





# Galway Port LRD

## 01 INTRODUCTION

Stephen Diamond Associates have been retained by the applicant to submit a landscape design report and comprehensive and detailed landscape proposal for the Galway Port LRD.

Stephen Diamond Associates is a progressive design orientated landscape architecture consultancy based in Dublin. The office is a Registered Member of the Irish Landscape Institute (ILI), the professional organisation representing landscape architects in Ireland, and also holds full Membership of the Landscape Institute (CMLI), the professional organisation for chartered landscape architects in the UK.

The drawings associated with this report which describe and illustrate the landscape architecture proposals are as follows:

24-612-SDA-PD-DR-GF-001	Landscape Master Plan	1:500@A1
24-612-SDA-PD-DR-GF-002	Landscape Plan – Block A	1:200@A1
24-612-SDA-PD-DR-GF-003	Landscape Plan – Block B & C	1:200@A1
24-612-SDA-PD-DR-GF-004	Landscape Plan – Block D	1:200@A1
24-612-SDA-PD-DR-GF-005	Open Space & Bike Parking	1:1000@A1
24-612-SDA-PD-DR-GF-006	Green Infrastructure & Biodiversity	1:1000@A1

24-612-SDA-PD-DR-GF-201	Landscape Sections	1:500/1:50@A1
24-612-SDA-PD-DR-GF-202	Landscape Sections	1:500/1:50@A1
24-612-SDA-PD-DR-GF-203	Landscape Sections	1:500/1:50@A1
24-612-SDA-PD-DR-GF-204	Landscape Sections	1:500/1:50@A1
24-612-SDA-PD-DR-GF-205	Landscape Sections	1:500/1:50@A1

The hard and soft landscape works shall be completed as part of the general construction works, with all trees and shrub planting completed within the first suitable planting season after completion of the general construction works. The tender information for the works shall include for a minimum 12-month maintenance period and defects liability period.

## 02 PROPOSED DEVELOPMENT

The Land Development Agency intends to apply to Galway City Council for permission for a ‘Large-Scale Residential Development’ (LRD) at a site of 1.621 Ha in Galway Port at Dock Road and Lough Atalia Road, Galway City, and extending to include parts of both roads for road infrastructure works and water services infrastructure works.

The proposed development principally consists of: the demolition of the existing office / bus depot building (370.2 sq m) and ancillary building (26.0 sq m); the partial demolition of the existing ESB sub-station and ancillary building (67.4 sq m); the demolition of existing boundary walls at the south-west and north-west; and the construction of a mixed-use development.

The proposed mixed-use development primarily comprises: 356 No. residential apartments (172 No. 1-bed, 169 No. 2-bed and 15 No. 3-bed); crèche (255.9 sq m); 2 No. café/restaurant units (totalling 428.4 sq m); and 1 No. retail unit (156.0 sq m).

The development has a total floor area of 32,096.0 sq m and is primarily proposed in 4 No. blocks (identified as A–D) that generally range in height from 6 No. to 13 No. storeys: Block A ranges from 6 No. to 9 No. storeys; Block B ranges from 6 No. to 11 No. storeys; Block C is 6 No. storeys; and Block D ranges from 6 No. to 13 No. storeys.

The proposed development also includes: new internal street and pedestrian network, including a one-way vehicular route at the north-western side of the site and new junctions with Dock Road at the south-west and with the access road from Lough Atalia at the north-west; upgrades to Lough Atalia Road and the access road from it at the north-west of the site, including the provision of a new toucan pedestrian/cycle crossing at Lough Atalia Road; upgrades to the footpath and road interface with Dock Road to the south-west; 37 No. car parking spaces; 1 No. set-down/delivery bay; 741 No. cycle parking spaces; hard and soft landscaping, including as public open spaces and communal amenity spaces; private amenity spaces as balconies and terraces facing all directions; boundary treatments; public lighting; bin stores; double sub-station; plant rooms; green roofs; rooftop lift overruns and plant; rooftop telecommunications, plant and enclosure at Block C; recladding of the existing sub-station and pumping station; and all associated works above and below ground.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Stephen Diamond Associates visited the site in April 2024 to review the site landscape, boundary treatments, microclimate/orientation, internal configuration and the site’s relationship to adjacent streetscape, land use, access roads and surrounding context.

## 03 LANDSCAPE DESIGN STRATEGY

Landscape proposals for the site are intended to contribute towards:

- A unique sense of place
- A site-specific design proposal generated from existing landscape elements and context
- A high-quality environment
- A permeable layout that assists ease of movement for users and limited vehicular traffic
- A development that acknowledges the local landscape character and integrates well into the receiving environment
- A development that promotes beneficial effects on biodiversity by providing new habitat.

Issues that have been considered throughout the landscape design are:

- Connection to the existing landscape, adjacent land use, proposed buildings, pedestrian and vehicular circulation, shared space
- The appropriate selection of hard and soft landscape materials
- Boundary treatments that are in keeping with the surrounding landscape
- Mitigation of the proposed development, its buildings, access roads and associated services structures
- Specification of native tree species and plants to enhance biodiversity and visual amenity
- Connection of Lough Atalia Walk to wider site context following Masterplan
- Quality of open space and treatment to private/public open space
- Pedestrian priority and connectivity of the site through landscape

To achieve the intentions above and address the outlined issues, a holistic approach has been applied to the layout of the landscape scheme. Equal importance has been given to people, nature and accessibility to create an integrated multifunctional outdoor setting. Movement patterns, orientation, context, supervision, prospect and microclimate have been considered in the design and detail of the scheme.

The scale of spaces and access routes have been carefully looked at and is a key factor in helping to create a welcoming environment at a human scale. A simple clear layout has been proposed, with direct access and communication routes, and identifiable focal points defined by planting, seating, and paved areas. Access has been considered of primary importance in the detailed design of the scheme and has been provided in terms of level access, easy maintenance, high-quality natural materials, visual appeal and biodiversity.

