



Landscape Design Statement

Beaumont Road, Dublin

on behalf of Urban Life (BMD) Ltd

Spetember 2026 / Project No. 8569

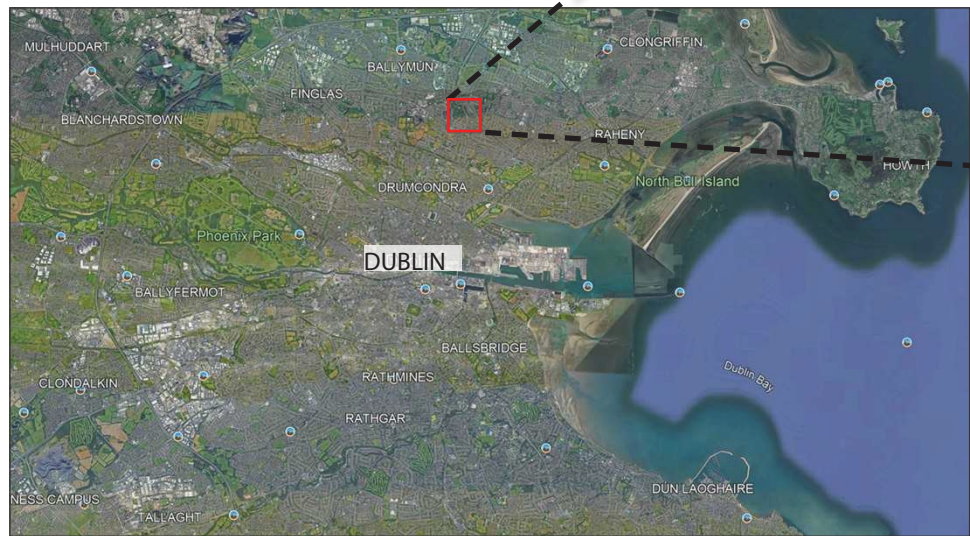
Introduction
The Landscape Masterplan has been developed by Park Hood Landscape Architects in conjunction with Henry J Lyons (Architect) and under appointment by Urban Life (BMD) Limited with input from key technical and environmental consultants. The site assets and constraints were established in conjunction 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.

The proposed development has been informed by the planning history and the planning policy. The application site is located in Z1 Sustainable Residential Neighbourhood in the new Dublin City Council Development Plan 2022-2028.

This design statement describes a proposal for the proposed Large Scale Residential Development (LRD) will comprise 100 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 27 no. 2-beds and 11 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All residential units will be provided with associated private balconies/terraces to the north/ south/ east/ west elevations. Provision of internal amenity space and lobby/reception area at ground floor of the apartment block. Vehicular/ pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and emergency access via Ellenfield Road. All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage.

▼ Site location Context Map



▼ Site location



Zoning Context and Design Response

The subject site at Ellenfield Place / Beaumont Road is zoned Z1 – Sustainable Residential Neighbourhoods under the Dublin City Development Plan 2022–2028, the objective of which is “to protect, provide and improve residential amenities”. The landscape strategy for the proposed multi-storey residential development has been formulated to directly support this zoning objective by prioritising high-quality residential amenity, a strong sense of place, and a landscape framework that enhances the character and liveability of the surrounding neighbourhood.

Design Principles in Response to Z1 Zoning

The landscape design has been guided by the following principles, which align with the intent of Z1 zoning:

- Protection and enhancement of residential amenity through well-designed communal open spaces that provide usable, attractive and safe environments for residents.
- Creation of a high-quality living environment that supports health, wellbeing and social interaction, particularly important in a higher-density, multi-storey residential context.

- Integration with the established residential character of the Beaumont area through appropriate scale, materials, planting and boundary treatments.
- Provision of legible and safe shared spaces that balance pedestrian movement, social use and necessary vehicular access.

Communal Residential Open Space

- The communal landscape areas are designed as an extension of the residential environment, providing residents with accessible, overlooked and functional outdoor spaces for passive recreation, relaxation and informal social interaction. These spaces are:
 - Centrally located and clearly defined to ensure ease of access and natural surveillance.
 - Designed with a hierarchy of spaces, allowing for quieter seating areas as well as more active communal zones.
 - Planted with a robust mix of trees, shrubs and groundcover to create seasonal interest, biodiversity value and a sense of enclosure without compromising safety or visibility.
- This approach directly supports the Z1 objective of improving residential amenities and ensuring that increased density is accompanied by high-quality open space provision.

