

# SEAVIEW AVENUE

ARKLOW, Co. WICKLOW



## DESIGN STATEMENT

PART 8 - PLANNING APPLICATION

PREPARED FOR  
WICKLOW COUNTY COUNCIL  
JUNE 2026

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Accompanying Documents

- 25301-1-100 SITE LOCATION MAP
- 25301-1-111 - LANDSCAPE LAYOUT
- 25301-1-112 - LANDSCAPE LAYOUT- LOWER SITE
- 25301-1-113 - LANDSCAPE LAYOUT- MIDDLE SITE
- 25301-1-114 - LANDSCAPE LAYOUT- UPPER SITE
- 25301-1-201 - LANDSCAPE SECTIONS - SHEET 1
- 25301-1-202 - LANDSCAPE SECTIONS - SHEET 2

## Brief

Wicklow County Council has appointed a multidisciplinary design team led by Landscape Architects Cunnane Stratton Reynolds Ltd, supported by Engineering, Ecology and Specialist Consultants, Roughan & O'Donovan Consulting Engineer, to prepare a comprehensive Masterplan for the Seaview Avenue Recreation Area, Arklow, County Wicklow.

The brief clearly establishes the primary objective of the project: to develop a long-term vision and framework for the enhancement of Seaview Avenue as a high-quality, accessible and sustainable recreational destination that responds to the needs of a growing and diverse community while protecting and enhancing its unique environmental and heritage assets.

The brief identifies a wide range of existing facilities and opportunities within the 21.73-hectare site, including the running track, MUGA, playground, skate park, gym area, Bloom garden, duck pond, dog park, colour court, coastal promenade, leisure centres and the historic Kynoch area. It also highlights the need to improve accessibility, connectivity, visitor facilities and the overall quality of the public realm while creating opportunities for future recreational, educational and community uses.

Key considerations include stakeholder engagement, enhancement of gateways and arrival points, improved pedestrian and cycle connectivity, strengthening the coastal promenade, biodiversity protection and enhancement, sustainable drainage measures, universal accessibility, heritage interpretation, provision for all age groups and abilities, and the creation of spaces that support both active and passive recreation.

The Masterplan presented will establish a clear vision for the future development of Seaview Avenue, creating a series of connected recreational, ecological, heritage and community destinations within a coherent landscape structure. The proposals seek to celebrate the site's coastal setting, strengthen biodiversity, enhance accessibility and connectivity, acknowledge the historical significance of the Kynoch area, and provide a diverse range of experiences for residents and visitors alike.

The Masterplan is intended to be ambitious yet deliverable, providing a flexible framework capable of guiding phased implementation over time. It will support future funding applications, inform Part 8 planning processes and provide Wicklow County Council with a robust strategy for the sustainable development, management and enhancement of Seaview Avenue as a valued community asset for present and future generations.



Initial site analysis layout, presented at the community workshop as a template to illustrate ideas.

## Design Objectives

Placemaking is central to the Seaview Avenue Masterplan. While the park already accommodates a wide range of recreational activities, the objective is to transform it into a distinctive destination that encourages people to visit, stay and enjoy its unique coastal setting.

The proposals have been developed around the following key objectives:

- Creating a connected network of active, passive and nature-based spaces that function as a cohesive whole.
- Enhancing existing facilities while providing flexible open spaces for informal recreation and community events.
- Establishing a strong landscape identity inspired by the site's coastal character, biodiversity and heritage.
- Improving accessibility and connectivity throughout the park for people of all ages and abilities.
- Protecting and enhancing biodiversity through habitat creation, native planting and sustainable landscape management.
- Supporting future community needs through adaptable and resilient design.
- Responding to the exposed coastal environment through robust materials, planting and infrastructure that are durable, sustainable and easy to maintain.

Together, these objectives will create a high-quality recreational and community destination that celebrates the unique character of Seaview Avenue while providing lasting benefits for the people of Arklow.

## Approach & Methodology

Our approach follows a structured process designed to create a practical, sustainable and deliverable vision for the site. This design process has had particular focus on early community participation to direct the outcome.

The methodology comprises:

- Undertaking a detailed analysis of the site, including its recreational uses, ecological value, heritage significance, accessibility, connectivity, landscape character and coastal setting.
- Understanding the project brief, stakeholder aspirations and the requirements of the Arklow community, as well as the maintenance capabilities of Wicklow County Council.
- Weighting up these desires with the opportunities and constraints of the site to inform the development of design principles and a clear site framework vision.
- Preparing a cohesive landscape masterplan that integrates existing and proposed facilities while enhancing biodiversity, accessibility and user experience.
- Collaborating with Ecologist and Engineering consultants to confirm feasibility of the proposed works.
- Developing illustrative masterplan proposals supported by sketches, visualisations and diagrams to communicate design intent.

The resulting Masterplan provides a flexible framework to guide future development, funding applications and Part 8 planning proposals for Seaview Avenue.

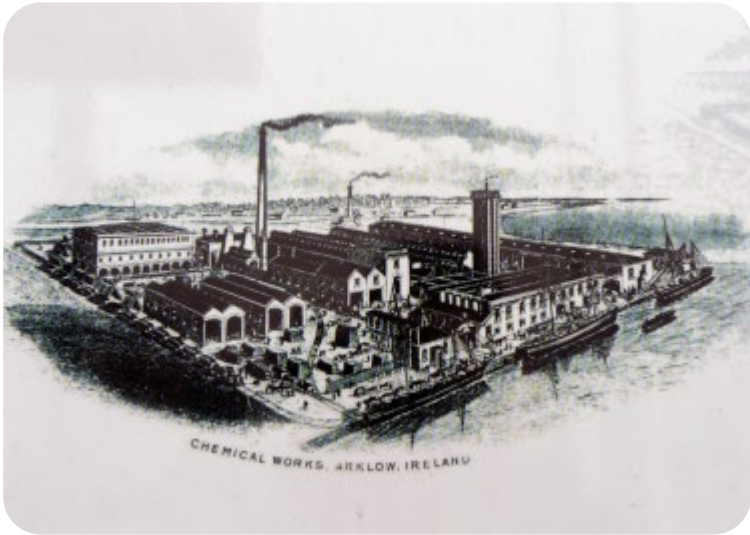
The site previously a coastal stretch of sand dune on the north beach of Arklow and was selected in the late 19th century for industrial development due to its access to the harbour, rail infrastructure, and proximity to the Avoca River. In 1895 the Kynoch explosives factory was established on the former Arklow Chemical Works site, marking the beginning of large scale cordite production in the town.

By the early 20th century the site had expanded significantly, evolving into a major industrial complex with dispersed buildings extending across much of the coastline. The layout was deliberately fragmented to reduce the risk of chain explosions, reflecting the hazardous nature of explosives manufacturing. The rail line running through Arklow played a key role in the movement of raw materials and finished munitions, linking the factory directly to wider transport networks, the alimnt of the duck pond trail today still follows this.

During the First World War the site became a major munitions centre, with employment rising to several thousand workers and continuous production operating across the expanded works. At its peak the complex dominated the northern coastal edge of the town and formed a key part of Ireland’s wartime industrial output.

In 1917 a major explosion occurred at the factory resulting in the deaths of 27 workers and extensive damage across the site and surrounding area. Following the end of the war in 1918, demand for explosives rapidly declined and production was scaled back, leading to the closure and dismantling of the works by 1919.

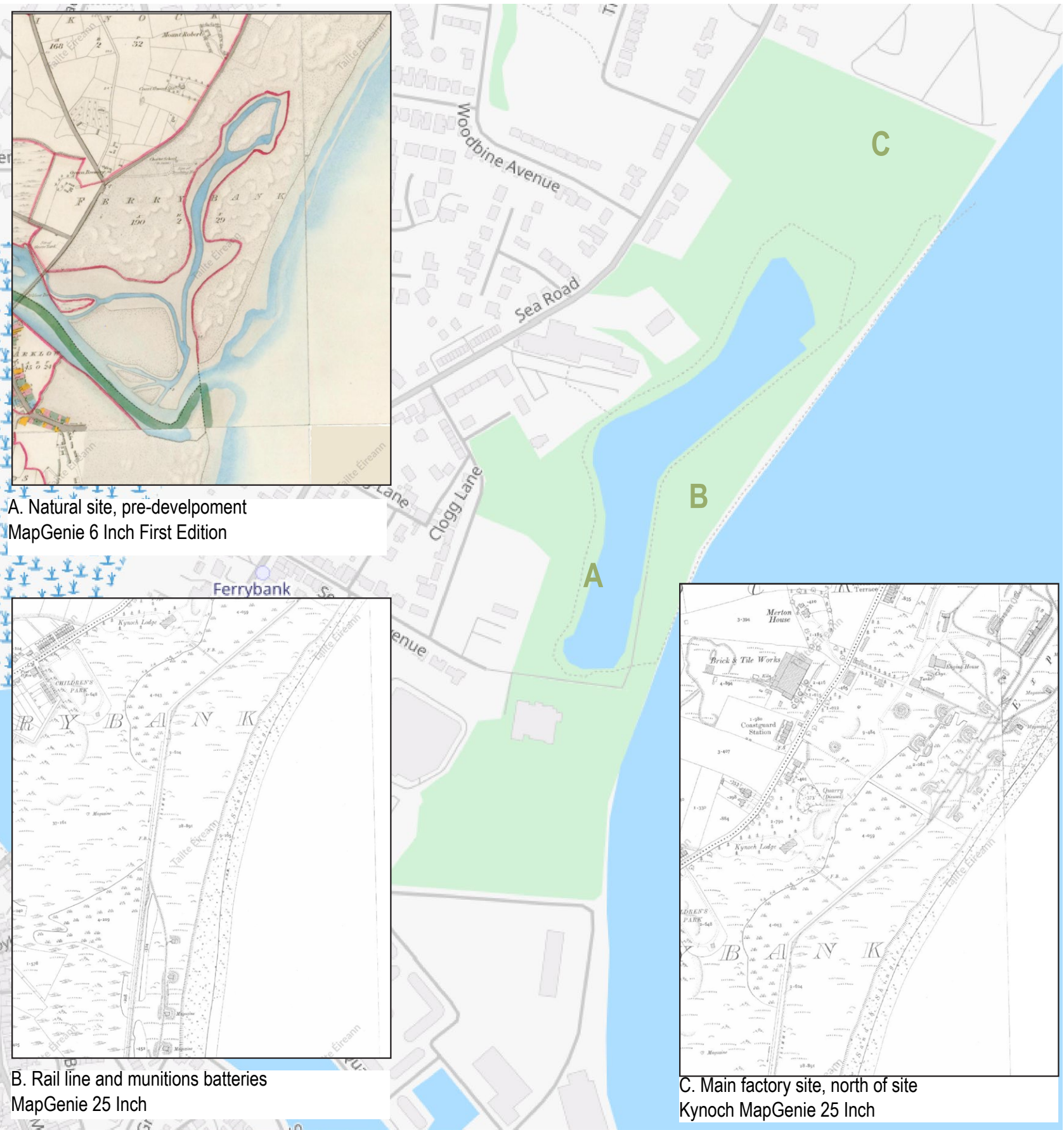
In the present day the site has been cleared of industrial structures and integrated into the surrounding residential and recreational landscape. Open coastal spaces now define the area, with little physical evidence remaining of its former industrial use. The historical significance of the site, however, continues to shape its identity as part of the town’s industrial and maritime heritage.



