

LANDSCAPE DESIGN REPORT

Proposed residential development
at the former filling station,
Nutgrove Avenue, Rathfarnham,
Dublin 14

prepared by

MURPHY+SHEANON

APRIL 2021

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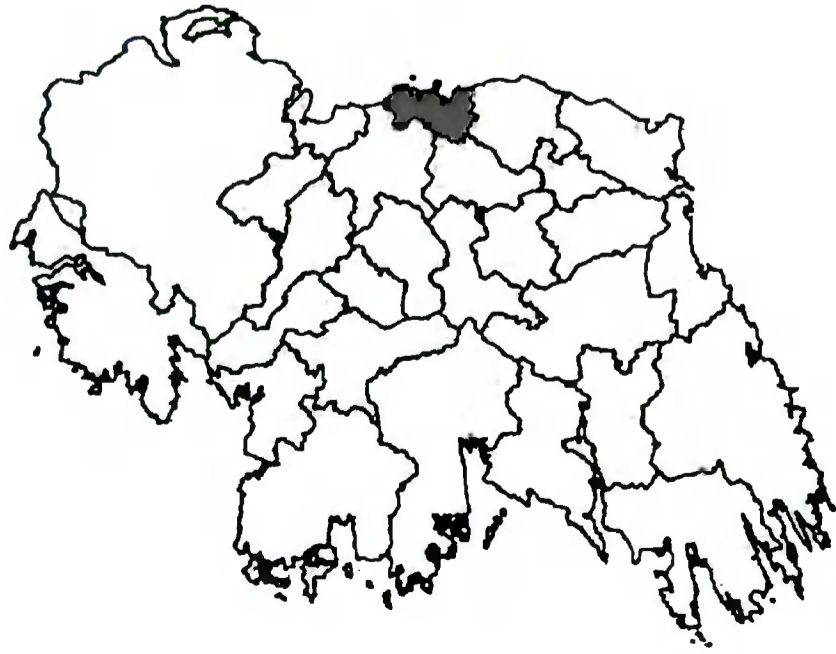
05. APPENDICES

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Murphy+Sheanon has been appointed to provide landscape architectural services for this development project at Nutgrove Avenue, Rathfarnham, County Dublin. McCutcheon Halley Chartered Planning Consultants on behalf of the applicant Sirio Homes, are to apply to South Dublin County Council (SDCC) for permission for a residential development at this site which measures 3147sq.m. The purpose of this document is to detail the landscape design proposal for this development.

01. INTRODUCTION

1.1 SITE CONTEXT



The proposed development site falls within the borough of the South Dublin County Council. The development site is located on Nutgrove Avenue, c.600m from Nutgrove shopping center, c.1km from Rathfarnham main street and c.2km from Churchtown village. Nutgrove avenue is serviced by 3 Dublin bus routes, 17, 61 and 75. The site is located c.2km from the nearest Luas stop, which is situated in Dundrum village.

The site is neighboured by a number of local amenities such as Bushy Park, Castle Golf Club, Loreto Park and Sports Ground, the 13th Rathfarnham Scout Hall and Rathfarnham Castle.

01. INTRODUCTION

1.2 SITE DESCRIPTION

The site under applicant ownership was formerly used as a filling station which was decommissioned in 2008. The site has stood vacant since this time.

The site is broadly rectangular, longest at its east to west axis. The site is bounded to the north by Nutgrove Avenue, to the east by Rathfarnham Scouts Den and to the west and south by residential dwellings. The site is broadly flat, notwithstanding minor local topographical features relating to prior site use. Much of the site comprises hard standing, with the eastern part of the site supporting the largest area of soft landscape. The trees associated with the site are of irregular format. Many suggest compliance with a prior landscape scheme, whilst a number appear to be naturally arising as a result of the non-use and non-management of the site.

Further information concerning trees within and bordering the subject site can be found within the Arboricultural Report that accompanies this planning application.



EXISTING SITE

01. INTRODUCTION

1.3 DEVELOPMENT DESCRIPTION

Sirio Homes intend to apply to South Dublin County Council for permission for residential development comprising a total of 28 no. apartments, in a building up to 4-storeys in height located at the former filling Station site, Nutgrove Avenue, Rathfarnham, Dublin 14. The cumulative gross floor area is proposed to be 2,640sq.m on the 0.3157 hectare site.

The application area includes the site of the former filling station (0.2821 ha – under Applicant ownership) and a portion of land (0.0336ha) located to the north of the filling station site, where the existing traffic lights and pedestrian crossing are located along Nutgrove Avenue. To accommodate access to the Site, it is proposed to relocate the existing traffic lights and pedestrian crossing which traverses both South Dublin County Council and Dun Laoghaire-Rathdown County Council boundaries.

The development will consist of;

- i. The development proposes a development with a maximum height of c.11.7m and a total gross floor area of 2,640 sq.m comprising:
 - a. 28 no. residential units comprising 8 no. 1-bedroom apartments, 17 no. 2-bedroom apartments and 3 no.3 - bedroom apartments;
 - ii. A communal amenity courtyard (433 sq.m) and public open space area (286 sq.m) at the rear and western side of the Site;
 - iii. At grade car parking is proposed to the rear of the site which will provide 16 no. residents' car parking spaces (including 2 no. electric vehicles spaces and 1 no. accessible spaces) and 2 no. motorcycle parking spaces;
 - iv. Two (2) resident waste bin storage areas are proposed along the north-western and north-eastern corner of the Site, fronting Nutgrove Avenue (Total 25 sq.m);
 - v. A new vehicular entrance from Nutgrove Avenue;
 - vi. A total of 62 no. surface level bicycle parking spaces comprising 48 no. spaces located at the rear of the Site and 14 no. spaces within the residents' communal area, located along the north-western portion of the Site;
 - vii. Relocation of the existing traffic lights and pedestrian crossing located on Nutgrove Avenue 11m to the west of its existing position to accommodate access to the Site; and
 - viii. All ancillary site development works including installation of drainage and water supply infrastructure, lighting and provision of an ESB substation and switch room.

02. DESIGN OBJECTIVES

2.1 OBJECTIVES & REFERENCES

DESIGN GUIDELINES & STANDARDS

The landscape design proposal detailed within this document has been developed having regard to the following local and national policy and guidance documents:

- South Dublin County Council Development Plan 2016 – 2022
- National Children's Play Policy 'Ready Steady Play'
- National Biodiversity Data Centre - All-Ireland Pollinator Plan 2015-2020 and 2021-2025
- Sustainable Urban Housing: Design Standards for New Apartments
- Urban Design Manual - A best practice guide

DESIGN CONSIDERATIONS & OBJECTIVES

The following design objectives have been shaped through our analysis of the site and the surrounding area, previous planning applications, and from the consultations with South Dublin County Council:

- To create high-quality outdoor spaces for future occupiers of the proposed development that allows for intergenerational use and flexibility in recreation activity, for social interaction and active play as well as spaces that are quiet and calming.
- Privacy to neighbouring sites and for future occupants of the proposed development. More specifically to propose soft landscaping treatments that will provide privacy screening to ground floor private terraces and to diffuse views to/from neighbouring sites.
- Where tree retention is not feasible or recommended, to ensure that tree loss is mitigated with a robust and well-considered tree-planting proposal.
- To ensure our landscaping proposals comply with the SDCC Development Plan, and specific sections relating to public, private and communal open space standards, recreation and play facilities.
- To ensure the quantum of public and communal outdoor space provided within the landscape design proposal exceeds the requirements set out in the SDCC Development Plan (2016-2022)
- To develop a palette of hard and soft landscape materials and elements that will be deployed in a sophisticated manner that compliments the proposed building façade.
- The proposed hard landscaping materials and elements will have a bespoke quality, are durable and maintenance-friendly and assist in promoting a 'sense of place' for the overall scheme.
- Planting for biodiversity: to propose a planting scheme that takes cognizance of the All-Ireland Pollinator Plan 2015-2020 and 2021-2025 as issued by the National Biodiversity Data Centre.
- To propose a planting scheme that takes account of the planting and environmental conditions that are anticipated within the site, ensuring proposed plant mixes and trees will thrive whilst also ensuring year round interest and colour.
- To implement Sustainable Urban Drainage Systems (SUDS) where feasible.

02. DESIGN OBJECTIVES

2.2 PRE-PLANNING CONSULTATIONS WITH SDCC

A pre-planning consultation meeting took place between the project design team and South Dublin County Council (SDCC) on 5th February 2021. Within this meeting, the preliminary development proposal was presented to SDCC and feedback was provided.

The following is a summary of the main points raised by SDCC regarding the landscape design proposal;

- Consideration needs to be given to how useful is the public open space. Main point is that they are usable, functional and in the correct area of the site.
- Concerns raised regarding the Public open space and privacy along the northern boundary.
- Southern boundary of the site - potential overlooking to existing residential properties.
- SUDs for attenuation - more consideration and information required.
- Layout of communal open space appears good.

A follow-up meeting took place with Laurence Colleran (Senior Executive Parks Superintendent) on 12th February 2021 to discuss proposed revisions to the scheme, the delineation between public open space and communal open space, the arboricultural impact of the development and the planting proposals along the southern boundary of the site.

All comments and feedback were gratefully received and have been factored into the landscape design proposal for this residential development.

03. SITE ANALYSIS

3.1 SUNLIGHT AND SHADE ANALYSIS

SCALE 1:250 of A3



Proposed Development Amenity Areas – March 21st
Area coloured red if they receive ≥ 22 hours of sunlight
The BRE Guideline is Achieved

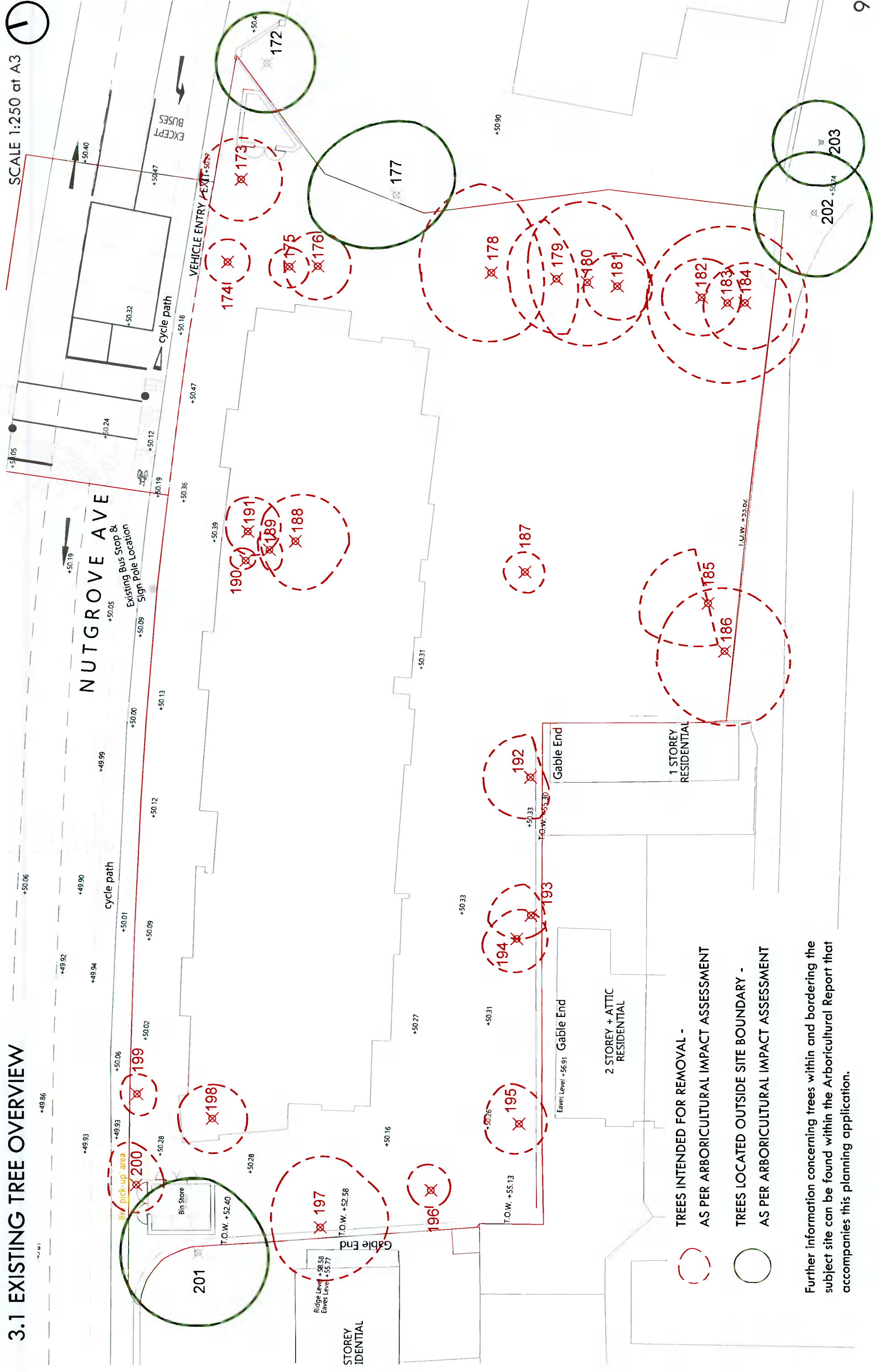
Results Summary

The BRE recommended criteria for sunlight in amenity spaces is achieved for the proposed development.

03. SITE ANALYSIS

3.1 EXISTING TREE OVERVIEW

SCALE 1:250 at A3



- TREES INTENDED FOR REMOVAL - AS PER ARBORICULTURAL IMPACT ASSESSMENT
- TREES LOCATED OUTSIDE SITE BOUNDARY - AS PER ARBORICULTURAL IMPACT ASSESSMENT

Further information concerning trees within and bordering the subject site can be found within the Arboricultural Report that accompanies this planning application.