A comprehensive soft landscape proposal is developed to maximize green spaces and planting throughout the proposed development, which contributes significantly to enhancement in biodiversity and visual amenity. The interplay of spaces will play a pivotal role in the delivery of a successful scheme.

## 04 SITE LANDSCAPE DESIGN

The proposed landscape scheme provides high quality public and communal open space along the Lough Atalia Walk and within the development.

- Public open space includes:
- Lough Atalia Walk including materials such as wildflower meadow, long term materials such as resin-bonded gravel shared surface that stretches north to south along the eastern site boundary with long range views to Lough Atalia and Galway Bay
  - Urban Square between Block C & D as nodal point and gathering space to Lough Atalia Walk along Lough Atalia frontage
  - Central Gathering Plaza between Block A & C as a large area of multi-functional gathering space with open views, large open sun lawn, dual-aspect sculptural benches nested within flowering nectar and pollen-rich shrubs and perennial planting beds
  - Harbour Point Terrace south to Central Gathering Plaza on arrival to the Lough Atalia Walk as a terraced viewing platform and lookout point to Lough Atalia south-east of Block A
  - Entrance plaza/ gathering space to block A&B

Public open space is configured to meet requirement while maximising functionality of space. Seating across public open space is strategically positioned with dual-aspect/south-oriented views. Native clear and multi-stemmed trees and large canopy feature trees are specified across the open space to create a welcoming environment at a human scale, enhance visual amenity and biodiversity.

Strong emphasis has also been placed on the interface between private and public spaces to ensure privacy. Secured communal open space has been provided to each building block to provide high quality resting, gathering and play spaces for residents. Communal open space includes:

- Communal Open Space to Block A featuring an approx. 200m<sup>2</sup> nature-based play area for older children, an open sun lawn and communal garden with long bench seating nested within tall flowering shrubs and perennial planting beds

# Landscape Design Proposal

- Communal Open Space approx 1,323m<sup>2</sup> to Block B & C featuring a communal garden along southern elevation of Block C with a gathering plaza and south-oriented sculptural seating, a large area of open lawn south to Block B, an approx. 85m<sup>2</sup> nature-based play area for toddlers and an approx. 85m<sup>2</sup> play area designated for the creche
- Communal Garden C1 to Block C western elevation featuring long sculptural seat bench and a hard-paved plaza to allow resting/gathering opportunities
- Communal Garden D1 along Block D northern elevation
- Communal Garden D2 along Block D eastern elevation

Public and communal open spaces are connected through various Part M compliant access routes, steps or gently sloped access. The Lough Atalia Walk is connected to the wider site extent and Lough Atalia Road through the pedestrian walkway along Block A western elevation and Block B northwestern elevation. Other high quality open spaces are also provided and strategically positioned along the access routes to allow resting/gathering opportunities on approach to the site.

The development follows the core principals of the Galway Public Realm Strategy through.

- The prioritisation of pedestrians and cyclists providing further connections and public open spaces for all ages.
- Greening Galway through its close relationship with the water, with sustainable urban drainage systems, street tree planting and planting programmes.
- Delivery quality key interventions/ public open spaces/ improvement through placemaking that align with the typologies of street and spaces throughout the rest of the city.



Galway Port LRD

- 1 LOUGH ATALIA WALK WITHIN DEFINED PUBLIC OPEN SPACE IN LONG TERM MATERIALS
- 2 PEDESTRIAN & CYCLE ROUTE
- 3 BUFFER PLANTING TO BLOCK C & D EASTERN ELEVATION
- 4 LOUGH ATALIA WALK CONTINUED ADJACENT TO BLOCK D PROVIDING LINK TO POTENTIAL FUTURE LOUGH ATALIA PARK
- 5 FALL PROTECTION RAILING TO LOUGH ATALIA WALK
- 6 URBAN SQUARE
- 7 CENTRAL GATHERING PLAZA
- 8 VIEWING TERRACE
- 9 UNIVERSAL ACCESS TO CENTRAL GATHERING PLAZA
- 10 HARBOUR POINT TERRACE
- 11 BLOCK A UPPER WALKWAY
- 12 LOWER PEDESTRIAN WALKWAY ALONG WESTERN BOUNDARY
- 13 GENTLY SLOPED ACCESS AND STEPPED ACCESS TO BLOCK A UPPER WALKWAY
- 14 ENTRANCE PLAZA
- 15 TEENAGE PLAY AREA AND GATHERING HUB
- 16 PEDESTRIAN WALKWAY TO BLOCK B
- 17 CAR PARK
- 18 BLOCK D ENTRANCE PLAZA
- 19 COMMUNAL GARDEN D (BLOCK D NORTHERN/ EASTERN ELEVATION)
- 20 NATURE BASED PLAY AREA FOR ALL AGES
- 21 COMMUNAL GARDEN C (BLOCK C NORTH/ NORTHEASTERN ELEVATION)
- 22 COMMUNAL OPEN SPACE WITHIN BLOCK B & C
- 23 OPEN LAWN WITHIN COMMUNAL OPEN SPACE BLOCK B & C
- 24 CRECHE PLAY AREA
- 25 COMMUNAL OPEN SPACE (BLOCK A)
- 26 NATURE-BASED PLAY AREA (FOR TODDLERS)
- 27 NATURE-BASED PLAY AREA FOR OLDER CHILDREN