Small Public Space and Interface with the Street

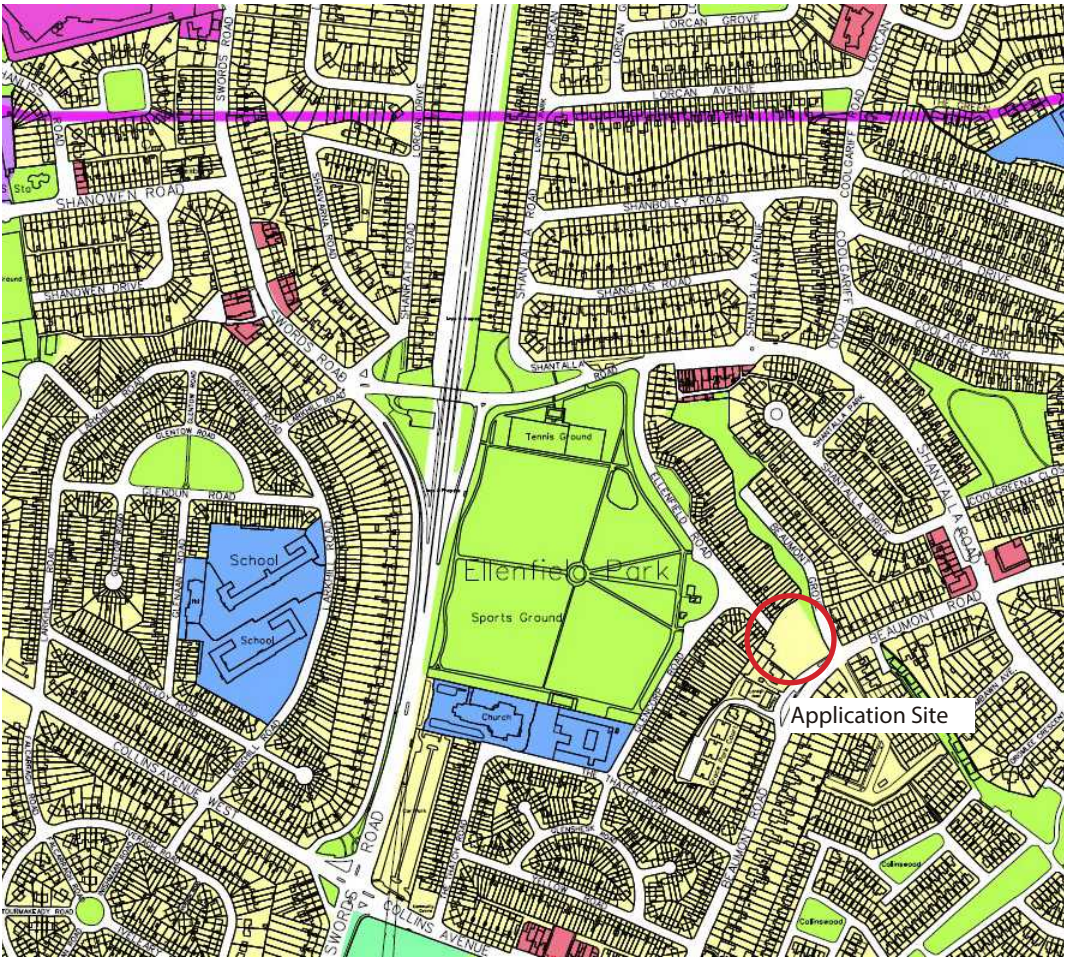
- The proposed small public space has been designed to positively contribute to the public realm while remaining appropriate to its residential setting. In accordance with Z1 zoning objectives, this space:
 - Enhances the streetscape along Beaumont Road / Ellenfield Place through high-quality hard landscaping, tree planting and seating.
 - Provides a welcoming and legible entrance to the development, reinforcing a sense of place and community.
 - Maintains a clear distinction between public and private/communal areas through subtle level changes, planting and material transitions rather than hard barriers.

Car Parking and Landscape Integration

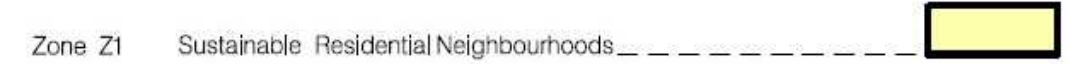
- Car parking areas are treated as a secondary element within the landscape strategy, ensuring they do not detract from residential amenity. Measures include:
 - Use of tree planting, hedging and permeable surfaces to soften the visual impact of parked vehicles.
 - Clear pedestrian routes through and around parking areas to prioritise resident safety and accessibility.
 - Sustainable drainage and planting solutions where feasible, contributing to environmental performance and visual quality.