04. DESIGN PROPOSAL

4.2 DESIGN OVERVIEW

This landscape design proposal has been developed in collaboration with the project design team, the key members of which are:

Planning Consultant: McCutcheon Halley
Architect: Horan Rainsford
Civil & Structural Engineer: Punch Consulting Engineers

This report should be read in conjunction with the accompanying Architects and Engineers reports, drawings, and other information prepared by the design team along with the following A1 landscape drawings included with this planning package;

- 362-DD-01 - Landscape Design Plan
- 362-DD-02 - Landscape Planting Plan
- 362-DD-02 - Sectional Elevations

These drawings are also included within the Appendices of this document in A3 format.

DESIGN STRATEGY

The landscape design strategy for this development can be broken down as follows:

- Public Realm & Open Spaces
- Hard Landscaping Materials
- Sustainable Urban Drainage Systems (SUDS)
- Planting for Biodiversity
- Play Strategy

PUBLIC REALM & OPEN SPACES

This design proposal creates a series of a high-quality usable outdoor spaces designed to accommodate a variety of users across the age spectrum that will create a sense of community within this development. These outdoor spaces include the following;

- Toddler's Play Space with adjacent seating for parents and guardians.
- Children's Play Space with seating.

- Outdoor seating area with work from home facilities.
- Communal amenity outdoor space designed for passive recreation.
- Communal Kickabout space/grassed area.
- Public space along northern boundary with seating adjacent to apartment entrances.

The communal open spaces are proposed along the southern boundary. These spaces are bordered by carefully considered plant mixes, providing a 'green setting', enhancing the biophilic quality and biodiversity of these spaces. An additional function of this planting strategy is that planting will improve screening in the space, both for the residents of dwellings at ground floor level and also from residents of adjoining developments. Many of these spaces are delineated by low hedge planting. Bespoke raised tree planters along the southern boundary will provide additional height along this boundary, making the proposed evergreen trees an effective screening measure to adjoining properties.

04. DESIGN PROPOSAL

4.2 DESIGN OVERVIEW - HARD MATERIALS, SUDS & PLAY STRATEGIES

HARD LANDSCAPE MATERIALS

All of the proposed surfaces are hard wearing and durable for an external urban environment. Reconstituted granite block paving has been proposed for the paths connecting each of the outdoor spaces. Reconstituted granite flag paving has been proposed for the outdoor seating areas. Subtle changes in colour tone will delineate between transitional and passive hard landscaping areas.

Engineered wood chip has been proposed as the safety surface within the designed toddlers and children's play spaces to BS EN 1177 Standards and to the recommended critical fall height depth.

Grasscrete has been proposed within the communal outdoor amenity space between the children's play area and the parking bays.

SUSTAINABLE URBAN DRAINAGE SYSTEMS

The following sustainable urban drainage measures have been applied to the landscape proposals for this site.

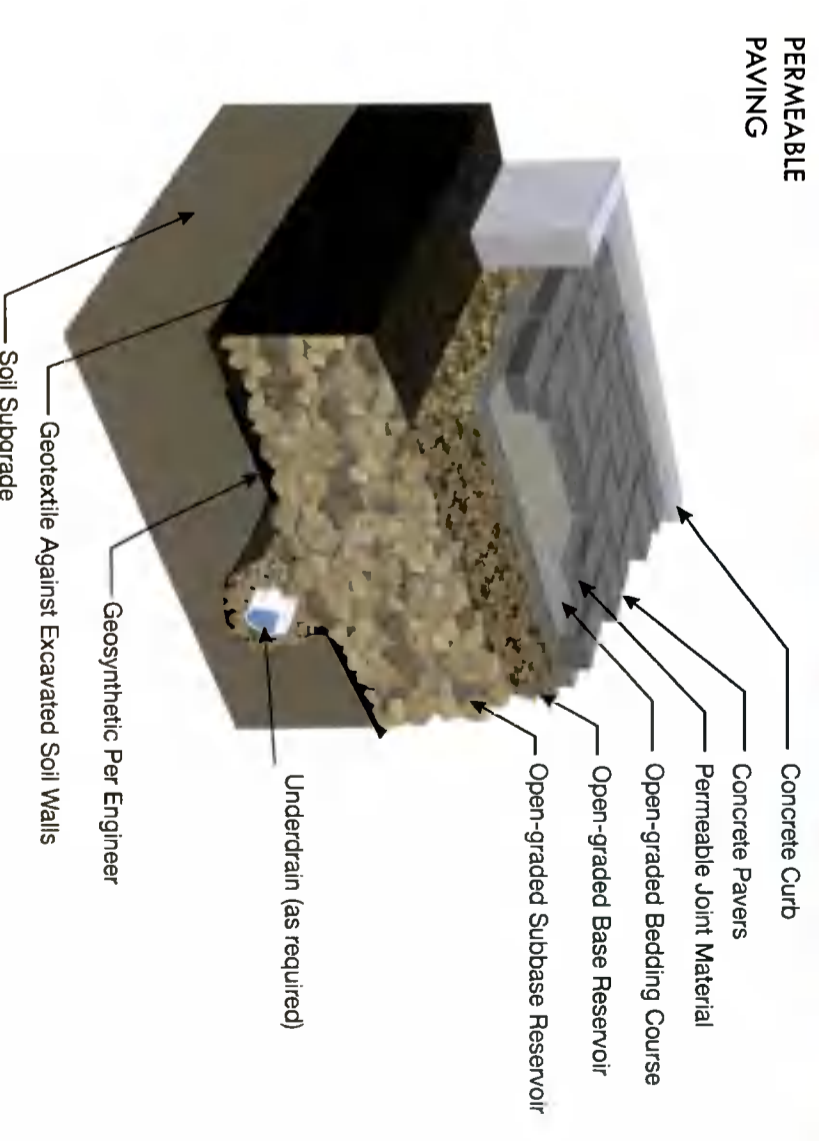
Green Roofs:

At roof level, green roof technology is being installed and a low maintenance sedum matting is proposed to reduce stormwater runoff. This solution is also beneficial from an environmental perspective as it is proven to increase biodiversity

Permeable Paving:

We have proposed permeable block and flag paving materials on all pedestrian surfaces. This will allow surface water to infiltrate to the sub-soil, reducing the pressure on existing storm water systems. A permeable grasscrete surface has also been proposed within one of the passive outdoor amenity spaces. The proposed playground surfaces are also permeable.

More information relating to this SUDs measure can be found in the Architects and Engineers documentation accompanying this application.



04. DESIGN PROPOSAL

4.2 DESIGN OVERVIEW - HARD MATERIALS, SUDS & PLAY STRATEGIES

PLANTING FOR BIODIVERSITY

A desire for more diversity in tree and plant species has been expressed by SDCC. We have proposed a planting scheme that takes cognisance of this and specifically the All-Ireland Pollinator Plan 2015-2020 as issued by the National Biodiversity Data Centre. The planting proposal contains >80% species recommended by Biodiversity Ireland as a pollinator species. Please refer to the planting plan and section 4.6 of this document for further details regarding proposed plant mixes and trees.

Kickabout Space

In addition to the above, the main communal space within this development has been designed to include a large expanse of lawn, enabling this space to function as an open kickabout area for people of all ages.

PLAY STRATEGY

Play areas are recognised for their importance in contributing to the design goal of a well-designed public realm. Two children's play areas have been proposed for this scheme.

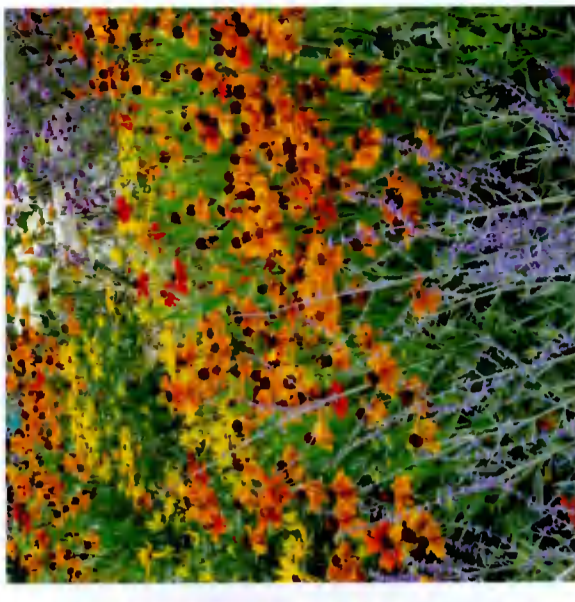
Toddlers Play Space

The first of these play spaces is located along the western boundary of the site. This play space measures 37 sqm and is designed to be a play space for toddlers and young children in the age group from 1-6 years. This space consists of 3 play elements. The play area will be laid with an impact absorbing safety surface of engineered wood chip. Seating has been proposed adjacent this play area for parents and guardians. The play area boundary consists of anti-trap bow top fencing on the inside of a 1.2m high evergreen hedge. Please refer to section 4.8 of this document for further details relating to this play space.

Children's Play Space

A second play space is proposed along the southern boundary of the site. This play space measures 63 sqm and is designed for children between the ages of 6 to 12 years. It consists of 3 pieces of play equipment. Please refer to section 4.9 of this document for further details relating to this play space.

Both of the aforementioned play areas will be laid with an impact absorbing safety surface of engineered wood chip laid to the required depths relevant to play equipment fall heights. The proposed play equipment will be designed and manufactured in accordance with standards EN 1176 and EN 1177, and will be installed to manufacturers specifications.



04. DESIGN PROPOSAL

4.4 OPEN SPACE TYPOLOGIES

SCALE 1:250 at A3



OPEN SPACE TYPES

	ROAD		PEDESTRIAN PATHS		GRASS AREAS
	CAR PARKING		PLAY SPACE		PLANTING BEDS
	BICYCLE PARKING		SEATING SPACE		HEDGING

04. DESIGN PROPOSAL

4.5 HARD LANDSCAPE MATERIALS

SCALE 1:250 at A3

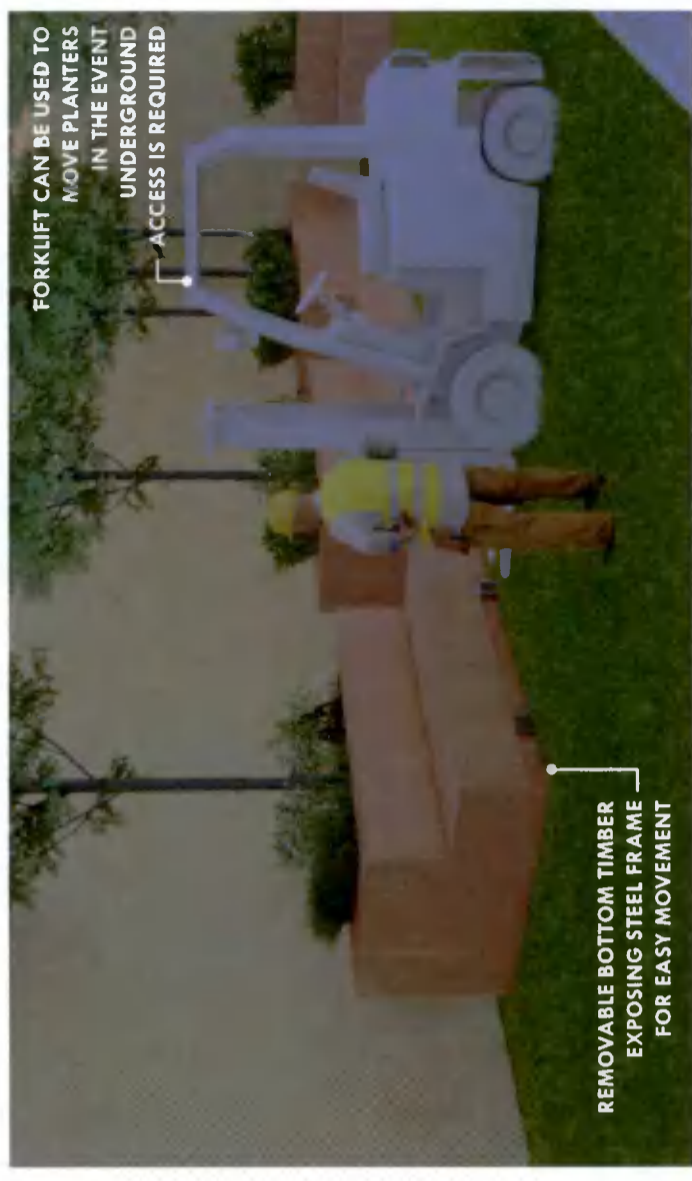


04. DESIGN PROPOSAL

4.6 HARD LANDSCAPE ELEMENTS



BESPOKE TREE PLANTERS



04. DESIGN PROPOSAL

4.6 HARD LANDSCAPE ELEMENTS

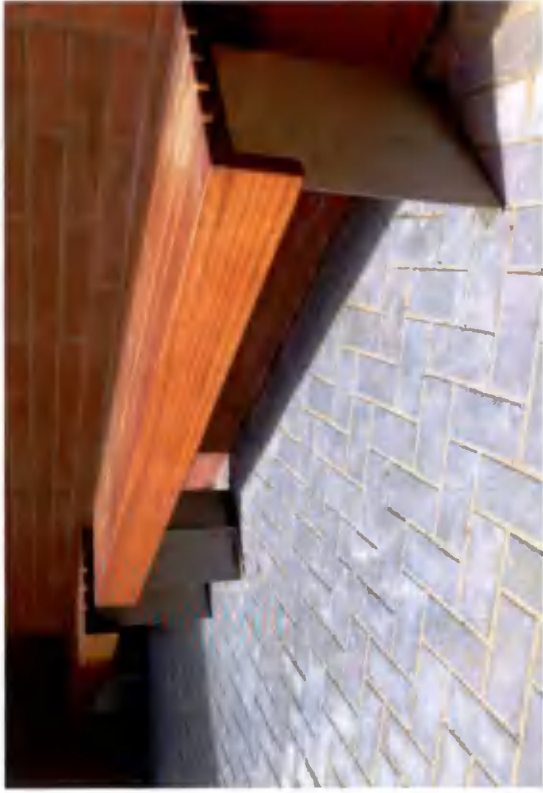
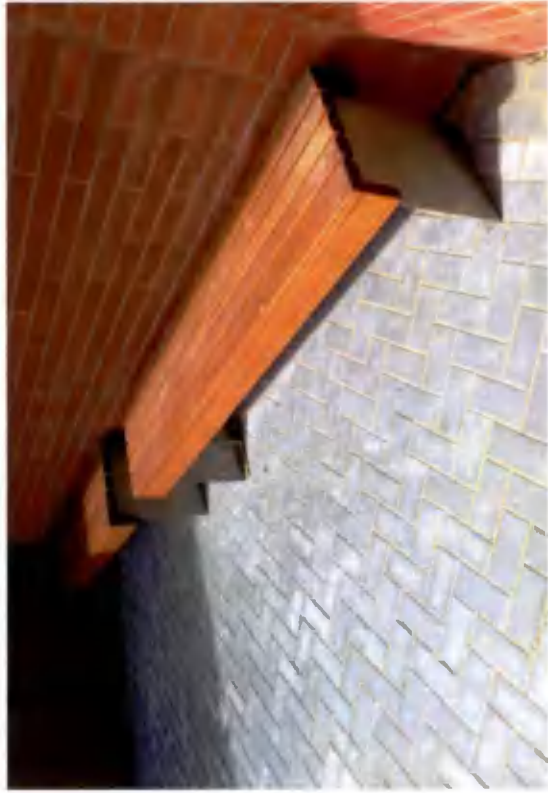