Landscape Design Proposal

SPECIFICATION KEY			
			<b>PAVING: EXPOSED AGGREGATE CONCRETE FINISH</b> <ul style="list-style-type: none"><li>Aggregate: rounded river washed gravel, size maximum 10 and 20 PCG, coarse recycled aggregate not permitted.</li><li>Cement: Cemli/A-L by Irish Cement and "GGBS" by Ecocem or equivalent</li><li>Admixtures: "Adva 411 HRWRA", "VMar5 VMA" by Grace Construction</li><li>Products &amp; "150-12 Fibremesh" by Curtis Enterprises or equivalent</li><li>Additional mix requirements: "Pieri VBA Bio 2" or equivalent vegetable based surface retarder and curing agent/textured concrete landscaping</li><li>Slab thickness: 150 mm C40 concrete lay to 1:60 crossfall</li><li>Finish: Exposed aggregate surfacing</li></ul>
			<b>PAVING: HIGH QUALITY NATURAL STONE/GRANITE PAVING</b> <ul style="list-style-type: none"><li>High quality natural stone/granite modular paving in silver grey/golden colour</li><li>Dimension tbc. 60mm thick to pedestrian specification. 80mm thick to vehicular specifications.</li><li>Joining: 8-10mm joints to paving units (defined by plastic spacers SubSFLOW by Resigap Ltd. or equivalent) to be filled with 2-6mm sharp grit jointing material for permeable paving to BS 7533-101:2021, single colour light grey/dark grey</li><li>Bedding: 30-50mm depth 2-6mm grit identical to jointing grit. Laying course in the unbound system should be water permeable and free draining</li><li>Accessories: Plastic spacers SubSFLOW by Resigap Ltd (Ref. Q25/355)</li><li>Sub-base: Free-draining sub-base to Engineers detail and specification</li><li>Apply two coats of clear wet look sealer to prevent staining. Product ref: Paving sealer by WEISS or equivalent</li></ul>
			<b>PAVING: PROPRIETARY GOLDEN RESIN BOUND GRAVEL PAVING</b> <ul style="list-style-type: none"><li>Surface course:<ul style="list-style-type: none"><li>Product ref: DekorGrip/addaset resin bound aggregate surfacing by DekorGrip/Addagrip or equivalent</li><li>Slip/ skid resistance: PTV to BS 7976 of 49 (water) wet</li><li>Binder: Clear coloured liquid resin, two-part chemically curing, UV stable, flexible crystal clear resin</li></ul></li><li>Aggregate Size: Evenly graded 6-10mm to be approved by supplier</li><li>Colour: light brown, samples to be provided for approval</li><li>Depth: 22mm permeable resin bound gravel</li><li>Base course: 60mm depth of porous asphalt</li><li>Granular sub-base: 200mm minimum depth of well compacted Type 3 permeable open graded granular sub-base to SHW clause 805 / Type C open graded granular sub base to the Specification for Road Works (SPW) Clause 805 or 4/40.4/20 coarse graded aggregate aggregate to BS EN 12620 and BS EN 13242. Free- draining granular sub-base in well compacted layers</li></ul>
			<b>PAVING: WET POUR IMPACT ABSORBING IN SITU SYNTHETIC SURFACING</b> <ul style="list-style-type: none"><li>Surface course: Wet pour, in situ laid polyurethane bound EPDM rubber crumb surface to BS 7188</li><li>Wet Pour Rubber Surfacing 'Base Course' or 'Shock Pad' is manufactured from 100% recycled SBR (Styrene Butadiene Rubber) rubber crumb which is mixed with polyurethane resin binder</li><li>Colour: tbc. Thickness: 40mm</li></ul>
			<b>PAVING: RESIN-BONDED GRAVEL TO LOUGH ATALIA WALK</b> <ul style="list-style-type: none"><li>Long term material specified within defined Public Open Space (POS)</li><li>Resin-bonded gravel as used at Dublin Docklands Greenway as a warm material of natural appearance appropriate to coastal setting</li></ul>
			<b>RITTER GRASS FOR FIRE TENDER ACCESS</b>
			<b>RUBBER SAFETY MATTING GRASS REINFORCEMENT</b> <ul style="list-style-type: none"><li>System to be suitable for a 3m critical fall height, tested to bs en 1177:1998 3 metre critical fall height</li><li>Product reference: Safagrass/rubber safety mat' by terram or equivalent moulded non-slip cellular structure for use on grass lawn surface</li><li>Q30/400 - Installed on roll out turfgrass instant lawn 'Ornamental Grade Lawnturf' by Summerhill Lawns to Q28/120A - 150 mm depth modified topsoil (Product ref: Enrich Perma-roof Mix (Type ENR2) manufactured topsoil, or equivalent)</li></ul>
	GL		<b>PLANTING: GRASS LAWN</b> <ul style="list-style-type: none"><li>Excavate lawn areas to 150mm depth &amp; break up base of area to ensure free drainage.</li><li>Backfill with min. 150mm depth modified topsoil to BS3882 to lawn area (Product ref: Enrich Perma-roof Mix (Type ENR2) manufactured topsoil or equivalent) on a free-draining sub-base</li><li>Seed with low maintenance hard-wearing non-ryegrass amenity grass seed mix at 25g per m², suitable for play.</li></ul>
	WM		<b>PLANTING: LOW MAINTENANCE NATIVE WILDFLOWER MEADOW</b> <ul style="list-style-type: none"><li>Native low maintenance meadow grassland (Cut 1-2 cut per annum)</li></ul>
	P1		<b>PLANTING: SHRUBS/ PERENNIALS/ GROUNDCOVER</b> <ul style="list-style-type: none"><li>Flowering/shade or drought-tolerant nectar and pollen rich ornamental shrubs/perennial/groundcover planting</li><li>Planting to 400-600mm depth BS3882 multi-purpose topsoil on free-draining sub-base, topped with 90gs/m² black landscape fabric and 75mm depth medium-grade pine bark mulch</li></ul>
	P2		
	P3		
	P4		
	H1		<b>NATIVE HEDGEROWS</b> <ul style="list-style-type: none"><li>Planting to 600mm depth BS3882 multi-purpose topsoil on free-draining sub-base, topped 75mm depth medium-grade pine bark mulch</li><li>Ornamental perennial planting to comprise ornamental grasses &amp; flowering perennials to soften the visual impact of the development</li></ul>
			<b>PLANTING: CLEAR-STEMMED SEMI-MATURE TREES</b> <ul style="list-style-type: none"><li>Semi-mature native species provided with 1200mm³ modified topsoil to BS-3882 (Product ref: Enrich Perma-roof Mix (Type ENR2) manufactured topsoil or equivalent) on free-draining sub-base, topped with black 90gs/m² landscape fabric secured with plastic pegs at 300mm c/c's &amp; 75mm depth medium-grade bark mulch.</li><li>Trees double-staked &amp; supplied with planting accessories, and provided with root restrictors within 2m of paving, underground services and foundations.</li></ul>
			<b>PLANTING: MULTI-STEMMED TREES</b> <ul style="list-style-type: none"><li>Semi-mature native species provided with 1200mm³ modified topsoil to BS-3882 (Product ref: Enrich Perma-roof Mix (Type ENR2) manufactured topsoil or equivalent) on free-draining sub-base, topped with black 90gs/m² landscape fabric secured with plastic pegs at 300mm c/c's &amp; 75mm depth medium-grade bark mulch.</li><li>Trees double-staked &amp; supplied with planting accessories, and provided with root restrictors within 2m of paving, underground services and foundations.</li></ul>
			<b>SEATING: SCULPTURAL SEAT BENCH</b> <ul style="list-style-type: none"><li>Sculptural bench in white/pearl coloured concrete with polished finish/ slated timber</li><li>Lighting: Underside of sculptural bench with flexible durable linear LED Strip to full length of bench. Lighting design and detail to Lighting specialist specifications.</li></ul>
			<b>SEATING: WOODEN CUBE SEATING</b> <ul style="list-style-type: none"><li>450(L)x450(W)x450(H)mm wooden cube seating in approved Iroko hardwood</li></ul>
			<b>CYCLE STAND (83 no. cycle stands / 186 no. cycle parking space)</b> <ul style="list-style-type: none"><li>870x850mm, 70mm Ø CHS section, of min 4mm thick satin finish AISI 316</li><li>Grade stainless steel bent at R140mm to form 'Sheffield' style cycle racks</li><li>200x200x10mm AISI 316 Grade stainless steel base plate, bolt-fixed to C20P concrete foundations</li></ul>
			<b>FALCO TWO TIER STAND (274 no. cycle parking space)</b> <ul style="list-style-type: none"><li>FALCOLEVEL PREMIUM+   Two-Tier Cycle Parking</li><li>Single Sided</li></ul>



