Tubber Lane, Phase 3, Adamstown
Co. Dublin

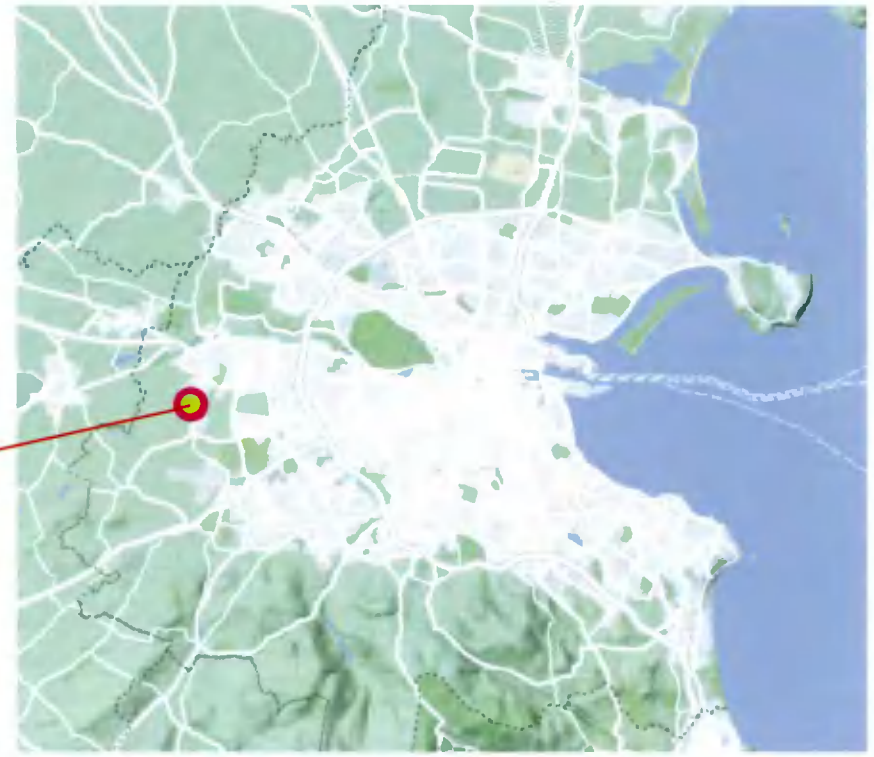
Ronan Mac Diarmada & Associates

Landscape Architects & Consultants

LANDSCAPE RATIONALE

December 2021

Location

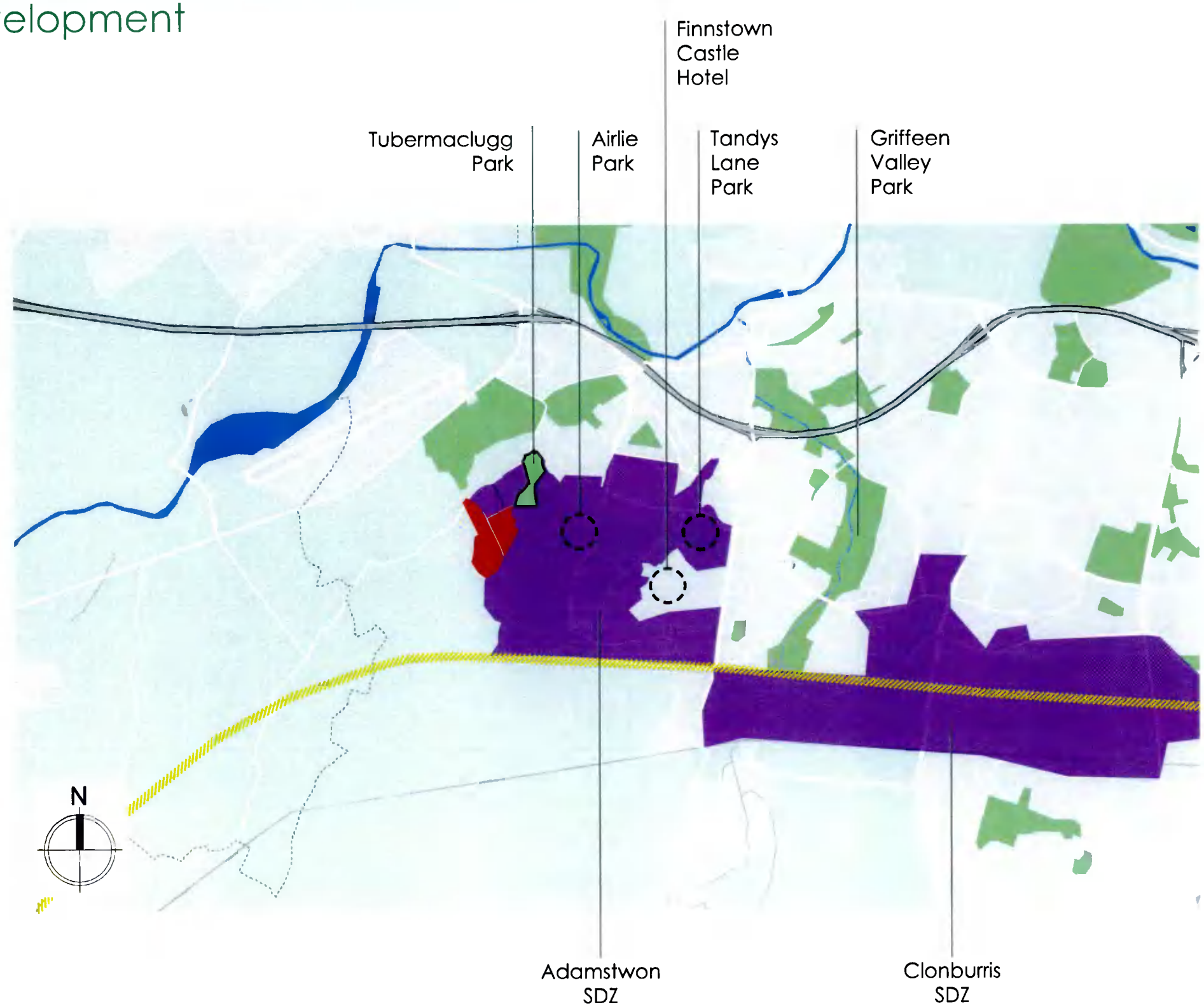


Subject Lands

Adamstown is in the Electoral Division of Lucan, a "new town style development" set on a 220 hectare site west of the Griffeen River and north of the Grand Canal.

Adamstown is in the jurisdiction of South Dublin, 16km from Dublin city centre. The Irish name for Adamstown is Baile Adaim.

Regional Development



Key Connections

Phase 1 SDZ17A/006 granted and under construction, Tubermaclugg Park is currently under consideration with SDCC Parks.

Phase 2 of a residential development as part of the Adamstown SDZ (Strategic Development Zone) Granted SDZ 19A/0008