PRESSURE TREATED
TIMBER FITTED
ONTO STEEL FRAME



04. DESIGN PROPOSAL

4.6 HARD LANDSCAPE ELEMENTS



BENCHES

Blueton - Stainless Steel & Timber Seating

Bench Specifications;

Dimensions -
430mm wide x 450mm high x 1800mm /2500mm long
custom lengths available on request

Materials -
Grade 316 stainless steel
Certified hardwood slats

Finish -
Satin finish
Oiled slats

Supplied With -
Machine Profiled Iroko slats
Surface mounted base plates
Wraparound designed seat top
Hidden anti vandal fixings

Blueton site & street furniture is dedicated to the design, manufacture and supply of the highest quality outdoor furniture. They use local suppliers & recycled material wherever possible, therefore maintaining a low carbon footprint.

Benches will have access to outdoor sockets to facilitate work from home.



'WORK FROM HOME' AREA FURNITURE

External Works - Meet & Work Collection

Seating Specifications;
M&W-LBS-120
155/110x45x45 cm (Custom options available)

Table Specifications;
M&W-TS-150-AL
148x150x75 cm (Custom options available)

The combinations of benches, tables and tree planters offer innovative alternatives to traditional picnic settings and are ideal for creating attractive recreational areas for both short and longer stays. The various elements are made of aluminium with FSC-100% hardwood Solid slats (70x70mm).

Endless layout variations are possible with the various Solid Meet&Work landscaping elements. This high-quality system is for ideal for the outdoor area to provide a appealing space to work outside for apartment residents. As outdoor living becomes routine, flexible workstations and meeting areas are important.

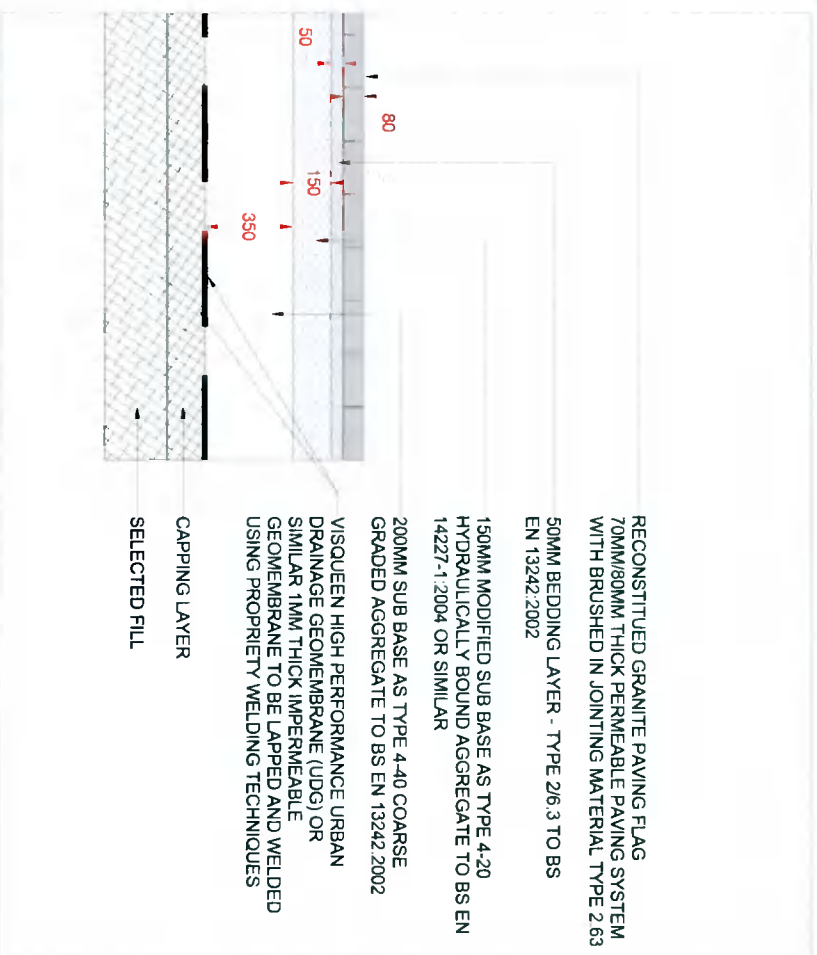
Framed with evergreen planting, this area offers an idyllic outdoor workspace.

Tables will have access to outdoor sockets to facilitate work from home.

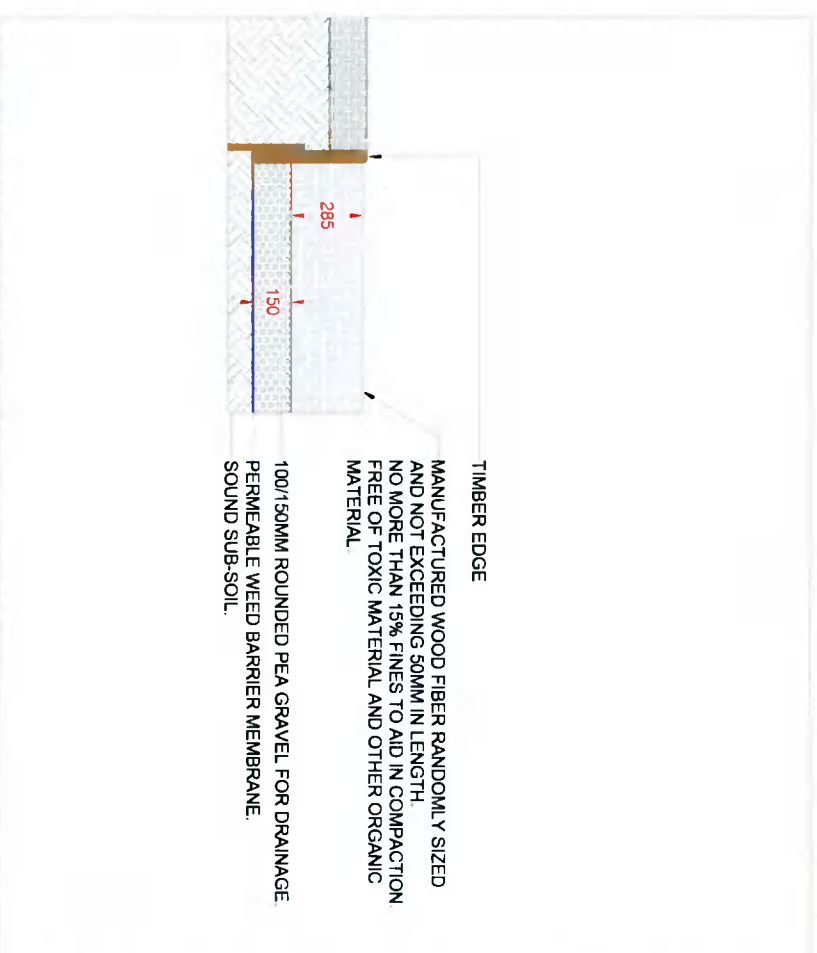


04. DESIGN PROPOSAL

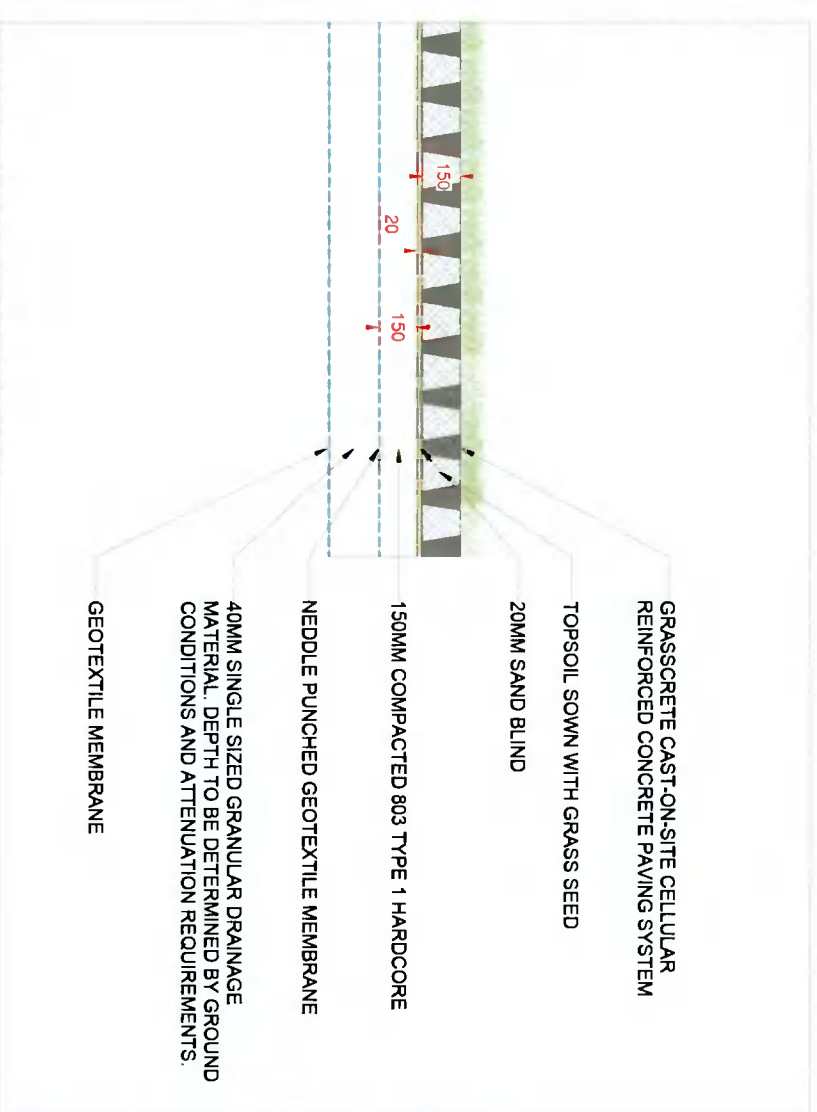
4.7 HARD LANDSCAPE DETAILS



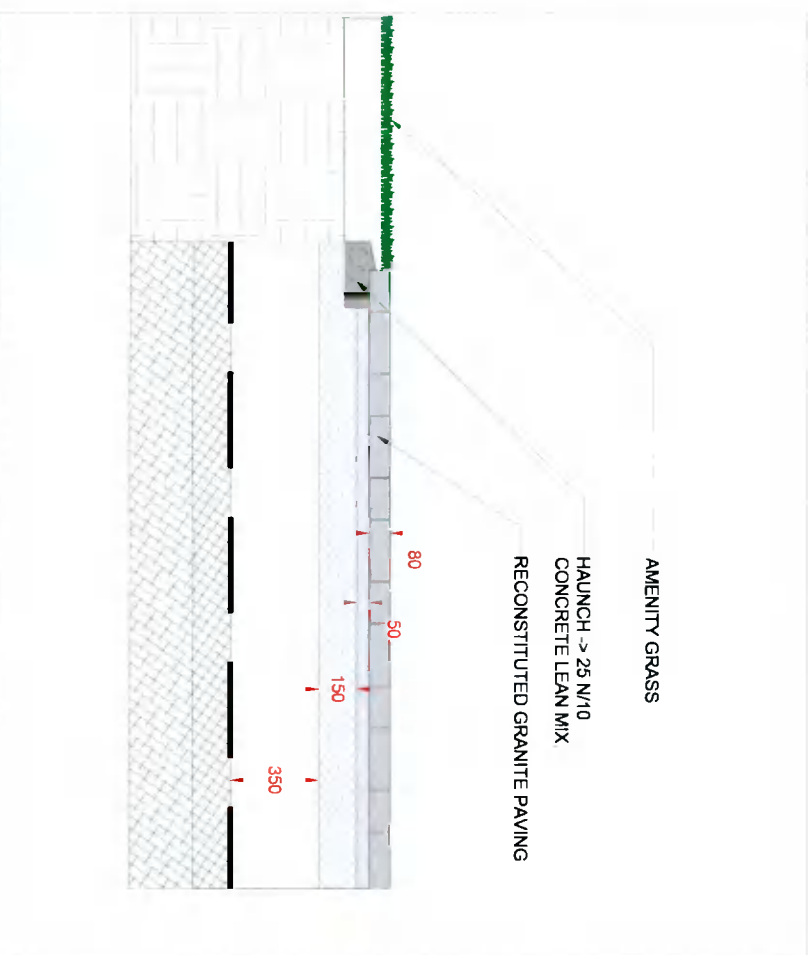
DETAIL D01 - PERMEABLE PAVING DETAIL
 SCALE 1:30@A3