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- 1 LOUGH ATALIA WALK WITHIN DEFINED PUBLIC OPEN SPACE IN LONG TERM MATERIALS
- 2 BUFFER PLANTING TO BLOCK C & D EASTERN ELEVATION
- 3 CONTINUED ADJACENT TO BLOCK D PROVIDING LINK TO POTENTIAL FUTURE LOUGH ATALIA PARK
- 4 FALL PROTECTION RAILING TO LOUGH ATALIA WALK



KEY PLAN: LOUGH ATALIA WALK

## 04.1 LOUGH ATALIA WALK WITHIN DEFINED PUBLIC OPEN SPACE

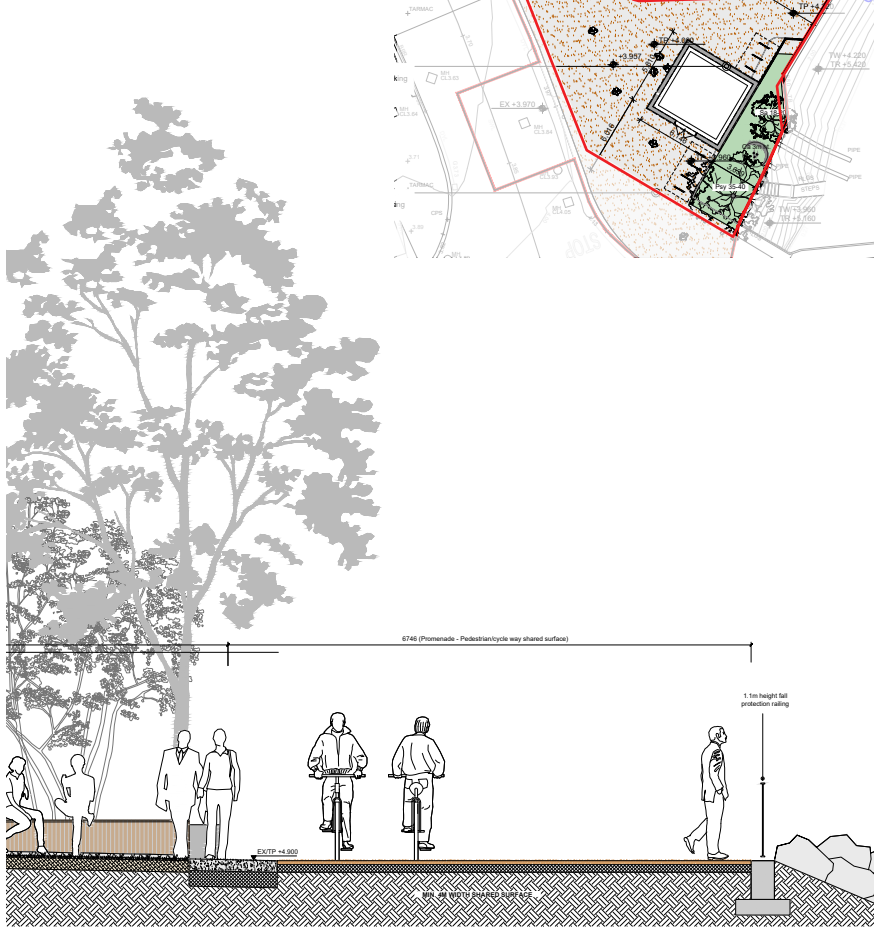
Min. 4m width in long term materials, i.e. resin-bonded gravel as a warm material of natural appearance appropriate to coastal setting. The pedestrian/cycle shared surface widens to up to 6m at certain locations along the Lough Atalia Walk. Flowering shrubs and perennial planting beds and feature trees are strategically placed along Lough Atalia Walk to enhance the visual amenity. Benches are positioned with south & east-oriented views and planted backdrop to allow seating/gathering opportunities along Lough Atalia Walk. Large semi-mature Scots pine trees act as beacons and focal points along the route. Part M/ Part K compliant fall protection railing is proposed to full extent of the open and accessible Lough Atalia Walk .



