

Parkway Valley LRD

Landscape Design Statement

Client: Kirkland Investments Ltd

Prepared for: Planning Stage

Prepared by: JBA Consulting

Date: May 2026

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Revision History

Contract

This report describes work commissioned by Kirkland Investments Ltd, on behalf of Kirkland Investments Ltd, by a letter dated 24th April 2025. Kirkland Investments Ltd's representative for the contract was Alex Walsh. Elena Sorbo and Paula Pires of JBA Consulting carried out this work.

Revision Ref/Date	Amendments	Issued to
A3-C03 - 18/05/2026	Final Landscape Statement	Kirkland Investments Ltd

Prepared by Paula Pires
Assistant Landscape Architect

Reviewed by Elena Sorbo
Senior Landscape Architect

Purpose

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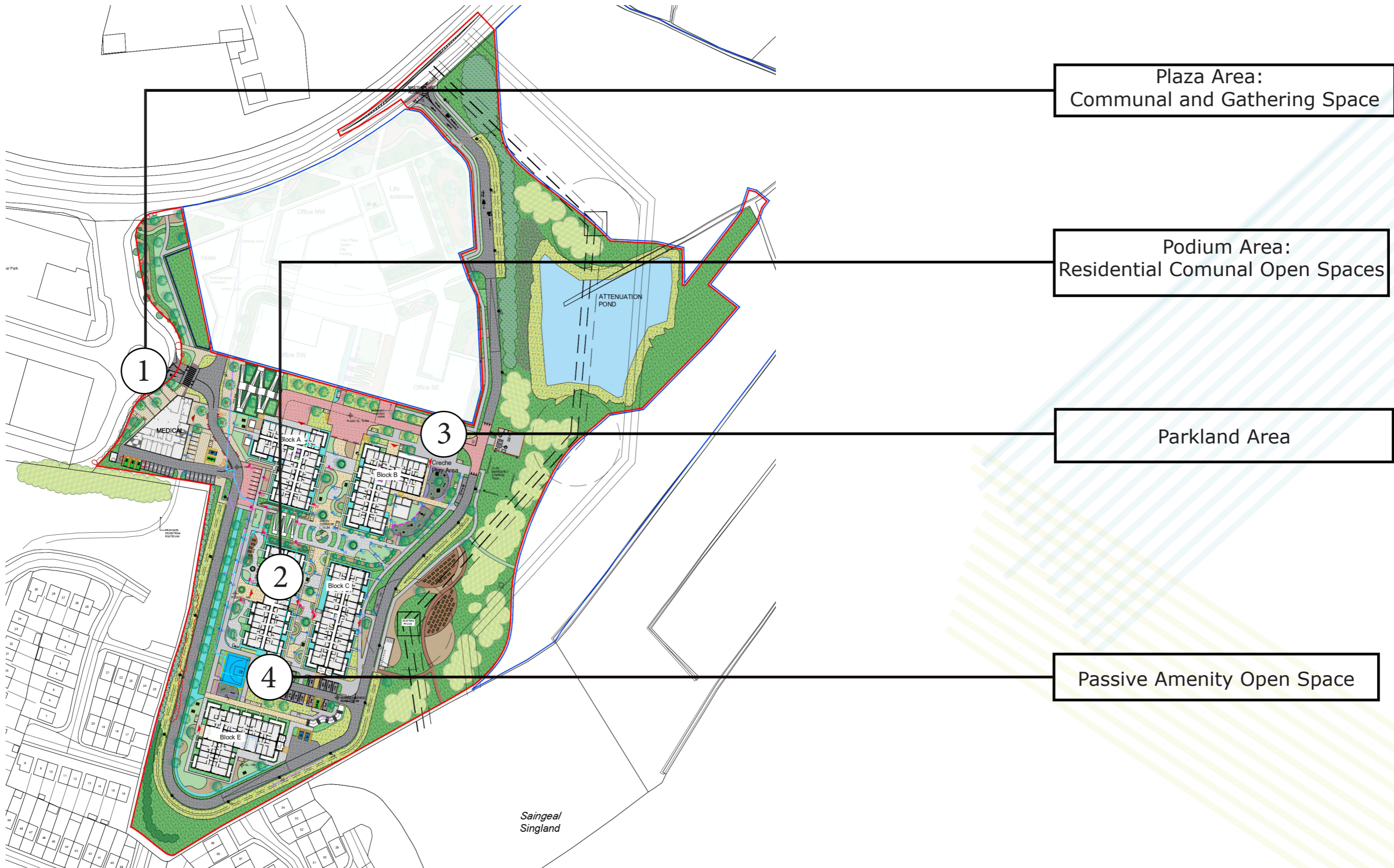
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Overall Masterplan



OPEN SPACE CALCULATION
REFER TO DWG NO. PVAL-02-SW-L01-DR-RAU-AR-1016



LEGEND:

- SUBJECT SITE OF PROPOSED LRD APPLICATION
- ADJACENT LANDS IN OWNERSHIP OF APPLICANT
- Public Open Space
- Communal Open Space
- Net Residential Site Area

Open Space
- Gross Site Areas:

Total Site Area	6.18ha	
Communal Open space	1.26ha	
Public Open Space	0.83ha	
Total Open Space	2.09ha	34%

Open Space
- Areas Within Net Residential Area:

Net Residential Site Area	3.08ha	
Communal Open space	0.96ha	
Public Open Space	0.22ha	
Total Open Space	1.18ha	19%

Net Residential Site Area
Subject of this Application
Approx 3.08ha

BOUNDARY TREATMENT STRATEGY

The proposed boundary treatment strategy for the Parkway Valley development has been designed in accordance with the overarching approach set out in the Design Statement, which promotes a landscape-led development within a parkland setting.

A clear hierarchy of boundary conditions is established, responding to the varying interfaces across the site and reinforcing a coherent and high-quality edge condition.

Existing Residential Interface

The boundary adjoining existing residential areas, will:

- Retain the existing block wall boundary where feasible.
- Be upgraded and supplemented with soft landscaping, including
- Existing native hedgerows and trees will be retained where feasible and supplemented with additional native planting as required.

This approach:

- Maintains continuity with the established residential edge.
- Enhances privacy and visual amenity for adjoining properties.
- Reinforces a robust but softened boundary condition through landscape integration.

Existing Chesterfield Park Interface

The interface with the Chesterfield Park is treated as a sensitive landscape edge, characterised by:

A naturalised boundary condition.

This approach ensures:

- A soft, visually permeable transition to the wider landscape.
- Integration with the ecological and visual character of the neighbouring park.
- Formalised or hard boundary treatments will be avoided in this location to ensure an appropriate and sensitive response to the setting

Groody Valley Green Wedge

The interface with the Groody Valley Green Wedge is treated as a sensitive landscape edge, characterised by:

A naturalised boundary condition.

Regraded slopes where required, with native planting and ecological buffers.

This approach ensures:

- A soft, visually permeable transition to the wider landscape.
- Integration with the ecological and visual character of the green wedge.
- Avoidance of formalised or hard boundary treatments in this location.

Interface between phases;

A 2.0m high hoarding will be provided along the boundary with Phase 2 lands.

The hoarding will be:

- Maintained in good condition for the duration of its use.
- Positioned to ensure site security and safeguard future development
- Managed to minimise visual impact on occupied parts of the development.
- Landscaping, including trees and hedges will be completed up to edge of hoarding

Overall Strategy

The boundary treatment strategy for Parkway Valley:

- Reinforces the parkland setting and landscape-led design approach
- Responds appropriately to existing residential edges, sensitive landscape interfaces, and future development phases.
- Provides a balanced solution addressing privacy, security, and visual integration.
- Delivers a coherent and high-quality boundary consistent with the strategic development of this prominent site.

Landscape Masterplan



The objective is to design a living environment within the development to improve interaction and sense of community. Therefore, the landscape design comprises a series of spaces to create an overall attractive and inviting design using soft and hard landscape elements. The biomorphic forms of the design help to interconnect the different spaces present within the overall masterplan. The Design intent also consider the future development of the adjacent commercial development.

The open space has allowed for areas dedicated to all age groups. Such as active play and outdoor exercise areas, playgrounds, and a basketball court. The intent is to support the well-being of the residents and users of the spaces. Pedestrian links are aiming to enhance and complement spaces. Seating areas and bicycle parking have been provided throughout the site to create resting and gathering corners all around the site.

The children's playgrounds have been designed to comply with health and safety standards. Therefore, a grass matting surface and a fence to secure them have been provided. Within the play areas, seats have been included for adult supervision. The hard surface that has been proposed for the podium areas is exposed concrete aggregate; the colour palette will be chosen to match the architectural façade of the buildings.

A series of community gardens for the residents has been proposed to encourage outdoor activities and promote sustainability. With the intent to create an active centre for the site, the proposed tarmac basketball court and outdoor exercise area have been combined in one location. The basketball court has also been secured and includes gates, one at the east and the other at the west, for circulation.