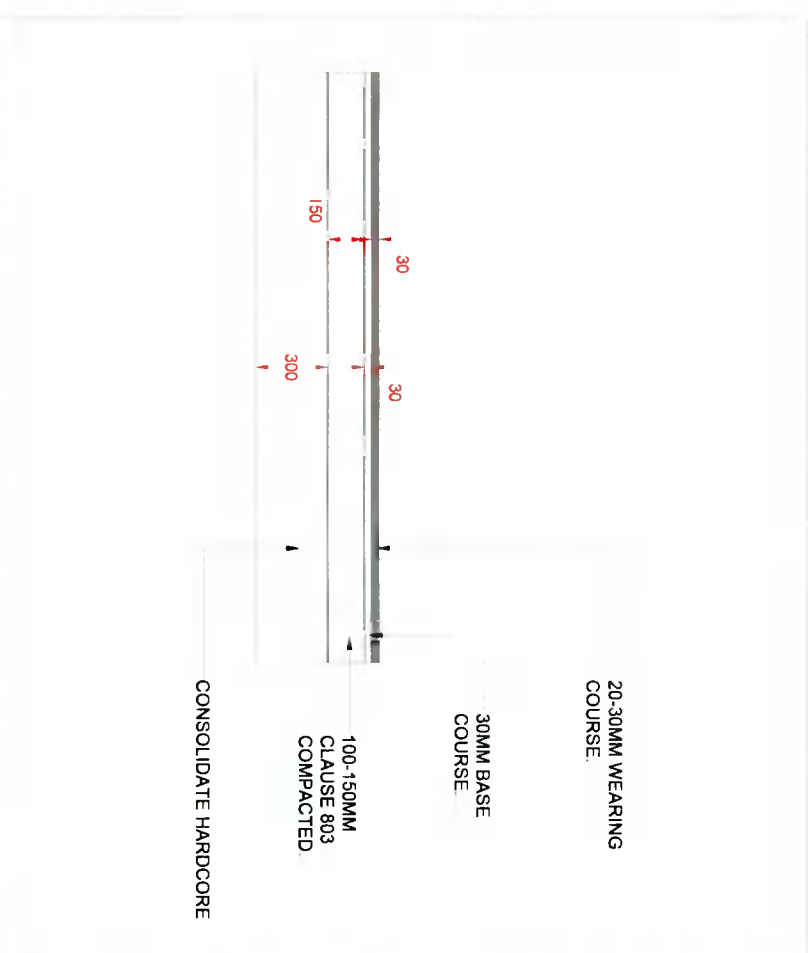
DETAIL D02 - ENGINEERED WOOD CHIP SAFETY SURFACE DETAIL
 SCALE 1:30@A3



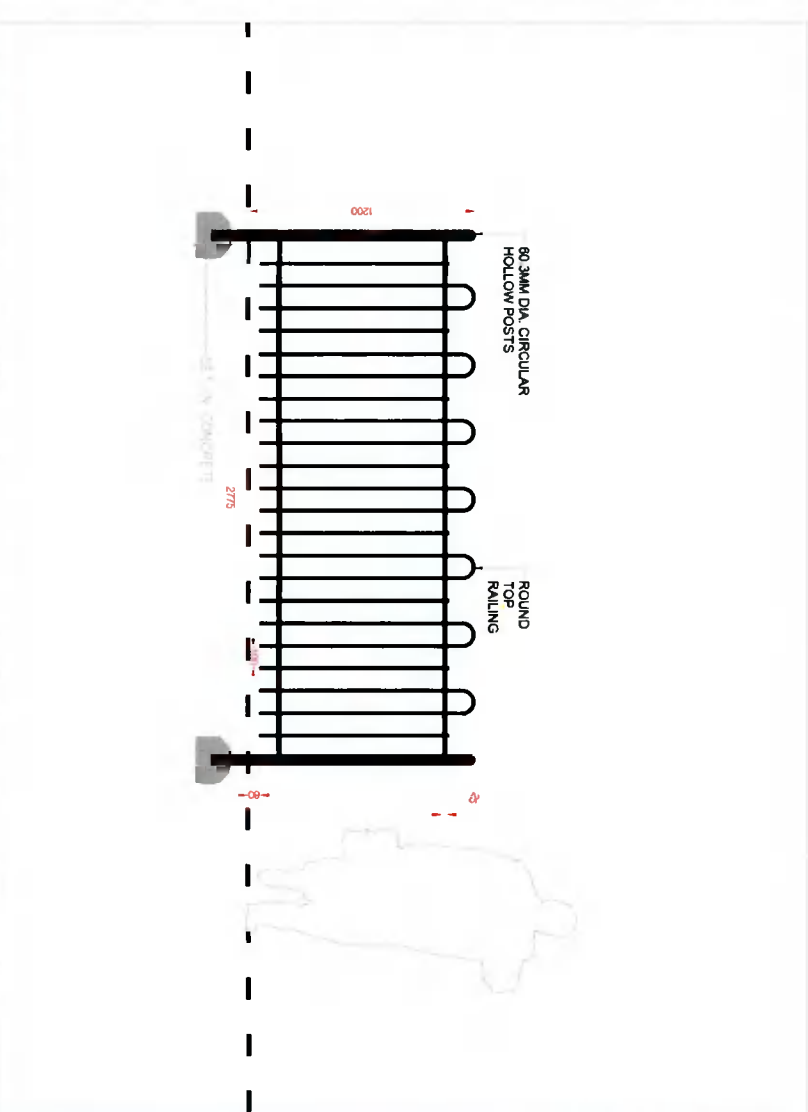
DETAIL D03 - GRASSCRETE SURFACE DETAIL
 SCALE 1:30@A3



DETAIL D04 - FLAG PAVING TO GRASS BORDER DETAIL
 SCALE 1:30@A3



DETAIL D05 - TYPICAL TARMAC SURFACE DETAIL
 SCALE 1:30@A3



DETAIL D06 - BOW TOP RAILING DETAIL
 SCALE 1:30@A3

04. DESIGN PROPOSAL

4.8 PLANTING PLAN

SCALE 1:250 at A3



50.40

NUTGROVE AVE

Existing Bus Stop & Sign Pole Location

EXCEPT BUSES

VEHICLE ENTRY / EXIT



Ridge Level +58.58
Eaves Level +55.77

2 STOREY RESIDENTIAL

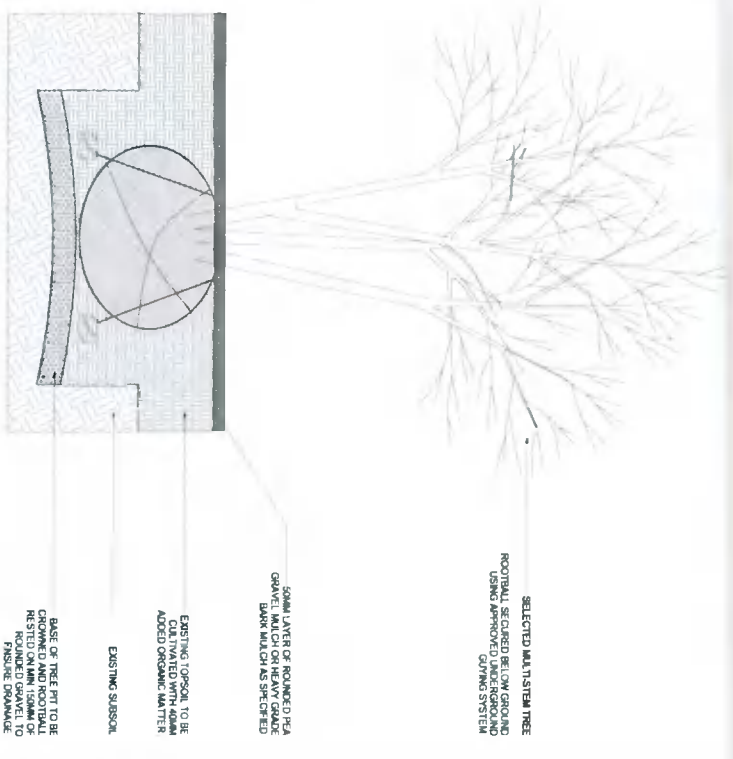
Gable End

1 STOREY RESIDENTIAL

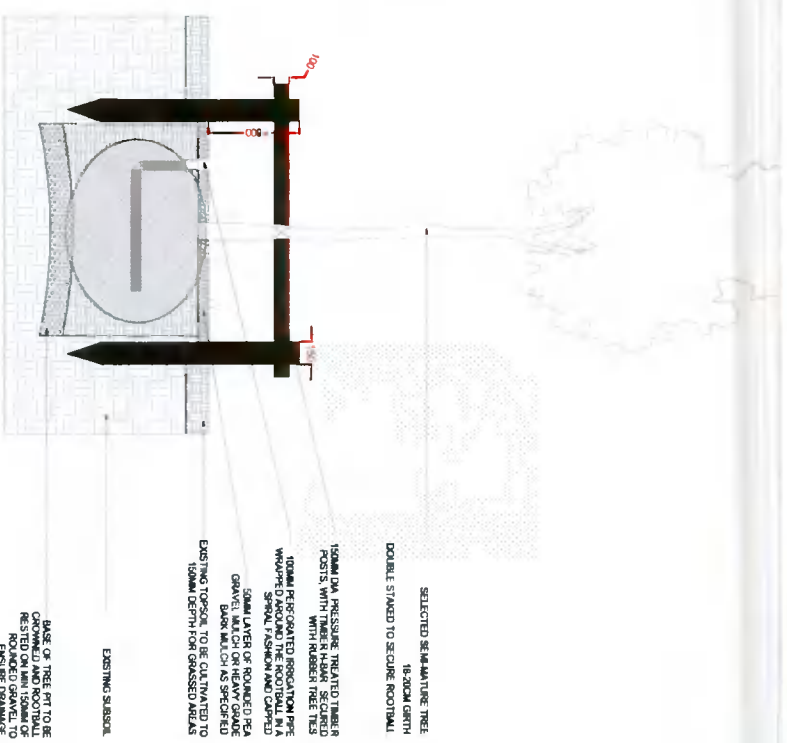
Name	Specification	Planting
SHRUBS & GRASSES:		
HYDRANGEA ARBORESCENS 'ANNABELLE'	CG 5L	5%
ERICA CARNEA 'SPRINGWOOD WHITE'	CG 1L	5%
HYDRANGEA 'NINE PINNACLES'	CG 2L	5%
MANDARIN DOGWOOD	CG 4L	5%
MAHONIA AQUIFOLIUM 'APOLLO'	CG 2L	5%
SARCOCOCCA CONFUSA	CG 2L	5%
VIBURNUM TINUS	CG 3L	5%
BUXUS SEMPERVIRENS BALL 40CM	CG 3L	5%
BUXUS SEMPERVIRENS BALL 60CM	CG 3L	5%
CAREX 'EVERICE'	CG 2L	5%
PERENNIALS:		
SALVIA 'CARADONNA'	CG 2L	5%
EUPHORBIA AMYGDALOIDES	CG 2L	5%
GERANIUM 'ROCKWELL'	CG 2L	5%
GERANIUM 'ROCKWELL'	CG 2L	5%
GERANIUM 'SANGUINEUM ALBUM'	CG 2L	5%
HELLEBORUS X HYBRIDUS	CG 2L	5%
LAMLIUM MACULATUM 'PINK CHABLIS'	CG 2L	5%
LATRIS SPICATA	CG 2L	5%
VERBENA BONARIENSIS	CG 2L	5%
ALL SUBSTITUTIONS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT		
PLANT MIX 1 - ORNAMENTAL MIX		
Planted at 400mm centres unless otherwise stated. 6 25no per sq.m To be finished with a 50mm layer of fine bark mulch.		
Name	Specification	Planting
SHRUBS:		
SHRUB 'DAVID'	CG 5L	10%
PATSY JAPONICA	CG 15L	10%
SKIMMIA JAPONICA RUBELLA	CG 2L	10%
PERENNIALS:		
HOSTA 'SIEB. ELEGANS'	CG 3L	5%
BEIJING PALM	CG 2L	5%
BEIJING PALM	CG 2L	5%
AJUGA REPTANS 'ATROPURPUREA'	CG 2L	5%
VINCA MINOR 'ALBA'	CG 2L	5%
VINCA MINOR 'MARIE'	CG 2L	5%
PERENNIALS:		
DRYOPTERIS WALLICHIANA	CG 2L	10%
DRYOPTERIS WALLICHIANA	CG 2L	10%
MATTEUCCIA STRUTHIOPTERIS	CG 2L	10%
POLYSTICHUM POLYBLEPHARUM	CG 2L	10%
ALL SUBSTITUTIONS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT		
PLANT MIX 2 - SHADE SHRUB TOLERANT MIX		
Planted at 500mm centres unless otherwise stated. 4no per sq.m To be finished with a 50mm layer of fine bark mulch.		
Name	Specification	Planting
SHRUBS:		
SHRUB 'DAVID'	CG 5L	10%
PATSY JAPONICA	CG 15L	10%
SKIMMIA JAPONICA RUBELLA	CG 2L	10%
PERENNIALS:		
HOSTA 'SIEB. ELEGANS'	CG 3L	5%
BEIJING PALM	CG 2L	5%
BEIJING PALM	CG 2L	5%
AJUGA REPTANS 'ATROPURPUREA'	CG 2L	5%
VINCA MINOR 'ALBA'	CG 2L	5%
VINCA MINOR 'MARIE'	CG 2L	5%
PERENNIALS:		
DRYOPTERIS WALLICHIANA	CG 2L	10%
DRYOPTERIS WALLICHIANA	CG 2L	10%
MATTEUCCIA STRUTHIOPTERIS	CG 2L	10%
POLYSTICHUM POLYBLEPHARUM	CG 2L	10%
ALL SUBSTITUTIONS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT		