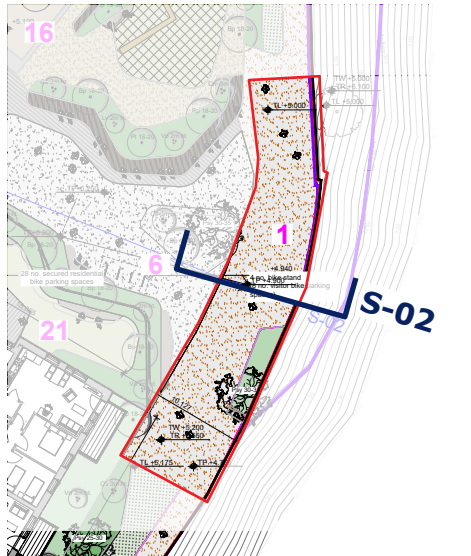
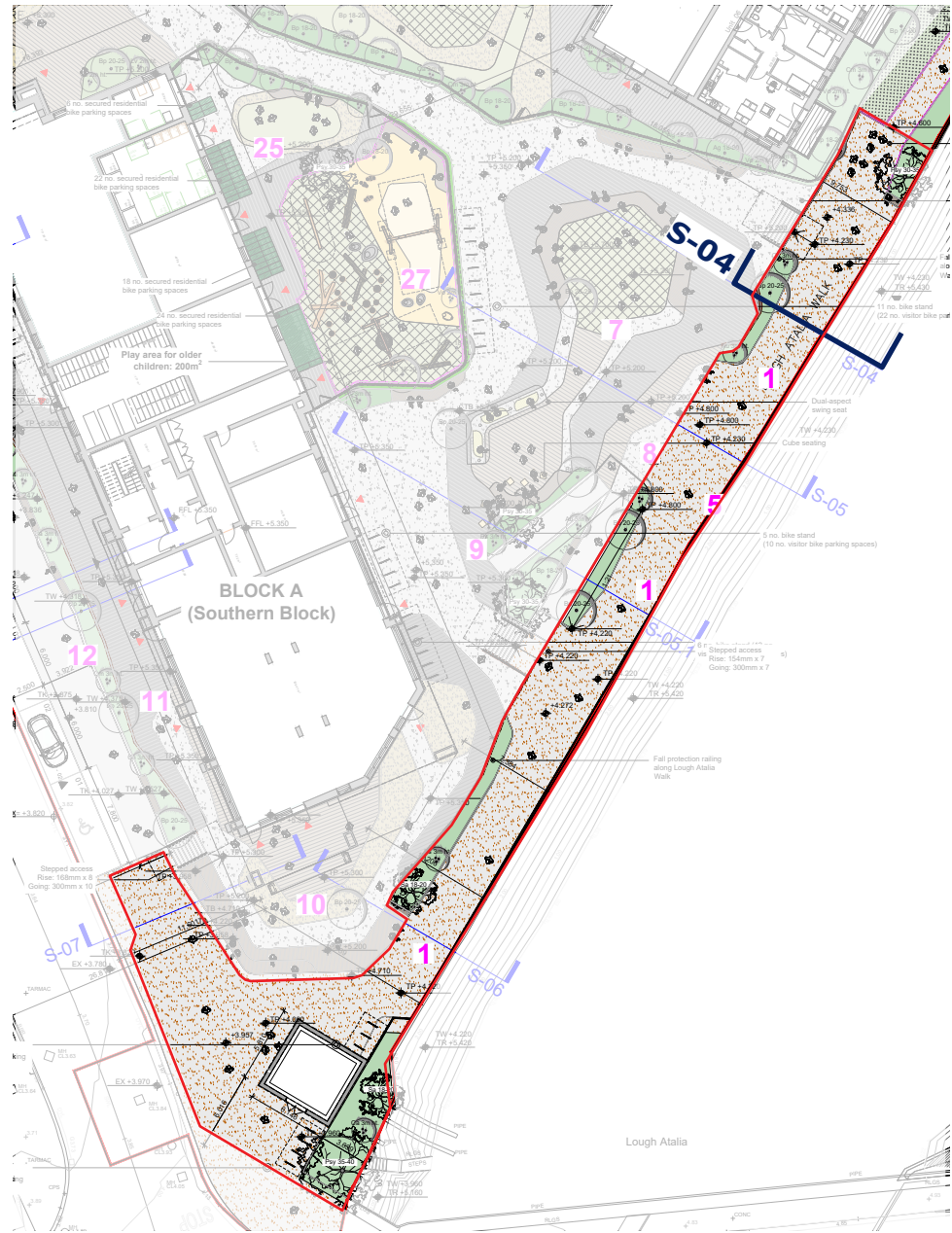
Reference Image Lough Atalia walk and cycle way with multiple gathering spaces, plazas, terraces, viewing points. Paving in resin-bonded gravel



S-04 Section through Lough Atalia Walk (East to Central Gathering Plaza)



S-02 Section through Lough Atalia Walk (East to Urban Square)





# Galway Port LRD

## 04.2 LOUGH ATALIA WALK WITHIN DEFINED PUBLIC OPEN SPACE (EAST TO BLOCK C)

In long term materials including a 2m width hard resin bonded gravel pathway along outer edge of Lough Atalia Walk and a low maintenance short-cut grass lawn and native ornamental planting bed. Part M/Part K compliant fall protection railing is proposed to full extent of Lough Atalia Walk .



