quercus, Larix, etc.
-Woodland areas: to be planted with a mix of native trees and shrubs. A small percentage of larger trees will be included, with the majority being native saplings to achieve a more natural effect.
-Rain gardens: to include suitable species that tolerate seasonal flooding and drought, such as: Crocosmia, Iris pseudacorus, Zantedeschia, Geranium, and ornamental grasses planted en masse for ease of maintenance, alongside shrub species like Salix cultivars that are low-maintenance and provide seasonal interest.
-Park trees: species that thrive in park settings and require very low maintenance, such as: Tilia, Betula, Prunus, Quercus, Metasequoia.

PLANTING FOR PRIVATE MANAGEMENT
Referring to Areas: Station Square, Residential Streets
The areas under private management are designed to feature more diverse planting combinations that create a domestic atmosphere, provide year-round interest, and support wildlife by offering pollen, food, and nesting opportunities.

PLANTING STRATEGY / RESIDENTIAL STREETSCAPE
A specific tree-planting strategy is proposed for the different character areas to contribute to a dynamic overall scheme. Boulevard-type trees such as Tilia, Aesculus, and Platanus are proposed for the larger streets, while quieter residential streets will feature more distinctive tree species such as Gleditsia, Liquidambar, and ornamental apple and pear cultivars.

A proportion of native species has been selected for the planting margins along residential streets, including evergreen and robust species like Carex pendula and Dryopteris filix-mas. Additionally, a variety of non-native grasses, ground covers, and herbaceous perennials have been chosen for their ability to thrive in urban planting conditions and to enhance on-site biodiversity. These include: Sarcococca confusa, Rosmarinus officinalis, Stipa gigantea, Echinacea purpurea, Libertia grandiflora, Epimedium species, Hakonechloa macra, and various Euphorbia cultivars.

Finally, rain gardens and swales will be planted with a mix of species that tolerate seasonal flooding and drought, providing ecological benefit and visual interest. Proposed species include: Butomus umbellatus, Typha latifolia, Iris versicolor, Filipendula ulmaria, Rudbeckia fulgida, and others.

LEGEND

Pocket Parks

Station Square

Podium Gardens

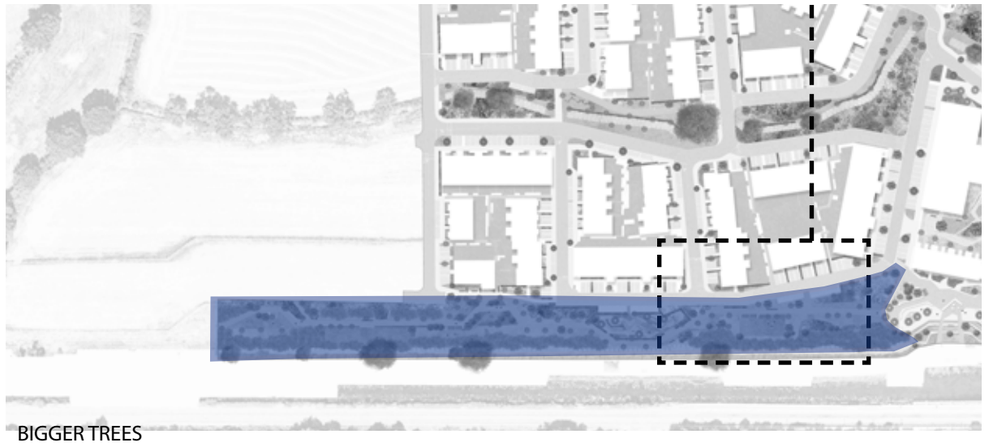
Green Fingers: Green Spine

Linear Park

9c. planting: PLANTING TYPOLOGIES FOR TAKING IN CHARGE AREAS

Areas distinction, Linear park

LP: Linear Park reference plan



LP: Linear Park, Planting example zoom-in

BIGGER TREES


Quercus palus-tris


Larix decidua


Prunus 'Tai Haku'


Tilia cordata


Betula pendula


Pinus sylvestris

SMALL TREES & MULTI-STEMS


Sambucus nigra


Crataegus monogyna


Syringa vulgaris


Pinus mugo

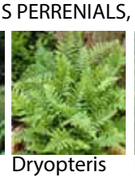

Malus Ever-este

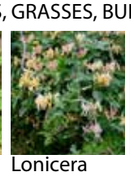

Prunus avium


Viburnum opulus

HERBACEOUS PERRENIALS, GRASSES, BULBS FOR WOODLAND AREAS


Carex


Dryopteris


Lonicera

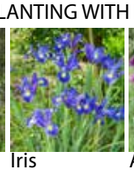

Luzula


Digitalis


Silene

MEADOW PLANTING WITH BULBS


Camassia


Iris

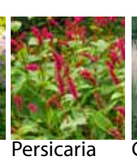

Allium

RAIN GARDEN PLANTS


Zantedeschia


Crocosmia


Geranium


Persicaria


Calamagrostis


Salix

Woodland type planting

Mown grass and mounding

Rain garden planting

Extend of the riparian planting

Long grass and bulb planting

BSLA

9d. planting: PLANTING TYPOLOGIES FOR TAKING IN CHARGE AREAS

Areas distinction, Parks making up green fingers

Green Finger Parks reference plan

LP: Park, Planting example zoom-in

BIGGER TREES


Aesculus carnea


Quercus robur


Magnolia grandiflora


Catalpa bignonioides


Betula pendula


Pinus sylvestris

SMALL TREES & MULTI-STEMS


Sambucus nigra


Crataegus monogyna


Syringa vulgaris


Pinus mugo

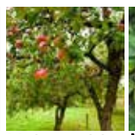

Malus Everest


Prunus avium


Viburnum opulus

FRUIT TREE PLANTING (heritage varieties)