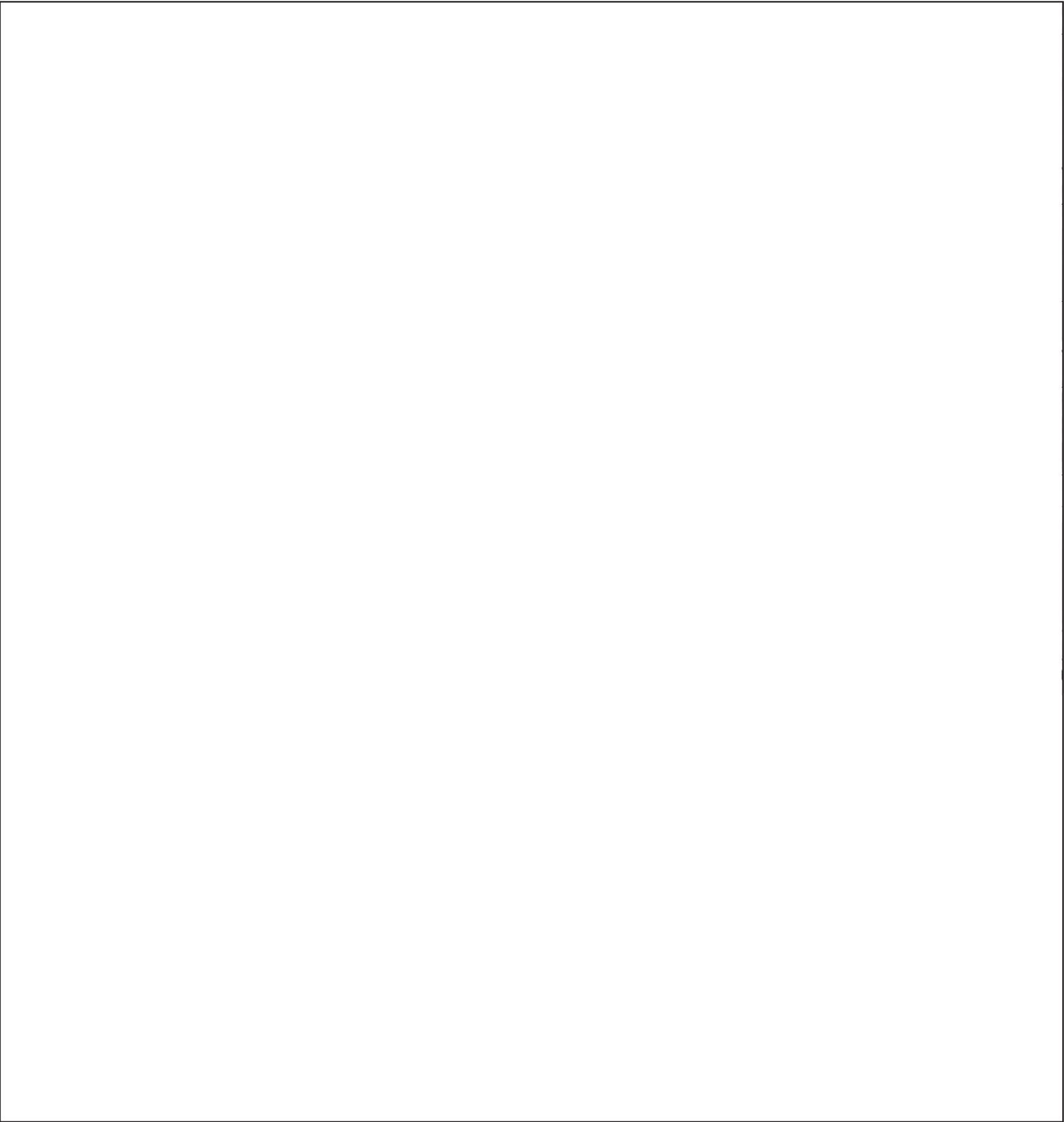
Land Use Zoning Map



Land use Zoning for application site









Legend

LEGEND

- APPLICATION AREA - 6,174m2 (0.61Ha)
- COMMUNAL OPEN SPACE
1,266m2 (0.12Ha) 20.5%
Requirement - 597m2 9.5%
- ANCILLARY SPACE
616m2 (0.06Ha) 9%
- PUBLIC CONNECTION

Communal Open Space Design & Rationale

The proposed landscape scheme provides a high-quality public open space to the west of the development, designed to create a vibrant, multi-functional environment for residents and pedestrians moving through this part of Ellenfield Place. The design intent is to deliver a welcoming, accessible, and distinctive landscape that encourages social interaction, relaxation, and a strong sense of place in accordance with Section 16.10.3 of the Development Plan.

The open space is structured around a series of seating and gathering areas, including picnic table sets that promote informal meeting and community activity. These are positioned to take advantage of open views across the space, particularly towards the northern corner, and are enclosed by structural shrub planting to provide privacy for adjacent ground-floor residents. Bench seating is integrated along key pedestrian routes, overlooking the open space to enhance passive surveillance and amenity. A central open lawn area offers space for informal play and recreation, ensuring flexibility of use and a sense of openness within the development.

New tree planting has been incorporated to replace and enhance the loss of existing Birch and Field Maple trees on site. Larger specimen trees are positioned within boundary planting zones to establish long-term structure and canopy cover, while smaller ornamental species are used within privacy planting strips adjacent to ground-floor units, maintaining residential amenity without impacting natural light levels.

A combination of fixed benches, integrated seat walls, and raised planters provides a variety of seating opportunities and helps define spatial hierarchy within the open space. The raised planters are strategically located to address level changes and create visual interest, planted with seasonal, low-maintenance, and pollinator-friendly species that contribute to year-round biodiversity and align with the objectives of the Dublin Region Air Quality Plan (2021).

The design prioritises pedestrian comfort, accessibility, and safety, providing legible and well-lit routes that connect key building entrances and communal areas. Hard landscape materials have been selected for durability, permeability, and visual coherence, using a coordinated palette of natural and manufactured finishes to ensure consistency across the development. Provision for bicycle storage is integrated at key nodes and communal gathering points to support sustainable transport choices.

The overall streets-cape and open space layout have been designed in accordance with the Design Manual for Urban Roads and Streets (DMURS), promoting a safe, pedestrian-friendly environment that integrates seamlessly with the wider public realm and enhances the character of the surrounding neighbourhood.

▲ Communal amenity area - West of Duplex



▲ Communal Area/Play Area - East of Apartment Block



The proposed scheme establishes a shared streetscape and public open space that prioritises pedestrian movement, community interaction, and environmental quality. The central access route functions as a shared surface, accommodating both vehicles and pedestrians within a low-speed, well-landscaped environment. High-quality paving, integrated seating, and robust planting create a cohesive public realm that blurs the distinction between street and open space, encouraging social use and safe circulation.