Subject Lands

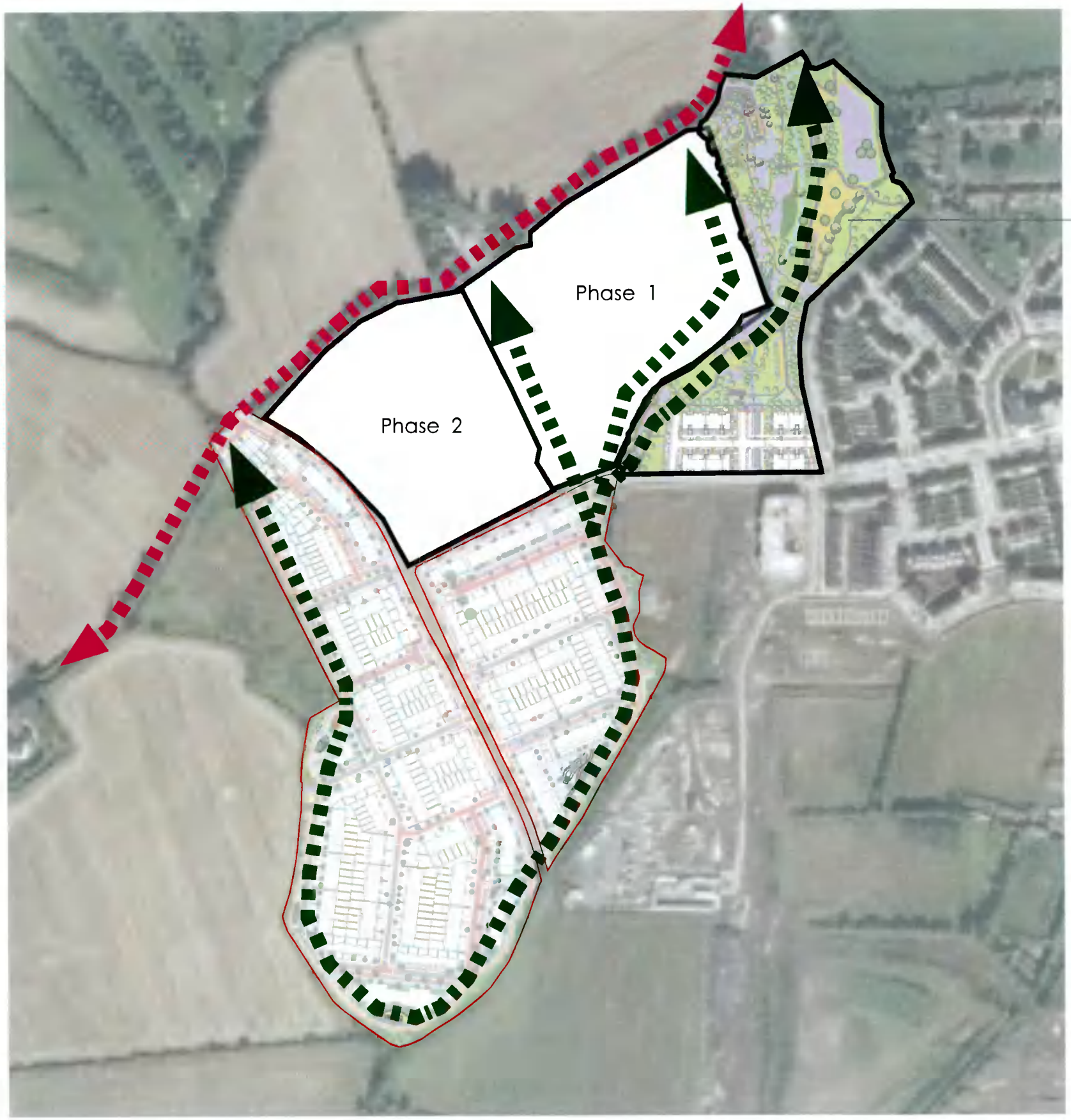
Adamstown SDZ

Existing Tubber Lane Road

Key Routes / Links

Celbridge Link Road

Connectivity



Green Routes

Tubber Lane

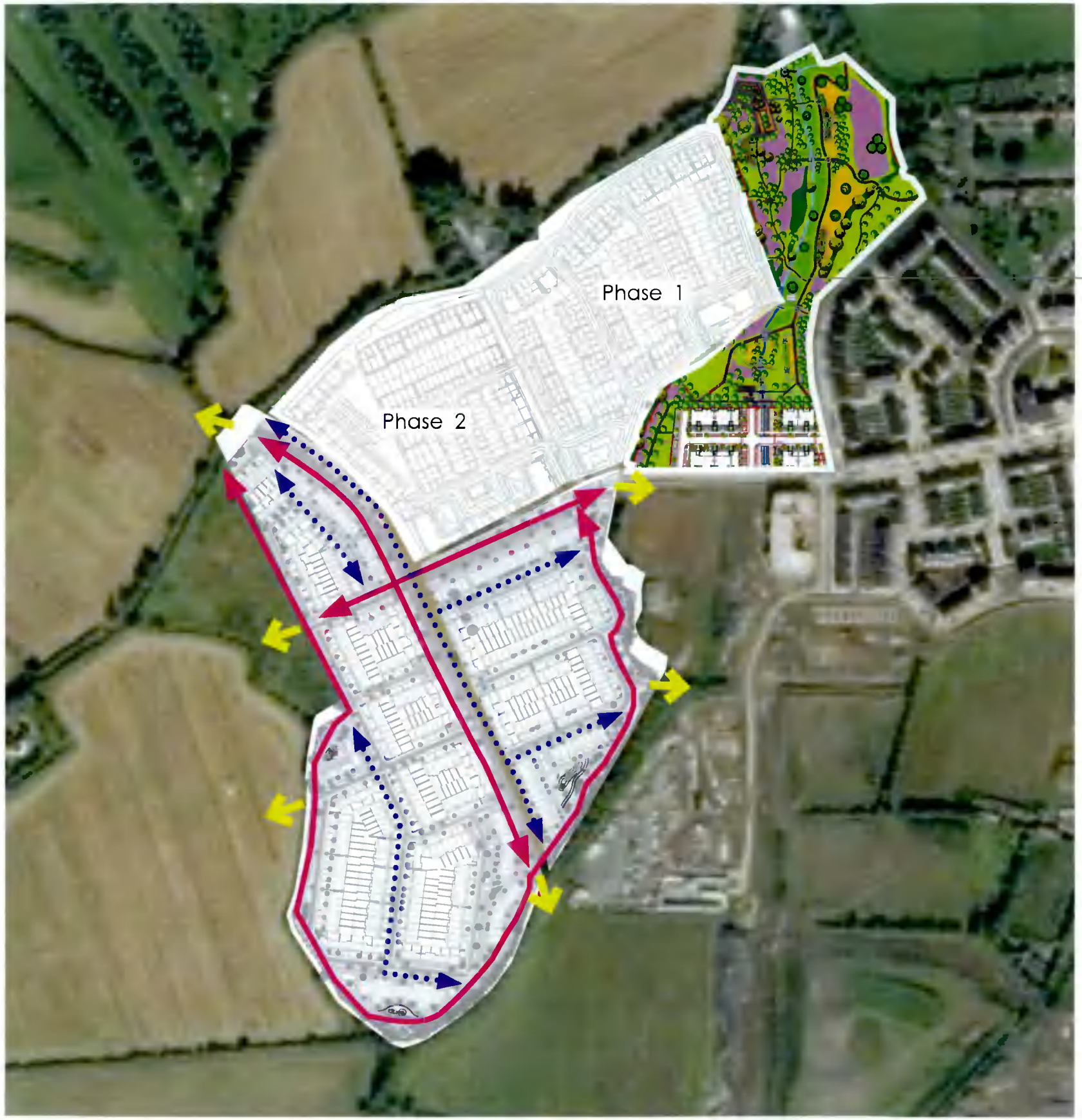
Tubermaclugg Park

Connectivity

The provision of green infrastructure integrates the new development with the existing landscape and previous phases of development.

A green route along the perimeter of the site provides a safe and convenient route for children, with landscaped nodes for informal recreation, exercise, and enjoyment of nature.

Connectivity



Access Points

Pedestrian & Cycle Ways

Pedestrian Links

Tubermaclugg Park

Connectivity

A key objective of the scheme is to reduce car dependency by providing high quality pedestrian and cycle networks. The increased permeability of the development within it's context is important to connect residents to surrounding opportunities

Existing Hedgerows

Retained hedges from previous permission

Hedges to be renewed new application

Where possible, existing natural and landscape heritage elements to be protected while enhancing biodiversity – key hedgerows and field drainage features.

Landscape Masterplan

Homezone Shared Surface

Natural Play Ground

Structured Play Ground

Calisthenic Street Workout Stations

This proposal strives to create a sense of identity through public space, improve the experience of the users, and blending the edges into the surrounding neighbourhood

The design is composed of several multi-use community areas, where chance meetings, relaxation, and play can occur. The public realm design focuses on creating a strong sense of urban character, through materials and scale, using high-quality space and durable materials to improve public realm environments, while also maintaining distinctive landscape features.

Within the scheme there are distinctive spaces:

-Community Open Space
-Play Areas
-Woodland Walks

All-Ireland Pollinator Plan 2015-2020

RMDA

Retained Trees & Hedgerows

Existing Hedgerow - Aerial View

The retention of the existing landscape structure of field boundaries, where possible, as well as boundary trees and ditches.

Existing Hedgerow to be retained, augmented with native species as the entire site boundaries are to be improved from an ecological perspective with planting

76.6% of hedegrows retained (1892/2467 linear metre)

Existing Tree to be retained on site

52.3% of existing trees retained (77/147)

Tree Survey

CAT C
57.8%

CAT B
23.4%

CAT U
9.4%

CAT A
9.4%

% of the total number of the existing trees

Category A - These are generally large, high-quality trees which the local authority will want to see retained if at all possible.