Kynoch explosives factory



Arklow Harbour & River Scene



A. Natural site, pre-development  
MapGenie 6 Inch First Edition

B. Rail line and munitions batteries  
MapGenie 25 Inch

C. Main factory site, north of site  
Kynoch MapGenie 25 Inch

During the initial site study period, a ecological survey of the site was conducted by Roughan & O'Donovan and a ecological constraints & opportunities report was generated to inform the consultation and design phases going forward. The findings of the report are as follows:

The site itself comprises a variety of habitats including grasslands, dune systems, scrub, woodland, and a man-made saline pond known locally as the 'Duck Pond'. These habitats have the potential to support birds (including nesting birds), , invertebrates, mammals such as badger and hedgehog, and to provide foraging and roosting opportunities for bats. A small area of a dune grassland mosaic is also present on the site, which contributes to the coastal biodiversity in the area.

Despite this diversity, parts of the site are of relatively low ecological quality, with large areas of intensively managed grassland, disturbed ground, and the presence of invasive species such Cherry Laurel and Sea-buckthorn (note that other species were identified in desk study, but where not found to be present on the site during the field survey). Informal pathways, trampling, dumping, and localised anti-social activity are contributing to habitat degradation and fragmentation, particularly within woodland and scrub areas.

There is strong potential for the proposed masterplan to enhance biodiversity across the site. Opportunities include the creation of species-rich meadows, improved management of the pond and reedbeds, retention and strengthening of woodland and scrub habitats, and the control or eradication of invasive species. The introduction of additional tree planting and the formalisation of pathways would improve habitat connectivity while reducing disturbance.

The site forms part of a wider informal green network along Arklow's coastline and rep-resents one of the most accessible open spaces near the town centre. A key consideration will be to balance ecological enhancement with recreational.

\* Excerpt of Seaview Park Arklow - Constraints & Opportunities – Engineering & Ecology report



Amenity Grassland



Dune Systems



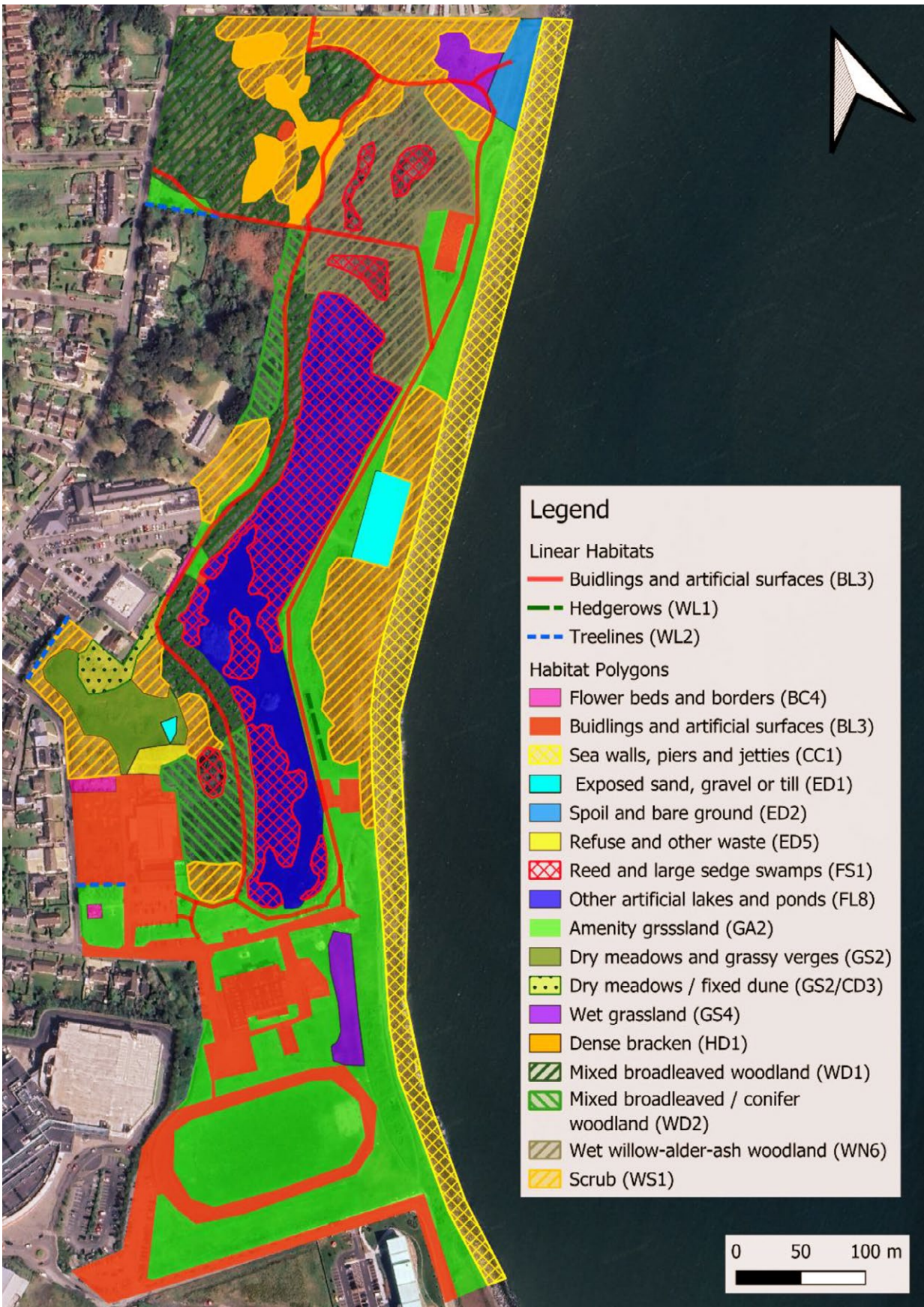
Scrub



Woodland



Man-made Saline Pond



\* Pg 08 of Seaview Park Arklow - Constraints & Opportunities – Engineering & Ecology report

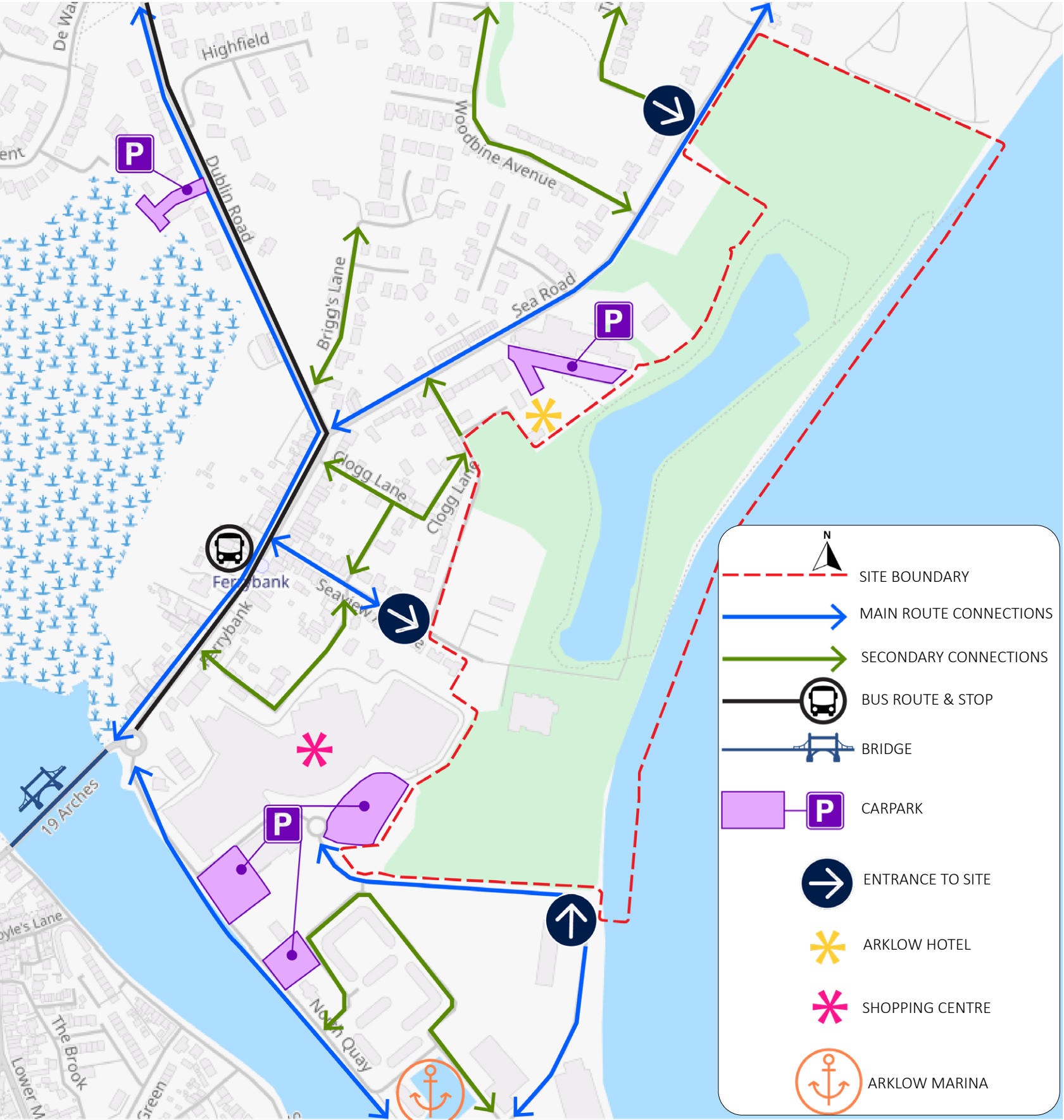
CIRCULATION - GREATER AREA

The site is positioned within close proximity to established residential areas such as Highfield, Sea Road and the surrounding neighbourhood streets. A number of pedestrian connections lead directly toward the site from these areas, creating strong local accessibility, particularly from the west and north. These routes are largely informal in places but indicate clear desire lines and regular use by the local community.

To the south and southwest, the site connects toward the town centre via Seaview Avenue and Ferrybank, where onward links provide access across the Avoca River. While these connections are direct, the pedestrian environment varies in quality, with certain sections lacking strong definition or priority for walkers and cyclists. There is an opportunity to strengthen these routes to better integrate the site with the wider town centre and riverfront.

Access into the site itself is available from multiple points along its western edge, as well as from the southern approach near the marina. These entrances are currently understated and could benefit from clearer definition and wayfinding. Internally, movement is largely informal, with paths forming organically through grassland, woodland and along the pond edge, reflecting how the site is currently used.

Car access is facilitated by several existing car parks located along the western and southern edges of the site, providing convenient entry points for visitors. These are supported by nearby local roads, while a bus stop within walking distance improves accessibility by public transport.



The Nineteen Arches Bridge



Arklow Marina



Bridgewater Shopping Centre



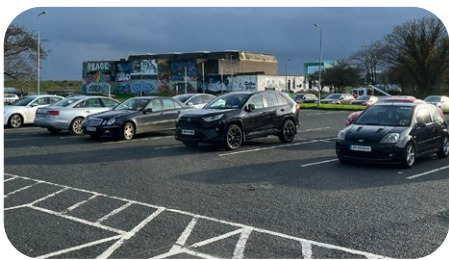
Arklow Bay Hotel



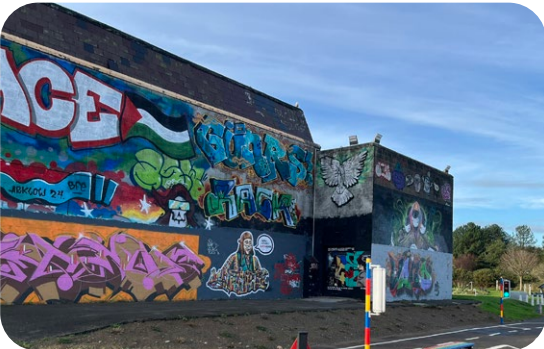
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Pedestrian Route Connection



Parking



Sports Facility



Pool / Leisure Centre

Existing routes from the west and north are well used and reinforce the site’s role as an important recreational space for the local community.