The shared streetscape connects directly to the Communal open space to the west and East, providing a continuous, legible, and accessible sequence of spaces. These areas support informal recreation, relaxation, and gathering while ensuring permeability through the site. Street trees, soft landscape buffers, and carefully designed lighting enhance comfort, safety, and visual character, while sustainable drainage and permeable materials contribute to environmental performance.

Overall, the shared streetscape forms a vibrant, inclusive, and multifunctional public realm that integrates with the surrounding neighbourhood and aligns with the principles of DMURS and Section 16.10.3 of the Development Plan, ensuring both functional access and a strong sense of place.



Play Provision Plan





Sedum plants are particularly suited for roofs because they're hardy, drought-resistant, and able to thrive in shallow soil with minimal maintenance. This makes sedum an ideal choice for extensive green roofs, which are lightweight and cost-effective to install.

With their wide range of benefits, sedum roofs are becoming a popular choice for sustainable building practices, especially in urban settings aiming to address climate challenges and beautify spaces. Sedum roofs are proposed to the roof levels as shown on drawing right and the benefits are set out below:

Stormwater Management: Sedum roofs absorb rainwater, reducing runoff and easing the load on urban drainage systems. They can retain between 50-80% of the rainwater that falls on them.

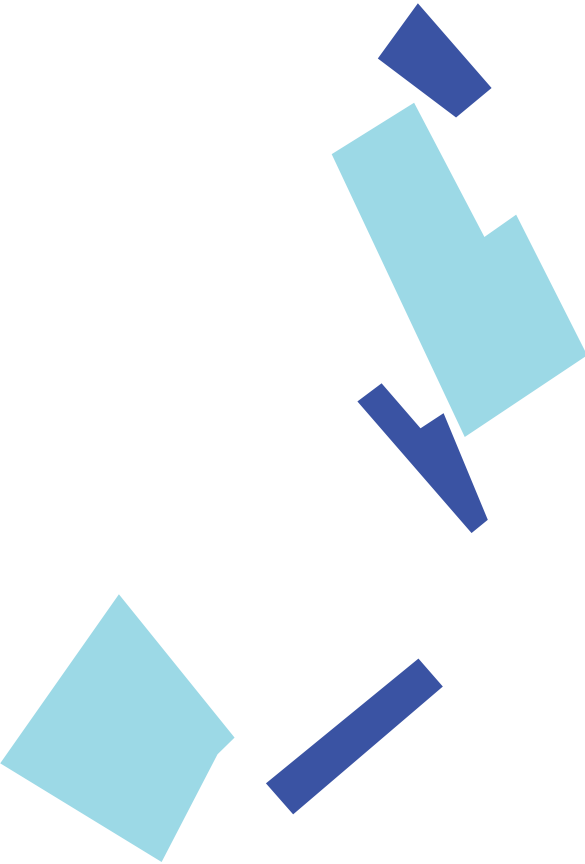
Air Quality Improvement: Sedum plants filter pollutants and carbon dioxide out of the air, improving urban air quality.

Biodiversity: Planting has been specified to include a diverse sedum mix supplemented with pollinator-friendly herbaceous species, ensuring year-round habitat provision and alignment with the Guide's emphasis on biodiversity enhancement. Substrate depths, drainage layers, and build-ups have been selected to meet the performance criteria outlined by DCC, including stormwater attenuation, thermal benefits, and long-term maintenance requirements.

Aesthetic and Psychological Benefits

Enhanced Visual Appeal: A sedum roof brings a vibrant, natural aesthetic to urban landscapes, providing visual interest and enhancing property value.

Wellness and Mental Health: Access to green spaces has been linked to reduced stress and improved well-being. Even seeing green roofs from windows can positively impact mental health.