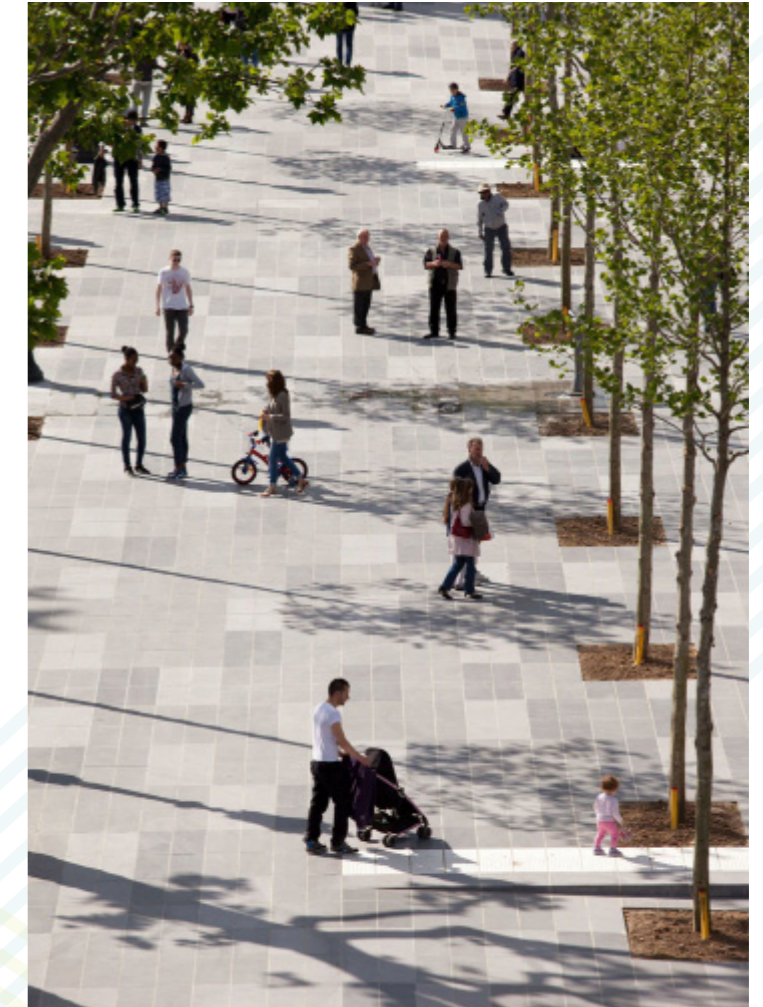
The planting selection has included pollinator-friendly species as well as enhancing the overall aesthetic value of the development using trees, shrubs and wildflower meadows. Ornamental shrubs, hedges and amenity grass have been designed at the building edges to create privacy and define a more welcoming and colourful space. Mounds with native trees, shrubs and amenity grassland areas have been suggested to create a visual interest. The approach to the eastern edge adjacent to the Goody Valley will will retain and where required re-inforce the planting with Native species. Designated areas of retained soil will allow for the cognisation of wildflowers and relocated Orchid species. All development will be implemented in line with the All-Ireland Pollinator Plan and promoting sustainable design and enhancing biodiversity.

This report should be read in conjunction with the following drawing: PSO-JBAI-XX-XX-DR-L-0001-Landscape Masterplan PSO-JBAI-XX-XX-DR-L-0002-Landscape Masterplan LRD