Reference Image Resin bonded gravel

## 04.3 BUFFER PLANTING TO BLOCK C & D EASTERN ELEVATION

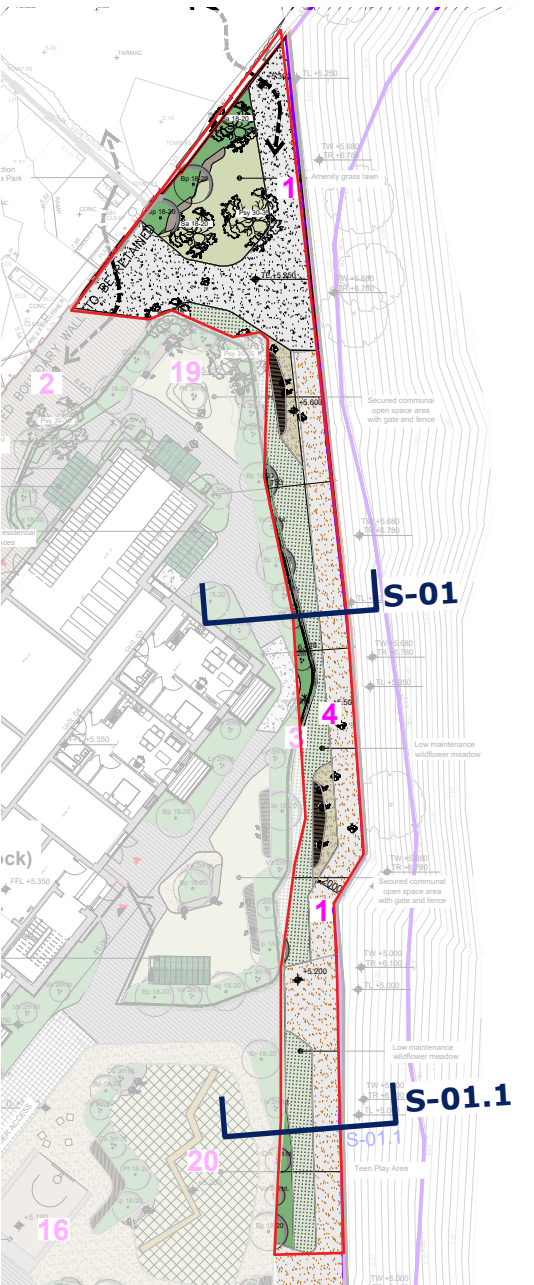
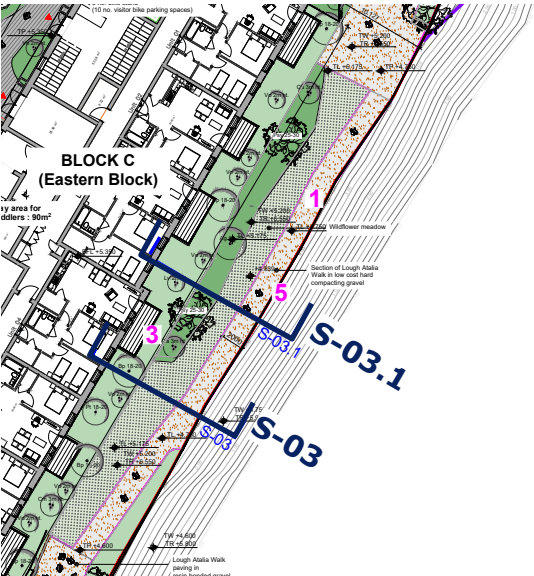
Min. 1.5m buffer planting of native flowering shrubs and perennials to building elevation to provide privacy to units and private terraces. Native clear-stemmed and multi-stemmed trees are specified to the buffer planting area to enhance visual amenity.



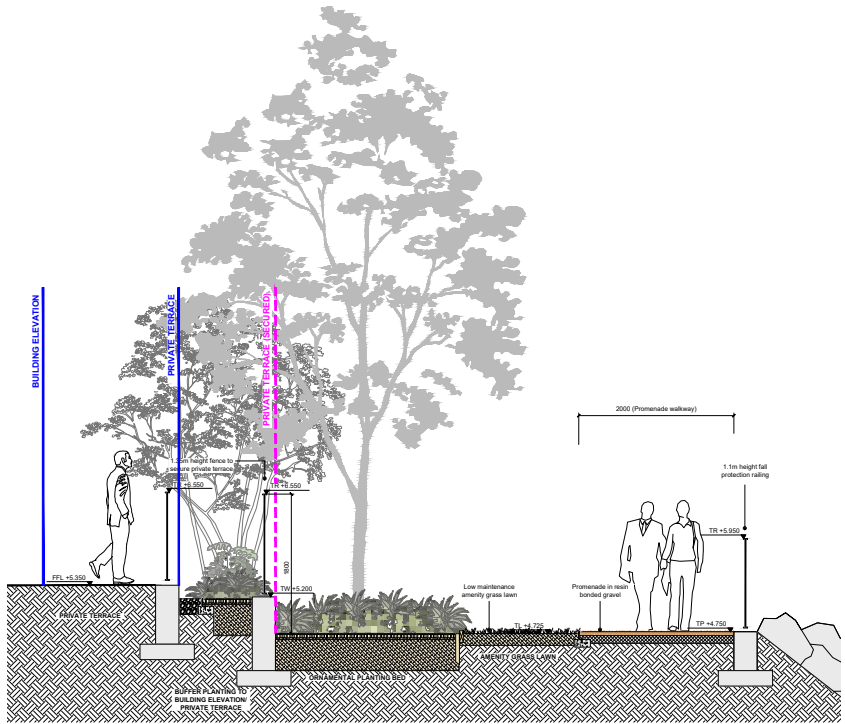
Reference Image Interface between private/public open space and ornamental planting buffer