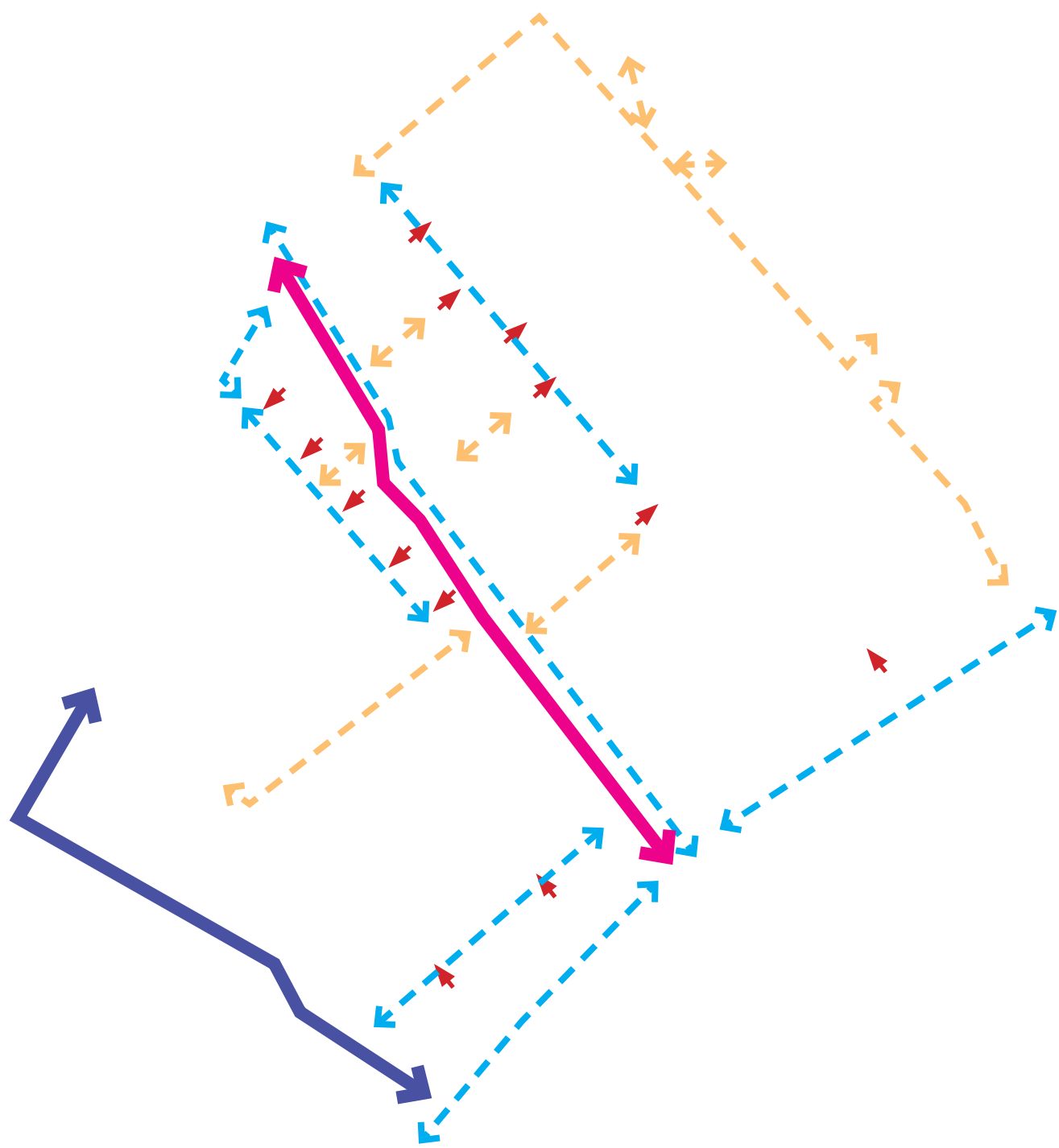
- Attenuation Tank
- Rain Gardens



Attenuation basins are a natural form of surface runoff management, designed to temporarily store and slowly release excess water, mimicking the way natural landscapes handle rainfall. They play a key role in sustainable drainage systems (SuDS) by controlling the flow of water and reducing the risk of flooding, erosion, and pollution. These can provide a nature based benefit by creating attractive wetland planting and furthermore enhance the amenity value of the area. Further information and detail can be found within the project Engineer’s drawings and reports.

Within the central communal courtyard three engineered rain gardens are proposed and designed for on-site stormwater attenuation, infiltration, and bio-filtration. Planting scheme utilizes a localized riparian matrix across variable moisture gradients to maximize ground-stabilization, absorb heavy nutrient loads, and mitigate surface water velocity before infiltration.