04. DESIGN PROPOSAL

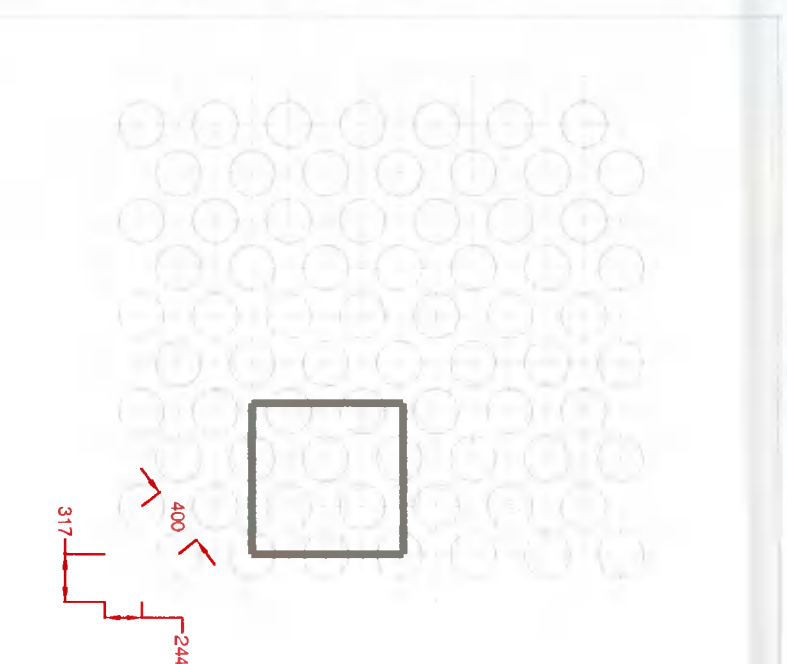
4.9 SOFT LANDSCAPING DETAILS



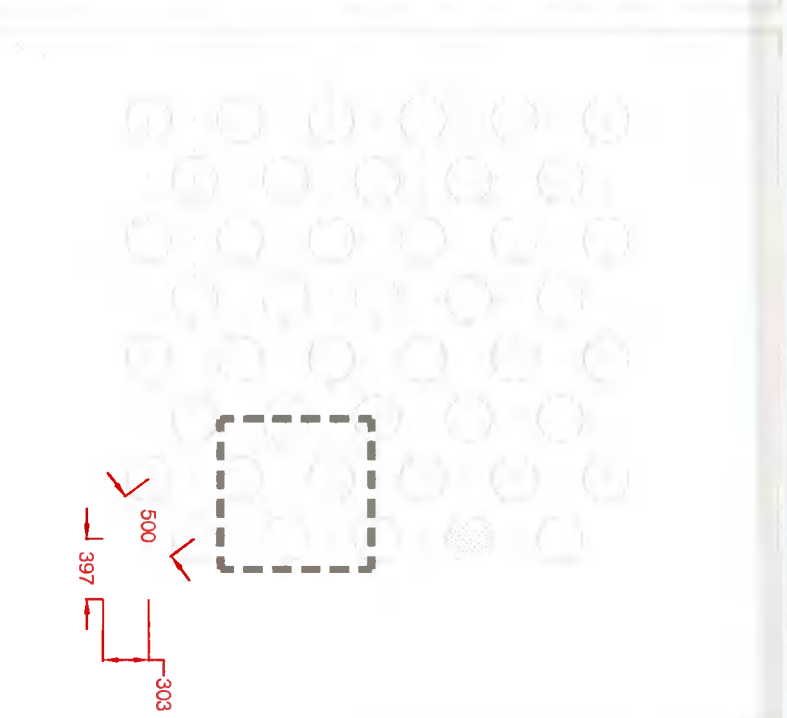
DETAIL D01 - TYPICAL UNDERGROUND GUYING DETAIL
SCALE 1:50@A3



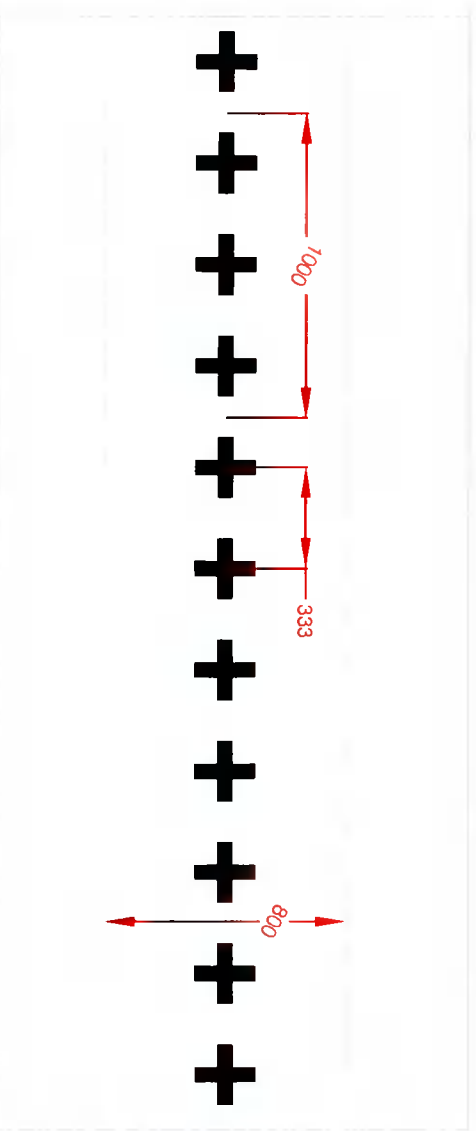
DETAIL D02 - TYPICAL DOUBLE STAKING DETAIL
SCALE 1:50@A3



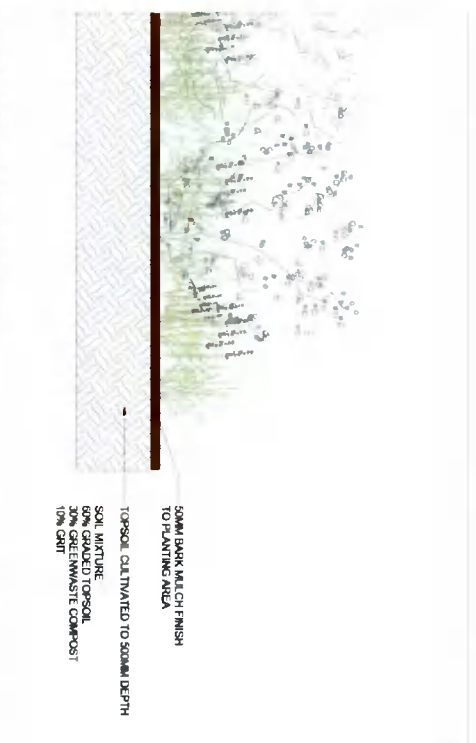
DETAIL D03 - 400 C/C PLANT SPACING
SCALE 1:50@A3



DETAIL D04 - 500 C/C PLANT SPACING
SCALE 1:50@A3



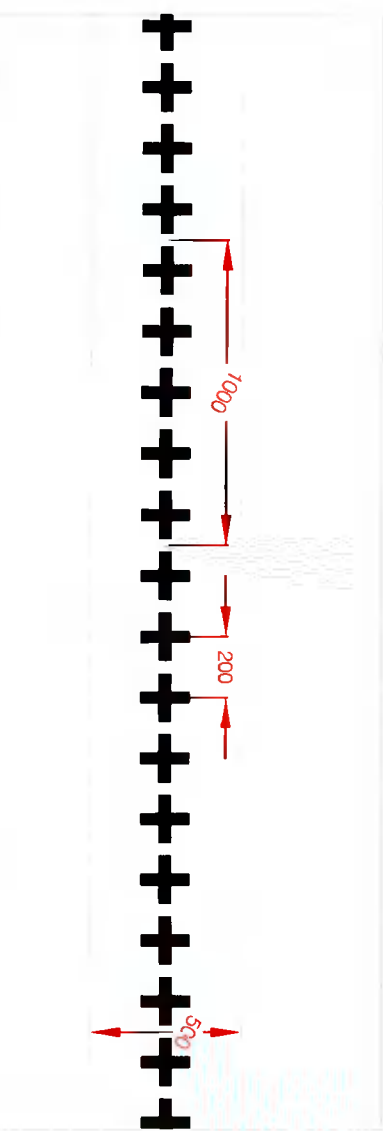
DETAIL D05 - HEDGE PLANTING DETAIL (3no. per lin.m)
SCALE 1:25@A3



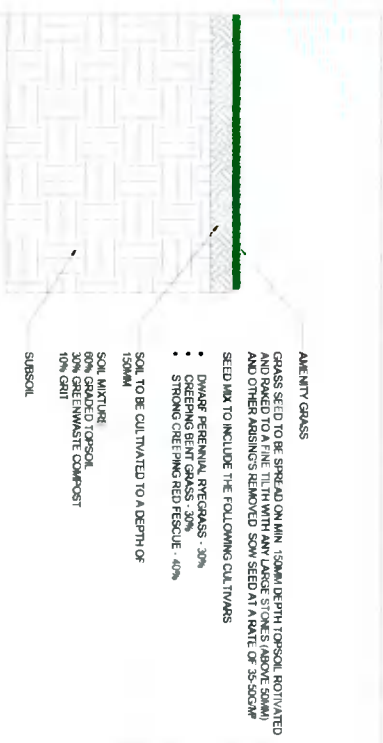
DETAIL D07 - PLANT BED DETAIL
SCALE 1:50@A3



DETAIL D09 - TYPICAL TREE ROOT BARRIER DETAIL
SCALE 1:50@A3



DETAIL D06 - HEDGE PLANTING DETAIL (5no. per lin.m)
SCALE 1:25@A3



DETAIL D07 - AMENITY GRASS DETAIL
SCALE 1:50@A3

04. DESIGN PROPOSAL

4.9 SOFT LANDSCAPING DETAILS

TREES



TREE 1 – Acacia dealbata

Common name: Silver wattle/Mimosa
2m clear stem. 18/20cm girth.
To be underground guyed.

A small to medium growing evergreen tree. Typically growing up to 10m in urban situations. This Acacia makes a great splash of colour in late Winter. Bees will appreciate its nectar-rich flowers.



TREE 2 – Betula utilis 'Jacquemontii'

Common name: White Himalayan Birch
Multi-stem. 1.5m height.
To be underground guyed.

This is an ornamental variety of tree with a really eye-catching white bark especially visible during the winter months.



TREE 3 – Carpinus betulus

Common name: Hornbeam
2m clear stem. 20/25cm girth.
To be double staked.

A superb specimen tree with its upright habit making it an ideal choice for an apartment scheme such as this.



TREE 4 – Pyrus 'Chanticleer'

Common name: Ornamental Pear
2m clear stem. 18/20cm girth.
To be double staked.

This is a small compact tree suitable for urban spaces and recommended by Biodiversity Ireland as a pollinator species.

HEDGING



HEDGE 1

- PRUNUS LUSITANICA ANGUSTIFOLIA
- HEIGHT - 1.2/1.5/1.8M
- 3 PER LINEAR METRE

Please refer to the planting plan and sections for further information regarding the proposed location of this planting.



HEDGE 2

- BUXUS SEMPERVIRENS
- HEIGHT - 0.5M.
- 5 PER LINEAR METRE

Please refer to the planting plan for further information regarding the location of this planting.

04. DESIGN PROPOSAL

4.9 SOFT LANDSCAPING DETAILS

PLANT MIX 1 - ORNAMENTAL MIX

This mix is comprised of evergreen shrubs, grasses and perennials to ensure interest through each season. Over 80% of the plants within this mix are listed by Biodiversity Ireland as a recommended pollinator species. This plant mix has been proposed adjacent to the northern, southern, eastern and western boundaries of the apartment block, within the raised planters and within plant beds adjacent to communal and public seating areas. This plant mix will also function as an effective boundary and buffer treatment.

Please refer to the landscape planting plan for further information.