Malus Irish peach


Malus golden royal


Malus O'Gorman


Prunus damascena


Prunus Victoria

MEADOW PLANTING WITH BULBS


Camassia


Iris


Allium

RAIN GARDEN PLANTS


Zantedeschia


Crocosmia


Geranium


Persicaria


Calamagrostis


Salix

Long grass and bulb planting

Mown grass and mounding

Rain garden planting

Fruit tree orchard planting

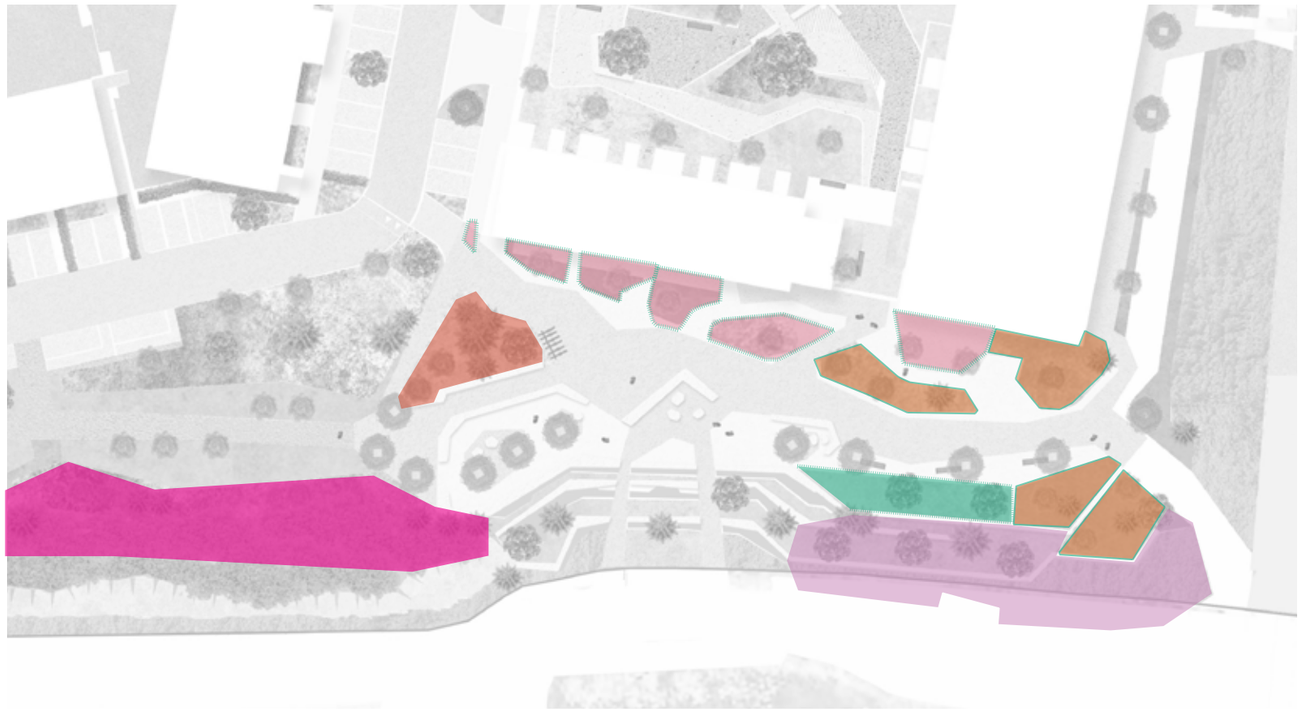
BSLA
Bernard Seymour Landscape Architects

9e. planting: PLANTING TYPOLOGIES FOR PRIVATE MANAGING

Areas distinction, Station Square

Station Square reference plan

LP: Linear Park, Planting example zoom-in



BIGGER TREES

Liquidambar styraciflua

Ginkgo biloba

Prunus serrula

Salix babylon-ica

Betula pendula

Pinus sylvestris

SMALL TREES & MULTI-STEMS

Sambucus nigra

Euonymous alatus

Hamamelis mollis

Pinus mugo

Halesia caro-lina

Eucryphia glutinosa

Arbutus unedo

HERBACEOUS PERENNIAL PLANTING

Miscanthus

Pennisetum

Euphorbia

Geranium

Dryopteris

Anemone

Dierama

Ajuga

Sylvan type planting

Grass and concrete paving

Herbaceous perennial planting

Extend of the riparian planting

Wildflower meadow & bulb planting

BSLA

Bernard Seymour Landscape Architects

9e. planting: PLANTING TYPES AND MATURATION

Sylvan Planting Type and future management

Trees:
Quercus robur, whips, min 60cm high, 2no/100m2

Trees:
Pinus sylvestris: Root ball, min 3m high, 3no/100m2

Trees:
Malus Evereste: Root ball, min 3m high, 5no/100m2

Trees:
Betula pendula: Bare root whips, min 60cm high, 2no/m2

Trees:
Laric decidua: Bare root whips, min 60cm high, 2no/m2

Herbaceous:
Carex pendula 2/m2

Herbaceous:
Dryopteris filix-mas 2/m2

Herbaceous:
Euphorbia amygdaloides 2/m2

Spring bulbs:
Hyacinthoides non-scripta 5/m2

Spring bulbs:
Galanthus nivalis 5/m2

1st year of planting

Sylvan planting pocket first year of planting:

Area planted with a mix of tree whips and bigger trees to provide a more naturalistic effect, under planted with a mix of native grasses that can thrive in sun and shade such as: Carex pendula and ferns such as Dryopteris, also a mix of spring bulbs like Galanthus and Hyacinthoides non-scripta

5 years after planting

Sylvan planting pocket 5 years post planting:

The sun loving plants have declined and the canopy has gotten more dense. Trees need to clear the trunk from the base and any trees that have declined should be cut and left on the planting bed. Ferns will start to grow better and the spring bulbs will have established and multiplied.

15 years after planting

Sylvan planting pocket 15 years post planting:

Now the trees have grown to semi mature size and a percentage of them has declined and the strong ones have reached maturity. The undergrowth only support shade loving perennials and the spring bulbs will provide a splash of colour. Any fallen tree will be cut, cleared and left on the bed to support other micro-organisms

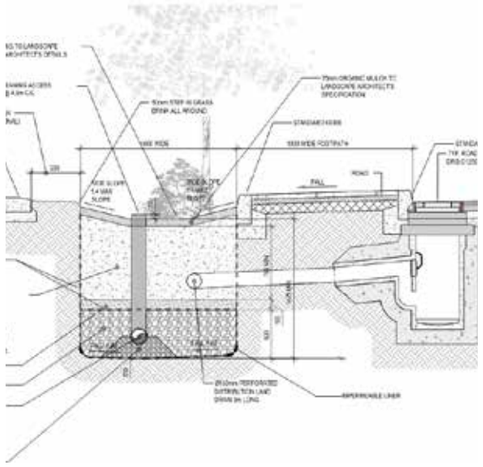
9f. planting: PLANTING PLAN

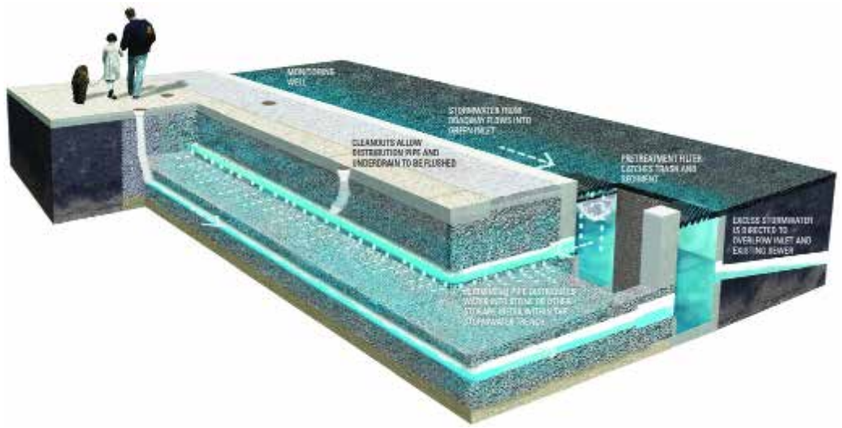
We have prepared a tree, shrub and hedge planting plan for this planning application. The herbaceous, grasses and bulb selection is as per landscape planting strategy (pages 46-50).