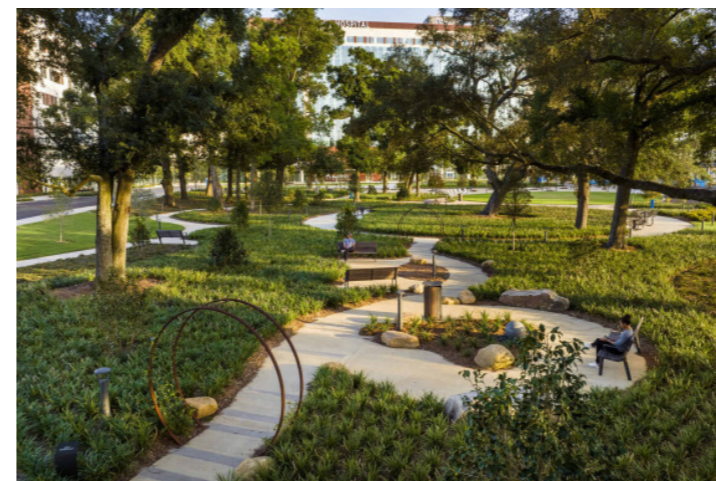
OPEN SPACE CONCEPTUAL DESIGN REFERENCES



1 - Plaza Area: Communal and Gathering Open Space



2 - Podium Area: Residential Communal Open Spaces



OPEN SPACE CONCEPTUAL DESIGN REFERENCES

3 - Parkland Area

Design



Footpath



Seating



OPEN SPACE CONCEPTUAL DESIGN REFERENCES

3 - Parkland Area