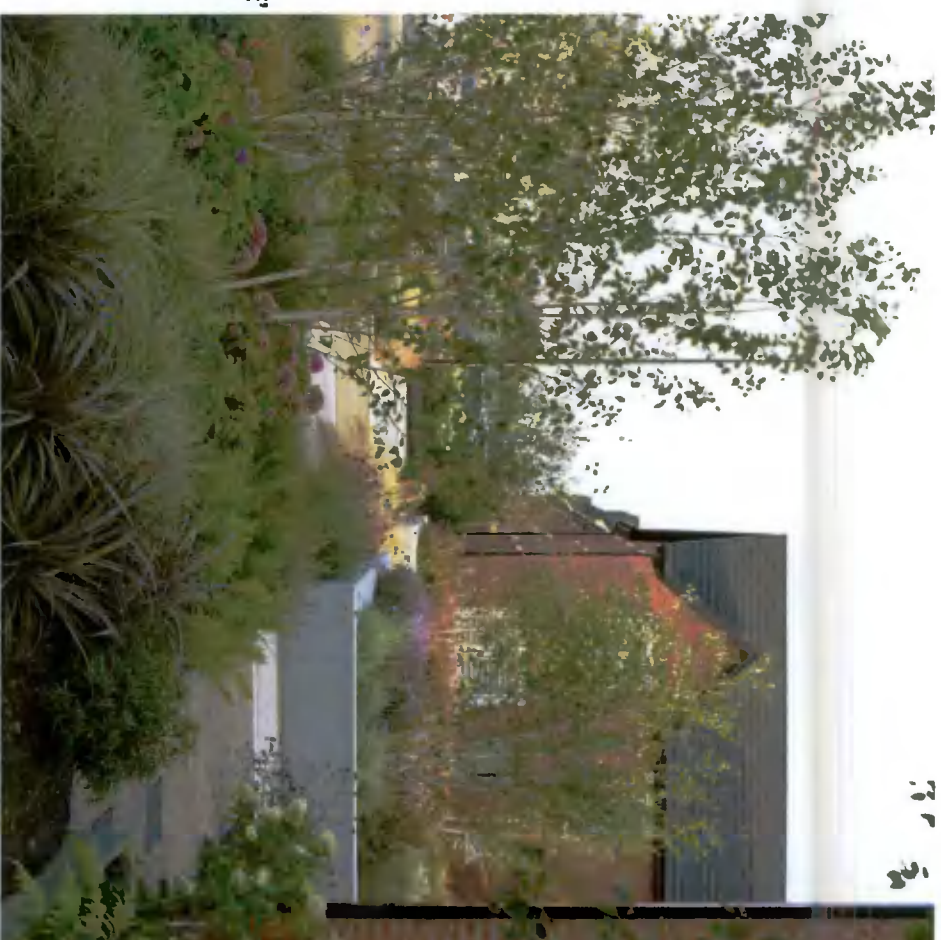
- | | |
|---------------------------------|----------------------------------|
| PERENNIALS: | SHRUBS & GRASSES: |
| SALVIA 'CARADONNA' | HYDRANGEA ARBORESENS 'ANNABELLE' |
| EUPHORBIA AMYGDALOIDES | ERICA CARNEA 'SPRINGWOOD WHITE' |
| FRANCOA SONICHIFOLIA | FATSIA JAPONICA |
| GERANIUM 'ROZANNE' | NANDINA DOMESTICA |
| GERANIUM SANGUINEUM 'ALBUM' | MAHONIA AQUIFOLIUM 'APOLLO' |
| HELLEBORUS X HYBRIDUS | SARCOCOLLA CONFUSA |
| LAMIUM MACULATUM 'PINK CHABLIS' | VIBURNUM TINUS |
| LIATRIS SPICATA | BUXUS SEMPERVIREN BALL 40CM |
| PERSICARIA BISTORTA | BUXUS SEMPERVIREN BALL 60CM |
| VERBENA BONARIENSIS | CAREX 'EVER ICE' |

PLANT MIX 2 - SHADE TOLERANT MIX

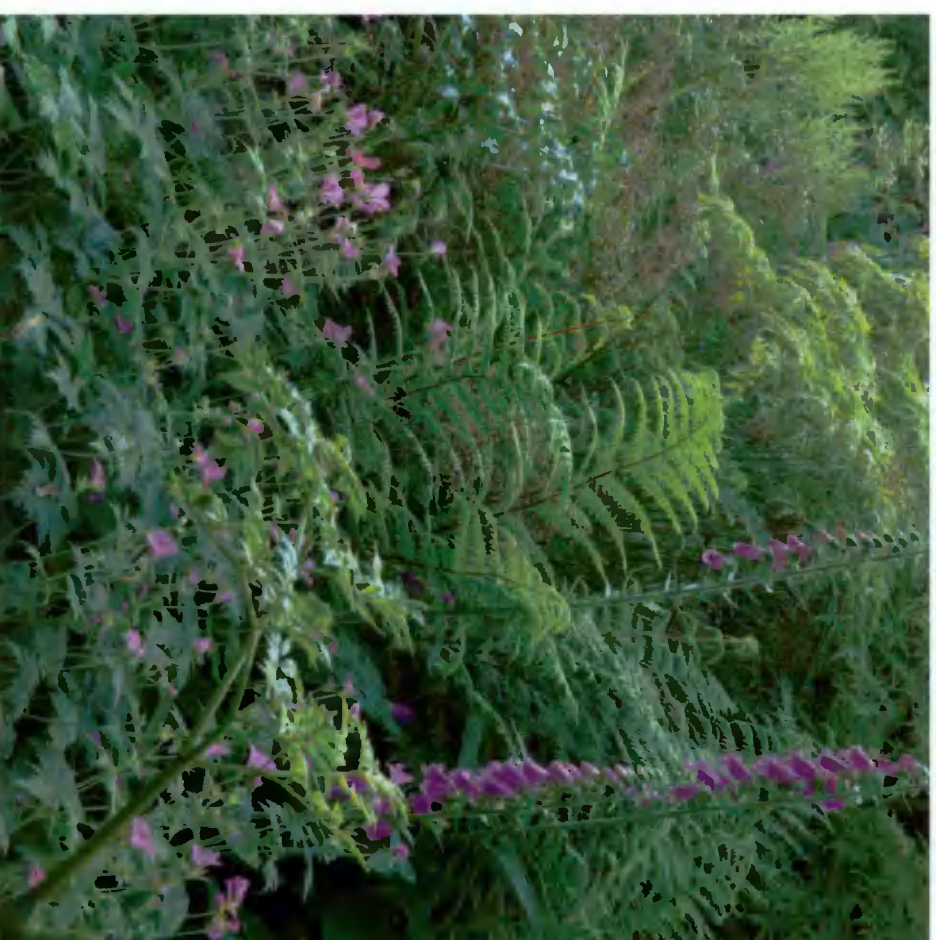
This mix consists of evergreen shrubs, perennials and ferns that will thrive in shaded and semi-shaded areas within the development. This mix is low maintenance and hardy and has been specified primarily within plant beds adjacent to the boundary of the development site.

Please refer to the landscape planting plan for further information.

- | | |
|------------------------------|---------------------------|
| SHRUBS: | FERNS: |
| VIBURNUM DAVIDII | DRYOPTERIS WALLICHIANA |
| FATSIA JAPONICA | DRYOPTERIS FILIX-MAS |
| SKIMMIA JAPONICA RUBELLA | MATTEUCCIA STRUTHIOPTERIS |
| | POLYSTICHUM POLYBLEPHARUM |
| PERENNIALS: | |
| HOSTA SIEB. 'ELEGANS' | |
| GERANIUM 'PALMATUM' | |
| HELLEBORUS 'NIGER' | |
| AJUGA REPTANS 'ATROPURPUREA' | |
| VINCA MINOR 'ALBA' | |
| VINVA MINOR 'MARIE' | |



Plant Mix 1 - Precedent image



Plant Mix 2 - Precedent image



Verbena 'Bonariensis'



Hydrangea 'Annabelle'



Salvia Nemerosa 'Caradonna'



Buxus Semperviren



PM2 - Viburnum tinus



PM2 - Ferns 'In Variety'



PM2 - Carex evergold

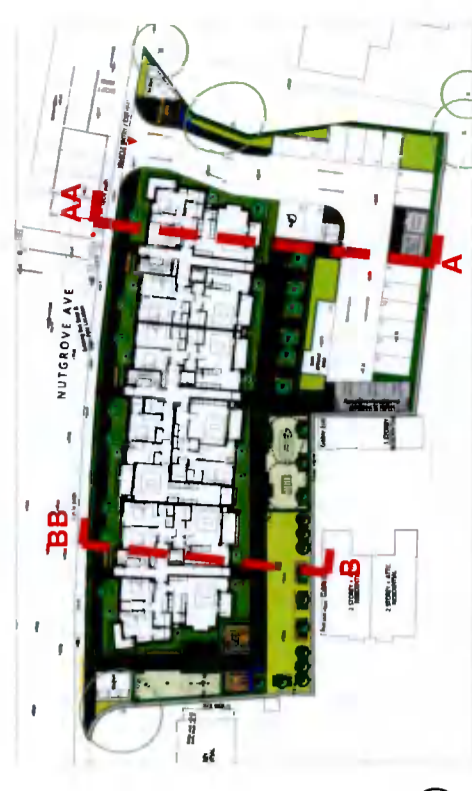
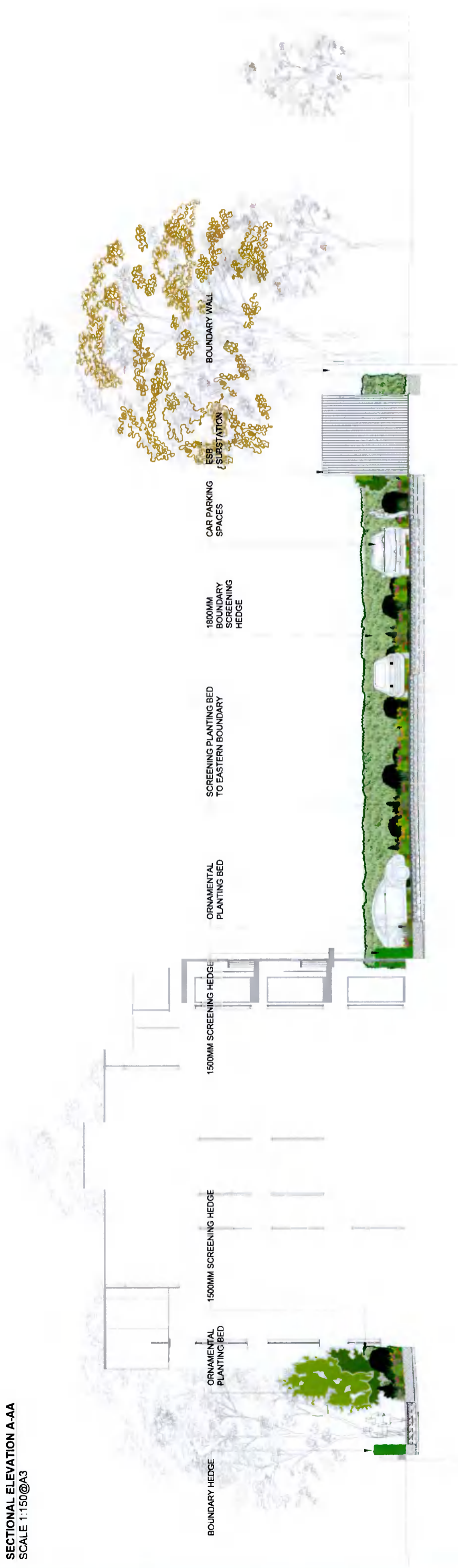


