



7348-PHL-ZZ-ZZ-R-L-0001

Landscape Design Statement



Landscape Design Statement

September 2025

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Existing site photograph

Prepared	Reviewed	Issue date	Revision	Description
CT	AB	16/10/2025	00	Final LRD submission

Introduction

Summary of proposed Development

The development will consist of the provision of a total of 109no. Residential units along with provision of a crèche. Particulars of the development comprise as follows:

- (A) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.
- (B) The provision of a total of 65no. Residential dwellings which will consist of 23no. 2 bed units, 30no. 3 bed units and 12no. 4 bed units. The dwelling types range from detached units to terrace units and are 2storey.
- (C) The provision of a total of 44no. Duplex apartment units consisting of 8no.1 bed units, 18no. 2bed units and 18no. 3 bed units. The duplex units range in height from 2storey to 3storey.
- (D) Provision of a two storey crèche with associated parking, bicycle and bin storage.
- (E) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the crèche and duplex apartment units.
- (F) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.
- (G) Provision of associated bicycle, bin and bulky items storage facilities for duplex apartment units.
- (H) Upgrading the existing access point from Loreto Road with associated works to include for provision of a right turning lane, provide for internal access roads, footpaths and associated site works.
- (I) Provision of internal access roads and footpaths and associated works to include for regrading of site levels as required along with connections onto the Greenway.
- (J) Provision of residential communal open space and public open space areas to include formal play areas along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.
- (K) Internal site works and attenuation systems which will include for provision of hydrocarbon and silt interceptors prior to discharge.
- (L) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul via a rising main and provision of a foul pumping station, water connections and ESB network connections along with provision of an ESB substation.

A Natura Impact Statement (NIS) has been prepared and accompanies this application.



Aerial Photography & Rred Line Boundary

Legend

— Site Boundary Line

Existing site conditions

The plan is overlaid with topographical survey contours, indicating varied elevation changes and slopes across the site. Steeper slopes appear to be more prominent toward the center and northern parts of the site. Two areas existing woodland (shaded in teal) dominate the central-northern and southern extents of the site. Hedgerows and tree-lines (marked in green) delineate field boundaries and contribute to the site’s landscape character and biodiversity.

The Cavan River runs along the eastern boundary of the site, a key ecological and hydrological constraint. Existing drainage ditches and streams (blue lines) traverse parts of the site, requiring consideration for water management.

Access and Infrastructure
Site entrances are marked, notably on the west and north edges and are currently under construction as evidenced from the site photographic records.

Proximity to key infrastructure like the Waste Water Treatment Plant and Cavan General Hospital is shown.

A centrally located feature identified as “RING FORT (RATH)” is marked in purple with a 50m buffer. This indicates a protected archaeological site requiring preservation and visual sensitivity in any development proposals.

A highlighted pink dashed line identifies an area of “Existing Ring Fort as important Landscape Feature”, suggesting cultural and ecological integration.

A proposed infrastructure way-leave is marked with dashed orange lines—likely utility-related (e.g., sewer, water, gas).

LEGEND:

Topographical Survey

Existing buildings

Site application boundary

Existing Woodland

Existing hedgerows as per topographical survey

Site access

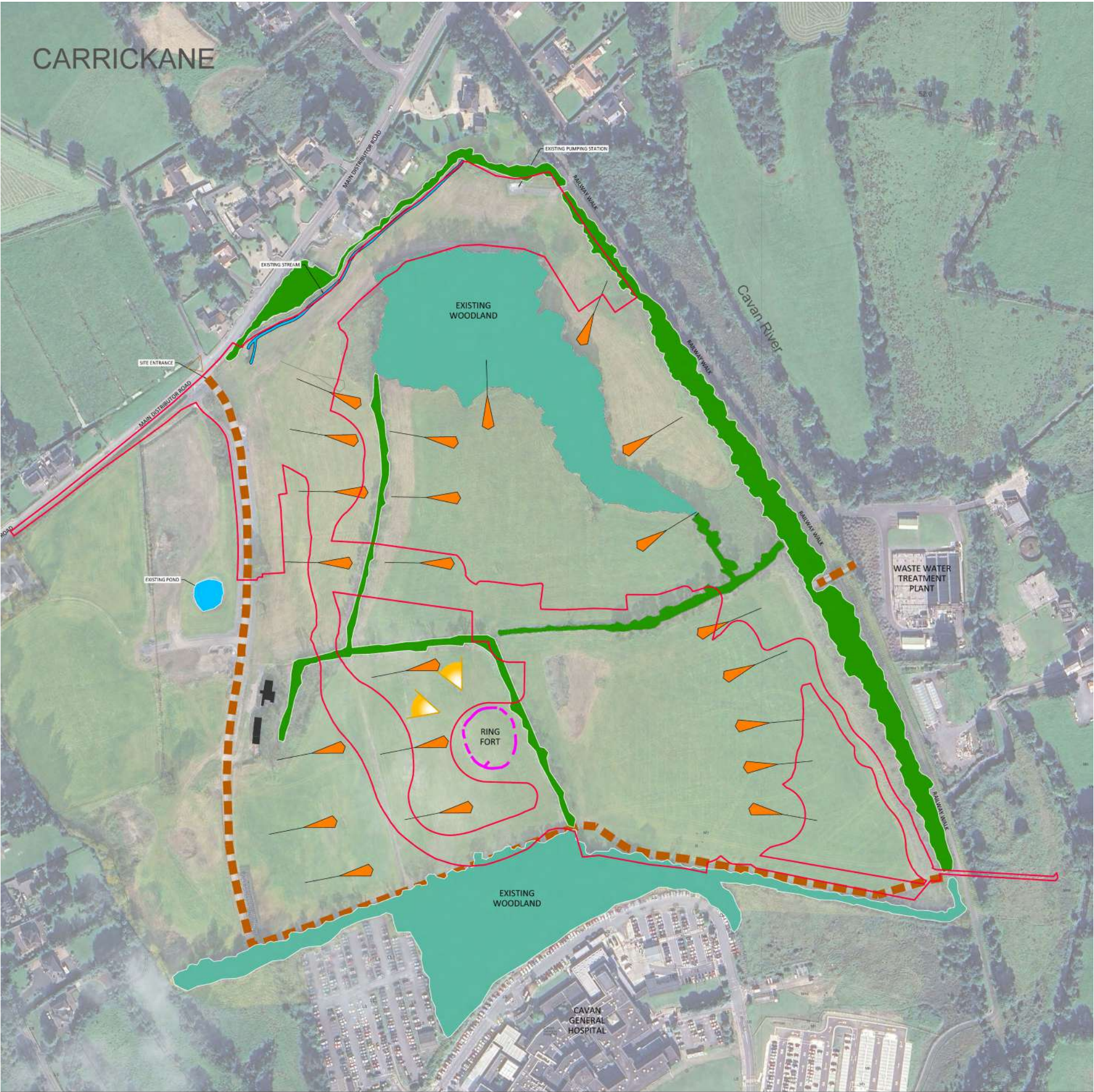
Prominent views to Dundalk Bay and surrounding mountains

Main access lane

Existing Ring Fort as mapped from Archeology Report

Existing stream

Slopes



Existing site conditions

Photographic Site Survey



4. Existing site access under construction



7. Existing ring fort



8. Existing access lane leading to application site



5. Existing derelict buildings along access road



9. Existing row of trees adjacent to ring fort



6. View to the South toward Cavan Hospital



10. Existing footbridge to Railway Walk



1. View toward Wastewater Treatment Plant to the



2. Steeply sloping topography to the East of application Site



3. Core of application site looking West

Site Context

This site is ideally positioned as a peri-urban development area—close enough to benefit from Cavan town's infrastructure and services while still offering a landscape buffer and rural edge feel. Its context supports a range of potential uses, including residential expansion, recreational space, or mixed-use community development.