Category B - Trees of moderate quality/value with a minimum of 20 years life expectancy.

Category C - Trees of low quality/ value with a minimum of 10 years life expectancy.

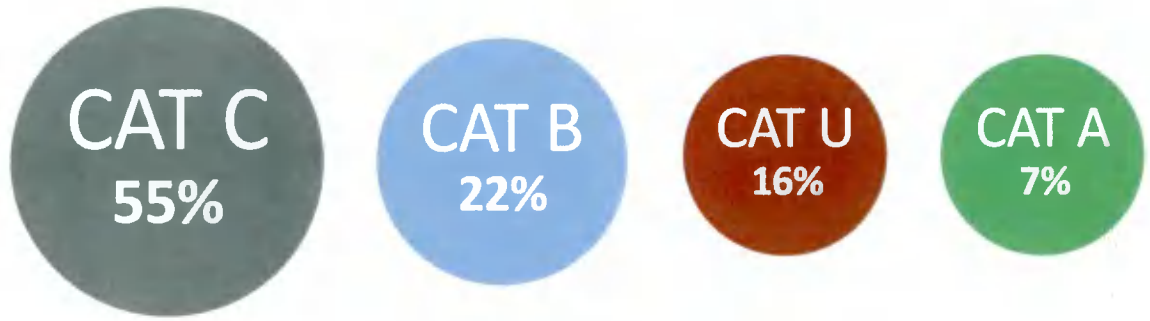
Category U - Those trees in such a condition that any existing value would be lost within 10 years.

Arboricultural Impact

EXISTING TREES

69no.

A total of 69 trees were identified and assessed. The condition of trees is generally moderate to good.

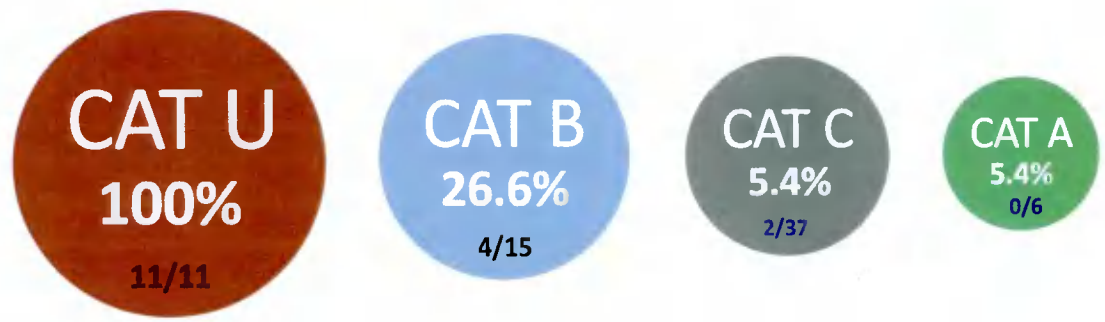


% of the total number of the existing trees

REMOVAL TREES

17no.

A total of 17 trees are highlighted for removal due to poor condition. From a biodiversity perspective, the trees which are not going to be publicly accessible are recommended for retention as standing deadwood.

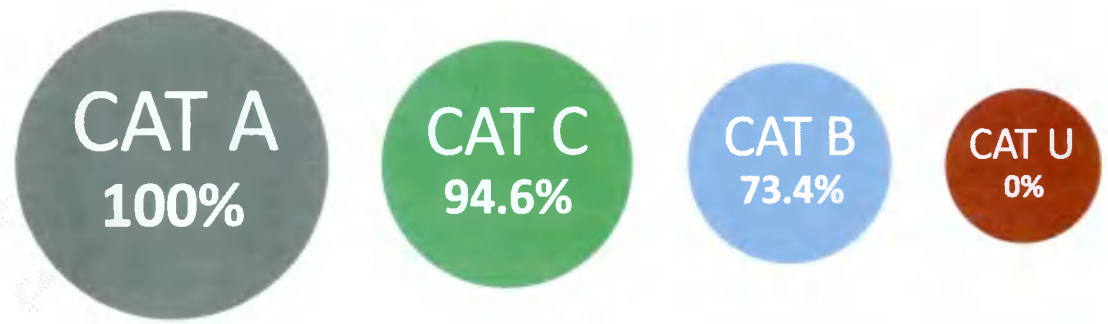


% of the total in category

RETAINED TREES

52no.

A total of 48 trees will be retained at the site. Tree protection and enhancement are a key tenet of the proposed design.



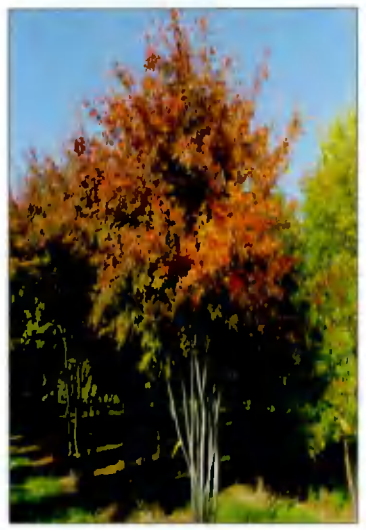
% of the total in category

Proposed Tree Planting

PROPOSED TREES

538no.

Total of 48 trees will be retained at the site.
Total trees proposed and retained: 586



Front Garden 12-14cm
Amelanchier lamarckii

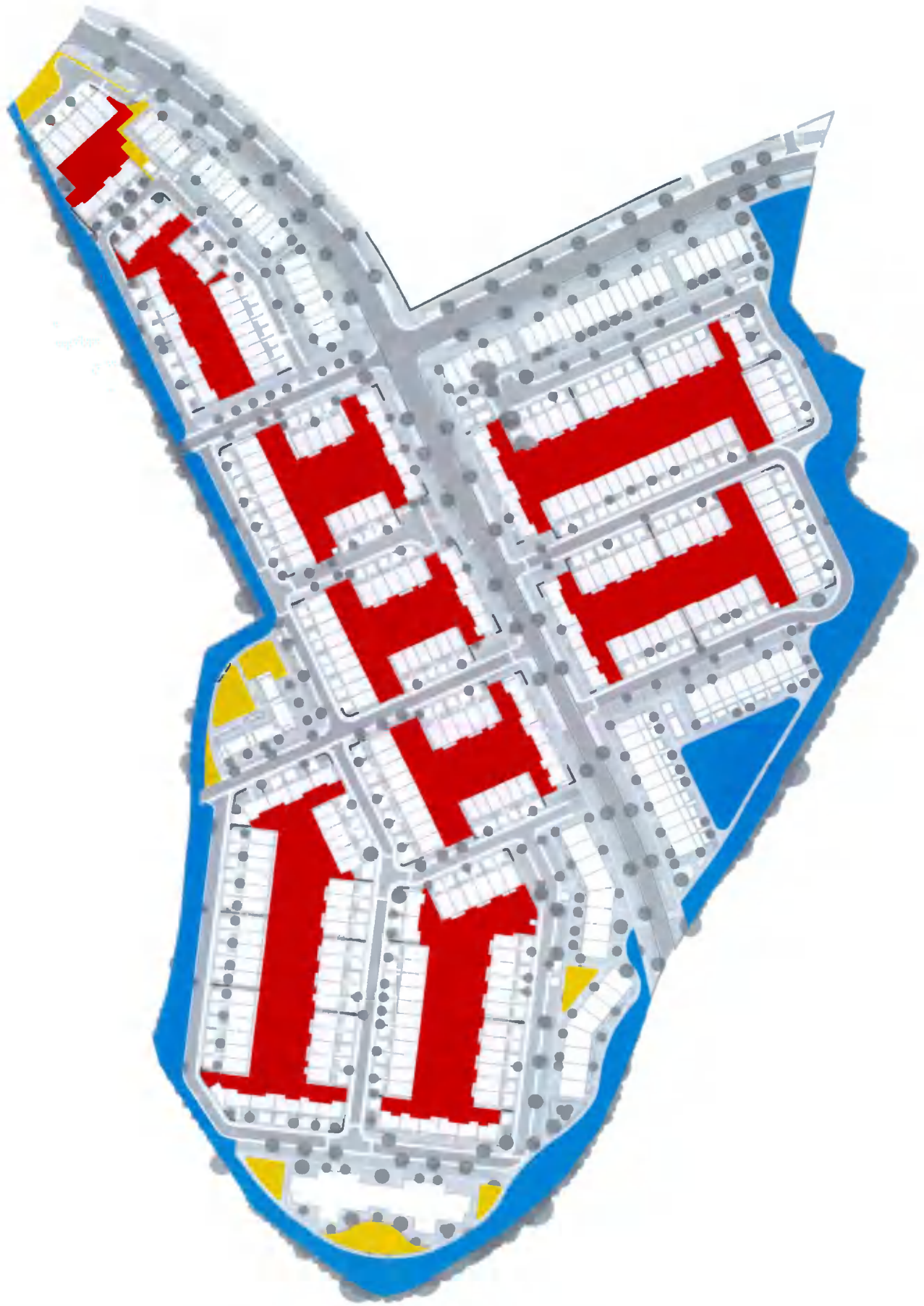
Mulitstemmed Trees 12-14cm
Prunus avium 'Plena'
Malus 'John Downie'^
Betula utilis var. jaquemontii