Children Active Playground



Ecological Measures within Development



SuDS Interventions

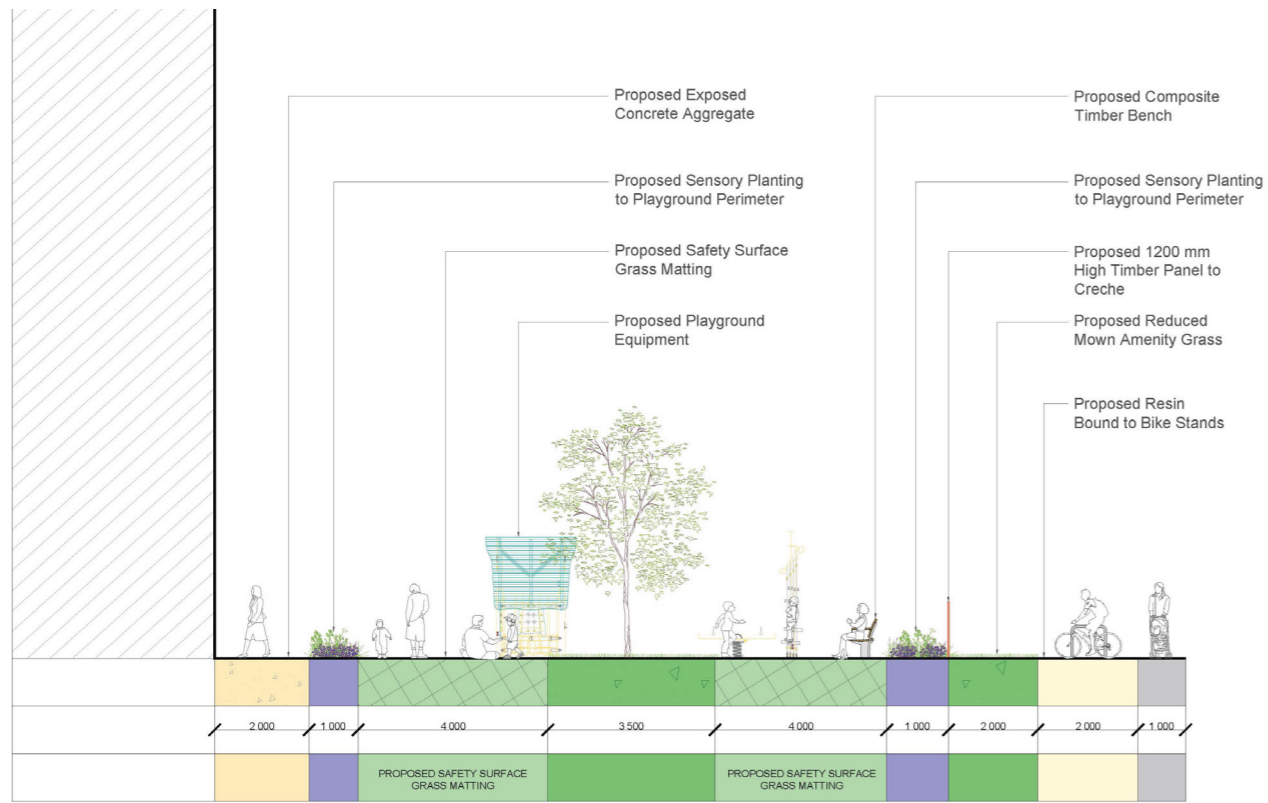


OPEN SPACE CONCEPTUAL DESIGN REFERENCES

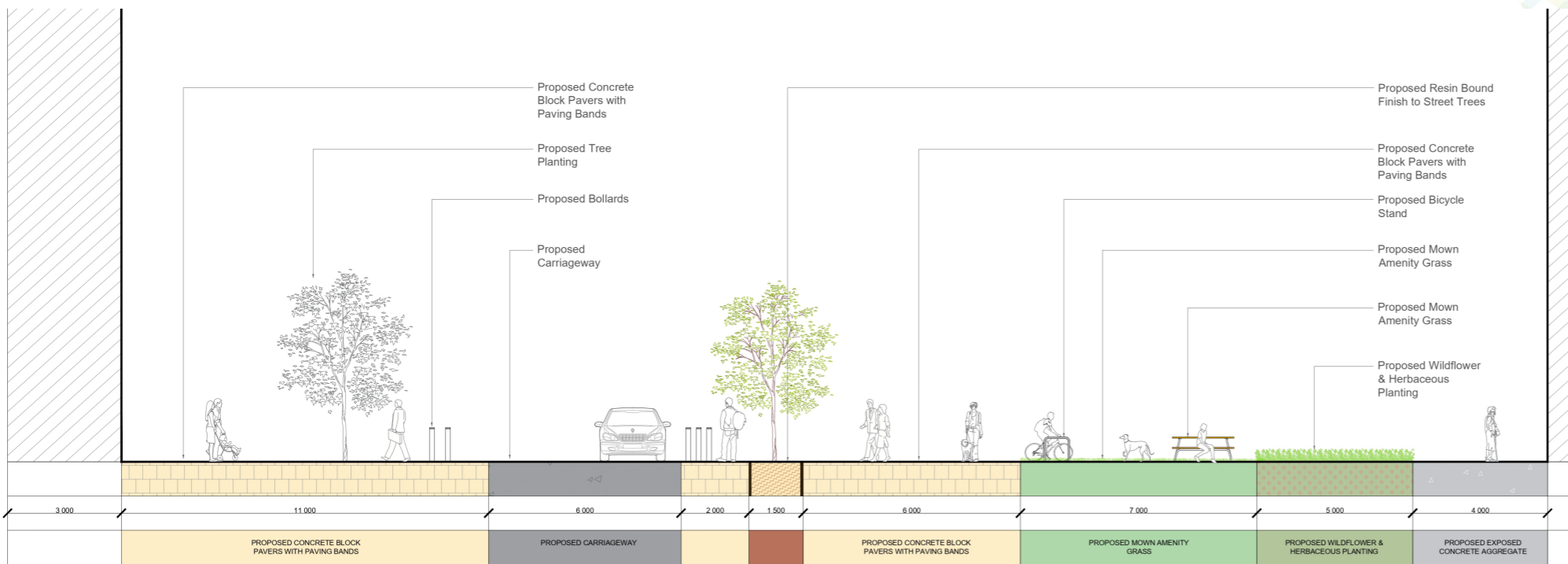
4 - Passive Amenity Open Space



LANDSCAPE SECTIONS



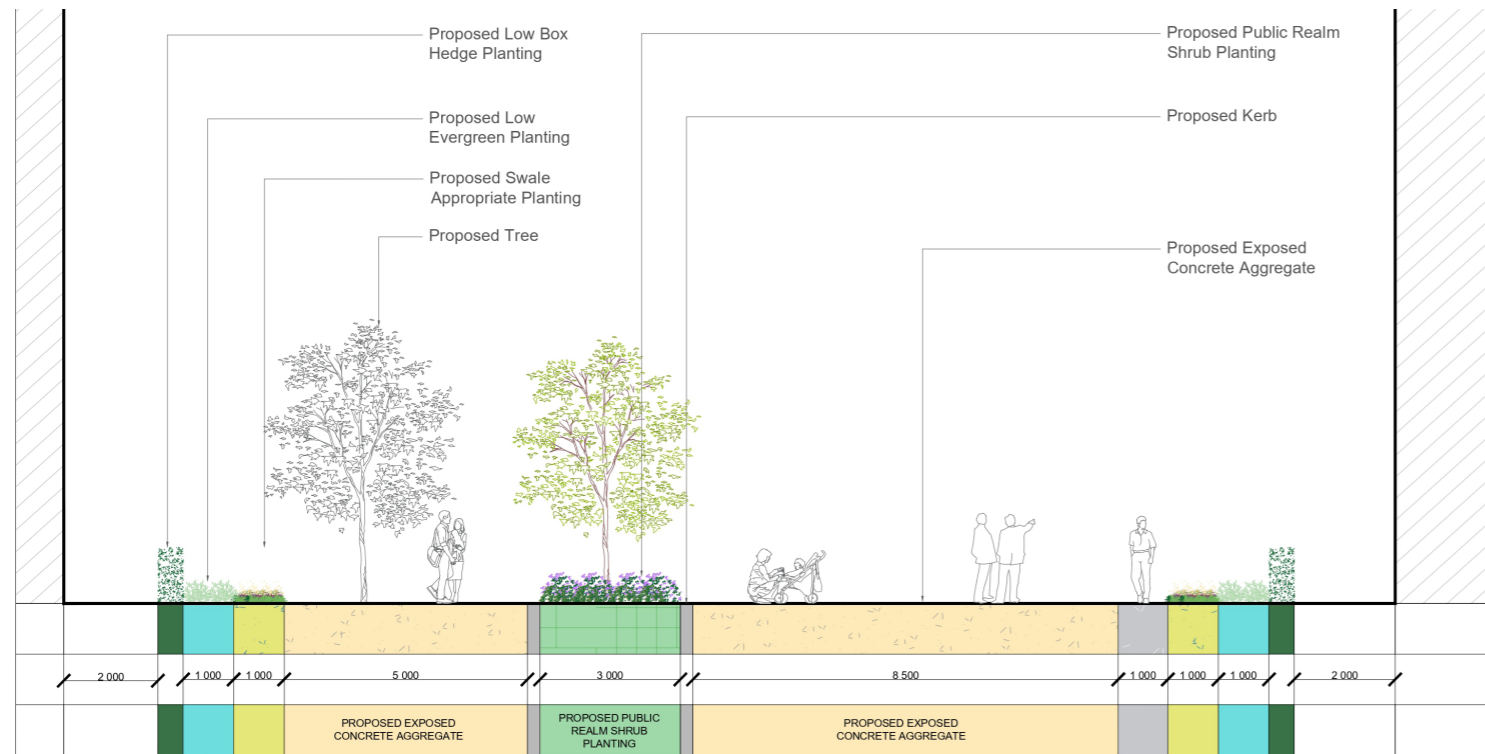
Section A-A'