It is within 1.5 km of central amenities, schools, and commercial services in Cavan.

Legend

Site Boundary Line

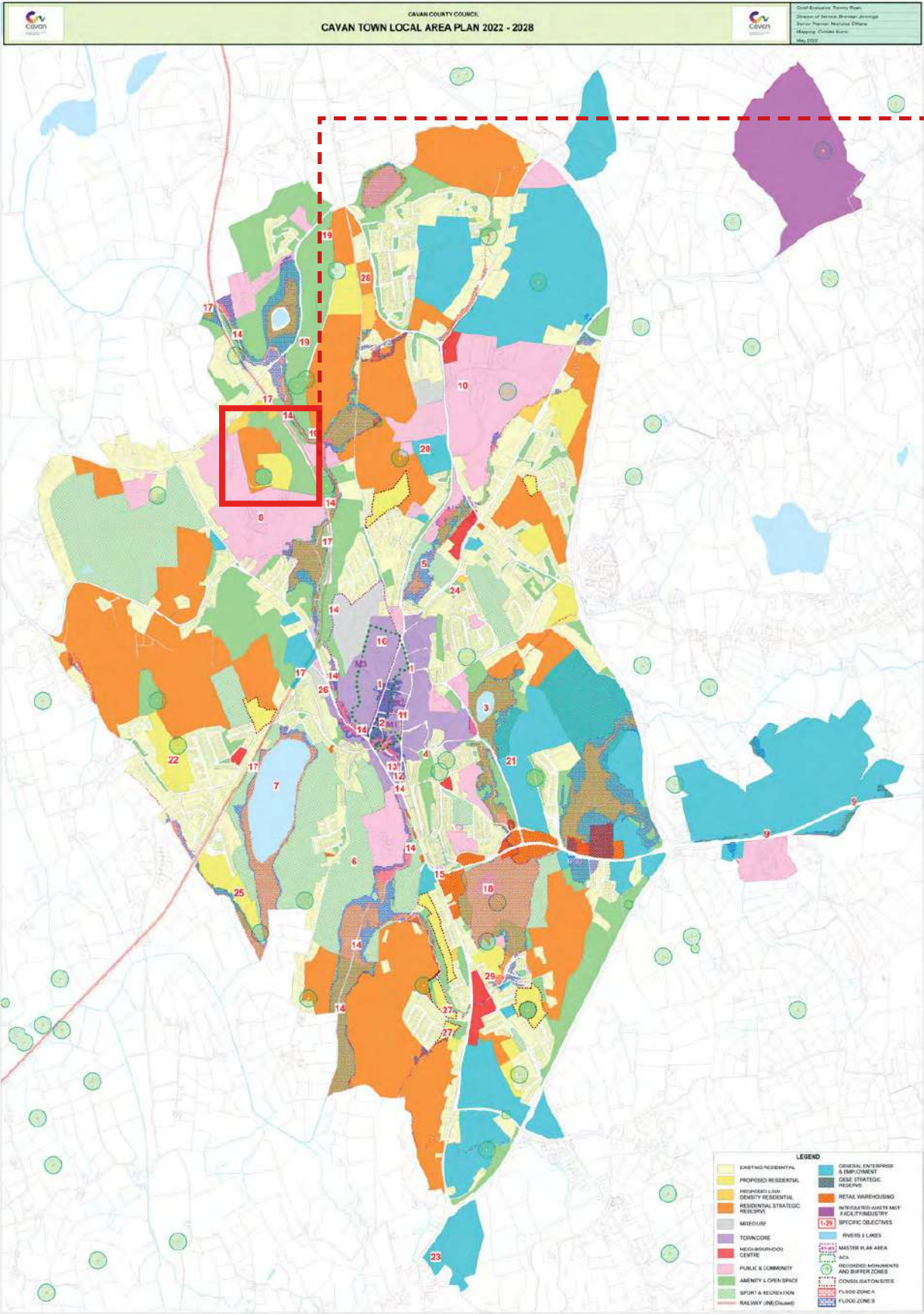
Arterial routes to Cavan



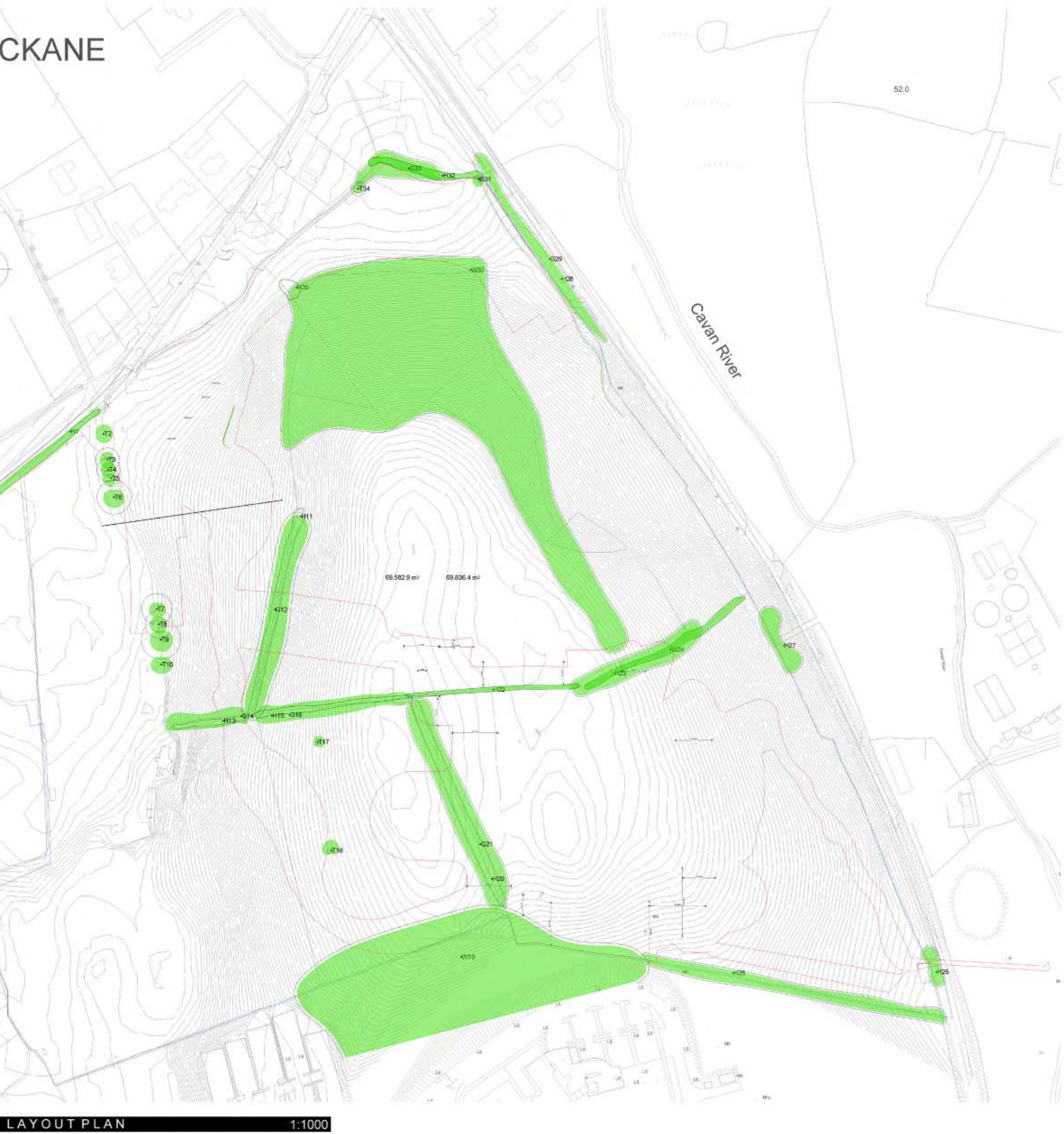
Distances from centre of application site