Street Trees / Front Garden 14-16cm
Tilia Tomentosa 'Brabant'
Carpinus betulus 'Fastigiata'
Tilia cordata 'Greenspire'^
Pyrus calleryana 'Chanticleer'
Sorbus acuparia^

Open Space 14-16cm / 20-25cm

Betula pendula
Pinus sylvestris
Alnus glutinosa
Quercus robur
Quercus robur 'Koster'
Aesculus hippocastanum^
Fagus sylvatica
Prunus avium^

Open Space Categories



Public Open Space / Ecological Corridor - 11,512 m²

Semi Private / Communal Open Space - 1,607 m²

Private Space - 19,188 m²

Hierarchy of Open Spaces

Greenway Buffer
6,742m²
Ecological corridor, habitat renewal, active recreation, pedestrian & cycleway

Primary – Public Open Space - Pocket Park
1,276m²
Play Spaces, Kick About Space, Seating, Congregation, Visual Amenity, Tree Planting, Habitat Creation

Secondary – Communal Space
1,918m²
Seating, Paths, Play Spaces, Informal Kick About, Planting – Shrubs & Trees

Tertiary – Incidental Open Space
3,2072m²
Visual Amenity, Tree Planting, Buffer Shrubs

Several connected public open spaces have been designed as part of an overall design strategy that focuses on creating a distinctive 'sense of place' and individual character for the development area. The design of public open space that forms part of a network of spaces that includes areas for passive and active recreation, social / community interaction and play facilities catering for all ages.

Proposed Planting

Shrub Planting

Bulb Planting

Hedgerow

Scrub Planting

Wildflower Planting

Greenroof

Retention and enhancement of biodiversity ensures that the natural, cultural, and health requirements of communities are integrated into, and not compromised by, the new development.

This approach follows an overarching strategy of protecting, creating, enhancing, and connecting the natural heritage and biodiversity value of the lands.

The provision of 538no. trees, along with shrub, wildflower, and bulb planting, thread through and surround the built environment and connect to one another, maximising the environmental benefits and habitat creation.

Ecological surveys have identified existing badger setts within the subject lands. Suitable areas have been proposed for planting with scrub species to create durable ecological corridors that ensure the conservation of these protected animals and creates an ecological corridor through the lands for badgers and other fauna. These areas will be fenced to reduce human disturbance in these areas.

Existing hedgerows are to be retained where possible, along the site boundary around which passive and active open space areas are arranged.

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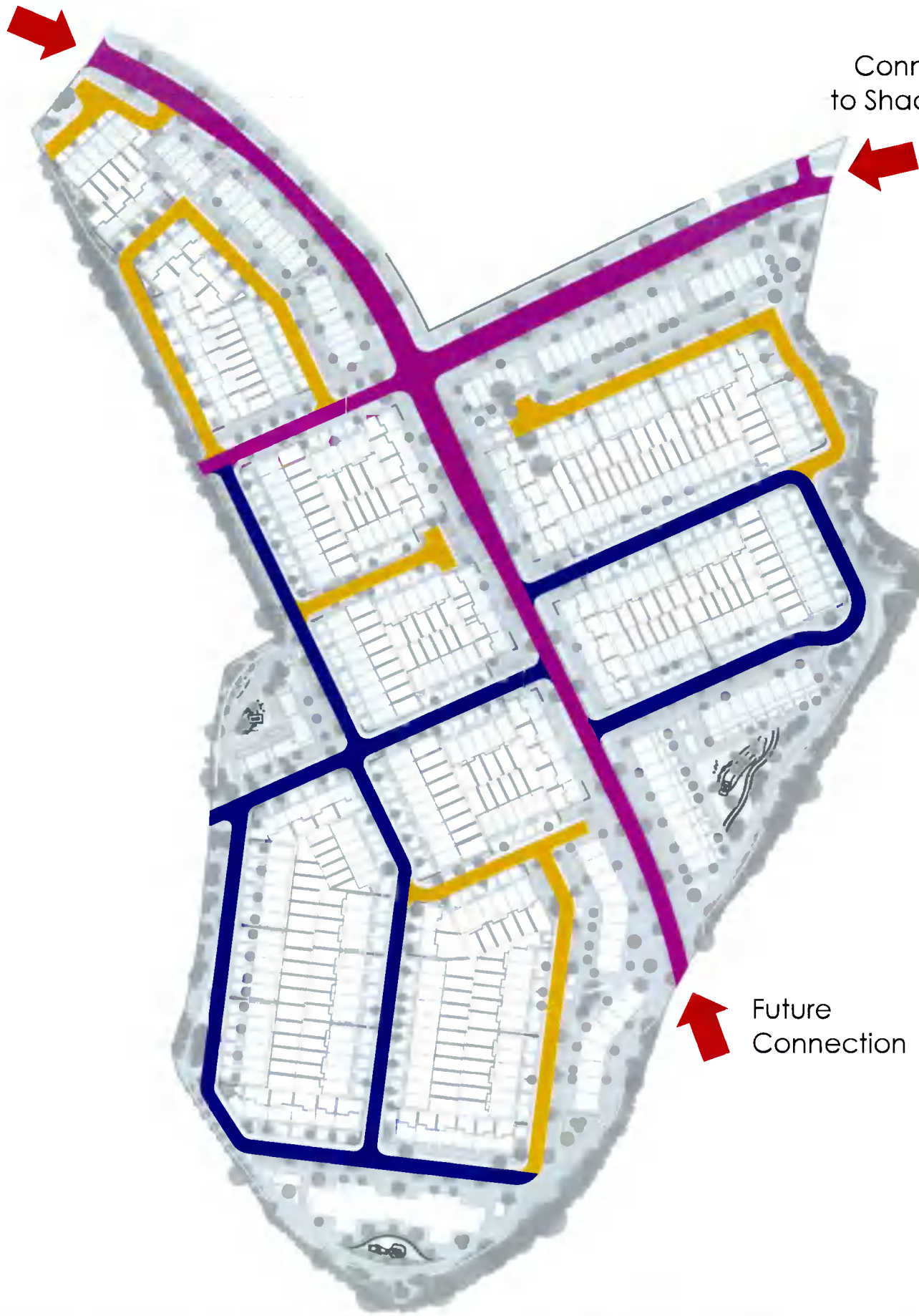
Road Network