10a. water management: SuDS , GREEN & BLUE INFRASTRUCTURE

Drainage strategy

The scheme promotes sustainable drainage through the use of raingardens and SUDs tree pits sitewide. These devices significantly slow down water run-off from hard surfaces by attenuating before either discharging into local outlets or back into the water table. The planting within these raingarden areas are planted with water tolerant species which act as riparian buffers to the main streets of the town. These plants are also very valuable from a biodiversity point of view.
In the Masterplan, the components of the green blue infrastructure aim to be connected with each other to form a network of biodiversity. Drainage connected to tree pit along the road, rain gardens & swales, Proposed Hedgerow along the boundaries act as liking habitats for wildlife. They form a network of biodiversity in accordance with the All-Ireland Pollinator and act as liking habitats for wildlife, an Ecological Corridor.





Tree pit attenuation

Attenuation tank in public space

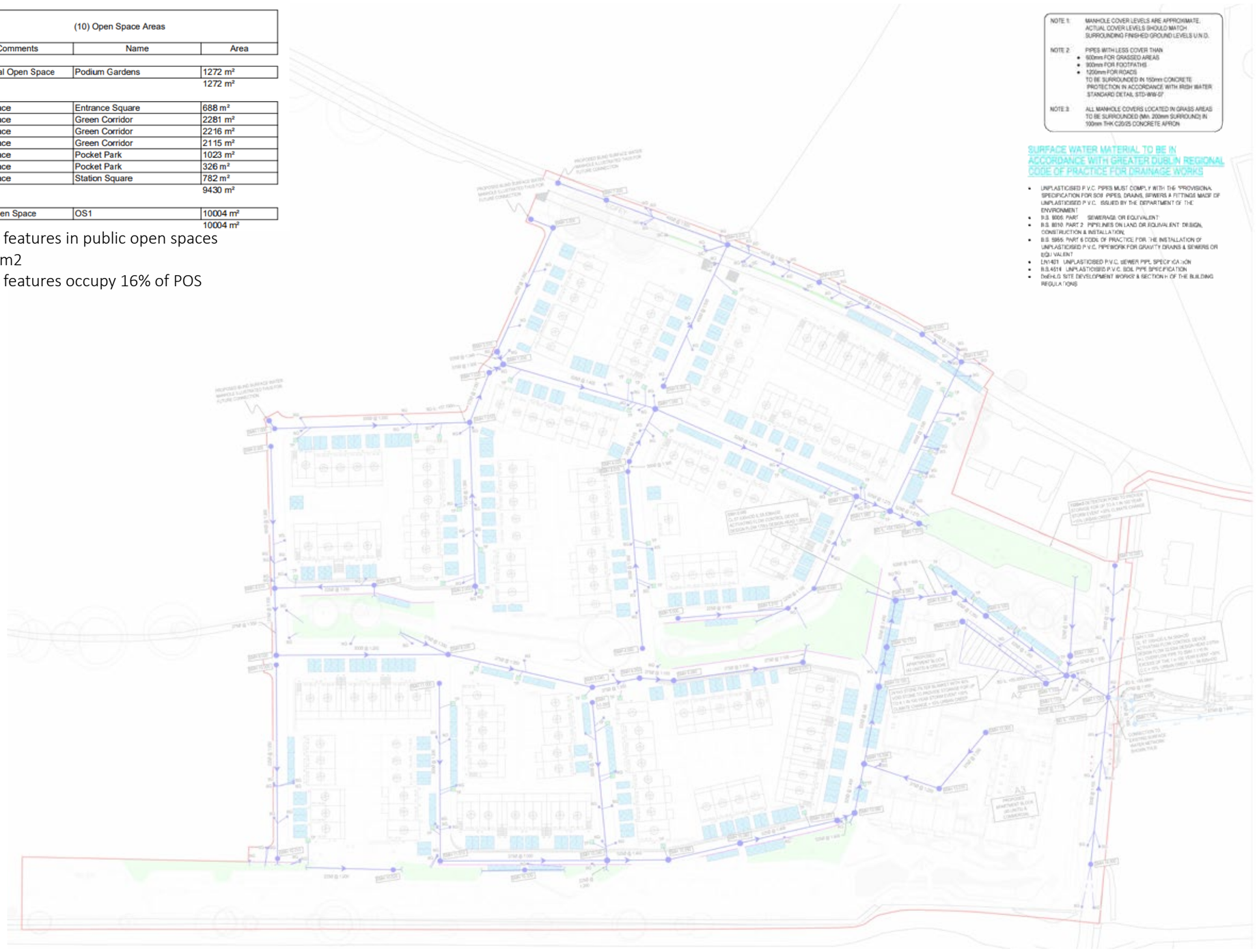
Rain garden / swale feature in soft landscape areas

10b. water management: SuDS , GREEN & BLUE INFRASTRUCTURE

Drainage Strategy

(10) Open Space Areas		
Comments	Name	Area
Communal Open Space	Podium Gardens	1272 m²
		1272 m²
Open Space	Entrance Square	688 m²
Open Space	Green Corridor	2281 m²
Open Space	Green Corridor	2216 m²
Open Space	Green Corridor	2115 m²
Open Space	Pocket Park	1023 m²
Open Space	Pocket Park	326 m²
Open Space	Station Square	782 m²
		9430 m²
Public Open Space	OS1	10004 m²
		10004 m²

SuDS features in public open spaces
3338m2
SuDS features occupy 16% of POS



NOTE 1: MANHOLE COVER LEVELS ARE APPROXIMATE. ACTUAL COVER LEVELS SHOULD MATCH SURROUNDING FINISHED GROUND LEVELS U.N.O.

NOTE 2: PIPES WITH LESS COVER THAN
- 600mm FOR GRASSED AREAS
- 900mm FOR FOOTPATHS
- 1200mm FOR ROADS

TO BE SURROUNDED IN 150mm CONCRETE PROTECTION IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-WW-07

NOTE 3: ALL MANHOLE COVERS LOCATED IN GRASS AREAS TO BE SURROUNDED (Min. 200mm SURROUND) IN 100mm THK C25/25 CONCRETE APRON

SURFACE WATER MATERIAL TO BE IN ACCORDANCE WITH GREATER DUBLIN REGIONAL CODE OF PRACTICE FOR DRAINAGE WORKS

- UNPLASTICISED P.V.C. PIPES MUST COMPLY WITH THE 'PROVISIONAL SPECIFICATION FOR SOIL PIPES, DRAINS, SEWERS & FITTINGS MADE OF UNPLASTICISED P.V.C. ISSUED BY THE DEPARTMENT OF THE ENVIRONMENT
- B.S. 8005 PART SEWERAGE OR EQUIVALENT
- B.S. 8010 PART 2 PIPELINES ON LAND OR EQUIVALENT DESIGN, CONSTRUCTION & INSTALLATION.
- B.S. 5955 PART 6 CODE OF PRACTICE FOR THE INSTALLATION OF UNPLASTICISED P.V.C. PIPEWORK FOR GRAVITY DRAINS & SEWERS OR EQUIVALENT
- I.N.1401 UNPLASTICISED P.V.C. SEWER PIPE, SPECIFICATION
- B.S.4514 UNPLASTICISED P.V.C. SOIL PIPE SPECIFICATION
- DoEHLG 'SITE DEVELOPMENT WORKS' & SECTION H OF THE BUILDING REGULATIONS