## 04.4 WILDFLOWER MEADOW WITH RESIN BONDED GRAVEL TO LOUGH ATALIA WALK EAST TO BLOCK D

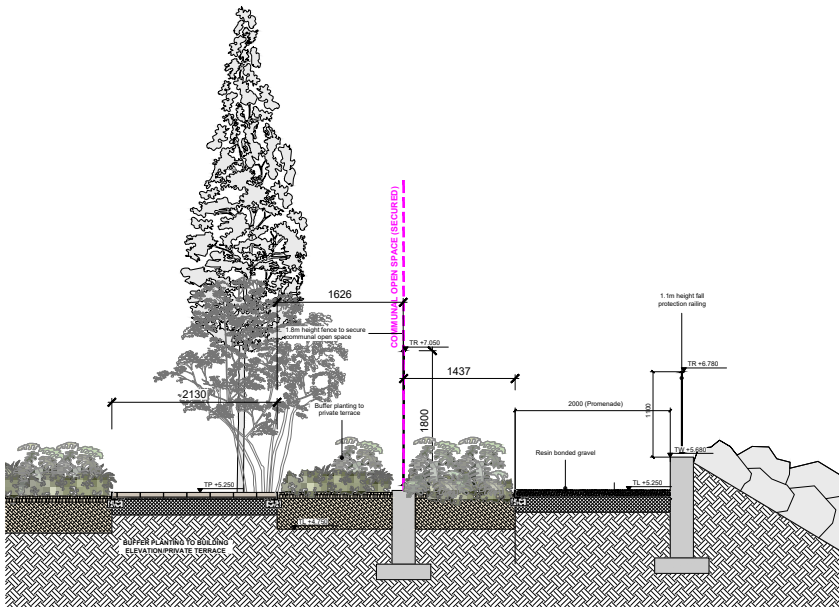
In long term materials, i.e. low maintenance native wildflower meadow with high biodiversity.



S-03 Section through Lough Atalia Walk (East to Block C)



S-3.1 Section through Lough Atalia Walk (East to Block C)



S-01 Section through wildflower meadow east to Block D



S-01.1 Section through wildflower meadow east to Block D

## 04.5 FALL PROTECTION RAILING TO LOUGH ATALIA WALK

1.1m height. 100x10mm flat top with 100x100x10mm verticals at 1.2m ctrs with 316 marine grade stainless steel rope of 90mm ctrs.

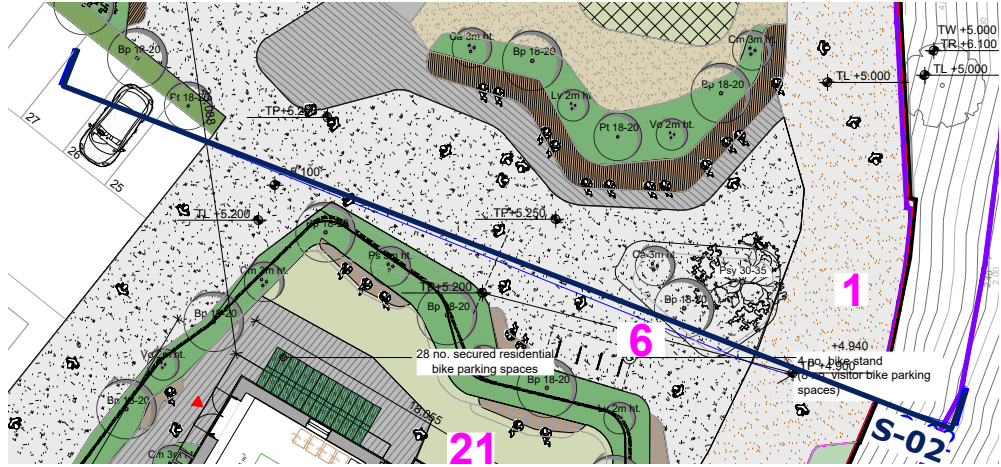


Reference Image Fall protection railing Option 1



Reference Image Fall protection railing Option 2





04.6 URBAN SQUARE

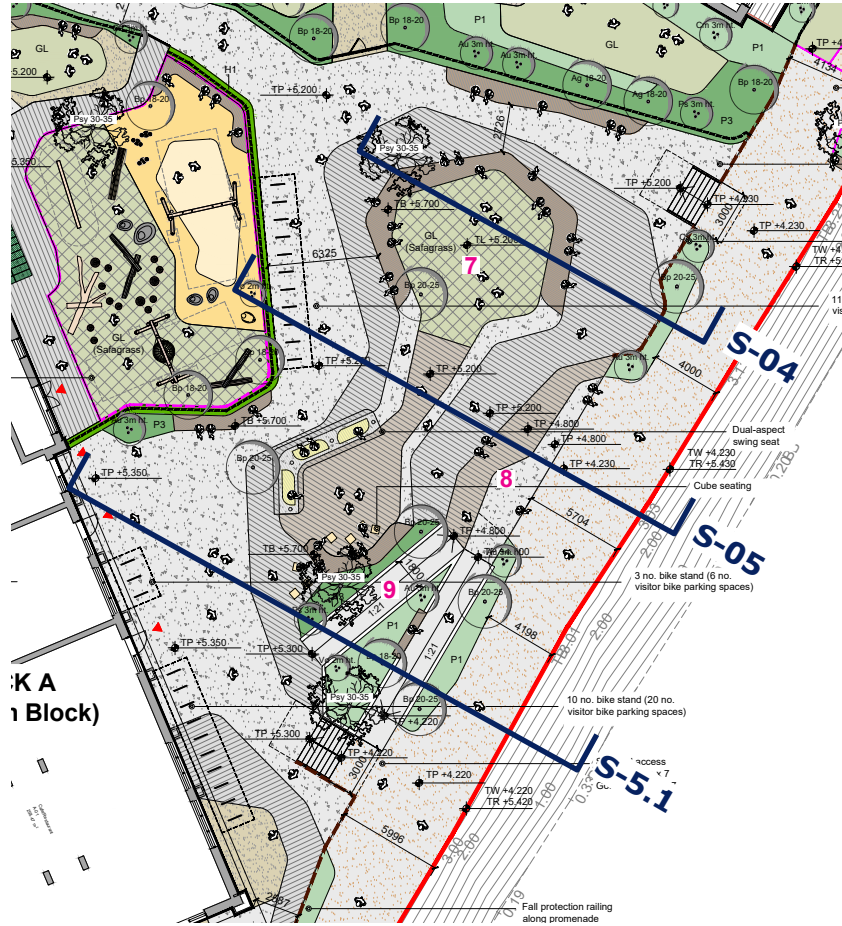
An urban square with small open lawn is situated adjacent to Lough Atalia Walk between Block C & D. The square features a long sculptural seat bench with south-oriented views and open view to Lough Atalia. It acts as a nodal point that connects Lough Atalia Walk to Lough Atalia Road and wider site context.