Recreational facilities including the leisure centre, swimming pool, sports grounds, and car parks are located along the western edge of the site, generating regular activity and providing key access points. Internally, movement is largely informal, with paths extending around the pond, woodland, and coastal edge.

The duck pond loop forms one of the site’s strongest connections, linking ecological and recreational areas throughout the northern site. While accessibility is generally good, entrances and pathways could benefit from clearer definition, improved wayfinding, and upgraded pedestrian connections.

- SITE BOUNDARY
- VEHICULAR ROUTE CONNECTIONS
- PEDESTRIAN ROUTE CONNECTIONS
- CARPARK
- EXISTING BUILDINGS
  - 1 LEISURE CENTRE
  - 2 POOL
- EXISTING FACILITIES
  - 1 RUNNING TRACK
  - 2 SPORTS FACILITY
  - 3 BASKET-BALL COURT
  - 4 SKATE PARK
  - 5 MINI DRIVING SCHOOL
  - 6 BLOOM GARDEN
  - 7 CHILDREN'S PLAYGROUND
  - 8 MINI GOLF
  - 9 XERISCAPE GARDEN
  - 10 TIDY TOWNS YARD
  - 11 DOG PARK
  - 12 COLOUR COURT

The Seaview Avenue Masterplan consultation showed strong public support for the future development of the area. The consultation included a community drop-in event, an online survey with 34 responses, and 31 written submissions from residents, community groups, sports clubs, and elected representatives.

Overall, Seaview is viewed as one of Arklow’s valuable public spaces with major potential for recreation, tourism, sport, and community use.

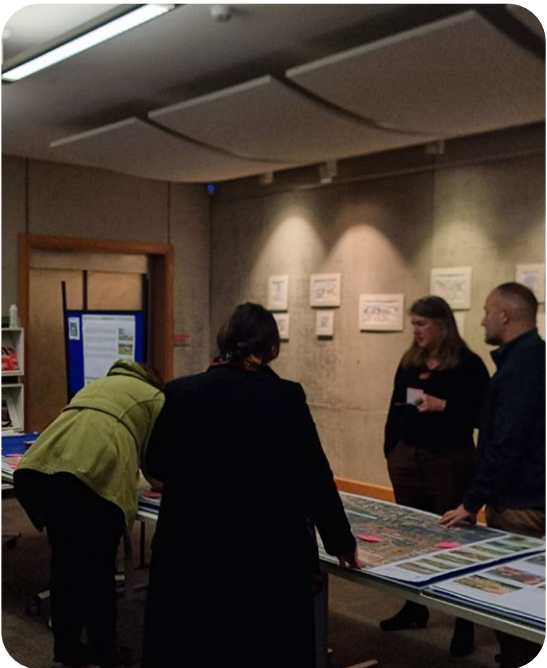
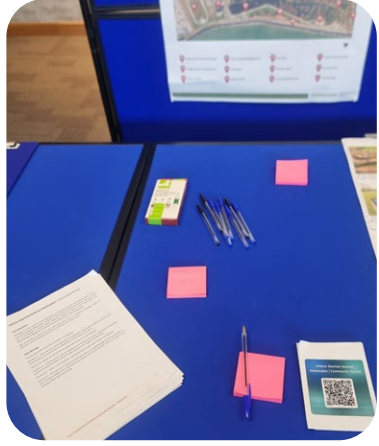
- Key Strengths Identified
- Coastal location and sea views
  - Duck pond, wildlife, and green spaces
  - Walking and running routes
  - Family-friendly recreation area
  - Strong community and heritage value

- Main Issues Raised
- Residents highlighted concerns regarding:
- Damaged pathways and poor accessibility
  - Lack of lighting, seating, toilets, and bins
  - Deterioration of sports facilities
  - Coastal erosion and storm damage

A major theme throughout the consultation was the urgent need to upgrade the running track and sports facilities, with many submissions describing them as unsafe and outdated.

- Key Priorities Identified
- Modern athletics and sports facilities
  - Improved accessibility for all users
  - Upgraded playgrounds and youth spaces
  - Better walking and cycling links
  - Protection and enhancement of the duck pond
  - Spaces for cafés, festivals, arts, and community events

Overall, the consultation highlighted a clear community vision for Seaview Avenue as a modern, inclusive, accessible, and environmentally sensitive coastal town park that supports sport, recreation, culture, tourism, and community wellbeing for future generations.





Project Boundary  
1:3000 @ A3

- |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Existing</b> <ul style="list-style-type: none"><li>1 Sports Facility</li><li>2 Basket-ball Court</li><li>3 Skate Park</li><li>4 Pool / Leisure Centre</li><li>5 Children's Playground</li><li>6 Tidy Towns Yard</li><li>7 Xeriscape Garden</li><li>8 Dog Park</li></ul> | <b>Sports / Active Recreation</b> <ul style="list-style-type: none"><li>1 Running Track Upgrade</li><li>2 Sports Pitch Upgrade</li><li>3 Athletics Space</li><li>4 Outdoor Gym (relocate/new equip)</li><li>5 Ball Courts</li><li>6 Skate Park Extension</li><li>7 Pump Track</li></ul> | <b>Amenity Open Space</b> <ul style="list-style-type: none"><li>1 Terraced Banks</li><li>2 Events Promenade</li><li>3 Open Space to Caravan Parking</li><li>4 Cafe Plaza / Frontage Promenade</li><li>5 Bloom Garden / Entrance Park</li><li>6 Trail Landing Park</li><li>7 Duck Pond Lookouts</li><li>8 Sea Lookout Plaza</li><li>9 Duckpond Park</li><li>10 Sand Dune Lookout</li><li>11 Picnic Park</li><li>12 Memorial Park</li></ul> | <b>Play</b> <ul style="list-style-type: none"><li>1 Accessible Playground Extension</li><li>2 Children Driving School</li><li>3 Nature Play Along Duck Pond</li></ul> <b>Ecology</b> <ul style="list-style-type: none"><li>1 Duck Pond Reed Management</li><li>2 Habitat Management</li><li>3 Habitat Creation</li></ul> | <b>Infrastructure</b> <ul style="list-style-type: none"><li>1 Parking</li><li>2 Caravan Parking</li><li>3 Temporary Parking</li><li>4 Changing Facilities</li><li>5 Toilet Facilities</li><li>6 Tidy Towns Access Road</li><li>7 Sea Defence &amp; Trail</li></ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Project Boundary  
1:3000 @ A3

Circulation Types

- Primary Pedestrian
- Secondary Pedestrian
- Primary Vehicular
- Secondary Vehicular
- Site Entry

Design Programme

Existing

Amenity Open Space

Ecology

Sports / Active Recreation

Play

Infrastructure

- 1 Kynoch Tracks
- 2 Duck Pond to Seawalk pedestrian connection
- 3 Duck Pond Loop
- 4 Sand Dune Tracks
- 5 Main Pedestrian Access from Seaview Avenue
- 6 Parade Walk
- 7 Main Pedestrian Access from Mill Road



**Masterplan Overview:**

The Seaview masterplan covers a large site that can be better understood as three connected areas, the lower, middle, and upper sites.

The lower site forms the primary recreation and activity area, centred around existing sports facilities. The middle site provides a transition, combining play spaces, parkland, and the duck pond landscape. The upper site is the most natural area, focused on informal recreation within the existing Kynoch Park setting.

NTS   
Project Boundary



Project Boundary 1:1500 @ A3

Lower Site Overview:

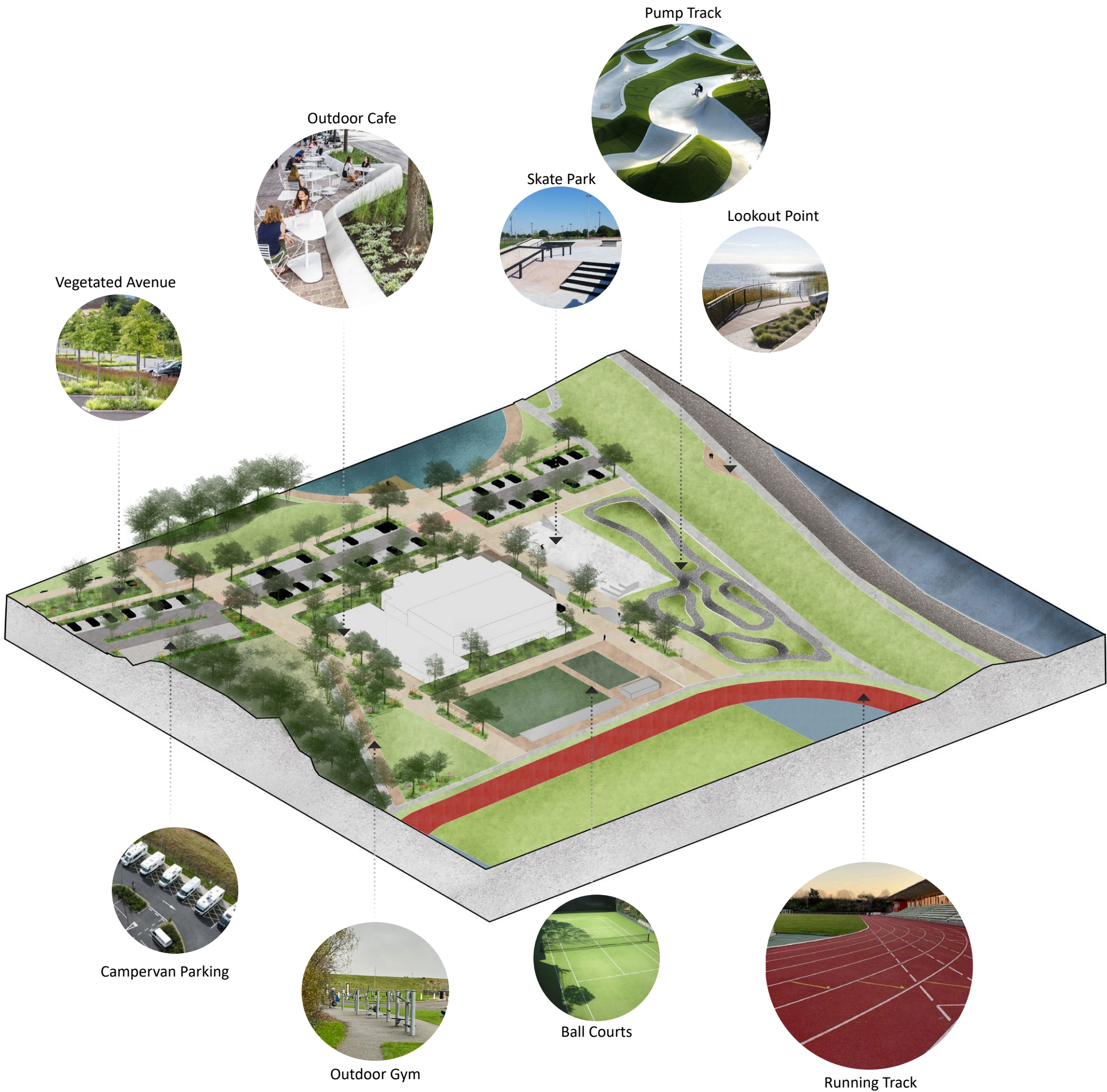
The lower site is the most activated area of the proposal, incorporating the existing running track and sports field, sports centre/café, skate park, and basketball court.