SURFACE WATER LEGEND:

- EX. SURFACE WATER SEWER
- SMH — EX. SURFACE WATER MANHOLE
- EX. WATER COURSE
- PR. SURFACE WATER SEWER
- SMH — PR. SURFACE WATER MANHOLE
- SIC — PR. SURFACE WATER INSPECTION CHAMBER
- SAJ — PR. SURFACE WATER ACCESS JUNCTION
- RG — PR. ROAD GULLY
- PR. ATTENUATION TANK
- PR. PERMEABLE PAVING (CAR PARKING)
- PR. FILTER DRAIN
- PR. BIORETENTION AREA
- P. INT — PR. PETROL INTERCEPTOR
- PR. DROPPED KERB
- TP — PR. TREE PIT AND SW INSPECTION CHAMBER

Underground attenuation tank

Open attenuation tank, rain-gardens

Tree pit attenuation

11. ecology: LANDSCAPE AND ECOLOGY

(To be read in conjunction with the Biodiversity Management Plan prepared by Altemar)

Landscape Interventions in adherence to the Confey Biodiversity Management Plan :

1 To deal with water run off and drainage internally by introducing SuDS features along the site.

2 Installation of twin 600mm culvert pipes beneath crossings to facilitate safe wildlife movement.

3 Preservation of existing ecological corridors associated with the Royal Canal and internal drainage ditches.

4 Replanting of removed hedgerows with native hedgerow mixes including Hawthorn, Hazel, Elder, Willow and Wild Rose.

5 Creation of long grass meadow habitats with spring bulb planting.

6 Creation of rain gardens, swales and open attenuation features planted with flood-tolerant species.

7 Fruit orchards using heritage irish apple and plum varieties to support pollinators, birds and community food growing.

8 Creation of multifunctional landscapes combining recreation, SuDS, biodiversity and climate resilience.

9 Extension of riparian planting buffers along drainage features and watercourses.

10 Placement of log piles for small mammals and amphibian habitats to act as 'bug hotels' (from fallen trees).

11 Placement of bird boxes in appropriate locations to encourage bird nesting onsite.

12 Protection of retained trees through Root Protection Areas (RPAs) and no-dig construction methods adjacent to tree protcetion zones.

13 Introduction of thorny native planting to improve nesting, shelter and wildlife movement corridors.

14 Installation of aquatic and semi-aquatic planting to support amphibians, invertebrates and wetland species.

15 Retention and enhancement of mature tree canopy connectivity for bats and birds.

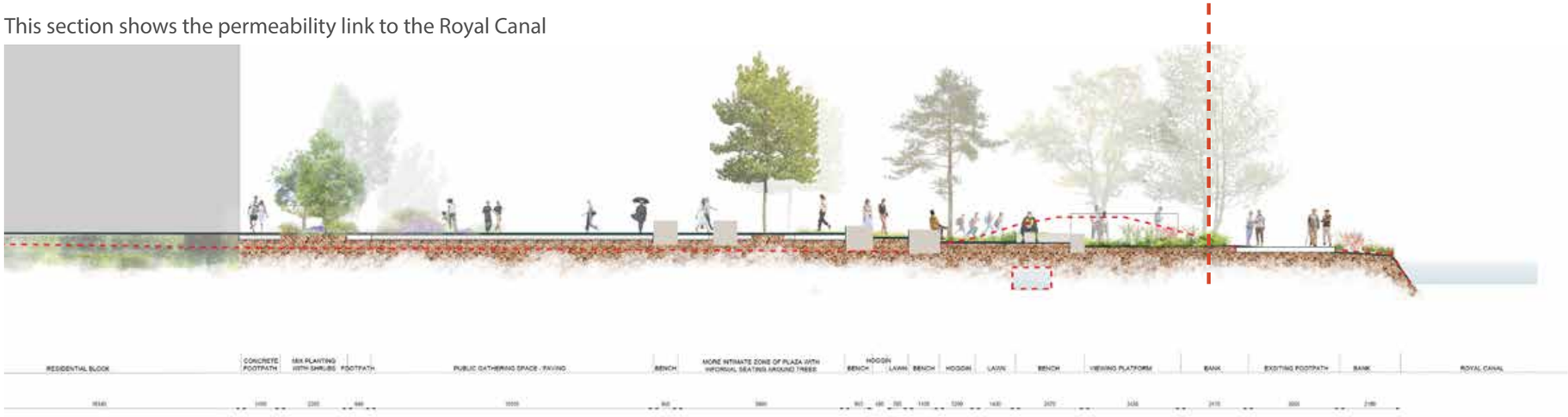
12a. details: SECTIONAL TREATMENTS - OVERVIEW