Primary - Main Link Street

Secondary - Local Street

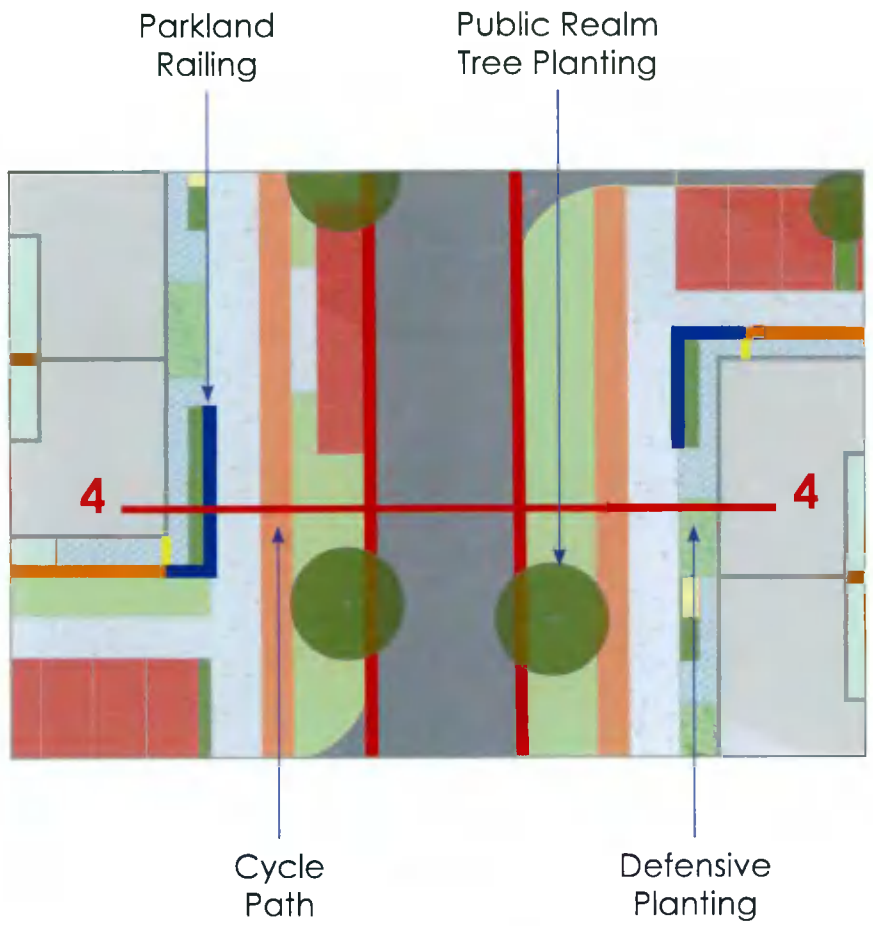
Tertiary - Homezone - Pedestrian Priority

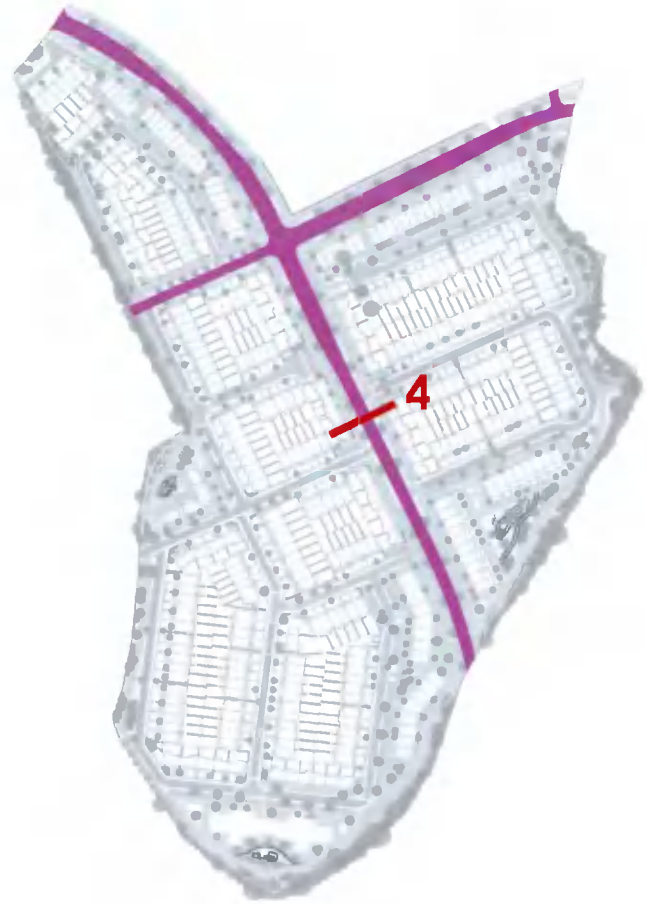
Street Hierarchy

The street network for the proposed development aims to provide a permeable street layout that emphasises pedestrian priority and clearly defined street typologies.

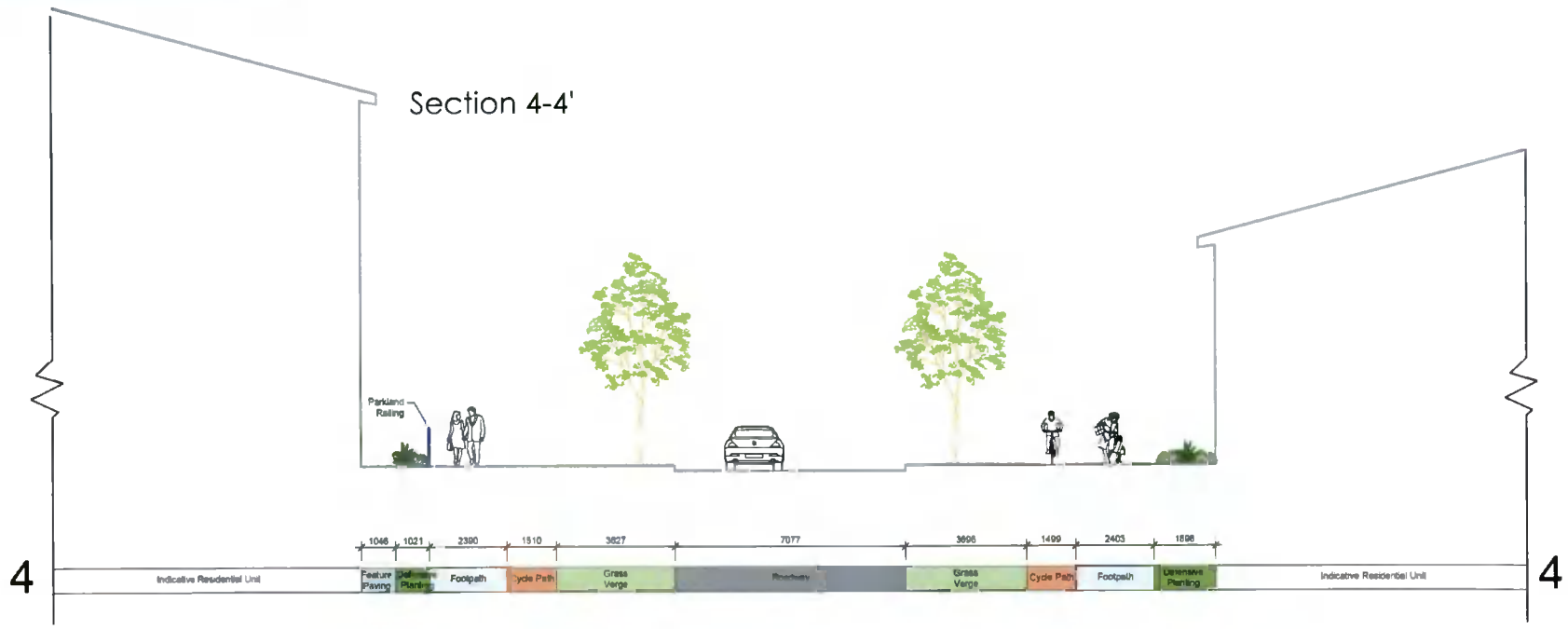
Street trees and horizontal deflection will limit traffic speeds and increase pedestrian comfort, while defensive planting define individual residential units.