Development Plan



Existing Tree Survey



Tree Survey 2025 undertaken by Dr Philip Blackstock



View of Trees Growing on Site

KEY	
	Position, number and actual crown spread of tree, with BS 5837:2012 tree category central ring colour coded as follows; Category A - light green, Category B - mid blue, Category C - Grey, Category U - dark red
	Area of Tree Protection Zone (if described as a perfect circle)

A tree survey report was carried out by Dr philip Blackstock (Arboriculturist) on the 9th june 2025 and the below findings are noted:-

1. Location & visual impact of the trees. The site reported on here consists of a series of agricultural fields bounded by mature hedges and by belts of trees and woods. These trees form a rural landscape that is very typical of rural Cavan. Because of the topography, the hedgerow trees give the impression that the land is well wooded. Trees growing on adjoining lands also provide shelter and screening to buildings and dwellings. Taken together, these trees and woods should be considered significant in the local landscape.

2. Historical development of the site. The hedgerow trees and woods on and adjacent to these lands are noted in the first edition Ordnance Survey maps. This suggests that some of these trees are over two hundred years old. As with all sites of this nature, the original trees have been supplemented by those growing from coppiced stumps, suckers or from naturally dispersed seeds. The trees growing in the grounds of the adjoining Hospital and along the old railway track are probably about one hundred and fifty years old.

3. Tree condition & recommendations. The hedges intersecting these lands are dominated by ash and English elm. Both species are now susceptible to wilts and dieback and both species will have only a limited useful life expectancy. These trees should be monitored and felled as they succumb. The woods and shelterbelts on adjoining lands are more sustainable, as are the thorn hedges. It is understood that plans are being considered for the development of the above site. To ensure that trees to be retained are not damaged during construction, the Arboricultural method statements (that are included in this report) relevant to this project should be adopted.

Development Impact Plan



Tree Protection Fencing

-  Outline plan of roads, dwellings and other built elements that form the key components of the proposed planning application
-  Tree Protection Zone as defined in accordance with BS 5837:2012 *Trees in relation to Design, Demolition and Construction. Recommendations* (As identified in Dr. Philip Blackstock Tree Survey 2025)
- Proposed Works to Existing trees**
- Note: 'G' denotes Group, 'W' denotes woodland and 'H' denotes Hedge. Survey of all trees, groups and hedges carried out by Dr Philip Blackstock in June 2025. Refer to Tree survey report for further information.
-  Trees, Hedges and woodland groups noted as being in "Fair" condition to be retained.
-  Trees, Hedgerows and woodland groups noted as being in "Poor" condition in Tree to be retained.
-  Trees, Hedgerows and woodland groups noted as "Dying" condition to be retained.
-  Trees, Hedges and Woodland groups recommended for felling to facilitate development:-
- Trees Nos.T8, H26 & H35
 - Trees Nos.T2 & T7
-  Trees noted as being in "Poor" condition and recommended for felling following the Tree Survey report:-
- Trees Nos.T2 and T18
-  Trees, Hedges and Woodland groups that require partial removal and canopy reduction following tree surgeons advice:-
- H11, H15, H20, H23, H28, & W19
 - G12, G21, G29, W24 & W30
 - G16
-  Proposed Tree Protection Fencing. See figure 1.

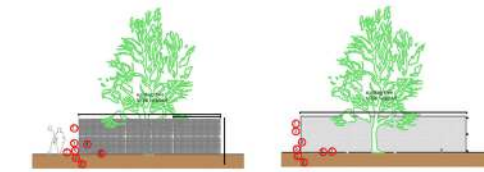
NOTES

Excavation will be carried out using non-mechanised hand tools only and during excavation, care will be taken to minimise damage to roots of trees to be retained. No excavated areas are to remain exposed for extended periods or overnight.

Any roots uncovered during excavations which are in excess of 2.5cm diameter will be retained and treated in accordance with *BS 3998 Tree Work - Recommendations*. Any tree roots exposed which are in excess of 5 cm diameter will be surrounded in sharp sand before replacing soil or other material in the vicinity.

Any hard surfaces close to trees will be laid in accordance with the recommendations of BS 5837 and in accordance with an Arboriculture Method Statement.

All arboricultural work shall be carried out in accordance with the approved details, BS3998:1989 Recommendations for Tree Work (or appropriate BS) by a competent Tree Surgeon, preferably an Arboricultural Association approved contractor. The works may be carried out before the erection of tree protection barriers with the agreement of the Department with tree protection zones being observed with regards to the trafficking of vehicles and ground protection put in place as necessary before the tree works commence.



Sectional Elevation (After Figure 2 of BS5837:2012) Default Specification for Protective Barrier to existing Trees	Sectional Elevation (After Figure 3 of BS5837:2012) Example of Above-Ground Stabilizing Systems
⊙ Standard Scaffold Poles ⊙ Uprights to be driven into the ground ⊙ Panels secured to uprights with wire ties and where necessary standard scaffold clamps ⊙ Weldmesh wired to the uprights and horizontals	⊙ Standard Clamps ⊙ Wire twisted & secured on inside face of fencing to avoid easy dismantling ⊙ Ground level ⊙ Approx. 0.6m driven into the ground

FIGURE1: Tree Protection Fences based on Figures 2 and 3 as per BS 5837:2012

A protective barrier, 2.3m high and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supporting weldmesh panels, (as BS5837:2012) shall be erected around the base of all trees to be retained on site.