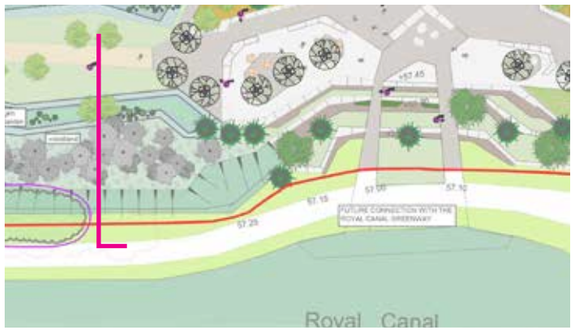
12b. details: SECTIONAL TREATMENTS

Linear Park

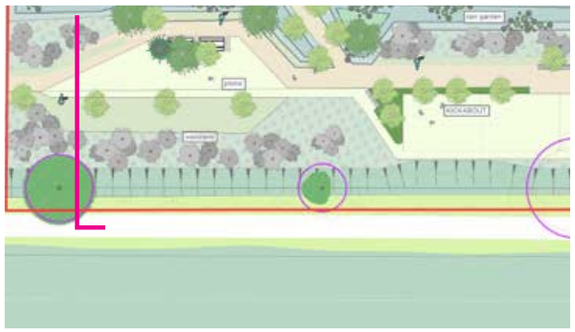
Section 1-1

This section shows the permeability link to the Royal Canal





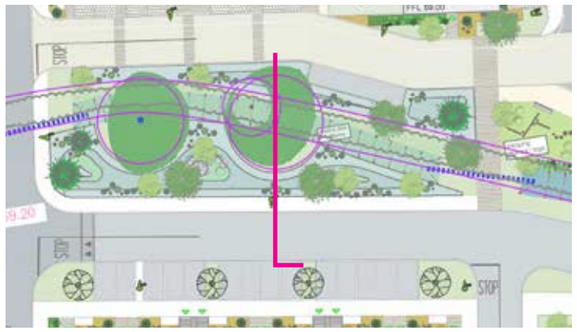
Section 2-2



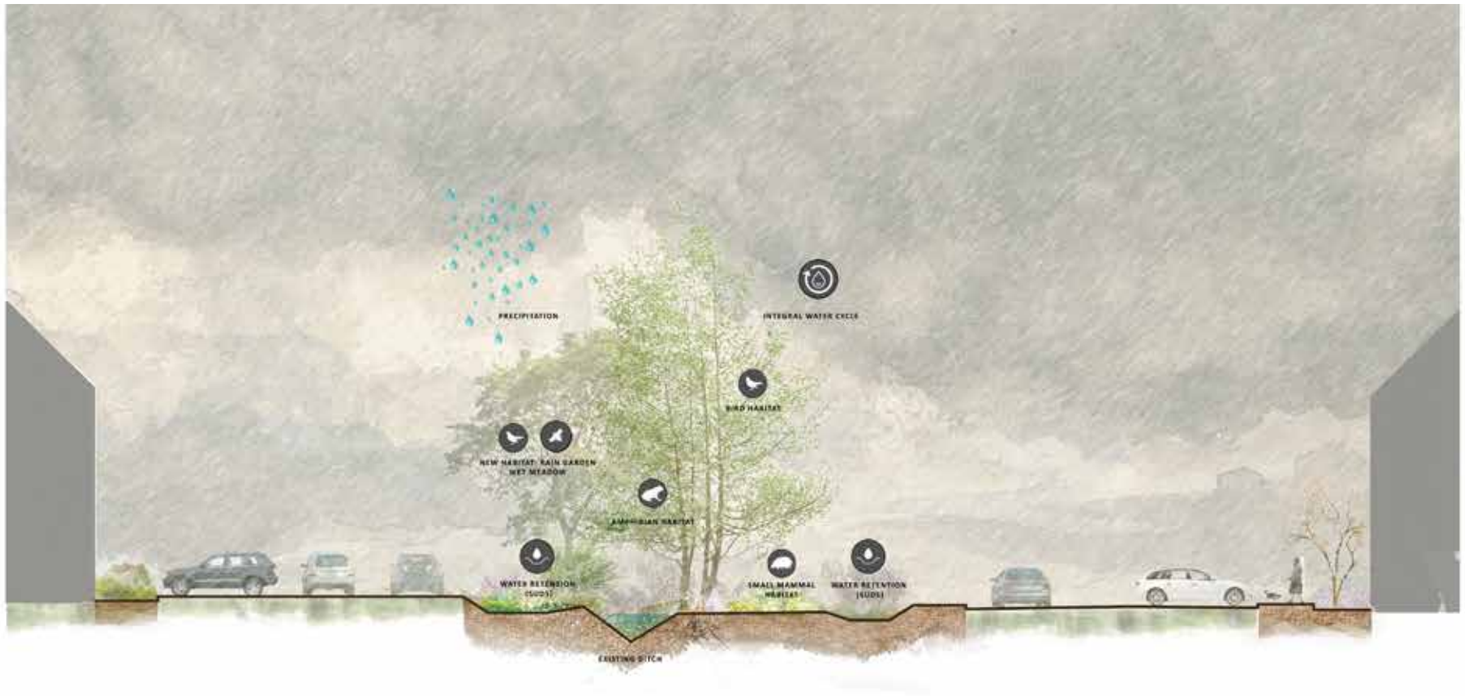
Section 3-3

12c. details: SECTIONAL TREATMENTS

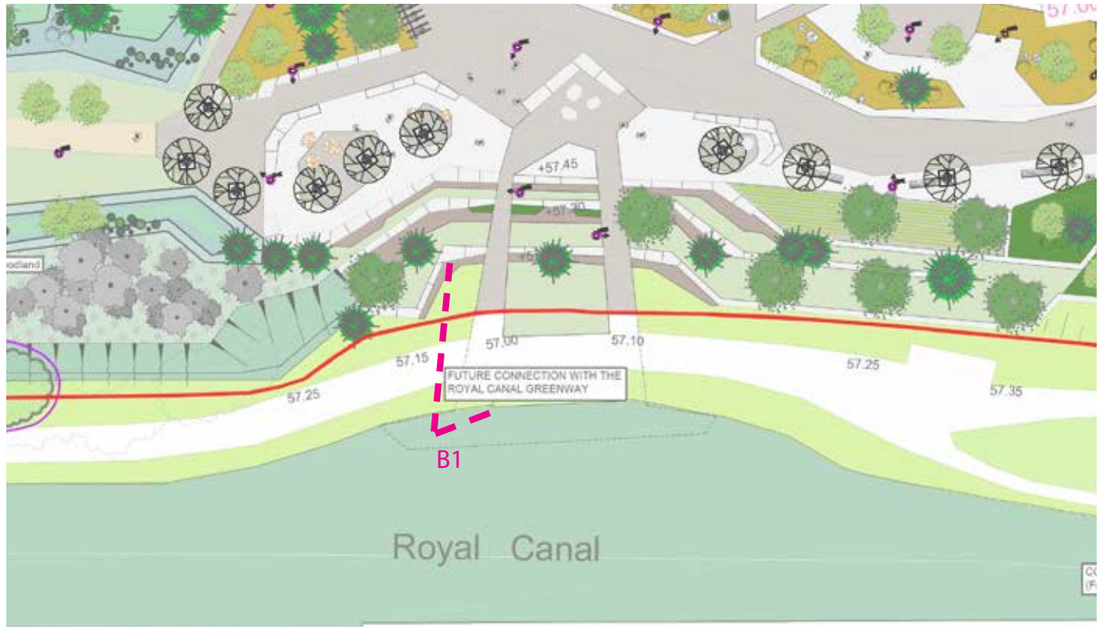
Green Fingers with ecosystem and SUDS services