The design introduces additional active recreation while upgrading existing facilities. Enhancements include a 2400m<sup>2</sup> pump track and expanded skatepark, an upgraded running track with dedicated athletics areas, grassed spectator terraces along Mill Road and the sea defence banks, multi-use ball courts connected to the existing basketball court, as well as spectator shelters.

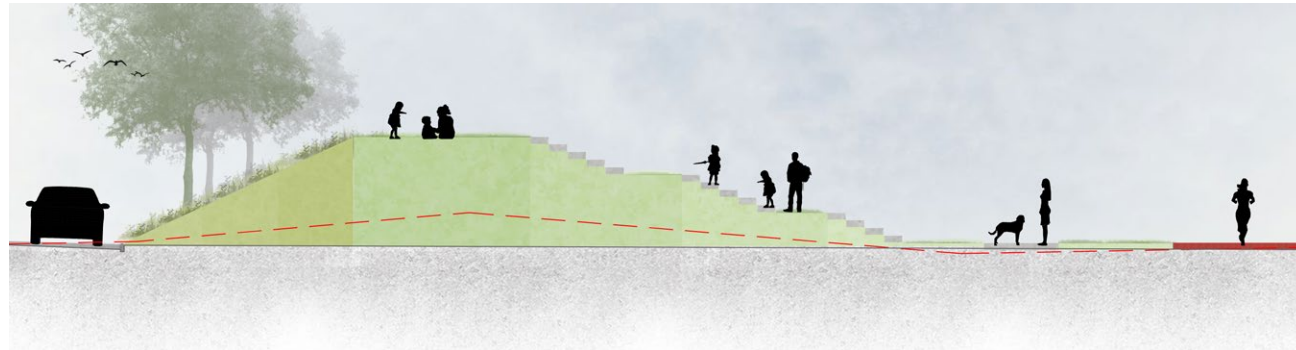
These spaces are unified by two primary promenade routes, with smaller connecting links. The smaller promenade runs parallel to the café and main sports centre entrances, providing a direct connection between the tracks, pitches, courts, the sports centre, and Seaview Avenue.

The larger promenade, the “Events Promenade,” forms a 15m-wide multi-use corridor between the duck pond/Seaview Avenue and the running track. It is designed to host a range of community events and activities. Two 6m-wide corridors within it allow space for event tents, structures, and vehicles without compromising circulation.

- 1 Paved Parking
- 2 Temporary Event Parking
- 3 Grassed Spectator Terraces
- 4 Upgraded Running Track
- 5 Athletics Areas
- 6 Upgraded Sports Pitch
- 7 Refurbished Gym Equipment
- 8 Open Space
- 9 Multi-use Ball Courts
- 10 Spectator / Gear Shelters
- 11 Integrated Basket Ball Court
- 12 Events Promenade
- 13 Asphalt Pump-track
- 14 Skate-park Extension
- 15 Cafe / Sports Centre Entrance Promenade
- 16 Caravan Parking
- 17 Semi-screening Tree/Shrub Planting
- 18 Event Promenade Shelters
- 19 Sea Defence Lookout
- 20 Sea Defence & Sea Defence Trail

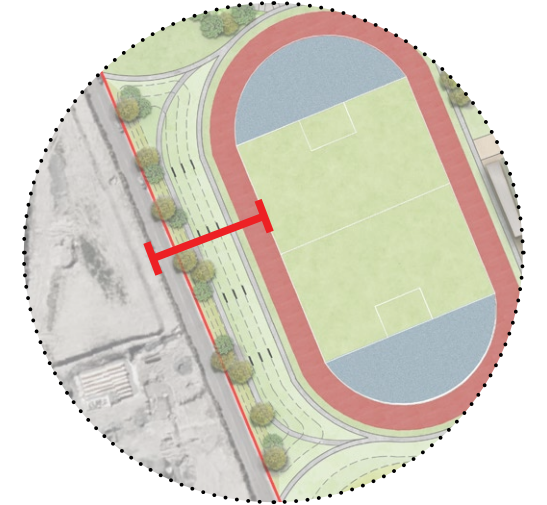


## LOWER SITE - SECTIONS



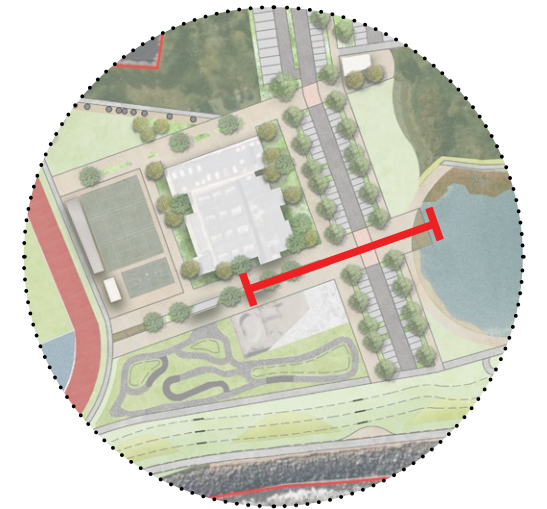
### Grassed Spectator Terraces

Grasses banks with flattened terraces provide informal viewing platforms over the sports area. With the steeper roadside face in wild meadows grass, with street trees. Accessible paths to the upper terrace are provided at the east and west slopes.



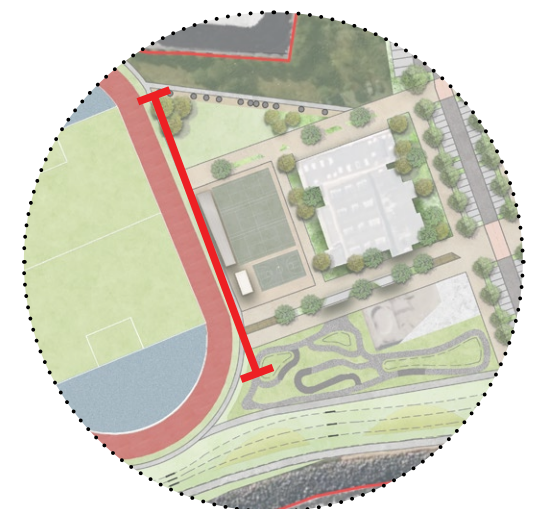
### Events Promenade

A multi-use span of amenity space, bridging the active spaces to surrounding the sports centre to the duck pond.



### Sports Recreation

The east to west link between the two promenades, is dedicated to the existing and proposed sports facilities. The open shelter provides an extended space where spectators can view the facilities in all directions.

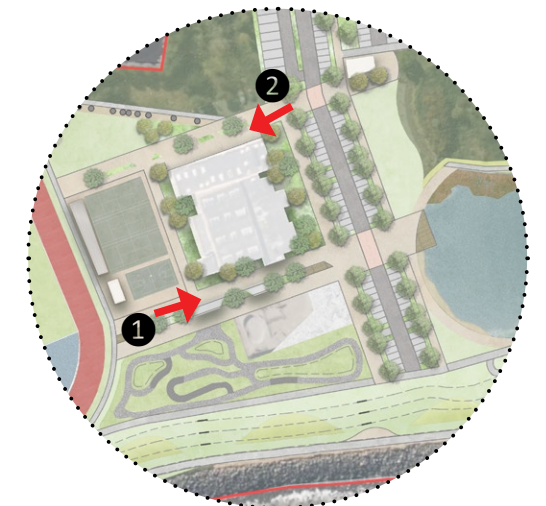




① View of Events Promenade looking north out to the Duck Pond



② View of smaller promenade looking south over café space and sports facility entrance





Project Boundary 1:1500 @ A3

**Middle Site Overview:**

The middle site has multiple transitional spaces between the structured lower site and the more natural upper site, balancing recreation, amenity, ecology, and access.

To the west, the ‘Bloom Garden’ is expanded into a larger park, creating a dedicated pedestrian entrance from Seaview Avenue.

The removal of the putt-putt course allows for an expanded, more accessible playground and an area for the relocated children’s driving school. An independent service road at the western boundary provides access for the Tidy Towns yard and aquatic centre, separating vehicles from the play areas.

The existing sand dune mounds are retained, exotic vegetation removed and native vegetation seeded, with formed tracks and a lookout at the highest point.

Sheltered public toilets are located at the end of the lower site’s smaller promenade, serving both lower and middle site amenities.

To the east, the duck pond reeds are managed to increase open water and improve views over the water. The pond edge will include lookouts extending over the water, with the primary lookout at the end of the Events Promenade, acting as a termination and focal point of the space. The existing car park is replaced with a grassed amphitheatre, with granite block seating integrated into the bank.

- 1 Pedestrian Entrance to Seaview Avenue

2 Bloom Garden Extension & Park

3 Accessible Playground Upgrade

4 Children Driving School

5 Xeriscape Garden

6 Play Space & Pool Entrance Promenade

7 Maintenance Access & Tidy Towns Yard

8 Duck-pond Edge & Reed Maintenance

9 Site Parking

10 Public WC & Changing Places Unit
- Courtyard

11 Open Space

12 Events Promenade End with Duckpond Lookout

13 Sea Defence Lookouts

14 Earth Amphitheater Park

15 Smaller Duckpond Lookouts

16 Sand-dune Habitat Mound & Trails

17 Sand-dune Lookout

18 Natural Play Nodes

19 Dog Park

20 Sea Defence & Sea Defence Trail





❶ View looking east from the western site entrance. Left is the expanded bloom garden/park, right is Seaview Avenue into the site.

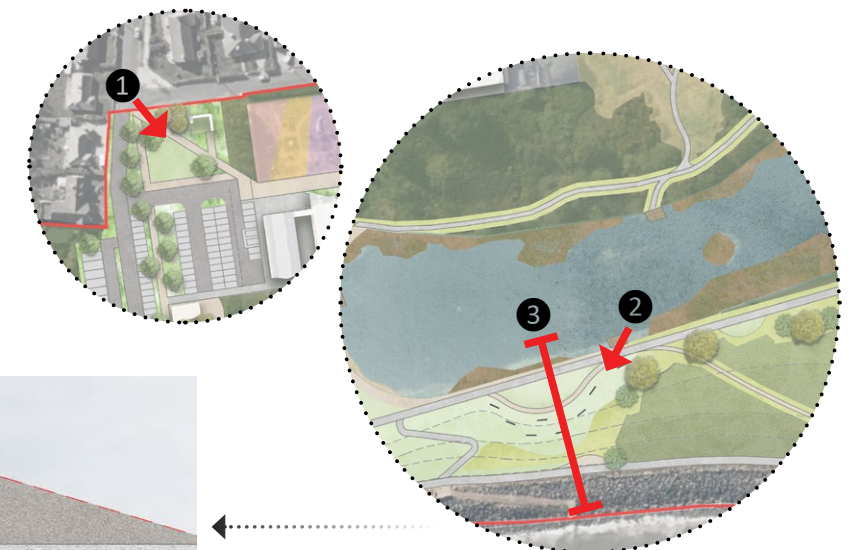


❷ View from the eastern duck pond lookout looking onto the earth amphitheatre and sea defence lookout.



### ❸ Earth Amphitheatre

Adding fill to the existing bank of the sea defence (over the existing carpark) creates a gentle sloped amphitheatre looking out over the duckpond. Site sourced granite seating to be embedded into the slope to emphasise the form of the bank.





**Upper Site Overview:**

The upper site is the most natural and passive area of the proposal, focused on habitat enhancement, informal recreation, and connectivity through the existing Kynoch Park landscape.