No construction traffic, fire, materials or debris will be permitted within this zone of protection.

Scaffolding within zone of protection

Where scaffolding is to be established within the 'zone of protection' surrounding retained trees, the existing undisturbed ground surfaces will be protected by a layer of sharp sand, approx. 50 mm thick, overlaid with a geotextile membrane. Stout planks, such as closely side-buttressed scaffold boards, will be laid over the geotextile membrane and scaffolding will be constructed on these planks (as BS5837:2012). Additional stays, as directed by a competent person, will be considered where scaffolding is constructed on suspect or un-consolidated ground. Adequate protective fencing, as BS5837:2012, will be maintained between scaffolding and adjacent trees.

2.3m high comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts and securely supporting weldmesh panels, (as per in Figure 2 and Figure 3 of BS5837:2012) shall be erected around the base of all trees to be retained on site. Verticals positioned no more than 3.0m apart, driven into the ground approximately 0.6m and fixed to weldmesh panels in a manner to avoid easy removal. Notices to be erected on barrier with words "CONSTRUCTION EXCLUSION ZONE - KEEP OUT" upon fencing. See Figure 1

Tree protection fencing will be erected at a distance from the tree that is either the outermost limit of the branch spread plus 1 metre or as per recommendations given in BS 5837 Table 2 or as shown on this drawing.

No activities associated with building operations will take place within the area(s) delineated by the tree protection fencing. Within the fenced area there will be no alteration in ground level, no storage of materials, temporary structures or concrete mixing and no material likely to be injurious to a tree will be stacked or discharged within 10 metres of a tree. No fire will be lit within 10 metres of the outside of the crown spread of retained trees.

In areas where the site is sloping, potentially contaminated materials will be located where there is no risk of contamination to the protected area.

All means of protection will remain in situ for the duration of construction works.

Landscape Masterplan



The Landscape Masterplan has been developed by Park Hood Landscape Architects in conjunction with Michael Fitzpatrick Architects with input from key technical and environmental consultants. The site assets and constraints were established in conjunction with the client and design team.

This Design Report has been prepared together with the masterplan to demonstrate how the development proposal can be achieved for this strategic site and to verify how it can meet the urban design principles for density and sustainable design.

In order to provide best practice sustainable, inclusive design the following guidance documents have been adhered to:

- Cavan County Council Development Plan 2022-2028
- Regional Planning Guidelines (2010-2022);
- Urban design manual - a best practice guide by the Department of Environment, Heritage and Local Government (2009);
- Sustainable Urban Housing: Design Standards for New Apartments (2015); and
- Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual: A Best Practice Guide (2009)

The overarching vision for this landscape masterplan is to deliver a high-quality, legible, and ecologically integrated residential environment that enhances biodiversity, promotes active travel, and establishes a strong sense of place.

The development is structured around existing landscape features and proposed green infrastructure, ensuring environmental sensitivity and long-term sustainability.

Green Infrastructure and Connectivity

A continuous green corridor has been designed to run north-south through the site, linking existing woodland features and framing the central open space. Pedestrian and cycle connections are integrated throughout, promoting permeability across the site and to surrounding amenities, including the adjacent hospital.

Proposed 3m Greenway Path: A sinuous multi-use path promotes non-vehicular movement across the site and links into the regional greenway network.

Tree-Lined Streets and Shared Surfaces: Emphasis is placed on attractive, pedestrian-prioritised streetscapes with proposed street tree planting that enhances legibility and shading.

Central Parkland and Amenity Core

At the heart of the masterplan is a large, informal parkland space. This central open space provides a strong visual and recreational anchor to the development.

Looped Walking Routes and Seating Nodes: Designed to encourage walking and community interaction.

Woodland Integration and Edge Planting

The masterplan strategically retains and integrates existing woodland blocks, particularly to the north and south edges, as ecological buffers and landscape features.

Peripheral Buffer Planting: Semi-natural woodland and native hedgerow planting define the site boundary and reinforce habitat corridors.

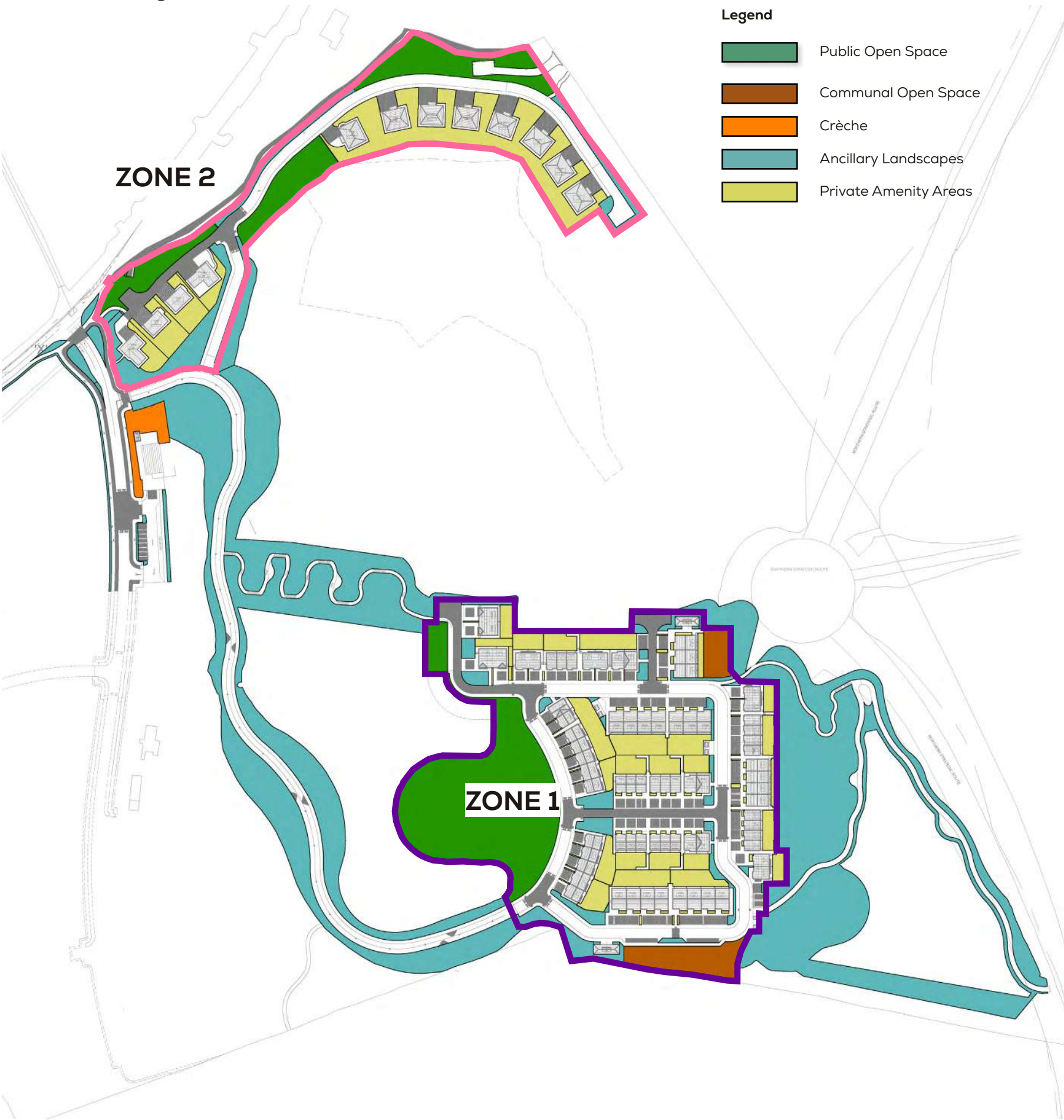
Sustainable Drainage and Ecological Enhancement

A series of swales and attenuation basins have been integrated into the open space network to manage stormwater in line with SuDS principles.