Access + Circulation

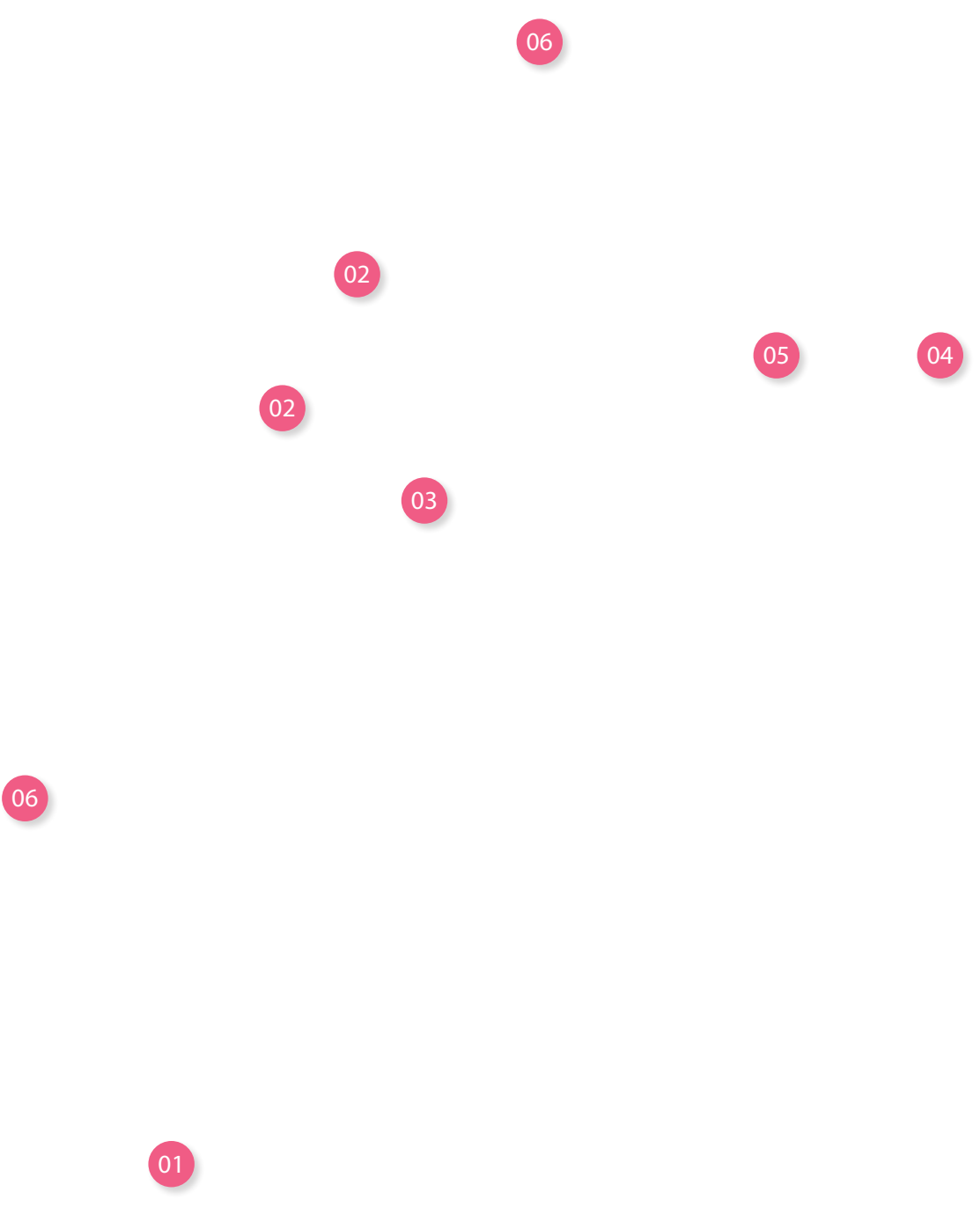


- Car Parking Access
- Emergency Vehicular Access
- Pedestrian Movement
- Communal Amenity Access
- Building Access

Vehicular access to the site is provided from Beaumont Road, where an existing lay-by enables entry from the south and connects northwards to Ellenfield Road where removable bollards are located to ensure resident access only.

Within the development, the main access route is designed as a shared surface accommodating both vehicles and pedestrians, promoting a safe, low-speed environment and fostering a sense of community. A network of pedestrian pathways provides multiple connections throughout the site, including links to the west of the duplex apartments, ensuring permeability and ease of movement.

Communal open spaces are well integrated with these circulation routes, encouraging social interaction and accessibility. To the east of the apartment block, residents benefit from direct access from private terraces, enhancing the connection between private and communal landscape spaces and supporting active engagement with the surrounding environment.



Tree Constraints Plan



An updated Tree Survey Report was undertaken by Andrew Boe BSc (Hons) MARBORA, Independent Arboricultural Consultant, on 19 January 2026, superseding the Tree Survey Report dated June 2020. The following findings were recorded:

Approximately 20 trees and tree groups were surveyed across the site. Of these, 18 were classified as Category B (trees of moderate quality with an estimated remaining life expectancy of at least 40 years), and two trees (T011 –T012) were classified as Category C (trees of low quality with an estimated remaining life expectancy of at least 10 years).

The majority of trees (Tree Groups T006–T0011) are located along the north-eastern boundary of the site adjacent to Beaumont Grove and comprise Norway maple and horse chestnut. These trees are to be retained and protected in accordance with the methodology set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

A further line of maple trees (T013–T014) is located within a traffic island along Beaumont Avenue. These trees are also to be retained; however, they fall outside the application site boundary. Trees T015-T020 are located along the site boundaries and can similarly be retained.

Trees T001,T003, T004, T005, identified as Category B field maples, are proposed for removal to facilitate the proposed development. Tree no. T0012 identified as Category C is proposed for removal to facilitate development.



▲ View of Trees nos T007-T0011 Along Beaumont Grove (Google Streetview 2026)

20 No. Trees were surveyed.	20 No. Trees were surveyed
2 No. Trees were noted as Category C	15 No. Trees are to be retained
18 No. Trees were noted as Category B	00 No. Trees to be felled as recommended in Tree Survey
0 No. Trees were noted as Category A	05No. Trees to be felled to facilitate development

Soft Landscaping - Hedge Planting and Climbers

▼ Carpinus betulus



▼ Viburnum tinus 'Eve Price'



Soft Landscaping - Climbers

▼ Hedera hibernica



ALL IRELAND POLLINATOR PLANTS



Soft Landscaping - Shrub Planting Partial Shade

▼ Skimmia japonica ‘Pink Dwarf’



▼ Hebe ‘Green Globe’



▼ Pachysandra terminalis



▼ Euonymus fortunei ‘Emerald ‘n’ Gold’



▼ Spiraea japonica ‘Goldflame’



▼ Nandina domestica Obsessed



▼ Euonymus fortunei ‘Emerald Gaiety’



▼ Pieris japonica ‘Little Heath’



▼ Hebe ‘Caledonia’



▼ Narcissus ‘Thalia’



▼ Narcissus ‘Lemon Drop’



▼ Salvia nemorosa ‘Caradonna’



▼ Leucothoe keiskei ‘Burning Love’



▼ Narcissus ‘Thalia’



▼ Narcissus ‘Lemon Drop’



▼ Sesleria autumnalis



ALL IRELAND POLLINATOR PLANTS



Soft landscaping - Tree Planting

The landscape plan incorporates a carefully selected mix of tree species to establish a natural, welcoming environment for residents. The proposed planting will introduce seasonal colour, texture, and visual interest throughout the site—enhancing areas that currently lack landscape character and defining distinct identities within different zones of the development.

Trees are strategically positioned to create natural buffers between buildings and parking areas, while also punctuating pedestrian routes to reinforce circulation, provide shade and shelter, and form key focal points within the landscape.