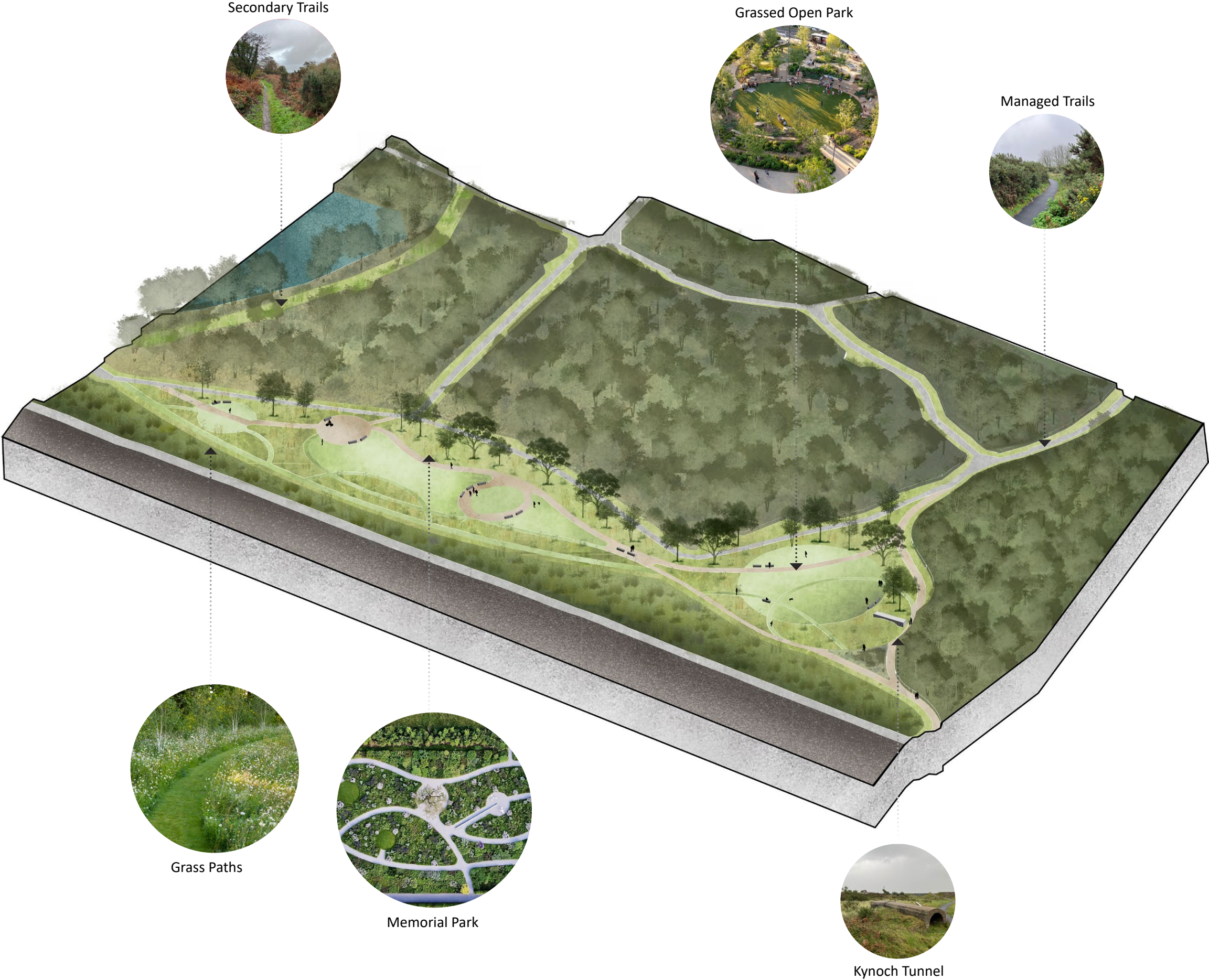
The existing Kynoch Park trail network is retained and upgraded, with primary routes widened and secondary paths improved to provide a hierarchy of movement throughout the site. Vegetation between these trails is enhanced along the edges, through intermittent trimming and infill planting, creating thicker edge buffers to promote a more protected internal habitat.

Kynoch Memorial Park is defined by a series of weaving gravel paths that define areas of meadow grass and areas maintained grass for informal recreation. Seating and interpretive signage are integrated throughout, utilising salvaged granite block from the former factory.

Along the coastal edge, the sea defence bank is planted in resilient coastal scrub species, reinforcing the edge condition and providing additional protection to the wider Kynoch Park landscape.

- 1 Duck-pond Reed Maintenance
- 2 Rail Line Trail
- 3 Main Duck-pond / Kynoch Park Loop Trail
- 4 Memorial Park
- 5 Sea Defence Bank Trail
- 6 Coastal Buffer Planting
- 7 Existing Vegetation Preservation
- 8 Vegetation Infill (Anti-social Areas)
- 9 Secondary Managed Trails
- 20 Sea Defence & Sea Defence Trail

Project Boundary 1:1500 @ A3





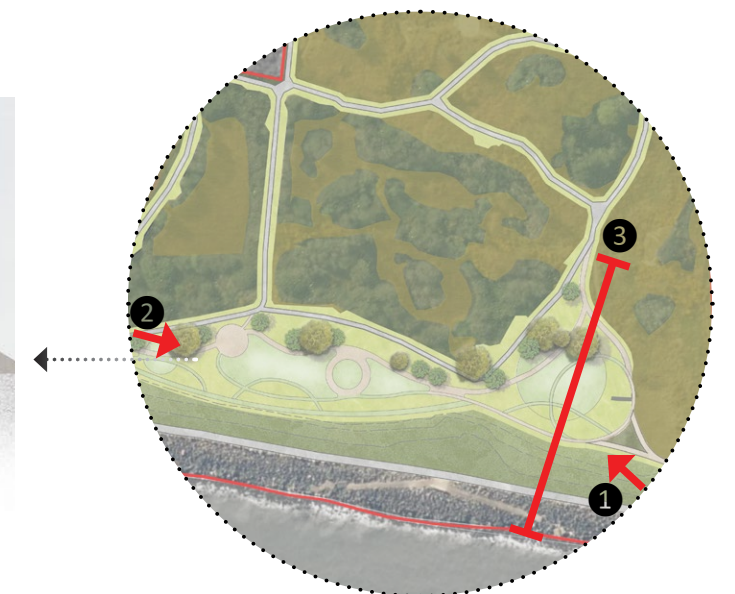
❶ View from northern most point of the sea defence trail looking over the Kynoch Memorial Park



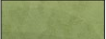
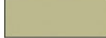
❷ View within Kynoch Memorial Park looking north



❸ Sea Defence & Kynoch Memorial Park  
The banks of the sea defence are to be planted in coastal tolerant scrub to increase the resilience of the park space during storm events. Feature trees to be coastal hardy, and planted along the inland edge of the park.





- KEY
-  Proposed Trees
  -  Grass Areas
  -  Meadow Grass Areas
  -  Ornamental Shrub Planting
  -  Coastal Planting
  -  Sand Dune
  -  Reeds
  -  Existing Tress Areas
  -  Existing Vegetation

NTS   
Project Boundary

Trees

Exposed Coastal Trees



Coastal Sheltered Trees



Coastal Screening

Exposed & Sheltered



Wildflower



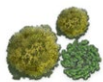
Ornamental Planting



Riparian



Exposed Coastal Trees



- Acer pseudoplatanus (Sycamore) ^
- Acer platanoides (Norwegian Maple) ^
- Pinus radiata (Monterey Pine)
- Ulmus 'Lobel' (Elm, variety of native species resistant to dutch elm disease)

Coastal Sheltered Trees

- Quercus robur & petraea (Oaks) \*
- Pinus sp. sylvestris (Scots pine) \*
- Salix cinerea, fragilis & pentandra (Sally, Crack & Bay Willow) \*
- Betula pendula & pubescens (Silver & Common) \*
- Larix decidua (Larch) ^
- Tilia cordata (Lime Tree)
- Fagus sylvatica (Beech) ^
- Sorbus aucuparia & aria (Mt Ash / Rowan & Whitebeam) \*
- Alnus glutinosa (Common Alder) \*
- Populus canescens (Grey Poplar) \*
- Fraxinus excelsior (Ash, to be left to seed naturally) \*

Exposed Coastal Screening / Understorey



- 10% Ilex aquifolium (Holly) \*
- 50% Prunus spinosa (Blackthorn) \*
- 15% Salix repens (Creeping willow) \*
- 20% Salix cinerea (Grey willow) \*

Sheltered Coastal Screening / Understorey

- 5% Ilex aquifolium (Holly) \*
- 15% Prunus spinosa (Blackthorn) \*
- 15% Salix repens (Creeping willow) \*
- 15% Salix cinerea (Grey willow) \*
- 10% Salix caprea (Goats Willow) \*
- 7% Crataegus monogyna (Hawthorn) \*
- 5% Corylus avellana (Common hazel) \*
- 5% Rosa canina (Dogwood) \*
- 10% Ligustrum vulgare (Native privet) \*
- 5% Viburnum opulus (Guelder-rose) \*
- 5% Euonymus europaeus (Spindle Bush) \*
- 5% Hypericum perforatum (St Johns Wort) \*

Wildflower



- ~ denotes for sand dune area. All seeds to be locally sourced.
- Achillea millefolium (Yarrow) \*
  - Anthyllis vulneraria (Kidney Vetch) \*~
  - Anacamptis morio (Green winged Orchid) \*~
  - Armeria maritime (Sea pink/ Thrift) \*
  - Atriplex portulacoides (Sea Purslane) \*
  - Beta vulgaris (Sea Beet) \*
  - Crambe maritima (Sea Kale) \*~
  - Centaureum erythraea (Common Centaury) \*~
  - Daucus carota subsp. carota (Wild Carrot) \*
  - Erica cinerea (Bell heather) \*
  - Eryngium maritimum ( Sea Holly) \*~
  - Euphorbia paralias (Sea Spurge) \*~
  - Tripolium pannonicum (Sea aster) \*
  - Leucanthemum vulgare (Oxeye daisy) \*
  - Limonium procerum (Sea-lavender) \*
  - Lotus corniculatus (Common Bird’s-foot-t refoil) \*~
  - Matricaria discadea, (Pineapple Weed)
  - Spergularia media (Greater Sea-spurrey) \*
  - Scabiosa (Succcisa) pratensis (Devil’s Bite) \*~
  - Silene uniflora (Sea Campion) \*~
  - Rhnanthus minor (Yellow Rattle) \*~
  - Rosa pimpinellifolia (Burnet Rose) \*~
  - Valeriana locusta (Corn Salad) \*
  - Valeriana rimosa (Broad-fruited Corn Salad) \*
  - Verbena officinalis (Vervain) \*

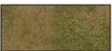
Coastal Ornamental Planting



- Hydrangea arborescens (Smooth Hydrangea)
- Lavandula angustifolia (Lavender)
- Santolina chamaecyparissus (Cotton lavender)
- Carex testacea (New Zealand Sedge)
- Carex pendula (pendulated sedge) \*
- Cistus dansereau 'Decumbens' (Rock Rose)
- Ammophila arenaria (European Marram grass) \*
- Deschampsia caespitosa (Tufted Hairgrass) \*
- Rosa pimpinellifolia (Burnet Rose) \*
- Stipa gigantea (Giant feather grass)

- Stipa tenuissima (Mexican feathergrass)
- Beta vulgaris (Sea Beet) \*
- Crambe maritima (Sea Kale)
- Salvia verbanaca (Wild Sage / Wild Clary) \*
- Pelargonium crispum (Lemon Scented Geranium)
- Stachys byzantina (Lambsear)
- Verbena officinalis (Vervain) \*
- Armeria maritime (Sea pink/ Thrift) \*
- Eryngium maritimum ( Sea Holly) \*
- Euphorbia paralias (Coastal Spurge) \*

Riparian



- All to be planted as plugs and sourced locally from Irish provenance seeds. Note: aquatic planting will be left to naturally regenerate.
- Planting to cover 20% of the area.
- 15% Carex pendula (Sedge) \*
  - 15% Deschampsia cespitosa, (Tufted Hairgrass) \*
  - 10% Hypericum elopes (March St. John’s-wort) \*
  - 15% Iris pseudacorus, (Yellow Flag) \*
  - 14% Juncus effusus (Common Rush) \*
  - 10% Juncus maritimus (Salt-march / Sea Rush) \*
  - 15% Lobelia dortmanna (Water Lobelia) \*
  - 3% Salix cinerea (Sally) \*
  - 3% Prunus spinosa (Blackthorn) \*

- Note:
- Native\* species to be of native provenance only.
  - Naturalised^ species to be of native provenance where ever possible.
  - All shrubs/trees to be sourced from coastal nurseries or coastally hardened off before planting out.
  - Existing local soil to be used for wildflower meadows. If required topdress with locally sourced sand.
  - Topsoil for trees, shrubs and perennials to be locally sourced, with the structural make up of the soil to match the existing site soil closely.
  - Riparial / wetland planting to be planted into existing soil.
  - New planting to be planted into new topsoil mounded up over existing , with existing soil broken up to 300mm to remove any compaction and improve drainage.
  - Individual trees, ornament shrubs and perennials to be mulched with sand or quarry dust. Bark mulch is not to be used.