Wetland Planting and Grassland Margins: These not only aid filtration but also provide visual richness and enhance local biodiversity.

Wildflower Meadows: Proposed throughout the open space network to increase pollinator habitat and reduce mowing regimes.

Landscape Diagrams - Open Space Hierarchy



ZONE 1
Net site area outlined in purple as Zone 1 measures a total of 32,808.6sqm (3.26Ha).
Public Open space - 5,858.7qm (18%)

ZONE 2
Net site area outlined in magenta as Zone 2 measures a total of 14,957.9sqm (1.49Ha).
Public Open space - 3,340qm (22%)

Communal Open Space - 1,405.2sqm (Min req.328sqm)

Ancillary Landscapes - 31,309sqm

Public Open space is allocated to the lower residential zone to the North along the existing stream and is well surveillanced form the proposed row of dwellings. To the South within the upper residential zone the public Open space is centred around the existing Ring fort and proposed play area both of which are well placed from a surveillance point of view from the adjacent dwellings.

There are two areas area of communal open space to the very South positioned along an existing woodland edge and North of The upper residential area with connections to the proposed link path to Railway Walk.

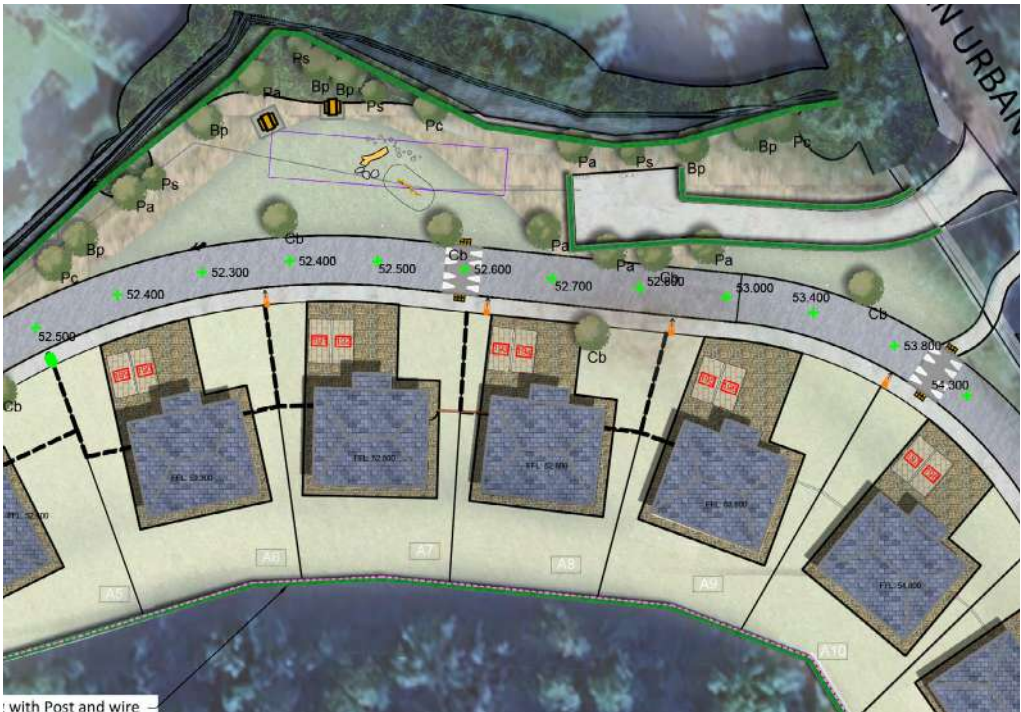
"Ancillary Landscapes " are defined as the peripheral areas site wide that could be useable by their incidental characteristic or simply provide a soft aesthetic through buffer planting, screening and biodiversity contribution.



Landscape Diagrams - Open Space Design



▲ Public Open Space - Ringfort (Upper Residential Zone)



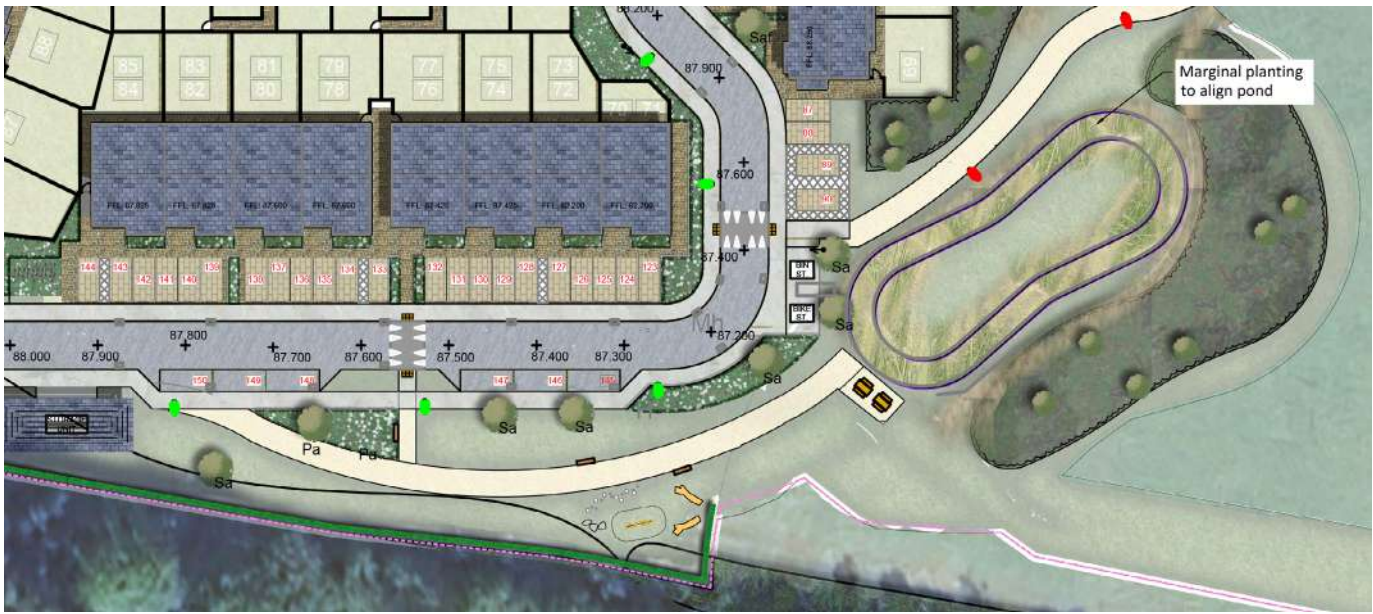
▲ Public Open Space - Existing Stream (Lower Residential Zone)