PM2 - Ajuga reptans

04. DESIGN PROPOSAL

4.11 SITE SECTIONS

SECTIONAL ELEVATION A-AA
SCALE 1:150@A3

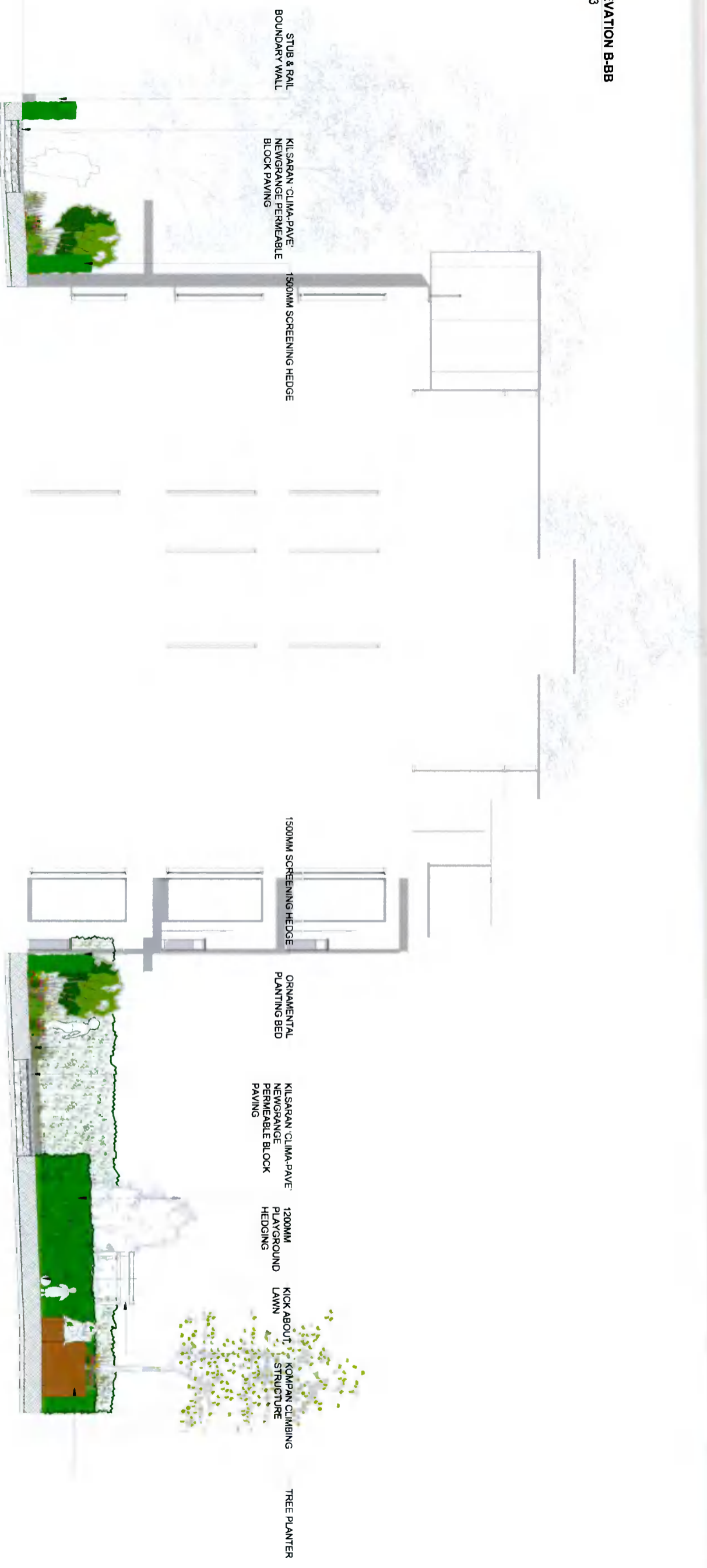


SECTION INDICATION PLAN
SCALE 1:1000@A3

04. DESIGN PROPOSAL

4.1.1 SITE SECTIONS

SECTIONAL ELEVATION B-BB
 SCALE 1:100@A3



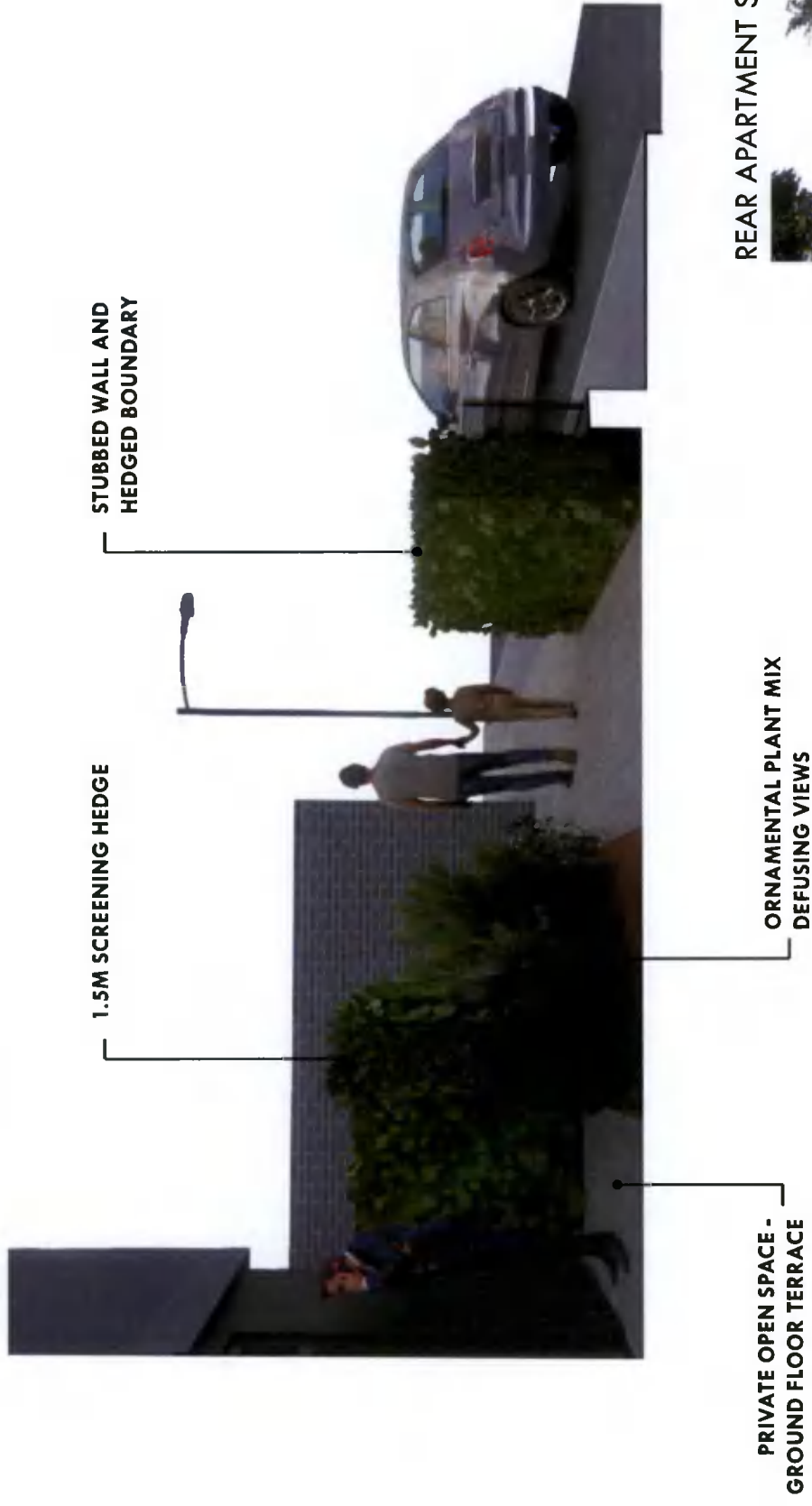
SECTION INDICATION PLAN
 SCALE 1:1000@A3



04. DESIGN PROPOSAL

4.11 SITE SECTIONS - SCREENING

ROAD SIDE APARTMENT SCREENING

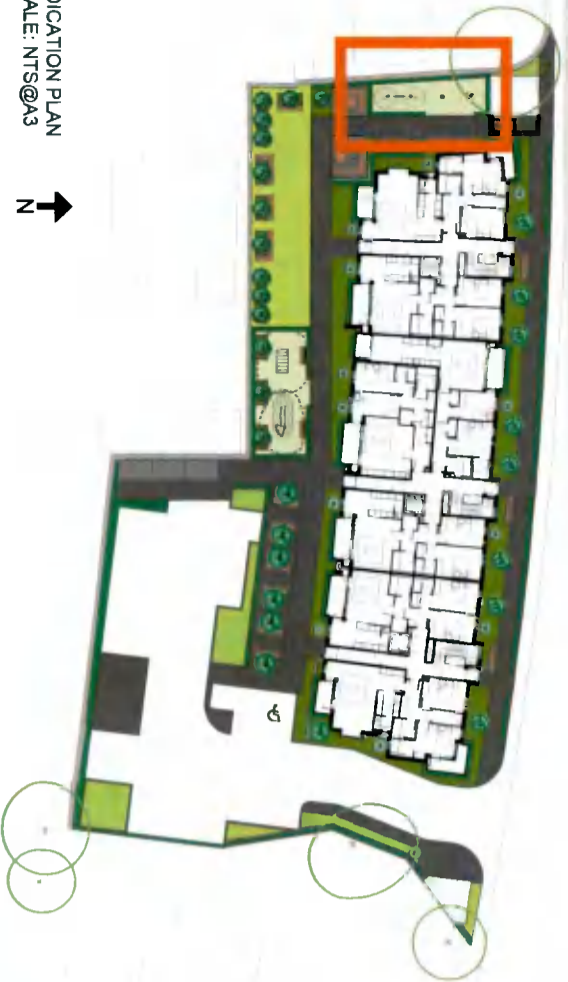


REAR APARTMENT SCREENING



04. DESIGN PROPOSAL

4.12 PLAY STRATEGY - TODDLER PLAY



INDICATION PLAN
SCALE: NTS@A3

TODDLER PLAY AREA - SCHEDULE OF EQUIPMENT							
ITEM	NAME	QTY	REF CODE	PRODUCT LINE	CATEGORY	AGE	MAX FALL HT (CM)
1	RACER SPRINGER	1	ELE400002	Traditional Play	Springer Units	2-6	68
2	TODDLER SPICA	1	M19101	Traditional Play	Toddler Equipment	1-4	60
3	SEESAW WITH SPRINGS	1	KPL111	Traditional Play	Seesaws	3-8	100



ENGINEERED WOOD CHIP SAFETY SURFACE



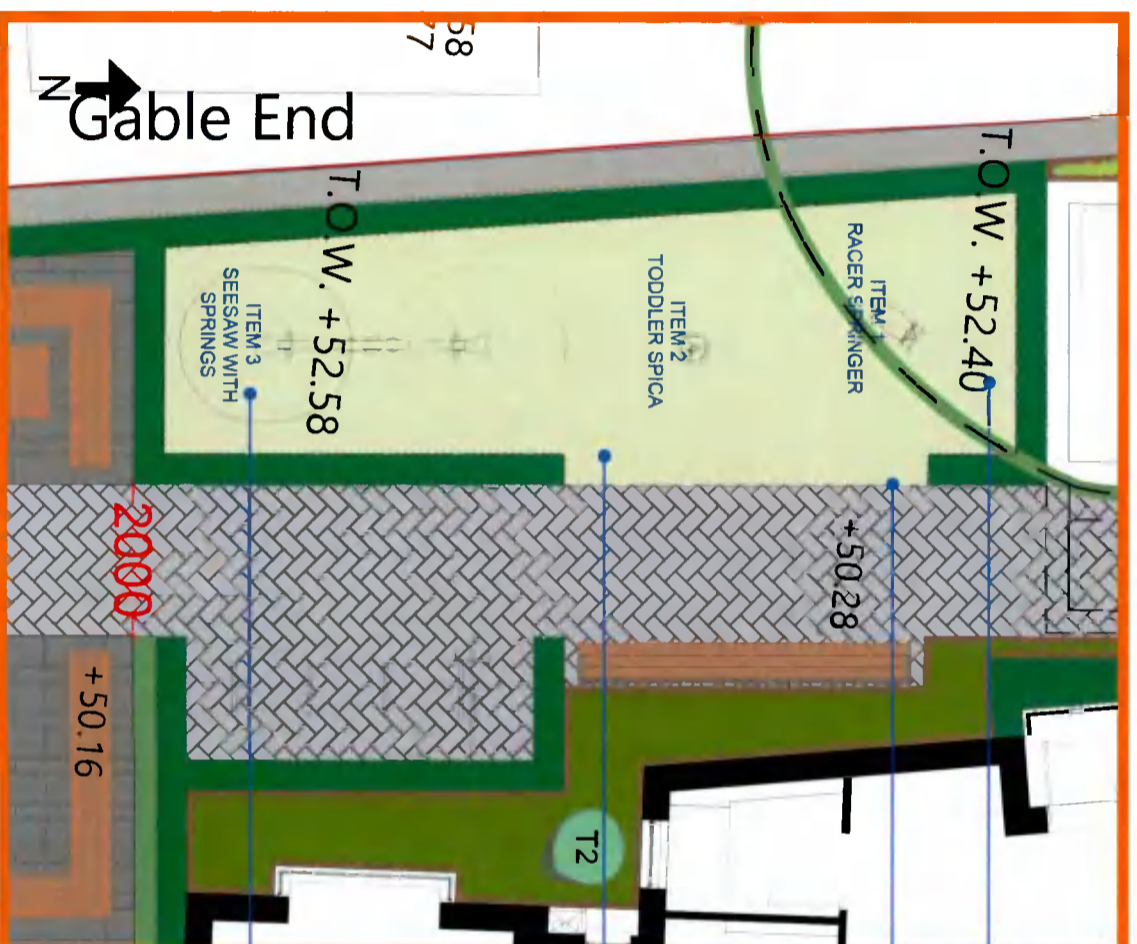
ITEM 1
KOMPAN RACER SPRINGER



TOTAL TODDLER PLAY AREA = 37SQ. M



ITEM 2
KOMPAN TODDLER SPICA



TODDLER PLAY SPACE
SCALE 1:100@A3



ITEM 3
SEESAW WITH SPRINGS



PLAY AREA - MATERIALS KEY

- HARD LANDSCAPING - Surface 4**
- Playground Safety Surface - Engineered Wood Chip
 - To be laid to manufacturers specifications

- SOFT LANDSCAPING - Hedge 1**
- Prunus lusitanica*
 - 1.2m Portuguese laurel hedging to screen terraces and winter gardens.

- HARD LANDSCAPING - Fence 2**
- High anti-trap bow top fencing.
 - 1500mm height

- HARD LANDSCAPING - Public Seating**
- Timber bench. Pressure treated wood
 - Anchored to ground.

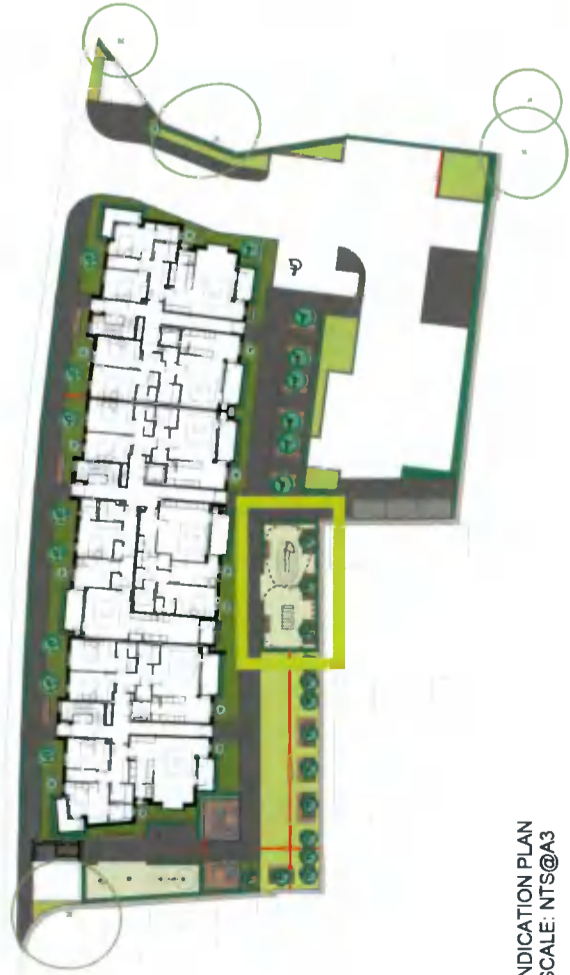
- HARD LANDSCAPING - Play Equipment**



SAFETY SURFACE THICKNESS RELEVANT TO CRITICAL FALL HEIGHT
SCALE NTS@A3

04. DESIGN PROPOSAL

4.13 PLAY STRATEGY - CHILDREN'S PLAY



INDICATION PLAN
SCALE: NTS@A3



CRITICAL FALL
HEIGHT (mm)