Duck Pond Reed Management

The Duck Pond is a man-made saline pond dominated by common reed (*Phragmites australis*). While reeds provide valuable habitat for birds and invertebrates, their continued expansion could reduce the extent of open water and decrease habitat diversity within the pond. There is also value in having a larger area of open water at the southern edge of the pond, contributing to the pond side amenities. To maintain a balance of habitats and support a wider range of species, management of the reeds via removal is recommended.

Periodical removal is recommended, as to not greatly disrupt entire habitats. This is to be actioned through three phases, that cycle with reed regeneration. The phases are as follows:

Phase 1



**Regeneration**  
This represents the current (or near future) state of the Duck Pond, where reed growth has occupied the majority of the pond surface.

Phase 2



**Southern Clearance**  
The majority of the southern pond reeds are to be physically removed, leaving the northern portion to as habitat for the disturbed fauna to occupy.

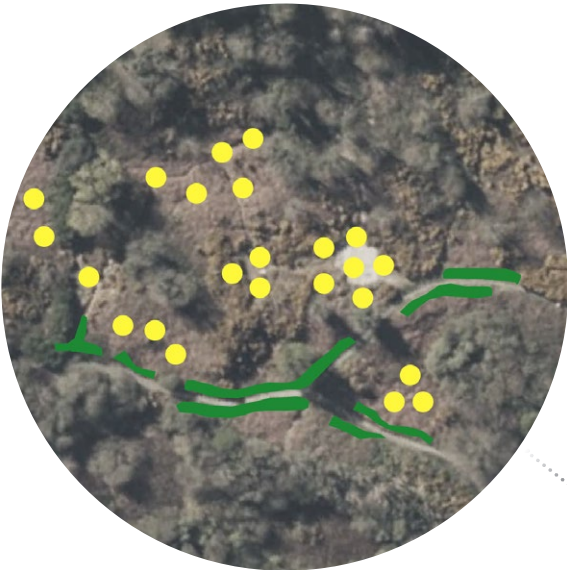
Phase 3



**Northern Channels**  
Channels are made through the northern reed cover, leaving large areas of dense reed 'islands'. The channels will encourage water movement around the reeds, creating variable habitat and reducing the occurrence of algae blooms.

Kynoch Park Scrub & Trail Management

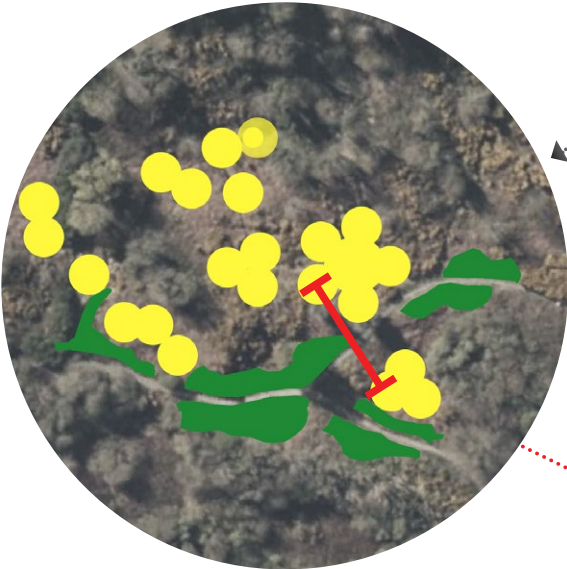
The woodlands, scrub, and bracken habitats through Kynoch Park provide important habitat for a variety of wildlife. The Informal pathways throughout these areas can lead to habitat damage and disturbance, as well as create areas that enable anti-social behaviour. The following a strategy aims to protect these habitats and formalise/improve the exiting trails through infill planting and edge vegetation management.



**Infill Planting**  
Along the trails, where there are informal tracks or gaps in the vegetation cover, these openings are to be planted in native vegetation suitable to the adjacent habitat (green). Where there are larger openings, within the scrub areas, larger grade trees are to be planted in tight groups (yellow).



**Edge Formation**  
Tracks are to be periodically trimmed with a flail mower/hedge trimmer to a width of 3m. This will encourage denser vegetation along the edge, therefore reducing interior habitat disturbance.



**Track Maintenance**  
With ongoing trimming, eventually, the edge vegetation will form a dense barrier, with the trials well defined. The undergrowth of the interior habitat will naturally regenerate, with the larger trees forming single canopies.



**Aesthetic Goals:** Complimenting the existing materials on site and keeping visual harmony with the site context

**Functional Goals:** Durable, weather resistant and matching the existing context (in some aspects) as well as being accessible.

**Amenity Goals:** Inviting and inclusive, bringing interest to the site and leading users through a coherent experience, that can also be used as an event space.

MATERIALS:



GRANITE BLOCKS  
Used for seating and way-finding structures



TIMBER HARDWOOD SLATS  
Timber slats fixed to stone or concrete



STEEL HANDRAIL  
Durable and resilient to the coastal location, for structures, railings and fixings



PRECAST CONCRETE  
Durable and resilient, with a clean smooth appearance.

SURFACES:



BRUSHED CONCRETE FINISH  
Flat colour and slip resistant



DARK TARMAC  
Darker colour for contrast



UNIT PAVING  
High amenity, options for alternate colours and patterns



ATHLETIC SURFACING  
Rubberised coloured surfacing



COMPACTED AGGREGATE  
Natural finish, permeable



REINFORCED GRASS  
heavy-duty paved surface for high-traction temporary requirements.



GRP DECKING  
Fiberglass reinforced plastic decking.

NEW FIXTURES:



STONE & TIMBER BENCHES  
Bespoke design with locally sourced materials



STONE WAY-FINDING & SIGNAGE  
Bespoke design with locally sourced materials



NATURAL PLAY BOULDERS  
Irish sourced, rounded boulders



TIMBER BALANCE BEAMS  
KOMPAN Robinia outdoor timber fitness equipment



BIKE STANDS  
Sheffield bicycle stands



PUBLIC BINS  
To WCC standard requirements



SHELTERS / FACILITIES  
To provide for the parks users and campers

RETAINED/REFURBISHED FIXTURES:



OUTDOOR GYM EQUIPMENT  
Refurbished and consolidated on site



ACCESSIBLE CHESS TABLES  
Re-distributed within entrance park



TEQBALL TABLE  
Relocated on site



DUCK FEEDER  
Retained



PICNIC BENCHES  
Re-distributed throughout site

Ethical Goals

In the effort to minimise waste and the carbon production associated with the proposed development, we endeavor to use (where practicable) products and materials of natural origin, sourced locally or within Ireland.

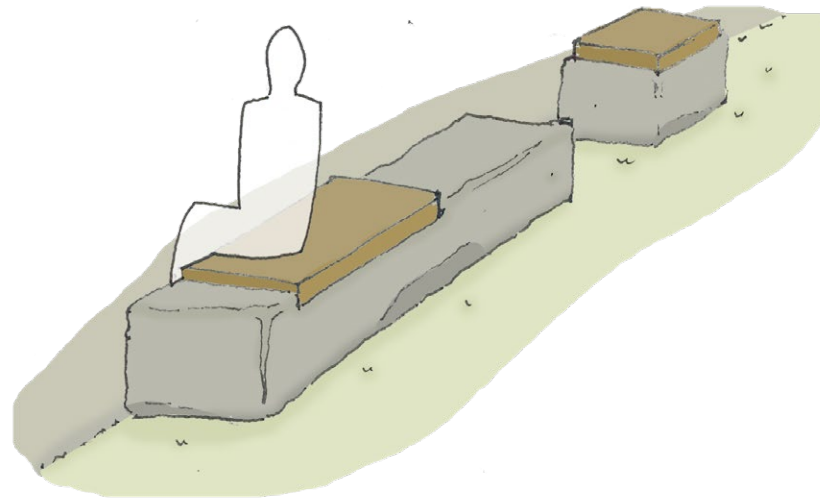
Site fixtures and/or materials are to be refurbished or repurposed where possible, and should always be favored over virgin materials.

There is a store of granite salvaged from the Kynoch factory site. We recognise a unique opportunity to create site wide features that inherently represents the history of the site through its materiality.

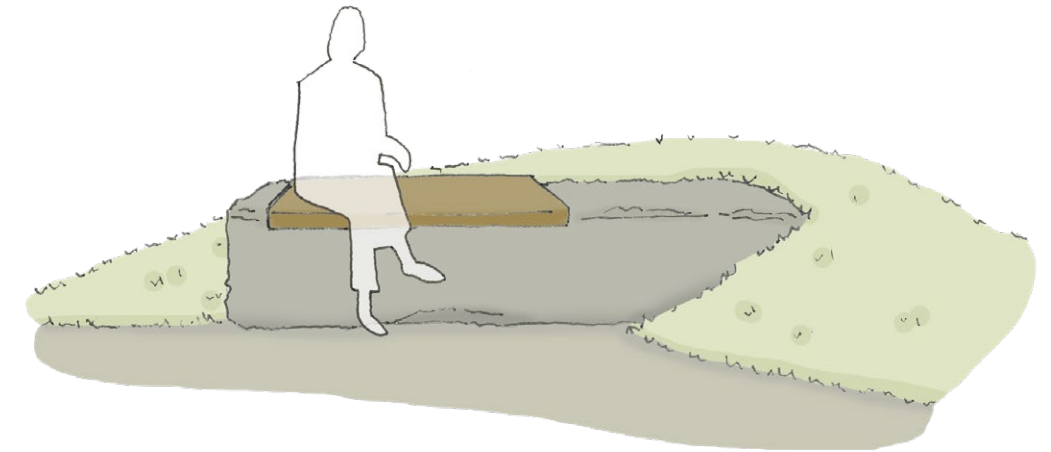
With the use of minor interventions, these sturdy granite blocks can be repurposed into bespoke site furniture, signage and, artwork. Dispersing these features throughout the site will help to create a sense of connectivity between the various spaces.

The benches can be free standing or embedded in the landform of the sites typography. Additional timber surfacing can create alternative seating surfaces, while still exposing the rugged aesthetic of the granite. Blocks of varying lengths can create differing seating opportunities.

The blocks can also be purposed for the backdrop of information signage throughout the site. Vertical orientations would act as monolithic focal points within the site. Horizontal orientations, with cut angles faces, would provide an appropriate canvas for landscape orientated signage such as maps.