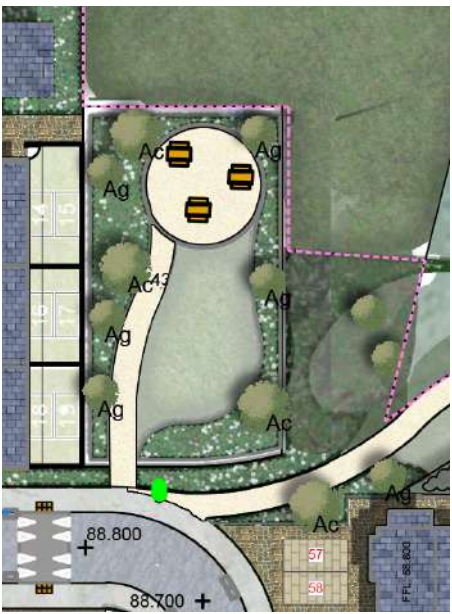
▲ Public Open Space - Pocket Park (Lower Residential Zone)

Public Open space is allocated to the lower residential zone to the North along the existing stream and is well surveillanced form the proposed row of dwellings. To the South within the upper residential zone the public Open space is centred around the existing Ring fort and proposed play area both of which are well placed from a surveillance point of view from the adjacent dwellings.

There is an area of communal Open Space to the very South positioned along an existing woodland edge with connections to the proposed link path to Railway Walk further East.

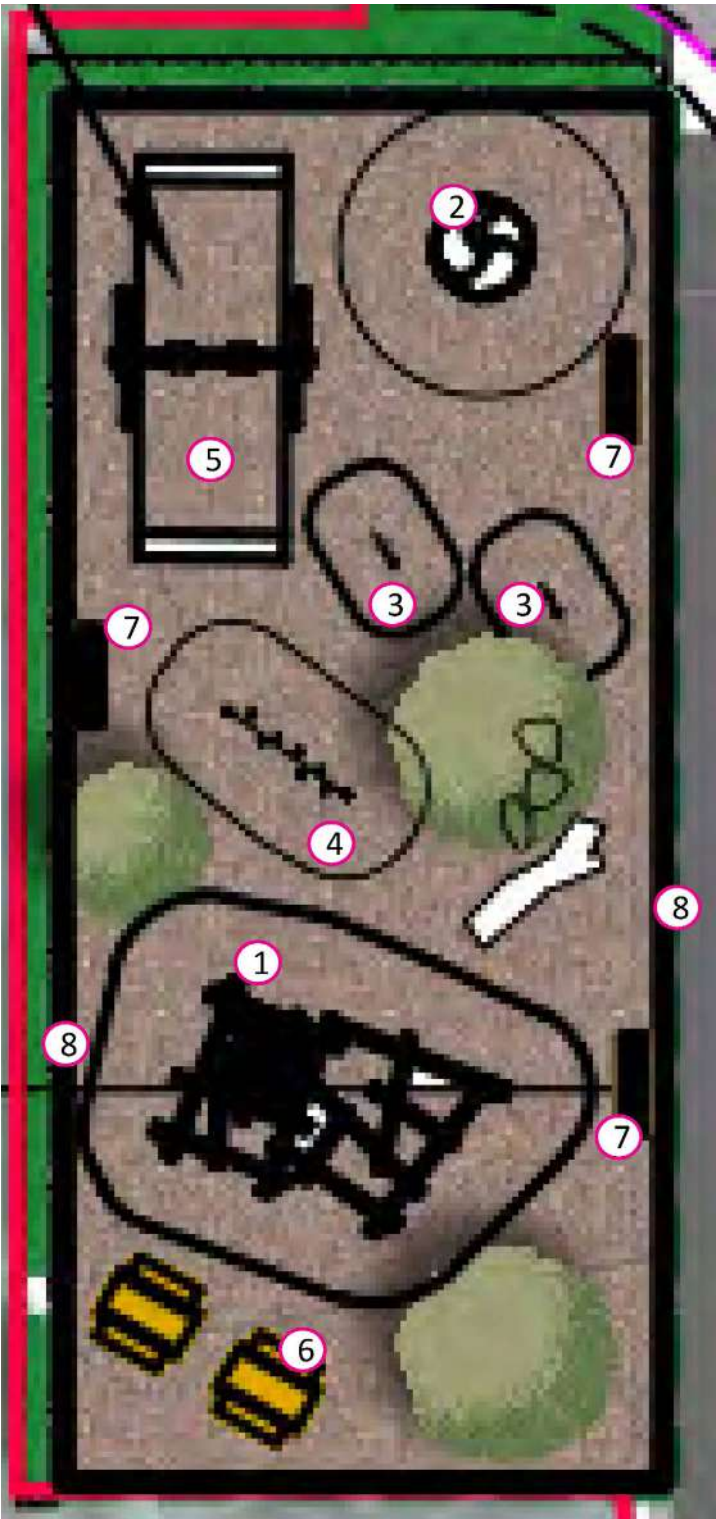


▲ Communal Open Space - Woodland Buffer (Upper Residential Zone)



▲ Communal Open Space - (Upper Residential Zone)

Childrens Play Provision



Play area enlargement



- 1
- LOG CLIMBING FRAME
1. PROMOTES BALANCE, CLIMBING AND SENSORY DEVELOPMENT.
 2. ROBINIA WOOD.
 3. AGE 4+ YEARS



- 4
- BALANCE POSTS WITH ROPE
1. IMPORTANT FOR SOCIAL INTERACTION
 2. DEVELOPS BALANCE, HANGING, PULLING AND SENSORY PLAY
 3. ROBINIA WOOD
 5. AGE 4+ YEARS



- 7
- BENCH
1. HARDWOOD OR COMPOSITE TIMBER AND CAST DUCTILE IRON SEAT
 2. LENGTH 1950MM, WIDTH 635MM, HEIGHT 450MM
 3. SURFACE MOUNTED OR ROOT FIXED (HARTECAST OR EQUAL IN ALL REGARDS)



- 2
- INCLUSIVE ROUNDABOUT
1. PROMOTES BALANCE, PULL, PUSH AND SENSORY PLAY
 2. GALVANISED STAINLESS STEEL
 3. AGE 2+ YEARS



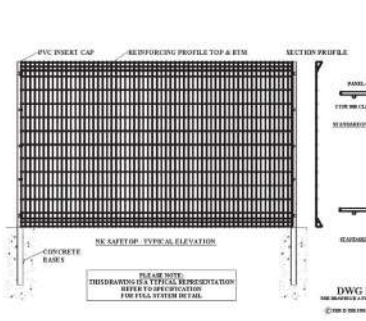
- 5
- SWING COMBINATION
1. BIRD NEST SEATS LIGHT IN WEIGHT WITH SOFT RUBBER BUMPERS.
 2. PARALLEL PLAY FOR TRAINING SOCIAL SKILLS
 3. BALANCE, COORDINATION AND SPATIAL AWARENESS.