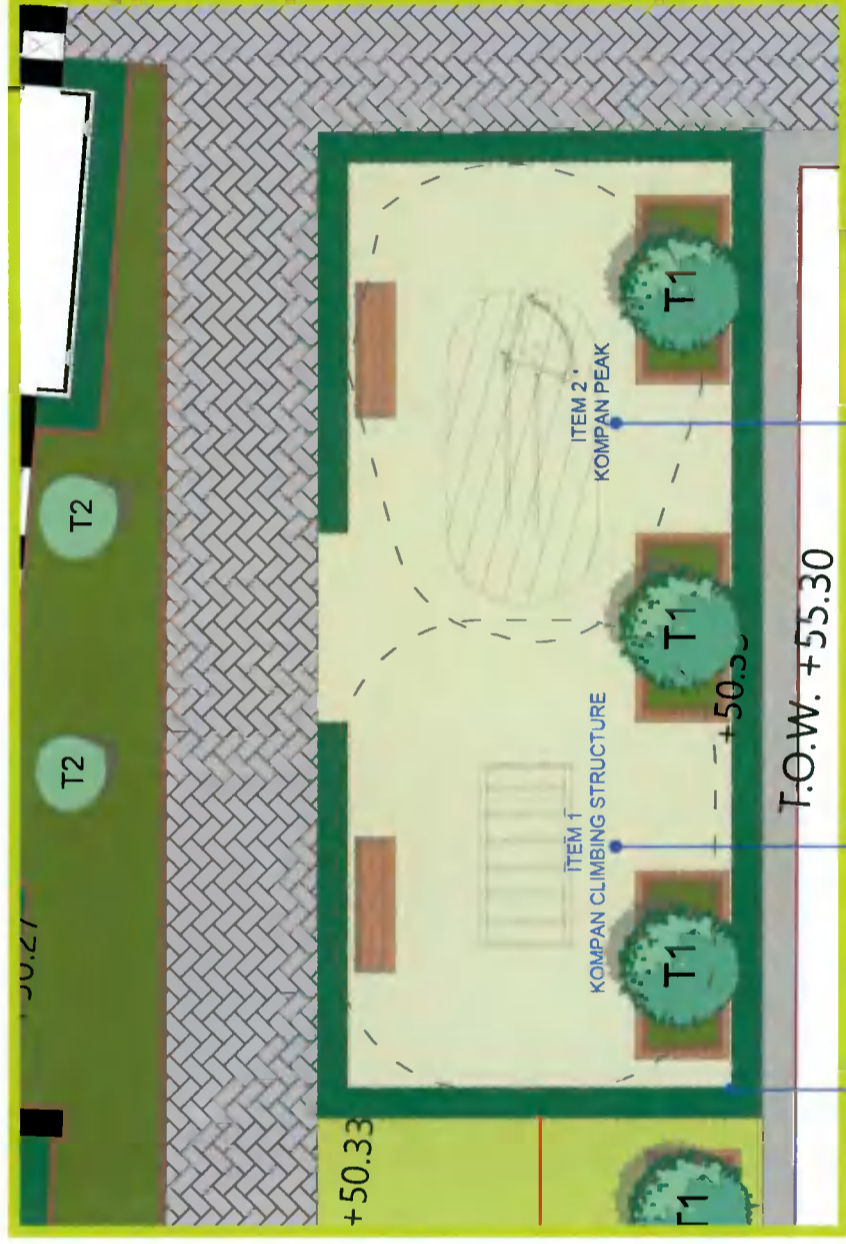
3500
3000
2700
2400
2000
1800
1500
1200
900
600

20 30 40 50 60 70 80 90 100 130 140

SAFETY SURFACE THICKNESS RELEVANT TO CRITICAL FALL HEIGHT
SCALE NTS@A3



ENGINEERED WOOD CHIP SAFETY SURFACE



TOTAL CHILDREN'S PLAY
AREA = 63SQ.M

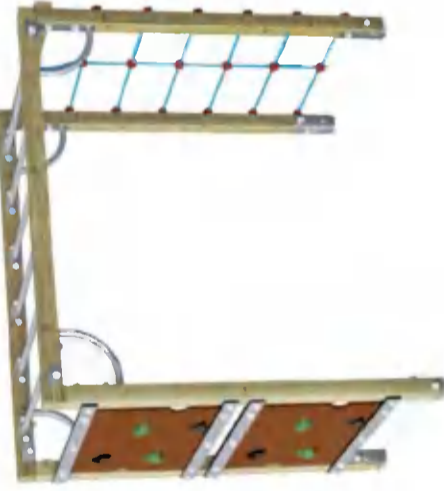
CHILDREN'S PLAY SPACE
SCALE 1:100@A3

PLAY AREA - MATERIALS KEY

HARD LANDSCAPING - Surface 4
<ul style="list-style-type: none"> Playground Safety Surface - Engineered Wood Chip To be laid to manufacturers specifications
SOFT LANDSCAPING - Hedge 1
<ul style="list-style-type: none"> <i>Prunus lusitanica</i> 1.2m Portuguese laurel hedging to screen terraces and winter gardens
HARD LANDSCAPING - Fence 2
<ul style="list-style-type: none"> High 'anti-trap bow top fencing' 1500mm height
HARD LANDSCAPING - Public Seating
<ul style="list-style-type: none"> Timber bench. Pressure treated wood. Anchored to ground.
HARD LANDSCAPING - Play Equipment
HARD LANDSCAPING - Tree Planter Boxes
<ul style="list-style-type: none"> Timber wrapped planted boxes 1250mm x 2500mm x 1000mm. Moveable by forklift if required.
SOFT LANDSCAPING - Tree 1
<ul style="list-style-type: none"> Acacia dealbata (Mimosa Tree) 2m clear stem, 18/20cm gth, CG.



ITEM 2
KOMPAN PEAK



ITEM 1
KOMPAN CLIMBING STRUCTURE



CHILDREN'S PLAY AREA - SCHEDULE OF EQUIPMENT

ITEM	NAME	QTY	REF CODE	PRODUCT LINE	CATEGORY	AGE	MAX FALL HT (CM)
1	CLIMBING STRUCTURE	1	KPL815	Freestanding Play Equipment	Balancing & Climbing	6-12	212
2	PEAK	1	ELE500001	Play Systems	Elements - School Age	6-12	240

05. APPENDICES

5.1 OPEN SPACE BREAKDOWN



TOTAL SITE AREA - 2821sq.m

PUBLIC OPEN SPACE - 286sq.m

COMMUNAL OPEN SPACE - 433sq.m

These figures exceed minimum requirements as per the SDCC development guidelines and the design standards for new apartments - guidelines for planning authorities 2018.

05. APPENDICES

5.2 LANDSCAPE INFORMATION BLOCKS

SAFETY SURFACE - WOOD FIBRE

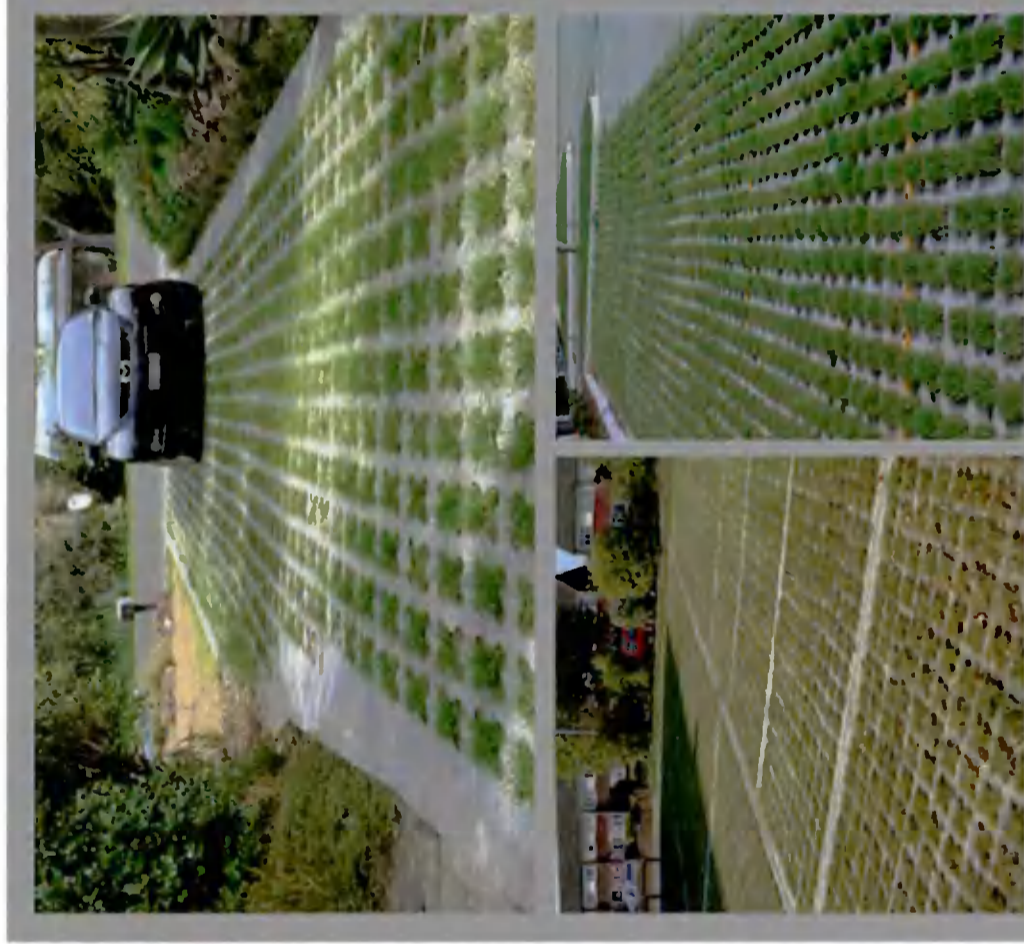


Engineered Wood Chip

MATERIAL INFORMATION

- 300mm depth Engineered Woodchip safety surface to BS EN 1177
- Randomly sized and not exceeding 50mm in length
- No more than 15% fines to aid in compaction. Free of toxic material and other organic material.
- Laid on 100-150mm pea gravel for drainage. Pea gravel laid over permeable weed barrier membrane.

GRASSCRETE



Grasscrete Reinforced Grass

MATERIAL INFORMATION

- To provide structure for fire access route and surface parking.
- Self-draining to sub-layers.
- Safe load bearing capabilities via reinforcement.
- No reliance on grass cover for structural integrity.
- To Engineers specifications.

BOW TOP FENCING



Fencing

Description

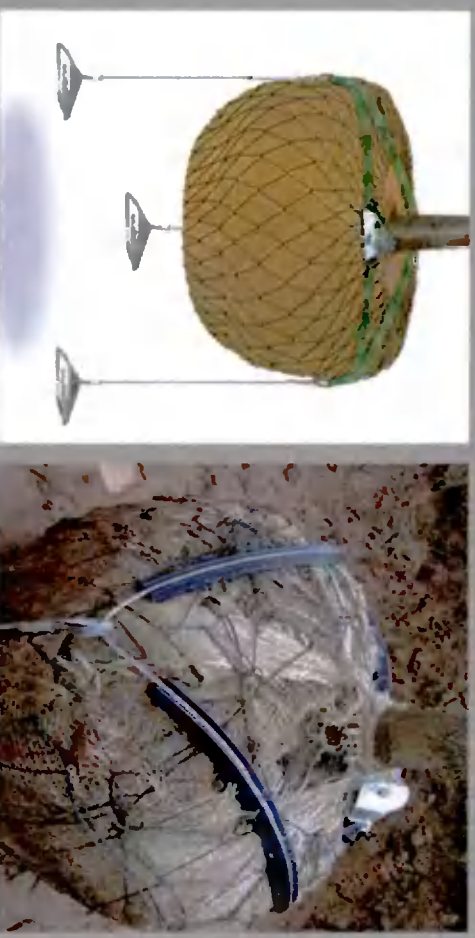
Bow Top Fencing - enhances the look and feel of open spaces and children's play areas. There are no rough edges, dangerous gaps or holes that could cause injury to the public ensuring a safe and protective boundary that looks great.

- 1.2m height
- Galvanized finish
- Vandal proof connections
- Tubular construction for extra strength

05. APPENDICES

5.2 LANDSCAPE INFORMATION BLOCKS

TREE ANCHORING



Tree Staking Methods

Double staking method

Double staked with cross bar. Tree secured to cross bar with rubber ties.

Underground guying method

Platipus Rootball Fixing System or similar and approved. To be installed as per manufacturers specifications. Anchors are placed in the base of the tree pit in a triangle shape to secure the wires to. Tree guying straps will not cut the root ball. Guy anchors are available in both composite and metal options.

SHEFFIELD BICYCLE STAND



Sheffield Cycle Stand

Description

Sheffield cycle stands and racks are made of hot dipped galvanised steel to BS EN ISO 1461 as standard, ensuring durability and longevity of the product whilst also providing an excellent base for polyester powder coating if required.

Sheffield cycle stands can be surface mounted providing the existing surface is of good quality. sub surface fixed into the ground for extra security or in toast rack formation.

ROOT PROTECTION



Root Barrier Protection

Description

ReRoot 600 or similar and approved.

Ribbed root barriers designed for the protection of paved surfaces, shallow service ducts and utilities. This versatile root management system can be used to surround individual or groups of trees because the ribs are proven to divert lateral root growth downwards.

Available in roll form. Depth 600mm.

05. APPENDICES

5.3 A1 DRAWINGS

SEE ATTACHED THE FOLLOWING A1 DOCUMENTS;

21-362-DD-01 - LANDSCAPE DESIGN PLAN

21-362-DD-02 - PLANTING PLAN

21-362-DD-03 - SECTIONAL ELEVATIONS