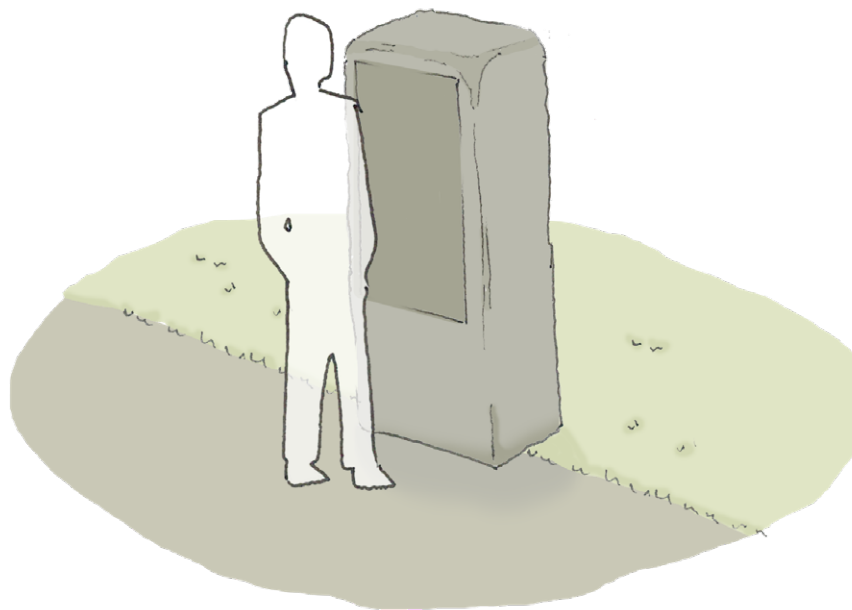
Free standing benches of various lengths



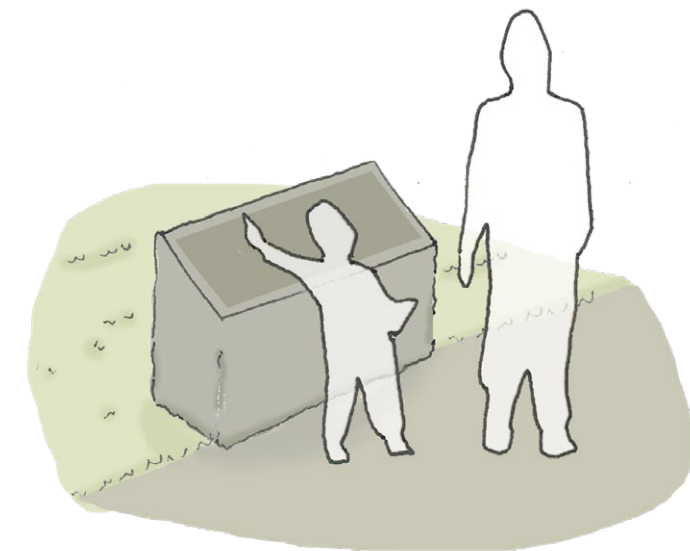
Free standing benches of various lengths



Salvaged granite from Kynoch munitions factory



Upright/portrait signage



Horizontal/landscape signage

# SITE FEATURES - POND PLATFORMS & SEA DEFENCE LOOKOUTS

## Pond Platforms

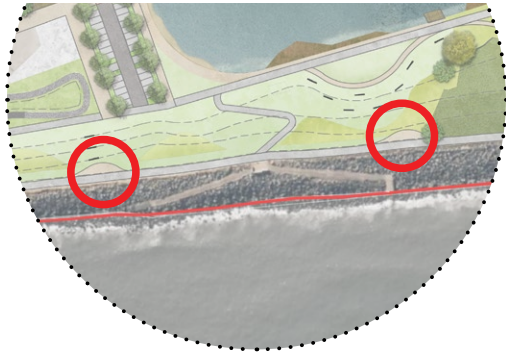
The proposal offers decked platforms over Duck Pond, in multiple locations around the pond perimeter. The vistas from the platforms vary, from views over the open pond water, with the natural site and other platform structures in the background, to platforms nestled with the reed habitats, showing windowed views through the vegetation.

The pond platform, that sits at the north end of the events promenade, (below) acts as the dominant lookout point over the Duck Pond.

The construction and materiality of the structures are to be suitable for the saline environment they sit within. Such materials include, concrete, stainless and/or marine coated steels and fiberglass reinforced plastics. The material selection will ensure the structures longevity and safety for users.

## Sea Defence Lookouts

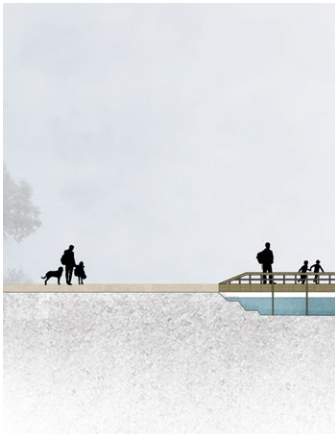
The proposal offers multiple lookout points, along the sea defence wall, offering panoramic views over the site, as well as the Irish Sea. The lookout points will be an expansion of the sea defence walkway (to be developed).



Precedent image of a lookout along a footpath



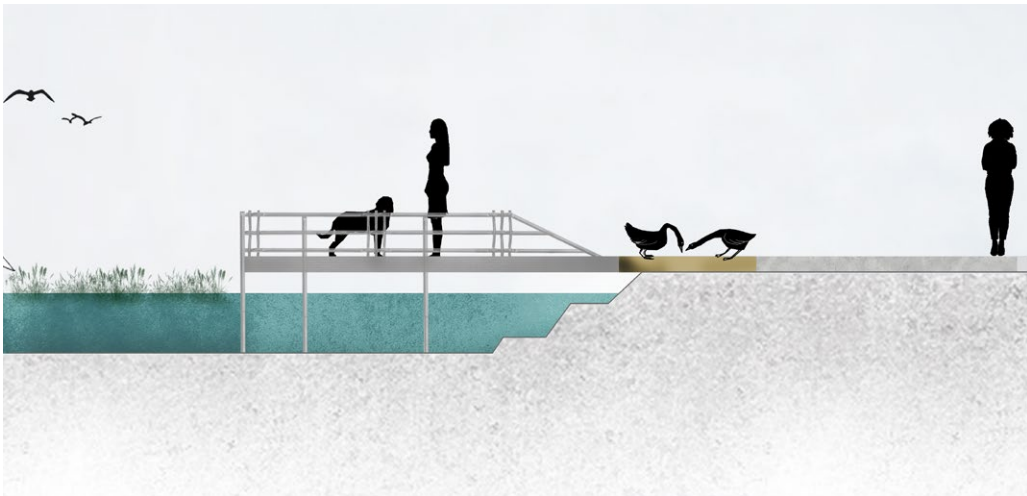
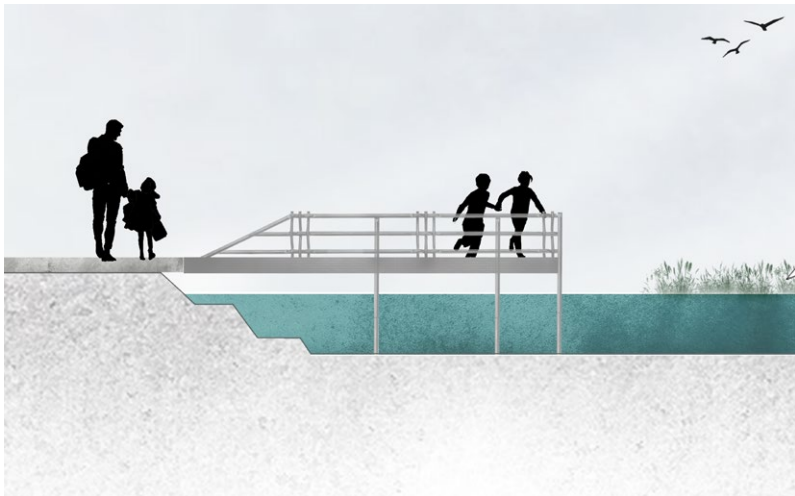
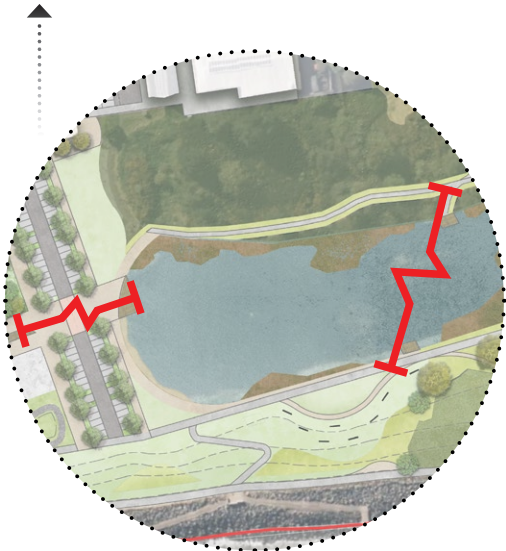
Sections of the events promenade, leading to the main Duck Pond platform



Precedent image, platform decking tying into paving



Precedent image of a platform among the reeds



Sections of the smaller, facing platforms, on the east and west edges of the Duck Pond

## Shelters

The proposal offers multiple forms of built shelter, prominently within the lower portion of the site, that serve various purposes.

**Below Left**, represents the spectator shelters, with outlooks over the running track/pitch and the proposed ballcourts.

**Below right**, represent the more architecturally dynamic events promenade shelters, overlooking the skatepark and proposed pump track.

The construction and materiality of the shelters is to be suitable for close coastal proximity. Such materials include, concrete, stainless and/or marine coated steels, and hardwood timbers.

## Sheltered Toilets & Changing Places Unit

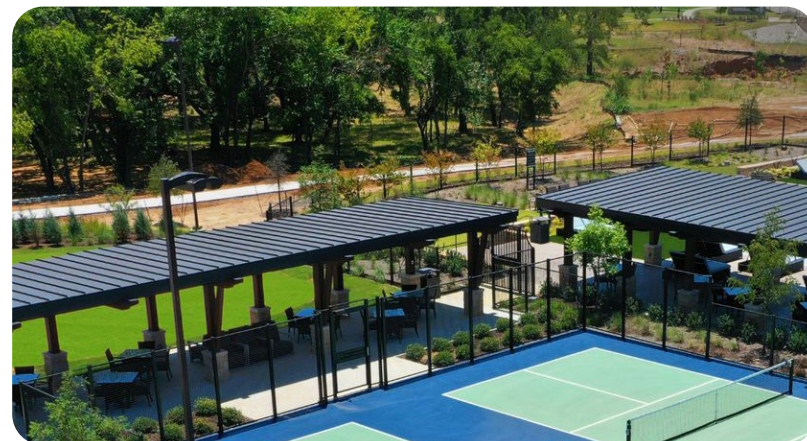
The proposal offers a self cleaning public toilet block including a changing places unit, under a sheltered waiting area. The block is located centrally within the developed portion of the site, with the toilets being all-hours accessible to accommodate camper parking needs as well as general public use.