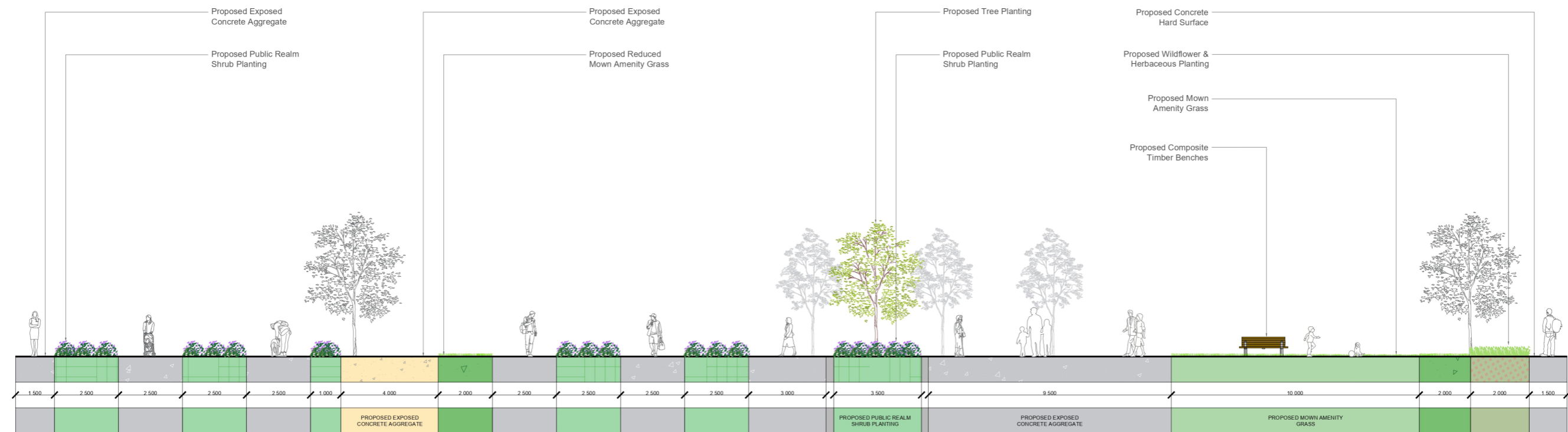
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LANDSCAPE SECTIONS



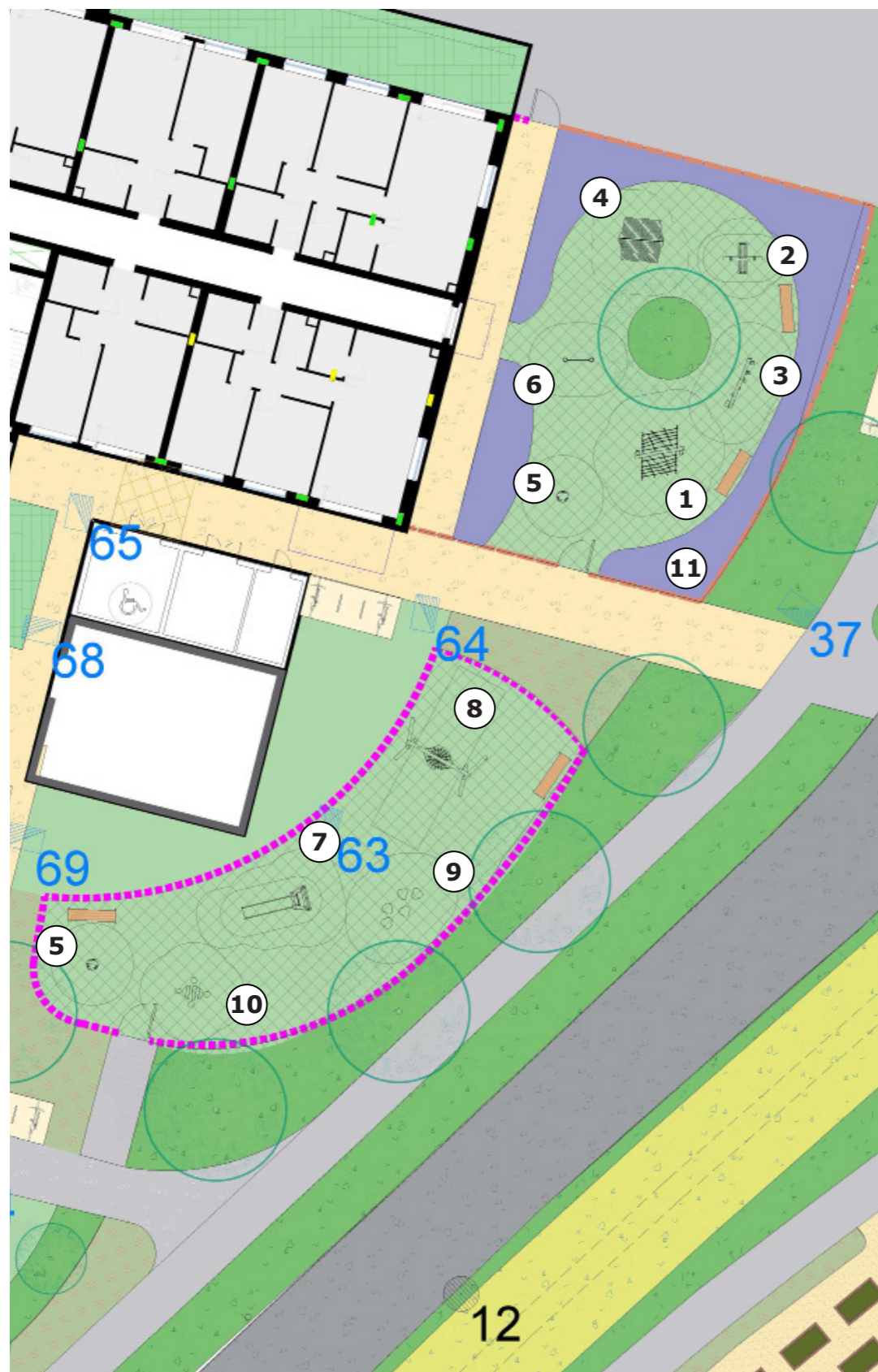
Section C-C'