Section 4-4

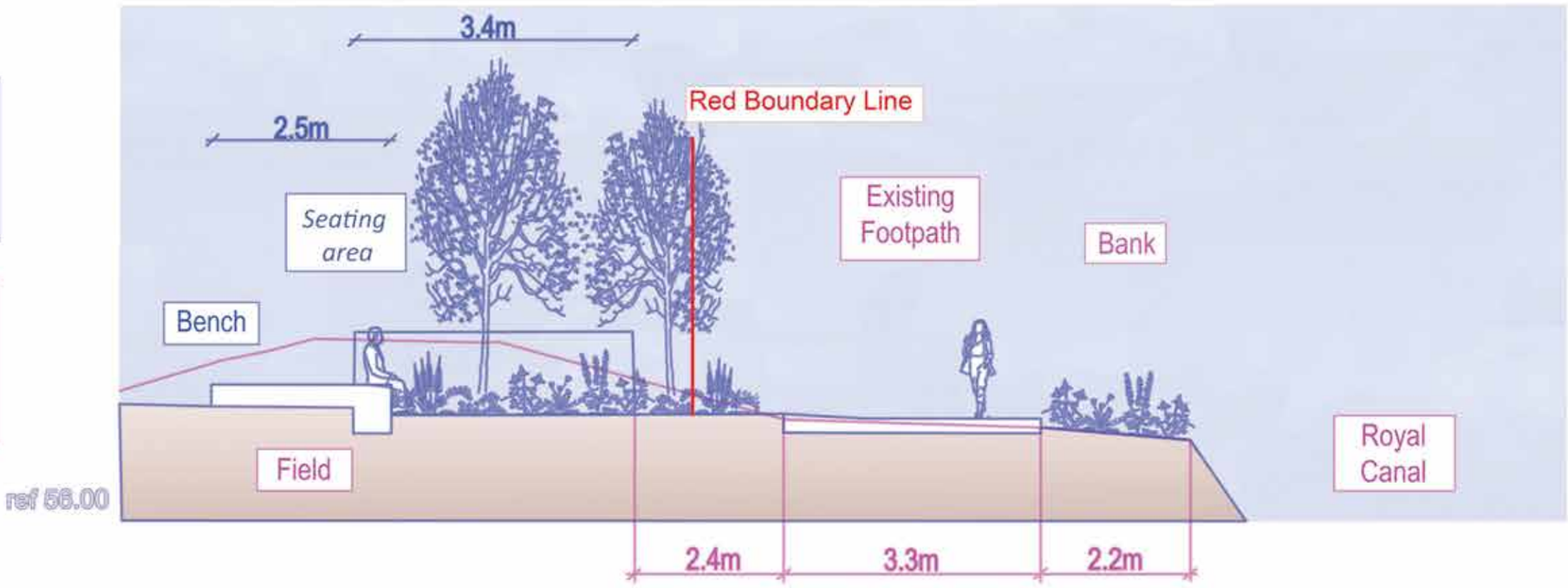


12d. details: BOUNDARY TREATMENTS

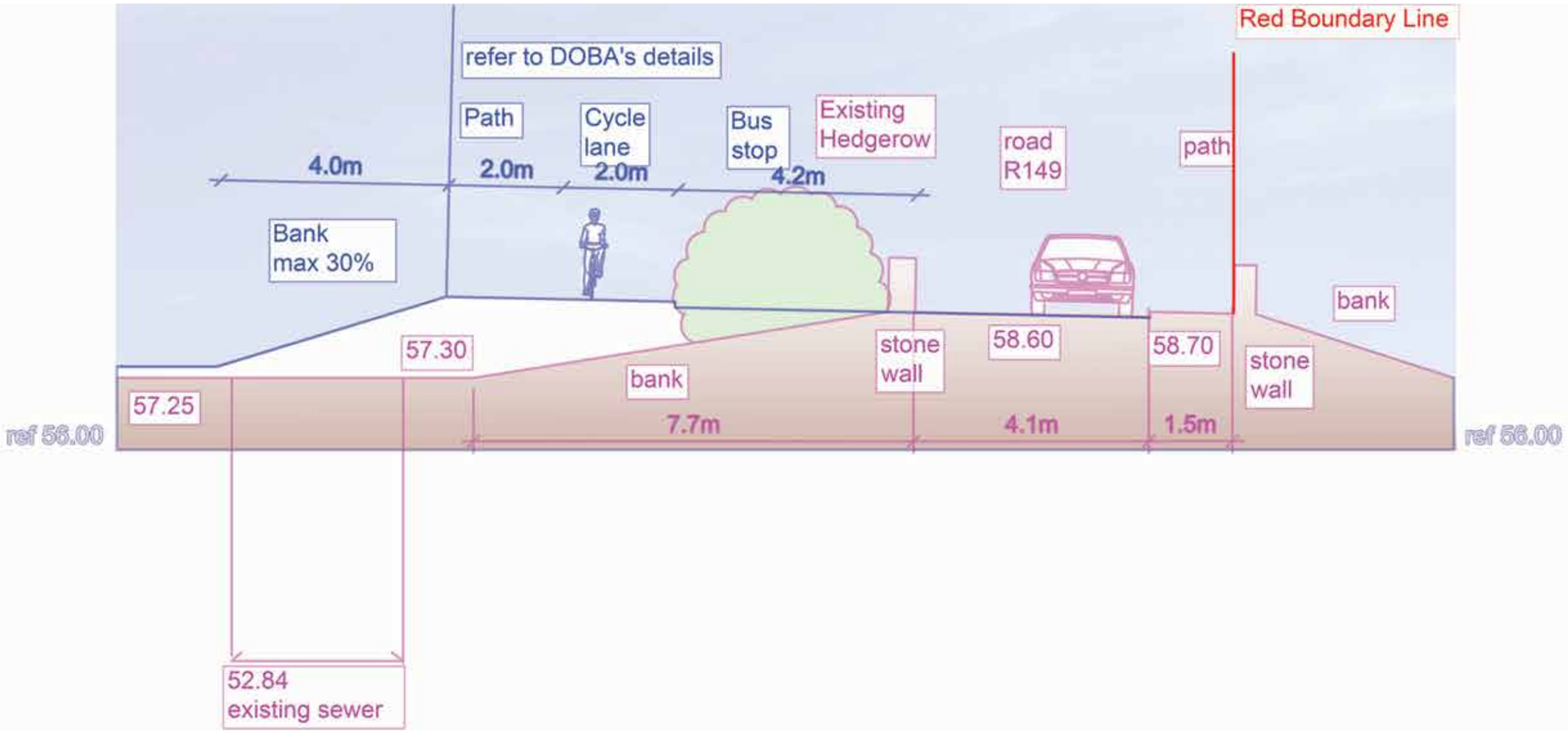


PROPOSAL
1- Bench
2- Viewing Platform
3- Planted bank

EXISTING IMPACTED
1- Field
2 - Bank



12d. details: BOUNDARY TREATMENTS



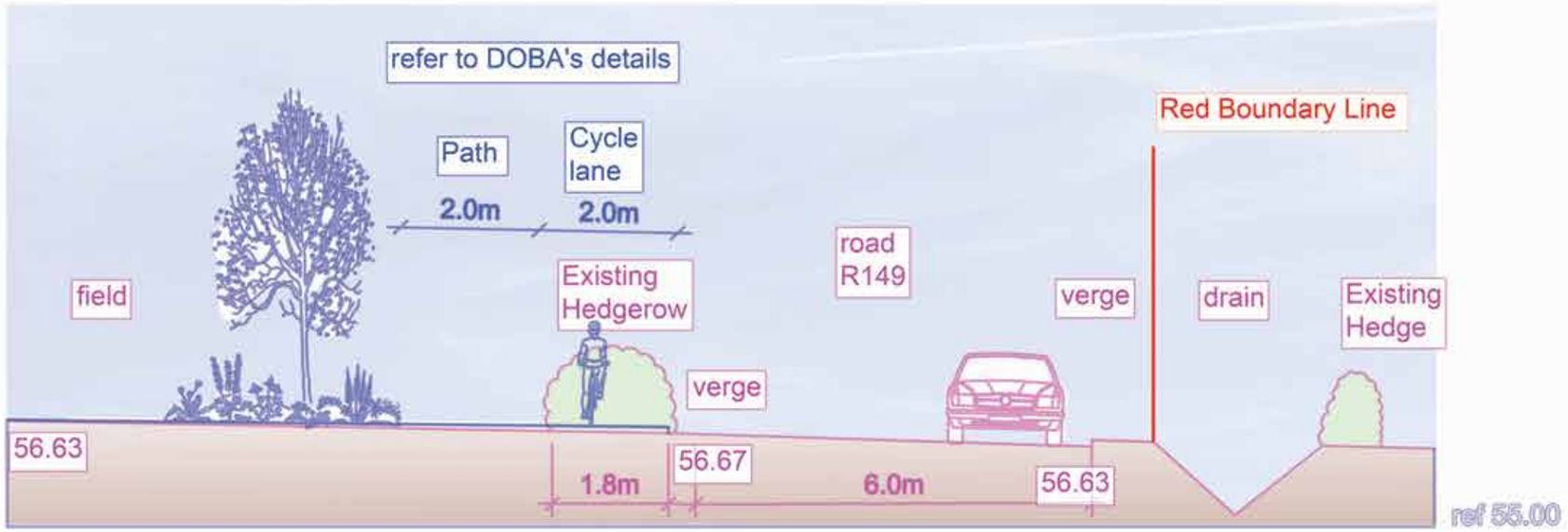
PROPOSAL
1-Bus Stop
2-Cycle Lane
3-Footpath
4-Planted Embankment