Main Link Street



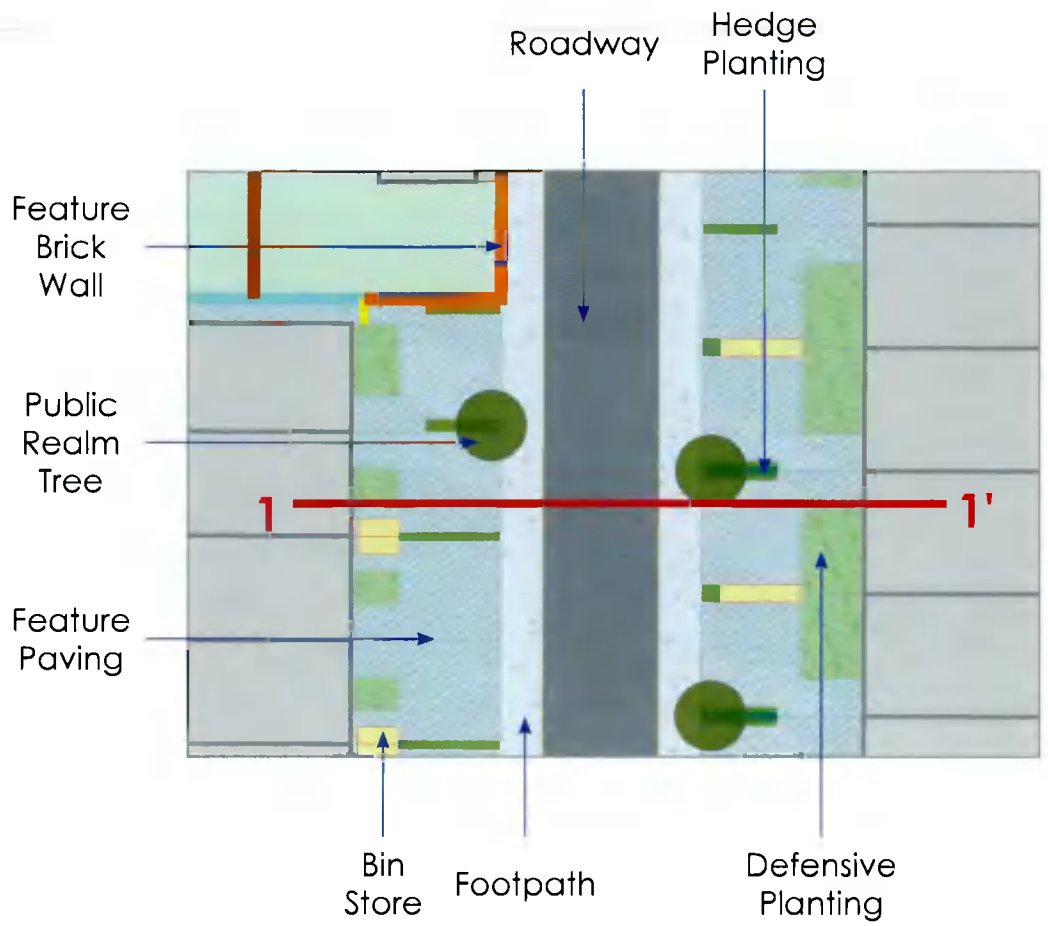


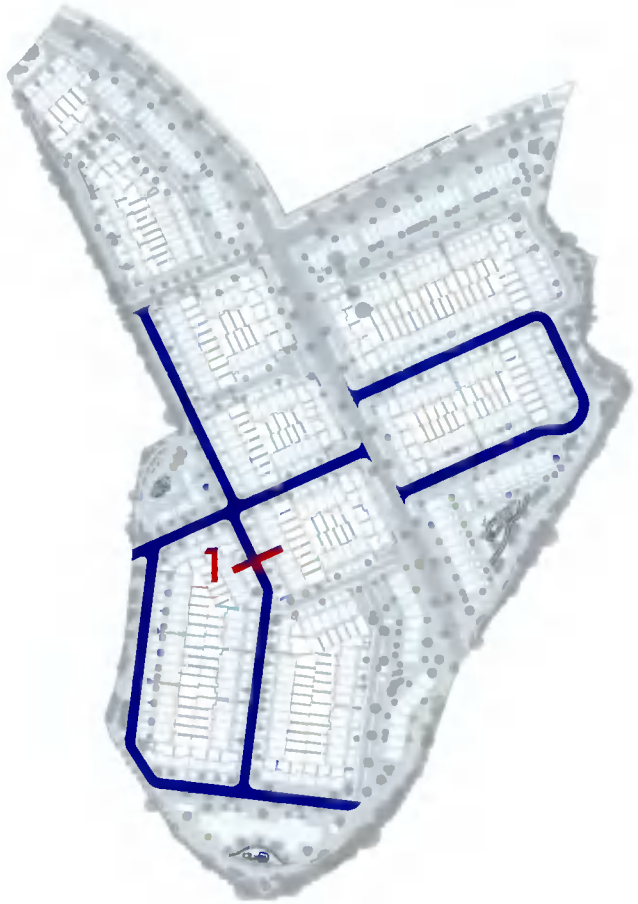
Primary - Main Link Street



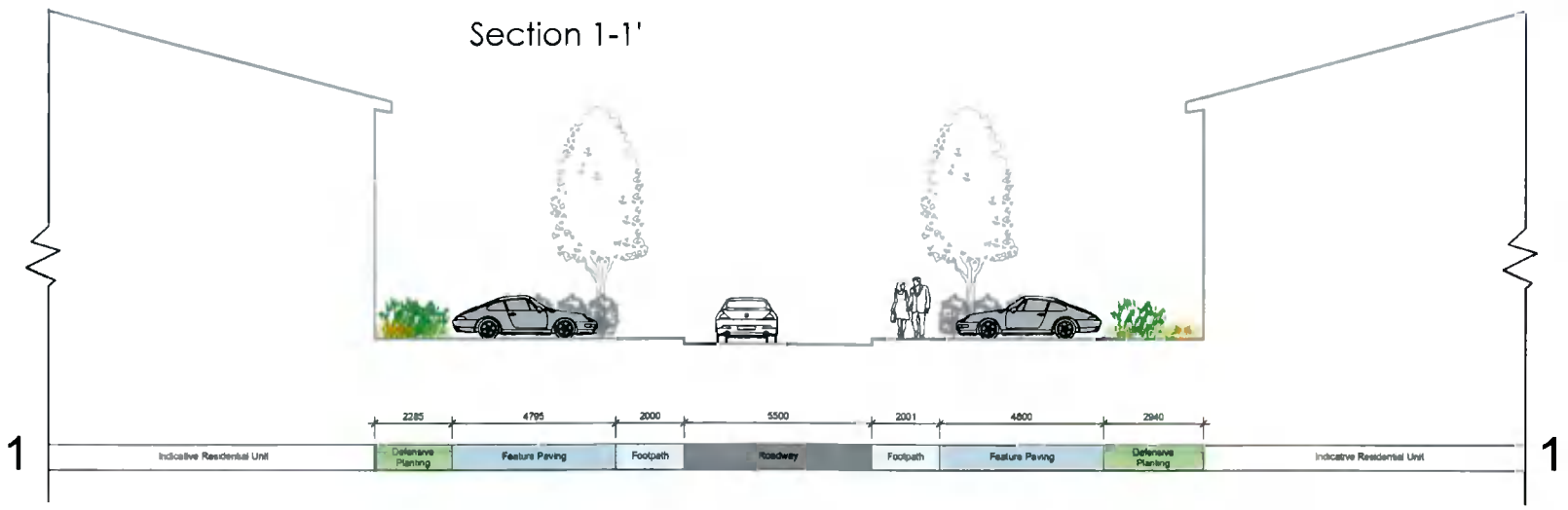
- Public path On Both Sides
- Cyclepath/Route
- Public Trees
- Trees (house side) in Public Domain