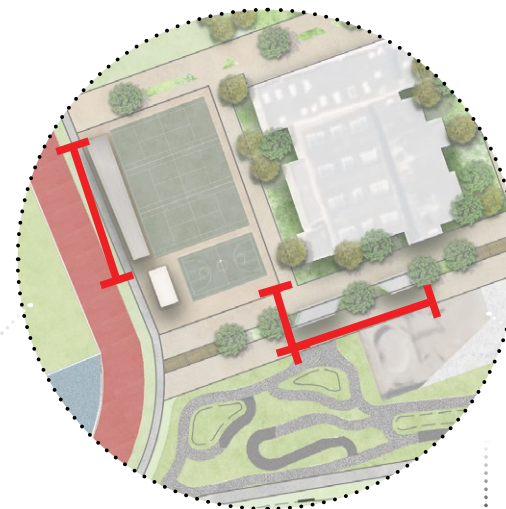
Precedent image of a toilet block under a lit shelter



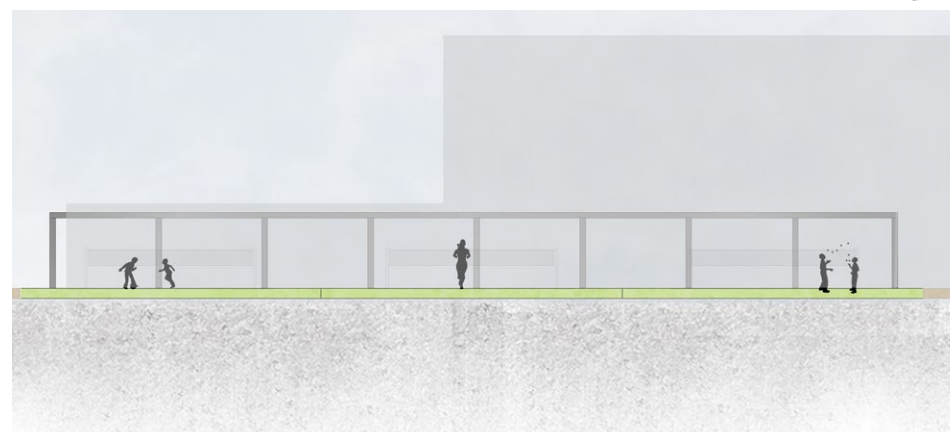
Example image by Changing Places Ireland CLG



Precedent image of a uniform, long spectator shelter



Precedent image of an amenity park shelter



Section of spectator shelter looking north over the proposed ball courts



Sections of events promenade shelters looking at rear and side profiles



SITE FEATURES - NATURAL & ACCESSIBLE PLAY

Natural Play

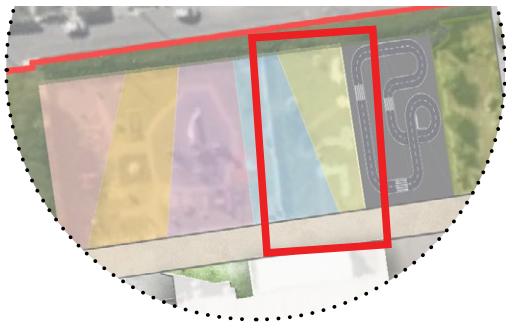
As well as the current opportunities for natural play, within the exiting vegetation and grasses banks, the proposal offers more structured natural play elements along the duckpond walk way.

These elements are in the form of boulders and various log features, dispersed as pockets within the grasses verge of the track. Each node will be defined by coastal tree planting.

These features can be added incrementally, as supply becomes available. The features do not need to be permanent, and can be replaced and needed. This will open up more opportunities of experimentation and community involvement.

Accessible Play

The removal of the putting course will allow for the expansion of the existing playground that is currently well used. The additional area will accommodate the installation of more accessible play equipment within the playground.



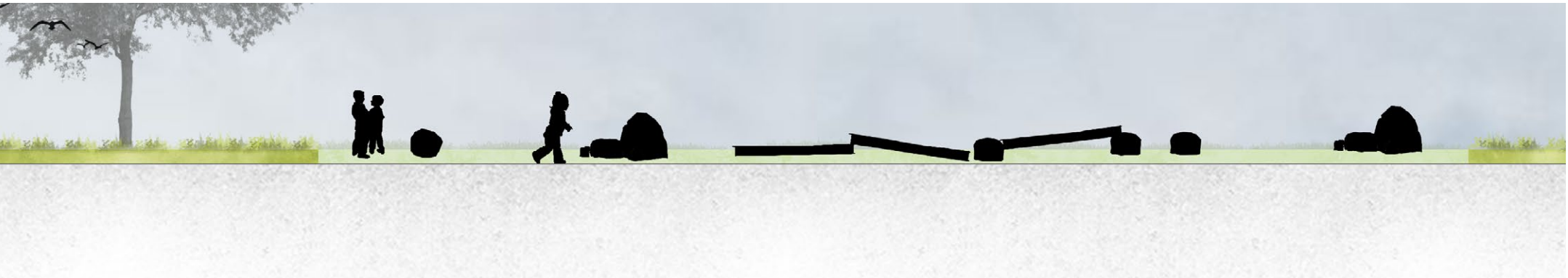
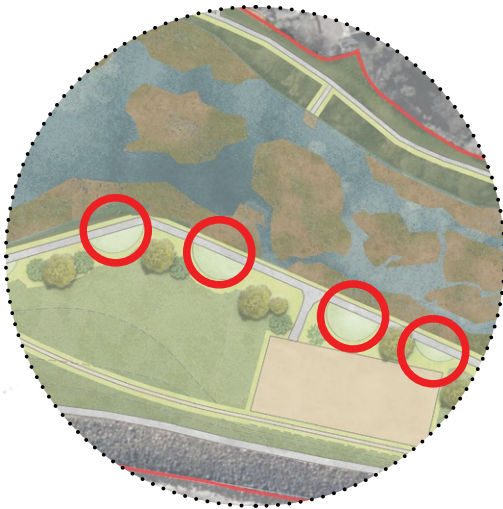
Precedent images of accessible play equipment



Precedent image of nature play elements



Precedent image of nature play elements



Typical section of a nature play node, along the duckpond trail

Pump Track

The pump track extent is proposed within the low lying grasses area, between the skatepark, sea defense wall, and the running track. It low lying position allows for earthworks with minimal (if any) excavation. It's close proximity to the expanded skate park and the events promenade creates a greater space for active wheeled play / recreation.

The space allocated is approx. 2600m<sup>2</sup>, which is adequate space for a competition grade track. The track is to be sealed, to make it accessible to small wheel users, with gradients to tie into the skate park.



Precedent image of seal pump track



Pump track installed in the Murrough, Wicklow town, in 2025

Skate Park

The proposal facilitates a 336m<sup>2</sup> expansion to the existing 460m<sup>2</sup> skate park. The long edge of the skate park will define the edge of the events promenade, and the intersection with Seaview Avenue.

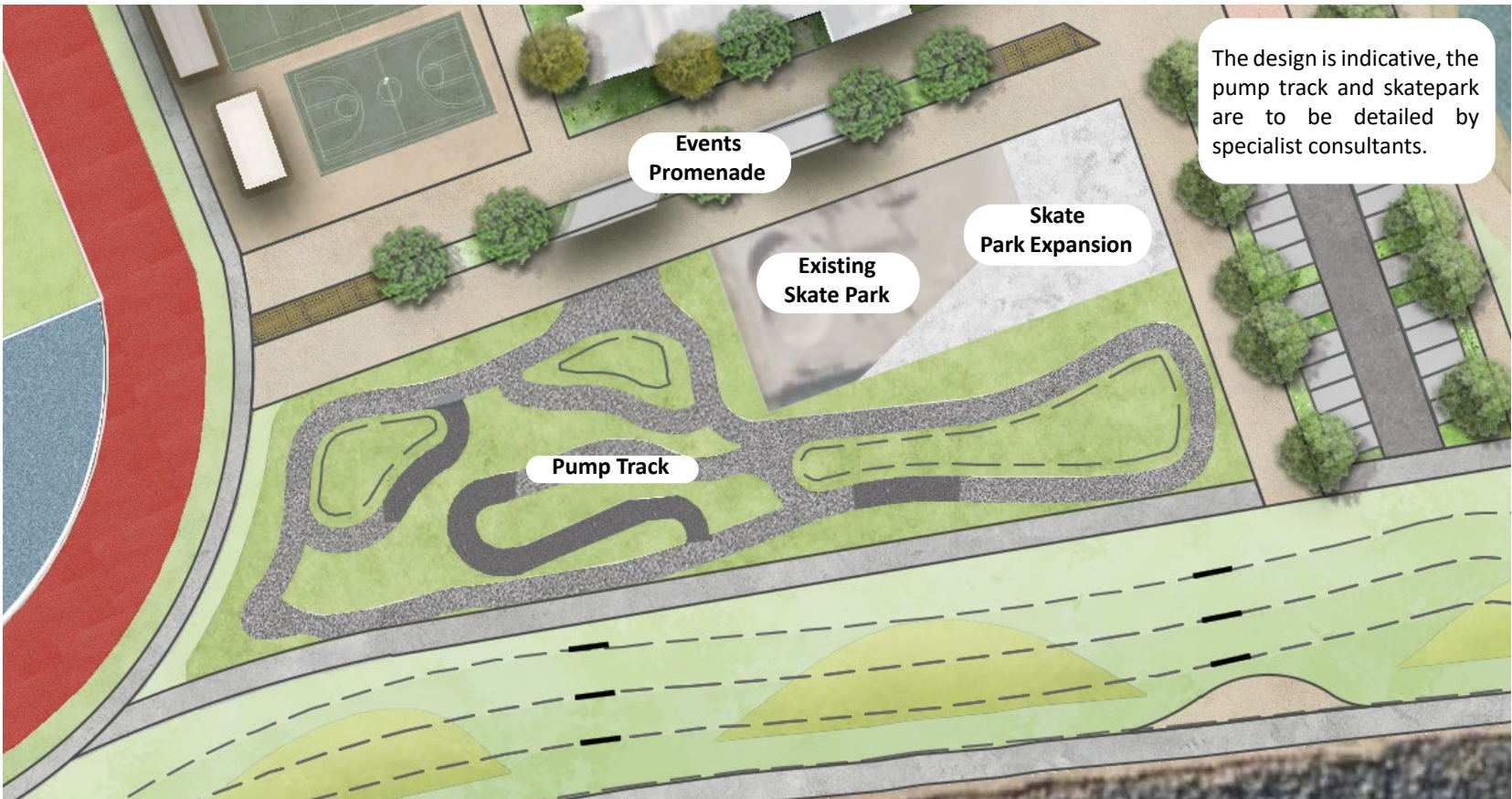
The skatepark expansion will tie into the pumptrack, facilitating access point as required.



Photo of existing skate park



Precedent image of skate feature





NTS   
Project Boundary



RUNNING TRACK / PITCH LIGHTING

 Existing flood lighting to be incorporated into site layout and Levels.



GENERAL LIGHTING POLES

 Existing lighting poles to be retaining that do not clash with the proposed layout.



BOLLARD MOUNTED DIRECTIONAL LIGHTING

 Tanda Bollard (Symmetric & Assymetric)

Supplier: Veelite  
Product Code: 380

The Tanda Bollard is well-suited for the coastal conditions on Murrough due to its robust construction and high durability. Its extruded aluminium housing and clear polycarbonate lens provide excellent resistance to corrosion and impact. The bollard is rated IP65, ensuring protection against dust and water, and has high impact resistance ratings (IK09 for sizes A&B, IK10 for size C).



SHELTER INTERNAL FEATURE LIGHTING

 Recessed Canopy Light

Supplier: Veelite  
Product Code: 949

The Recessed Canopy Light is ideal for coastal environments due to its durable construction and high protection ratings. Its **die-cast aluminium housing with a stainless steel trim** ensures excellent resistance to corrosion. The light is **rated IP67 for sizes 1, 2, and 3, and IP65 for sizes 4 and 5**, providing robust protection against dust and water. Additionally, the tempered glass lens and high impact resistance (**IK07 for sizes 1, 2, and 3, IK10 for sizes 4 and 5**) make it well-suited to withstand harsh coastal conditions.