EXISTING IMPACTED
1-Stone wall
2-Embankment
3-Hedgerow

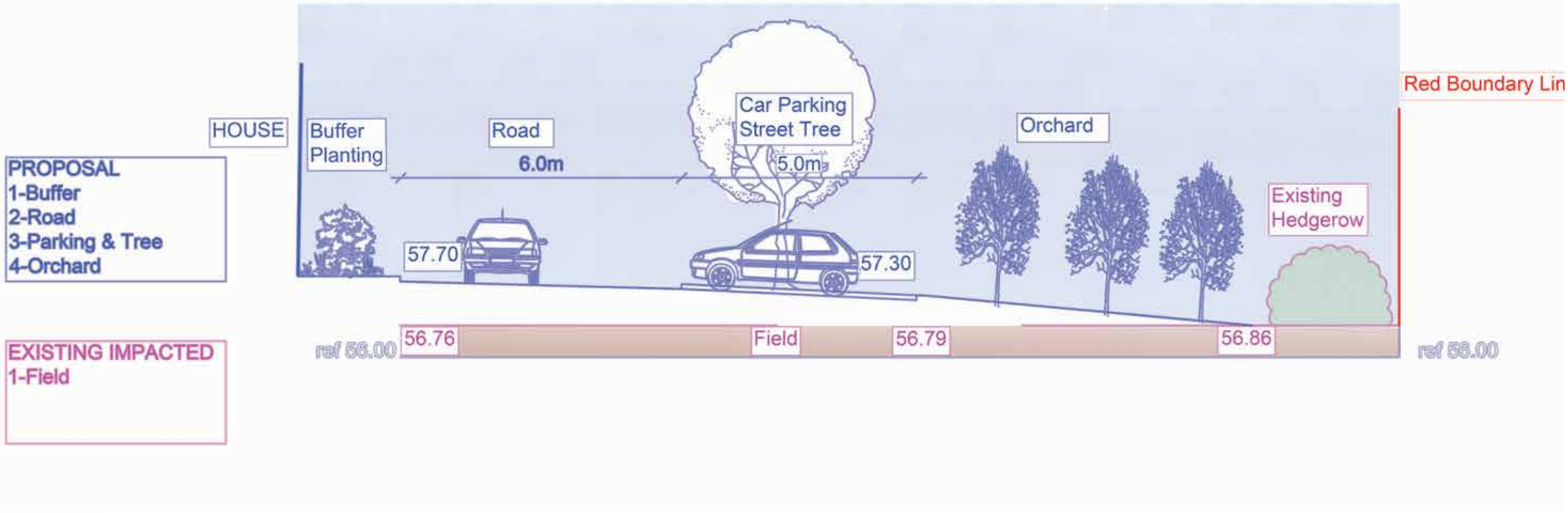
12d. details: BOUNDARY TREATMENTS

PROPOSAL
1-Footpath
2-SUDS / Long Grass & Bulb planting

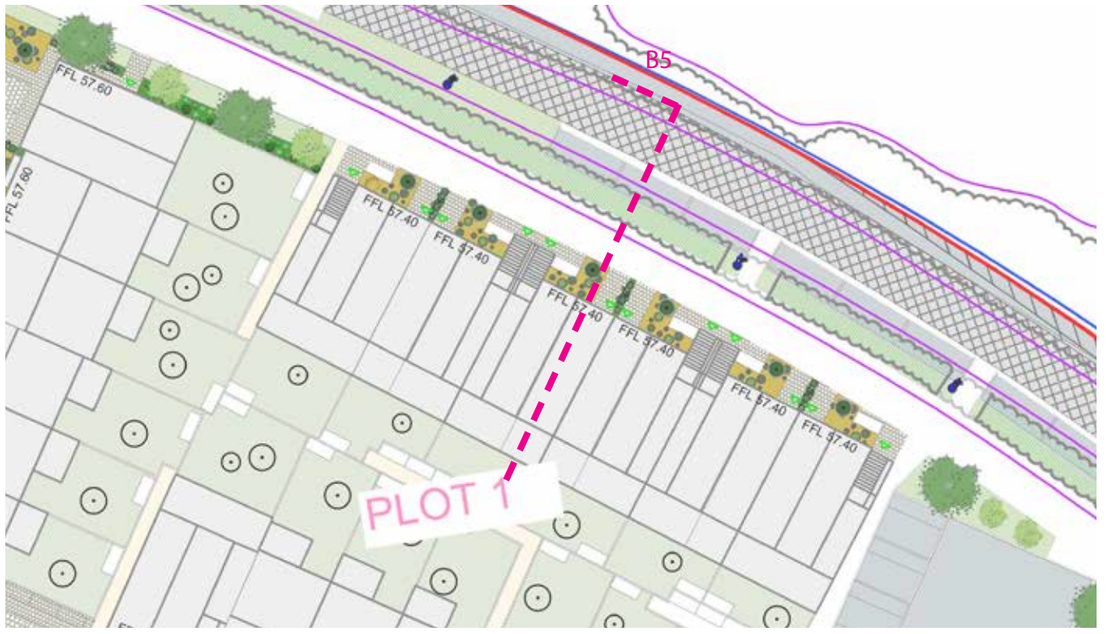
EXISTING IMPACTED
1-Hedgerow
2-Field



12d. details: BOUNDARY TREATMENTS

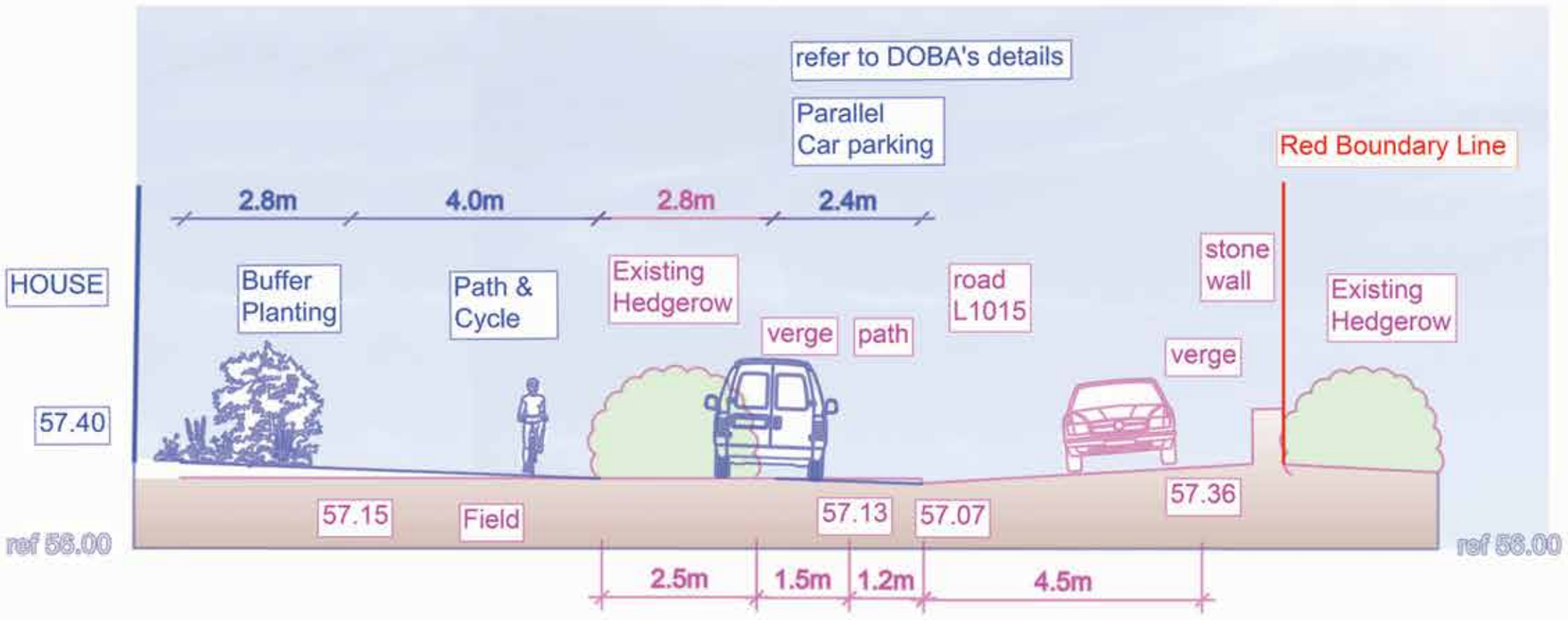


12d. details: BOUNDARY TREATMENTS



PROPOSAL
1-Buffer planting
2-Path&Cycle
3-Coppicing and replanting gaps Hedge
4-Parallel parking

EXISTING IMPACTED
1-Field
2-Verge & path
3-Hedgerow

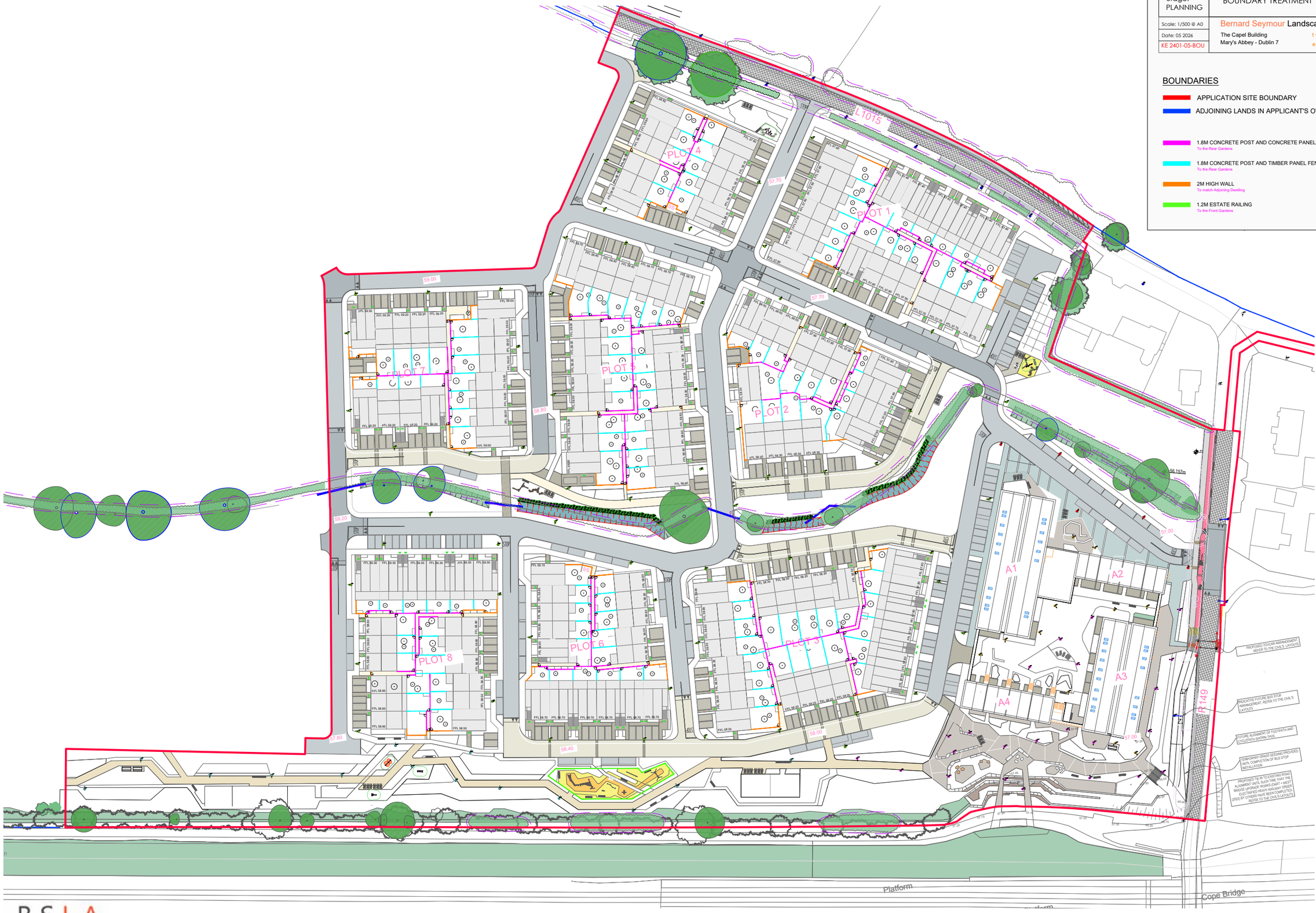


12e. details: INTERNAL BOUNDARY TREATMENTS

Project: CONFEY, LEIXLIP		Applicant Name: VANISLAND LIMITED
Stage: PLANNING	BOUNDARY TREATMENT	Rev: 00
Scale: 1/500 @ A0	Bernard Seymour Landscape Architects	
Date: 05 2026	The Capel Building Mary's Abbey - Dublin 7	t +00 353 1 8747764 e info@bslarch.com
KE 2401-05-BOU		

BOUNDARIES

- APPLICATION SITE BOUNDARY
- ADJOINING LANDS IN APPLICANT'S OWNERSHIP
- 1.8M CONCRETE POST AND CONCRETE PANEL FENCE — To the Rear Gardens
- 1.8M CONCRETE POST AND TIMBER PANEL FENCE — To the Rear Gardens
- 2M HIGH WALL — To match Adjoining Dwelling
- 1.2M ESTATE RAILING — To the Front Gardens



BSLA
Bernard Seymour Landscape Architects