Local Street





Local Street



- Public Path (on both sides of road)
- Public Realm Tree Planting

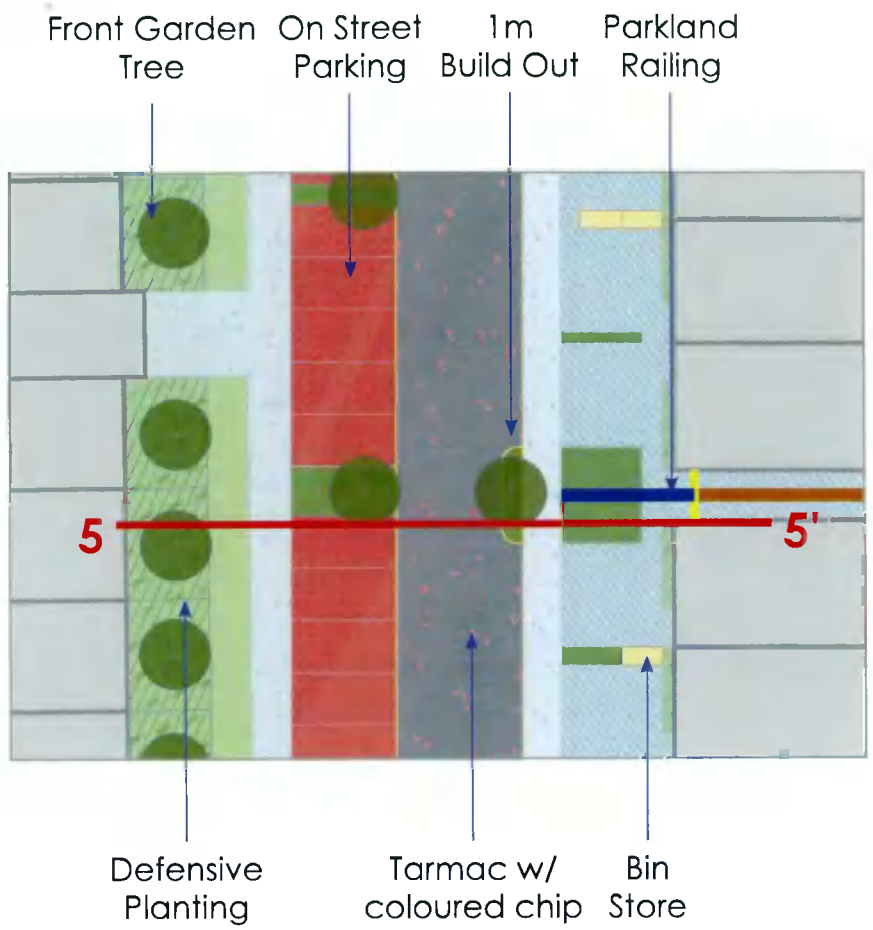
Homezone - Pedestrian Priority

Quieter streets with homogeneous shared surface providing pedestrian priority (6m width) with kerb delineation. Shared street provision: pedestrians and cyclist share carraigeway with vehicles in low traffic speed and low traffic volume environment.

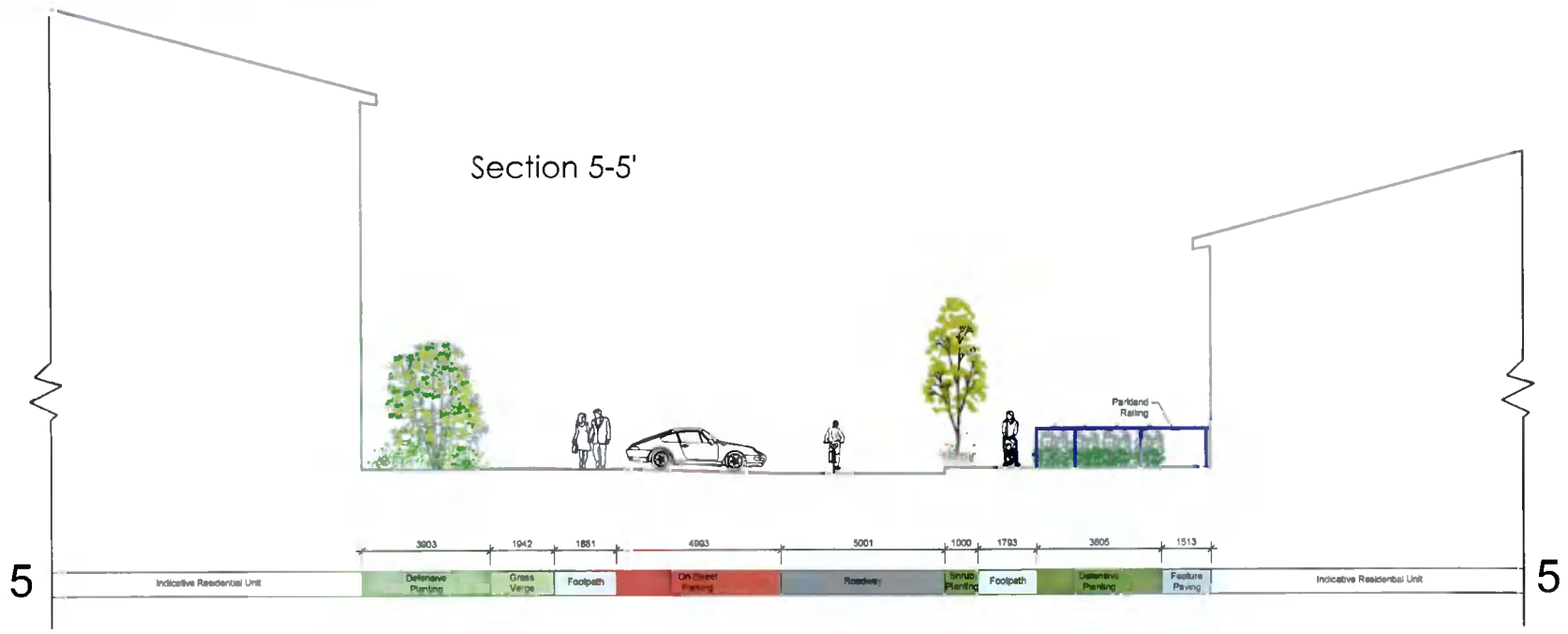
Proposed Planting to include front garden tree, public realm tree, boundary hedge, defensive shrub planting.

Homezone Shared Surface

Tarmac w/ coloured chip

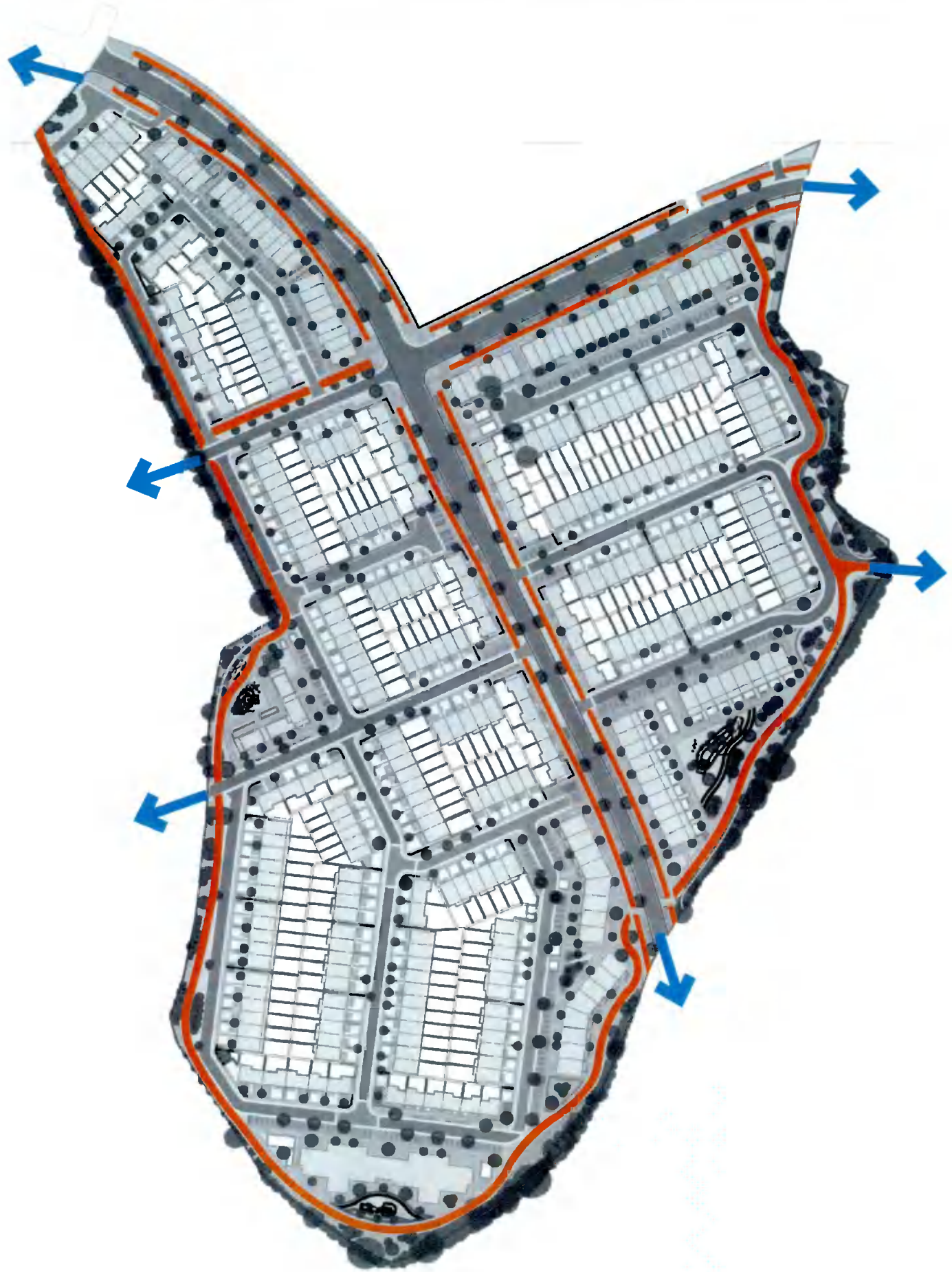


Homezone Pedestrian Priority



- Shared surface / Pedestrian priority
- Tree to Front Garden
- Coloured tarmac with stone chip
- Path in same material as road.