The use of semi-mature specimens ensures that the planting will deliver an immediate sense of maturity and structure, making a positive contribution to the wide

▼ Betula utilis 'Jacquemontii'



▼ Amelanchier lamarckii



▼ Betula pendula



▼ Sorbus aria



▼ Acer campestre 'Huiber's Elegant'



1. Planning /Design		
Communal Amenity Space: The extent of the communal amenity space to the east of the site is unclear. The boundaries of same are unclear. The usability of same is equally unclear, particularly the communal amenity space in the south-eastern portion of the site.	MCG/PH/HJL	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1004 Open Space Provision Plan.</i> This has been updated to clarify the extent, layout, and distribution of communal amenity space including the eastern portion of the site. The drawing sets out the associated ancillary spaces and provides a comprehensive schedule of areas. The boundaries of all communal open spaces are clearly defined in terms of extent, access, and ownership. The design / layout / presentation on this plan of the communal area to the south-east has been improved to demonstrate how it is anticipated to function as an attractive, safe, and usable amenity space for residents.
The quantum of communal open space has been crudely calculated in the documentation stated to equate to 1,800 sq.m. It is not clear how this figure has been arrived at. In order to provide clarity, the landscape plans require additional detail clearly indicating all key dimensions of the communal amenity spaces and buffer / privacy strips adjacent to the ground floor units; nature of uses, including equipment / seating etc., indicated on the landscape plans. The true quantum of useable and accessible communal amenity space is required to be provided	MCG/PH/HJL	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1004 Open Space Provision Plan.</i> This drawing has been updated to provide additional clarity on the extent, quantum and usability of communal open space (as well as extent of ancillary landscape areas or open spaces). Communal Open space – 1,266m² (0.12Ha) 20.5% Ancillary Space – 616m² (0.06Ha) 9%
The communal open space to east does not relate well to the proposed 6-storey apartment block as ease of access has not been provided. The pedestrian route to access the amenity space from the apartments is convoluted and far from ideal. Furthermore, the residents of the block do not have any views of the amenity space, thereby no supervision from the residents of the block of the external amenity spaces below. Children living in the apartment block would not benefit from the required level of passive supervision from any of the block's units. The future occupants of the apartments, i.e. those living in the higher density part of the scheme, should have the optimum access to, and overlooking of / sense of connection to, their associated communal amenity space in the scheme. The submitted Planning Report and Design Statement also require updating detailing how this has been achieved	MCG/PH/HJL	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals.</i> The communal open space arrangement within the proposed development has been significantly revised to address this point and improve connectivity between residents and amenity spaces. The main change is the provision of a central landscaped courtyard in the centre of the site in an area that was previously dominated by car parking and access provision. A smaller area of open space including a play area is located to the west. This and the reworked communal open space to the east ensure a balanced and improved provision of amenity spaces across the site. Residents in Block A have direct access to the communal open space to their immediate west (equating to 745m²) while a short walk through intervening open space would take them to the communal open space towards Beaumont Grove (equating to 425m²) The positioning and orientation of the open space in relation to the apartments enable natural surveillance of the communal spaces from multiple units, as well as from active ground floor frontages. This ensures an enhanced level of passive supervision, contributing to safety and usability, particularly for families and children and the amendments offer improvement and clarity to the amenity area's connectivity, usability, and surveillance.
It is unlikely that residents from the units on the eastern side of the scheme will utilise the favourable communal space on the western side of the scheme due to unlikely sense of attachment to it coupled with road safety issues i.e. residents, including young children, having to traverse the roadway and car parking running from one end of the site to the other. In this regard the applicant is advised not to rely on the communal amenity space on the western side of the scheme to serve the residents residing in the apartment block on eastern side of the scheme	MCG/PH/HJL	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals.</i> The amended layout reworked the open space across the application site and this serves to address this point in terms of resident connectivity and accessibility to amenity areas. The repositioning of the core open space to the central courtyard (and moving car parking from this area) ensures open space is located in a more favourable location and sense of ownership. Residents can access this open space without having to traverse vehicular routes or car parking areas and it provides an enhanced linkage to the further open space towards Beaumont Grove. The former communal open space to the west has been reduced in size but still provides a small play area.
- Street activation Block A has been designed with a blank façade at ground floor level at the prominent entry point to the scheme. The ground floors uses here do not activate the street / provide passive overlooking at the entrance to the scheme. The ground floor façade at the south-west point of Block A is blank. This is main entrance and exit point into the scheme. To improve security, residential amenity and visual amenity the applicant is requested to provide the active uses at this key entry point i.e. 'Amenity Space'; 'Caretakers' / Building Maintenance Office at this key entry point and the 'back of house' uses i.e. plant room; waste storage ESB substation' in less prominent locations.	HJL (MCG/PH)	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals.</i> The ground floor layout has been revised to introduce an area of open space incorporating seating and planted areas at the main entrance to Block A. This intervention provides activity and passive surveillance aside this arrival point. Further landscape works are incorporated along the south-west façade to soften its appearance and enhance visual amenity. These changes will improve the landscape character at the main entrance / exit point to address this point.