Reference Image Sun lawn with south-oriented long sculptural seating



S-02 Section through Urban Square



07 CENTRAL GATHERING PLAZA

08 VIEWING TERRACE

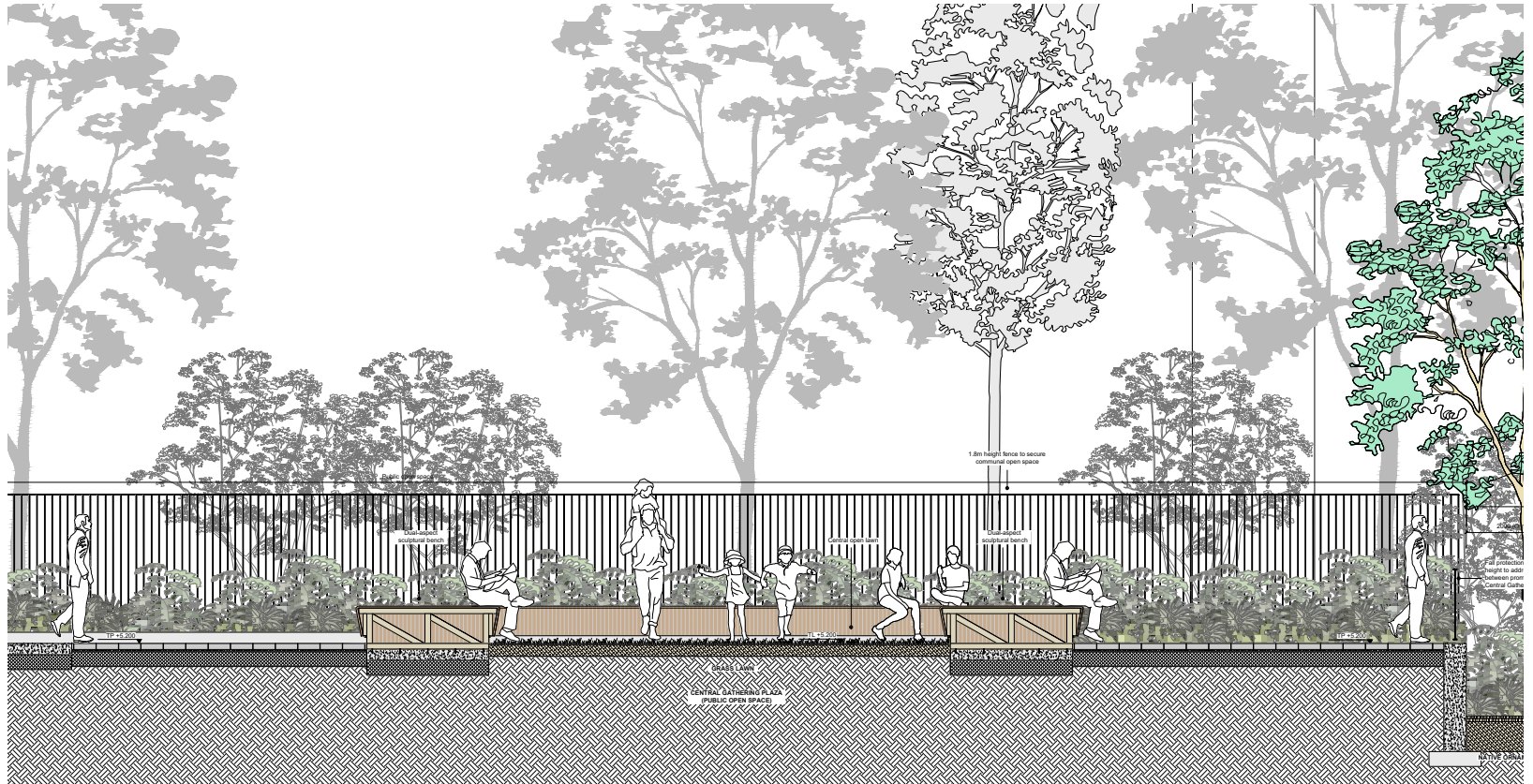
09 UNIVERSAL ACCESS TO CENTRAL GATHERING PLAZA

04.7 CENTRAL GATHERING PLAZA

Large area of multi-functional central gathering space between Block A & C with open views to Lough Atalia. A selection of contrasting paving materials including exposed aggregate concrete strips and high quality modular paving to enhance dynamics and vibrancy to the area. A large open sun lawn is situated north of the plaza surrounded by two sets of long dual-aspect sculptural benches to provide a high quality resting/gathering space within public open space. Dual-aspect swing seats are also introduced as a playful element to create a vibrant and dynamic gathering space.



Reference Image Long sculptural and open lawn across Central Gathering Plaza



S-04 Section through Central Gathering Plaza