- 3
- SPRINGER
1. SUPPORTS MOTOR SKILLS AND STIMULATING SENSES BALANCE AND PACE
 2. DEVELOPS BALANCE, ROCKING, DRAMATIC AND SENSORY PLAY
 3. ROBINIA WOOD
 4. AGE 3+ YEARS



- 6
- PICNIC SET
1. HARDWOOD OR COMPOSITE TIMBER AND CAST DUCTILE IRON SEAT
 2. TABLE LENGTH IS 1500MM, BENCH LENGTH IS 1800MM
 3. SURFACE MOUNTED OR ROOT FIXED (HARTECAST OR EQUAL IN ALL REGARDS)



- 8
- Perimeter Fencing
- A formal play area or a NEAP (Neighbourhood Equipped Area for Play), LEAP (Localised Equipment for Play) and a LAP (Local Area of Play) are proposed through the scheme. A variety of equipment is offered to stimulate different types of play like climbing, balancing, swinging, sliding, rocking and rotating for a range of ages.
- A 2m high safe top fence will be installed around the perimeter of the site along with appropriate safety surface to comply with health and safety guidelines. Allow for a PC Conc high back kerb 100mm wide x 450mm long set in concrete haunching and foundation (Min C8) along this side of play area to allow for adjustment in path level outside. To retain between 150 - 350mm approx.



Safetop Fencing



Robina Hardwood Play Equipment



Bark mulch safety surfacing

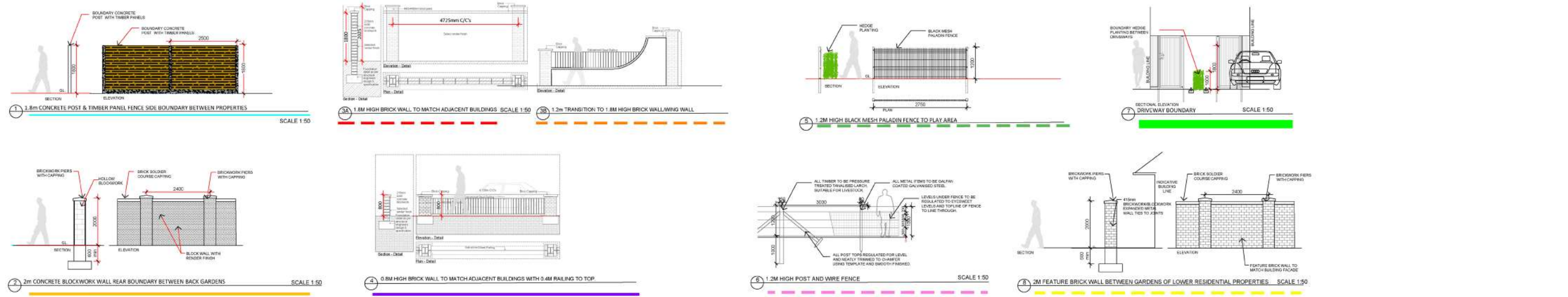
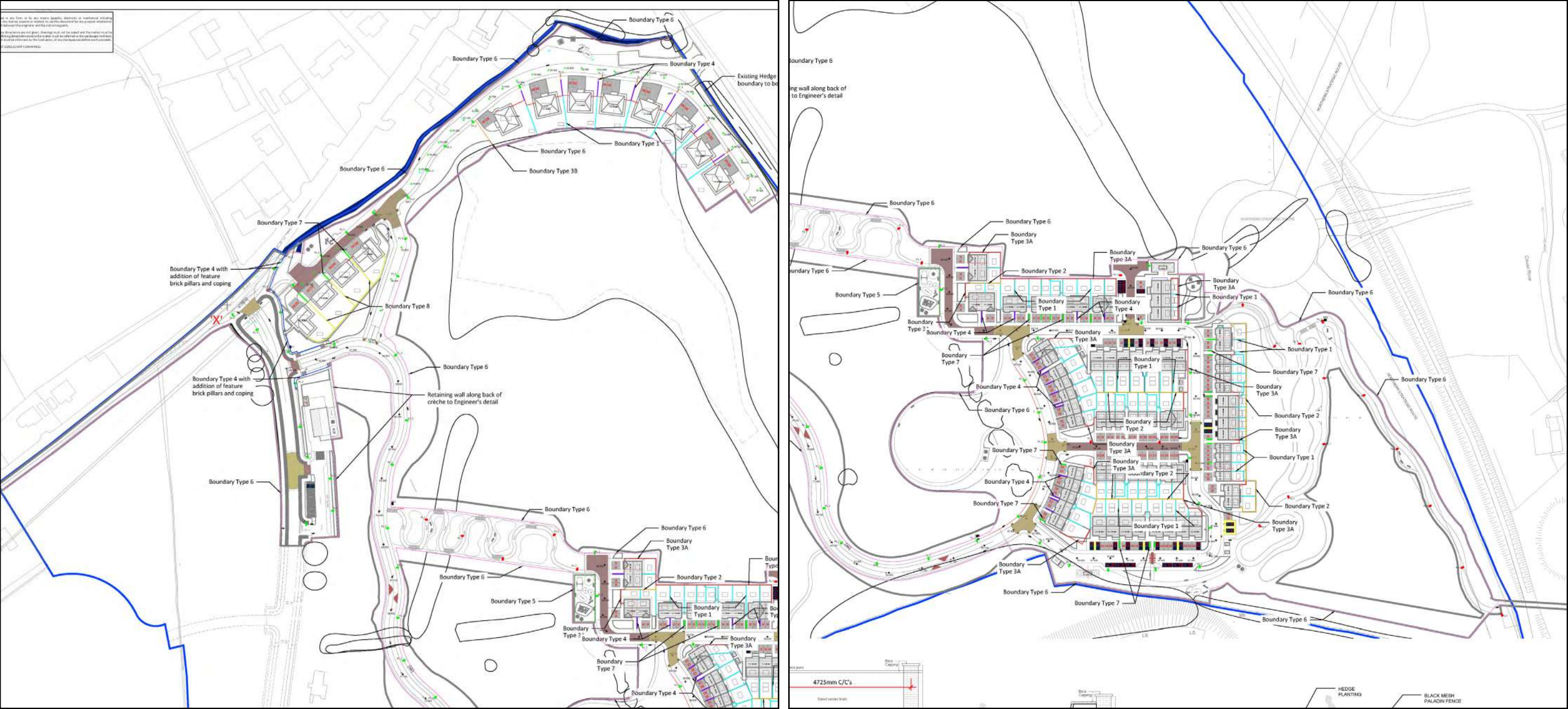
It is suggested that the play equipment is constructed primarily from timber (Robina Hardwood). Play surface proposed is compacted sand base with loose bark mulch. Perimeter safetop railings have been specified to the boundary..