Section D-D'

Play Areas Arrangements

The children's playgrounds have been designed to comply with health and safety standards (number). Therefore, a grass matting surface and a fence to secure them have been provided. Within the play areas, seats have been included for adult supervision.



① **Double Web Climber NR0833** from KOMPAN or similar approved



② **Butterfly Seesaw NR0108** from KOMPAN or similar approved



③ **Balance Poles NR0817** from KOMPAN or similar approved



④ **Village Shop NR040401** from KOMPAN or similar approved



⑤ **Spinner Plate NR0110** from KOMPAN or similar approved



⑥ **Play Panel High - Communication NR0618** from KOMPAN or similar



⑦ **Single Slide 1.2m high NR0301** from KOMPAN or similar approved



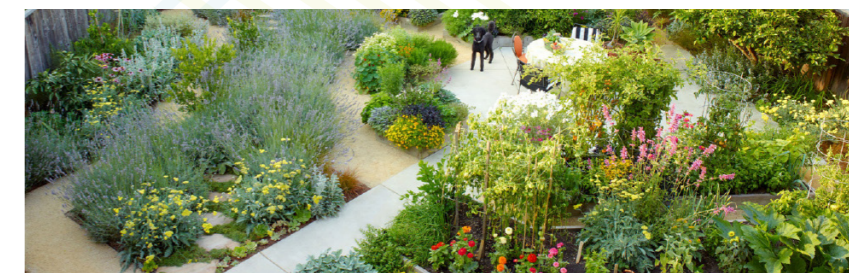
⑧ **Bird Nest Swing NR0906** from KOMPAN or similar approved



⑨ **Waterlilies Balance Post, 5 pcs NR0820** from KOMPAN or similar



⑩ **Kids Table with 4 Sitting Poles NR0212** from KOMPAN or similar approved



⑪ **Sensory Planting** to playground perimeter

Furniture and Other Structures

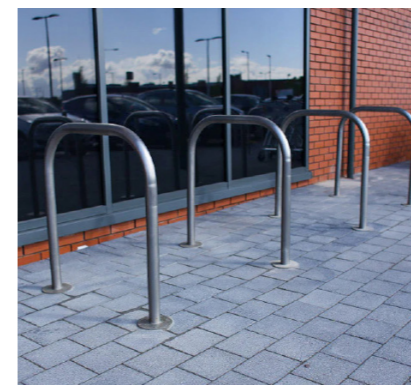
Seating areas and bicycle parking have been provided throughout the site to create resting and gathering corners all around the site. A series of community gardens for the residents has been proposed to encourage outdoor activities and promote sustainability.