- The applicant is required to submit all relevant supporting documents in accordance with Section 15.1 of the Dublin City Development Plan 2022 – 2028	MCG/ALL	The application has been reviewed against the requirements of Section 15.1 of the Dublin City Development Plan 2022–2028.
Parks		
• Arboriculture: The tree survey document shall include a summary schedule indicating the number of existing trees located on site, located immediately adjacent the site, the number of trees to be removed as a result of the development and the total number of trees to be planted under the landscape scheme. • A quantity of Field Maples will be included as compensatory planting for those proposed to be felled • A tree protection plan is required to be submitted indicating all development proposals (buildings/services etc.), all existing trees to be retained on site and adjacent to the site and position of tree protection measures, such as tree protection fencing, trunk protection , no-dig zones • The site area is serviced by Ellenfield Park and no public open space is required within the site. A financial contribution in lieu of public open space is therefore required. • Landscape Masterplan: The application boundary shall be included. Existing underground services shall be indicated.	PH/ARBORIST	<i>Please refer to the submitted Tree Survey Report (January 2026) and associated Tree Constraints Plan.</i> This provides a comprehensive schedule outlining the number, condition, and locations of existing trees both within and immediately adjacent to the site. The documentation clearly identifies trees to be retained and those proposed for removal as part of the development. Compensatory planting is incorporated within the landscape proposals (<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals</i>), including a quantity of field maple trees to offset those removed as well as the broader planting works proposed as part of this development. <i>Please refer to Drawing No. 8569-PHL-00-ZZ-DR-L-1002 Development Impact Plan.</i> This plan was submitted with the original planning application and clearly identified the extent of proposed works relative to retained trees, along with appropriate tree protection measures, including root protection areas, protective fencing. An Engineer's services overlay has been provided in conjunction with the landscape proposals to demonstrate coordination with existing and proposed underground services. The Application Site boundary is included on the Landscape Masterplan. Following a review of underground services locations, proposed tree planting has been amended to ensure it does not conflict with these locations. (<i>Please refer to Drawing L1001</i>)
• Communal Open Spaces: The access for apartment residents to proposed communal open space shall be amended to include direct access to the eastern COS provision from the apartment's core lifts zone. The route to the western COS shall include a pedestrian priority crossing at the access road. All COS spaces shall be enclosed for privacy and security. • The roof areas may include COS to bring the total readily accessible quantity to the apartment standard guidelines	PH	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals.</i> The revised layout introduces an additional area of communal open space at the core of the site, providing more direct and convenient access for residents while improving the accessibility of the eastern communal amenity space. <i>Please refer to Drawing No. 8569-PHL-00-ZZ-DR-L-1003 Boundary Proposals Plan.</i> The eastern communal area is secured with a 2m high decorative steel railing, complemented by hedge planting along the boundary with Beaumont Grove, ensuring both enclosure and visual amenity. The smaller play area to the west is enclosed with a low 1.2m high bow-top railing, providing appropriate safety while maintaining visibility. All communal open spaces are designed with appropriate access, enclosure and natural surveillance measures to ensure privacy, safety, and usability. Given the extent, distribution, and usability of the communal open space provided at grade, it is not considered necessary to include additional communal amenity at roof level.
• Private Open Space: Private rear garden areas at western duplex units shall be extended to increase space for residents • Green roofs: A green roof plan shall be submitted. Planting shall include biodiverse plant species. Please review the DCC Green & Blue Roof Guide	PH/HJL	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals.</i> Private rear gardens have been extended to increase space for residents. A comprehensive Green Roof Plan has been prepared in accordance with the DCC Green & Blue Roof Guide and is included within the Landscape Design Statement (Page 9). The proposed system incorporates a biodiverse extensive green roof, designed to support ecological value, climate resilience, and sustainable water management. Planting has been specified to include a diverse sedum mix supplemented with pollinator-friendly herbaceous species, ensuring year-round habitat provision and alignment with the Guide's emphasis on biodiversity enhancement. Substrate depths, drainage layers, and build-ups

		have been selected to meet the performance criteria outlined by DCC, including stormwater attenuation, thermal benefits, and long-term maintenance requirements. Please refer to Engineers drawings/reports for further information. This approach ensures the green roof delivers measurable ecological and environmental benefits while fully complying with the standards and best-practice principles set out in the DCC Green & Blue Roof Guide.
Materials: Materials for surfaces at key areas, e.g meeting areas/plazas , building entrances shall in general deploy natural stone. 50% of external seating shall include arm and back-rests. 50% of all external cycle parking stands shall have weather covers	PH	<i>Please refer to Drawing 8569-PHL-00-ZZ-DR-L-1001 Landscape Proposals.</i> Material consideration for natural stone paving has been included within the central communal open space/courtyard and the main building entrance at Block A.
Required Submission Documents: Landscape Masterplan Hardworks/software outline plans Landscape Design Statement Arboricultural survey report & plan, tree impact plan and tree protection plan POS & COS open spaces and play spaces Key Plan with area calculations Boundary Plan with details Landscape Sections and Elevations Birds Eye CGIs over open spaces Green Roof Plan with biodiverse planting AA Screening & NIS Ecological Impact Assessment (including bat survey report & updated habitat survey) Biodiversity Enhancement Plan (including details of 'bat friendly' lighting) Invasive Species report	PH/ALL	Please refer to the submitted drawing package and accompanying reports. This includes a Landscape Masterplan, hard and soft landscape proposals and a Landscape Design Statement outlining the overall approach. Arboricultural information has been provided, including survey details, a tree impact assessment, and tree protection measures. Public open space provision is clearly set out through a coordinated suite of drawings, including a key plan with associated area calculations, alongside boundary treatment details, landscape sections, and elevations.

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