LAPs
Intended for children up to age of 6.
Within 1 minute walk of child's home
The recommended minimum activity zone is 100m².

LEAPS
For children who are beginning to play independently.
Within 5 minutes walking time from child's home.
Recommended minimum activity zone is 200m².
The total area will be based on calculated provision of 4m² per residential unit (in developments over 50 units).
A minimum of 25 metres should normally be provided between the activity zone and the nearest dwelling.
A minimum of six play experiences is recommended.
Seating for accompanying adults should be provided, as well as litter bins.

NEAPS
Mainly for older children but with play opportunities for younger children too.
Recommended minimum activity zone is 1000 sq.m, comprising an area for play equipment and a hard surfaced area of at least 465 sq.m.
Buffer zone of 30m minimum separates activity zone and nearest dwelling
Minimum of 9 play experiences recommended.
Secure parking facilities for bicycles should be provided.

Proposed Boundary Treatments



Landscape Section



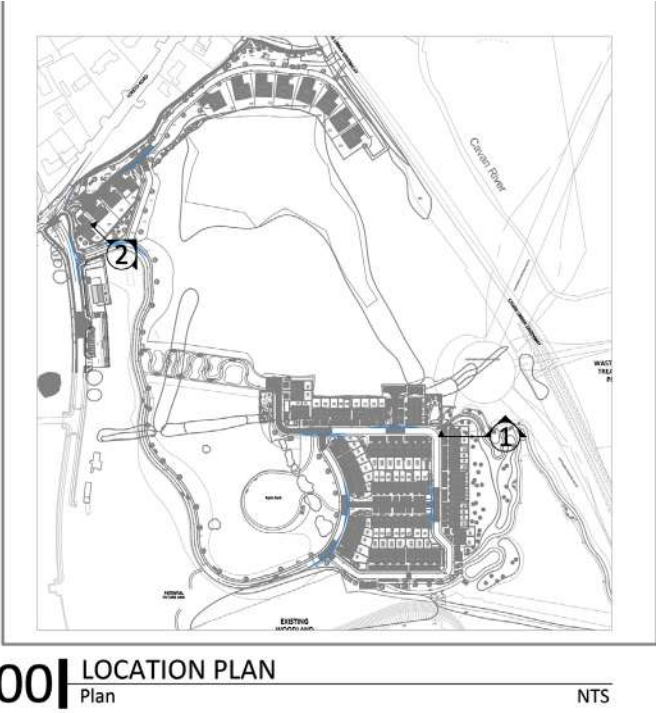
01 Rear Boundary Section - Upper Residential Rear Boundary

Scale 1:100



02 Rear Boundary Section - Lower Residential Rear Boundary

Scale 1:100



Hardscape and Furniture

The selection of hard landscaping materials has been chosen after much consideration of their suitability, long term use and suitability for water management. All of the specified materials are robust in nature in order to maximise the longevity of the development and minimise maintenance issues. Specified materials include:
Brushed Concrete Surfacing
Bound gravel
PC Concrete Setts
Asphalt
safety Surfacing

▼ brushed Concrete footpaths/Shared Cycleway



▼ Bound gravel to publicOpen space paths



▼ Cycle Stands



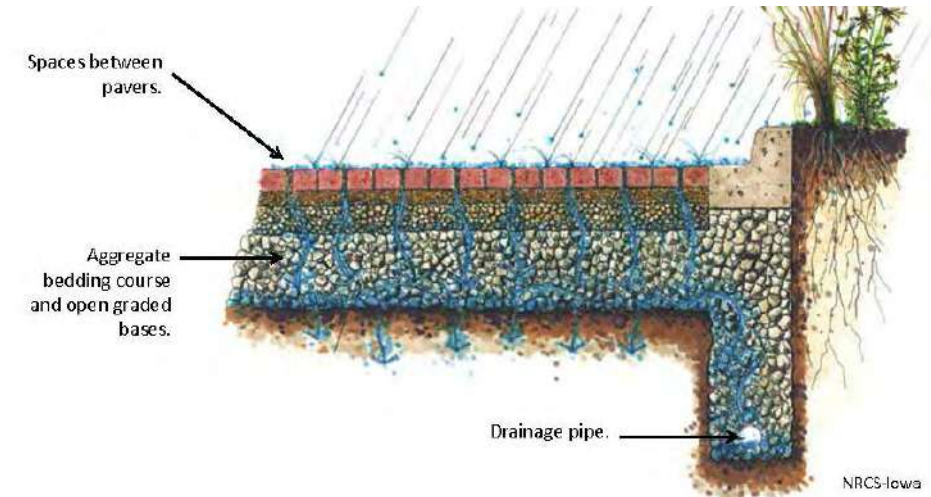
▼ Play Surfacing



▼ Benches



▼ Permeable paving



▼ Picnic Tables



Softworks proposals

Trees



Acer campestre 'Elegant'



Betula pubescens



Pryus calleryana 'Chanticleer'



Tilia cordata 'Greenspire'



Betulus utilis jaquemontii



Sorbus aucuparia



Pinus sylvestris



Carpinus betulus 'Frans fontaine'



Amelanchier grandiflora



Sorbus aucuparia 'Fastigiata'



Prunus avium

Softworks proposals

Native woodland planting



Cornus alba sibirica



Cornus sericea 'Flaviramea'



Salix caprea



Salix cinerea



Crataegus monogyna



Euonymus europaeus



Prunus spinosa



Ilex aquifolium



Viburnum opulus

Softworks proposals

Hedge Planting



Hedge Type 01 Prunus lusitanica



Hedge Type 02 Carpinus betulus



Hedge Type 03 Ilex crenata

Softworks proposals

Shrub Planting

Shrub Mix 01



Skimmia japonica 'Pink Dwarf'



Hebe 'Green globe'



Pachysandra terminalis



Leucothoe keiskei 'Burning Love'



Euonymus fortunei 'Emerald Gaiety'



Pieris japonica 'Little Heath'



Hebe 'Caledonia'



Narcissus 'Thalia'



Narcissus 'Lemon Drop'

Shrub Mix 02



Potentilla fruticosa 'Marian Red Robin'



Euonymus fortunei 'Emerald'n'Gold'



Spiraea japonica 'Goldflame'



Nandina domestica Obsessed



Salvia nemorosa 'Caradonna'

Softworks proposals

Marginal Planting

Shrub Mix 01



Carex acutiformis



Iris pseudacorus



Juncus effusus



Mentha aquatica



Caltha palustris



Lythrum salicaria



Filipendula ulmaria



Lotus pedunculatus



Succisa pratensis



Scirpus lacustris

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