Furniture



1 **Proposed timber benches with back rest** supplied by <https://www.uk@vestre.com> or similar approved



2 **Proposed Sheffield Bike Stand - stainless steel** - supplied by <https://www.pittman.ie> or similar approved



3 **BERG Picnic table** - supplied by <https://www.uk@vestre.com> or similar approved

Outdoor Exercise Equipment



4 **Parallel Bars Robinia FRO201** from KOMPAN or similar approved



5 **Dip Bench Robinia FRO202** from KOMPAN or similar approved

Community Gardens



6 **Example of Timber Pots**

Hard Surfaces

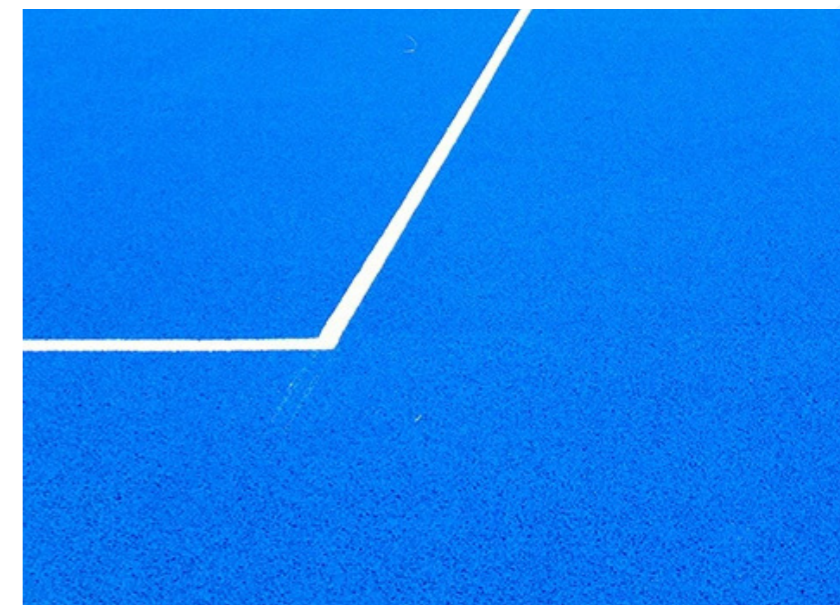
The hard surface that has been proposed for the podium areas is exposed concrete aggregate; the colour palette will be chosen to match the architectural façade of the buildings.



Exposed aggregate



Self binding gravel for community garden areas



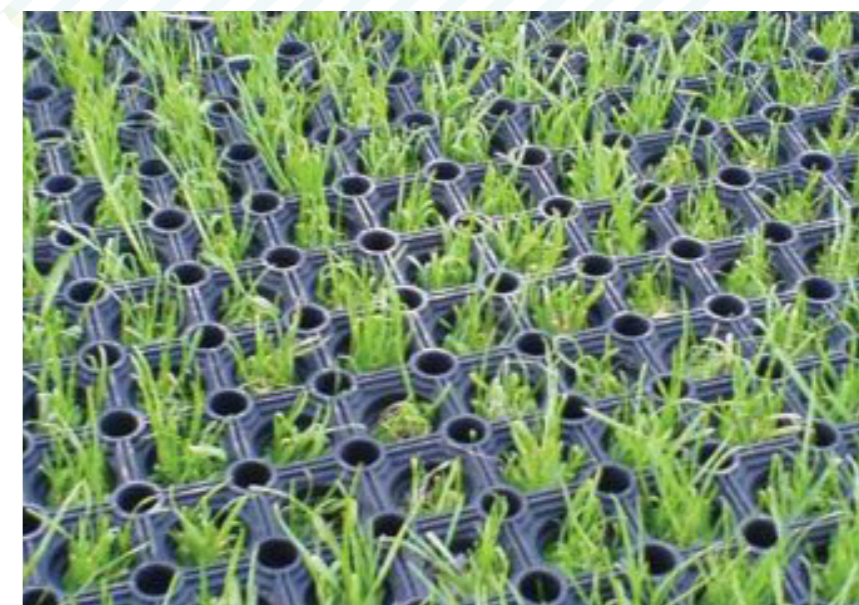
Tarmac surface for basketball court



Resin bound to bicycle stands and street trees



Concrete block pavers with paving bands



Safety surface grass matting to playgrounds and outdoor exercise area

Proposed Planting Selection

The planting selection has included pollinator-friendly species as well as enhancing the overall aesthetic value of the development using trees, shrubs and wildflower meadows. Ornamental shrubs, hedges and amenity grass have been designed at the building edges to create privacy and define a more welcoming and colourful space. Mounds with native trees, shrubs and amenity grassland areas have been suggested to create a visual interest. Majority of the proposed vegetation is fire and drought resistant. All development will be implemented in line with the All-Ireland Pollinator Plan and promoting sustainable design and enhancing biodiversity.

Street and Open Space Trees



Acer campestre



Alnus glutinosa



Betula pendula



Cercis canadensis

Lowbox Hedge



Buxus sempervirens

Supplementary Native Hedgerow



Crataegus monogyna



Corylus avellana

Sensory Planting to Playground



Lavandula angustifolia



Stachys byzantina

Wildflower Meadow



Example of a wildflower meadow

Public Realm Shrub Planting



Verbena bonariensis 'Purple Haze'



Stipa tenuissima



Foeniculum vulgare

Swale Planting