Cycle Links



Cycle Way

Access Points

Connectivity

Cycle paths are an integral part of the development connectivity, increasing movement within the site and creating connection points to surrounding opportunities.

Boundary Treatment

Plan

Brick Feature Wall - 2m high

Parkland Railing - 1.2m high

Conc. Post and timber panel - 1.8m high

Fair-faced Concrete Wall - 2m high

Structural Hedge Planting

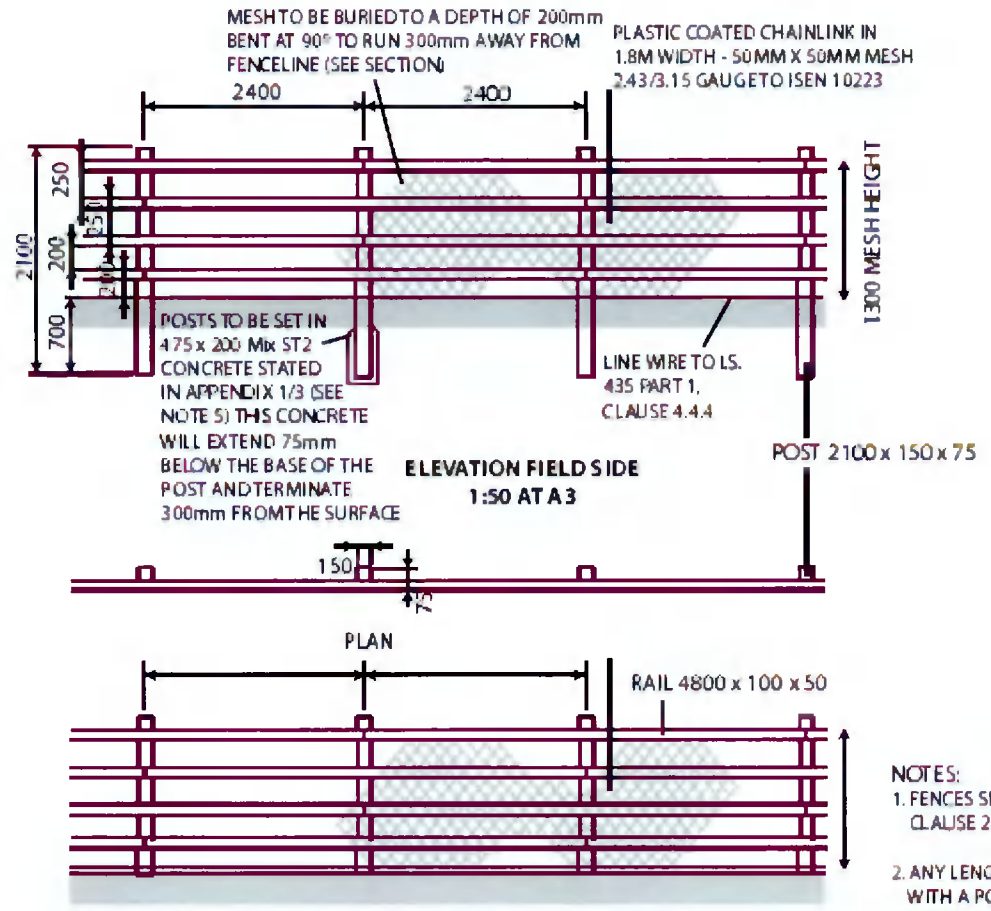
Timber Post and Rail Fence

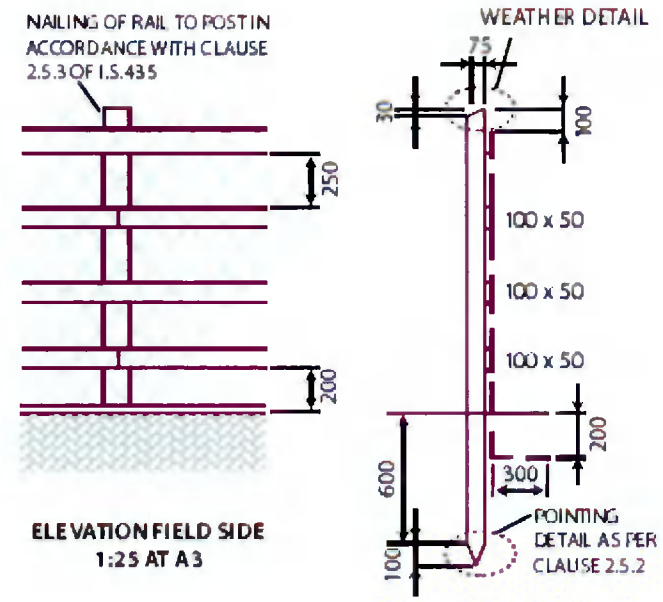
**To be agreed with South Dublin County Council*
See foloowing page for specification

Badger-Resistant Fencing

Ecological surveys have identified existing badger setts within the subject lands. Suitable areas have been proposed for planting with scrub species to create durable ecological corridors that ensure the conservation of these protected animals and creates an ecological corridor through the lands for badgers and other fauna.

These areas will be fenced following the NRA guidelines for badger protection, which will help minimise badger casualties on local roads, and also reduce human disturbance in these areas.





FIXING
1. FIX 1 LINE WIRE TO THE FIELD SIDE OF POSTS AS CLOSE TO GROUND LEVEL AS POSSIBLE.

2. SECURE CHAINLINK MESH TO THE FIELD SIDE OF RAILS WITH 4 STAPLES PER LIN. METRE ON THE TOP RAIL AND 1 STAPLE PER LIN. METRE ON THE OTHER RAILS. SECURE TO LINE WIRE WITH 2mm TYING WIRE OR WITH APPROVED GALVANISED HOG-RINGS AT 4 TIES/HOG-RING PER METER 2mm GALV. M.S. TYING WIRE TO COMPLY WITH BS 1722 WIRE. STAPLES SHALL BE GALV. 30mm x 3.75mm ROUND.

NOTES:
1. FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH IS 435 AND ERECTED IN ACCORDANCE WITH CLAUSE 2.5 OF IS 435 EXCEPT WHERE OTHERWISE SHOWN.

2. ANY LENGTH OF FENCING (INCLUDING BRANCHES AND SPURS) SHALL START WITH A POST AND END WITH A POST. AN ADDITIONAL POST SHALL BE PROVIDED AT FENCE JUNCTIONS AND AT FENCE CORNERS.

3. POST HOLES FALLING IN ROCK SHALL BE EXCAVATED TO THE DEPTH SHOWN ON THIS DRAWING OR, WITH THE ENGINEER'S APPROVAL, TO A DEPTH OF 500mm AND SHALL BE BACK FILLED WITH MIX ST2 CONCRETE. WHERE A REDUCED DEPTH OF HOLE IS ACCEPTED BY THE ENGINEER, THE TOP OF THE POST SHALL BE SUITABLY CUT AND TREATED IN ACCORDANCE WITH THE RELEVANT CCA OR MANUFACTURER'S RECOMMENDATIONS.

4. FENCE TYPES SHALL BE AS FOLLOWS DEPENDING ON THE REQUIRED PRESERVATION TREATMENT:

   TYPE A COPPER-CHROME-ARSENIC IN ACCORDANCE WITH IS 435 AND IS/EN 599, PARTS 1 AND 2.

   TYPE B CREOSOTE IN ACCORDANCE WITH IS 435.

5. CONCRETE FOUNDATIONS TO POST SHALL BE PROVIDED WHERE STATED IN APPENDIX 1/3 OR DIRECTED BY THE ENGINEER.

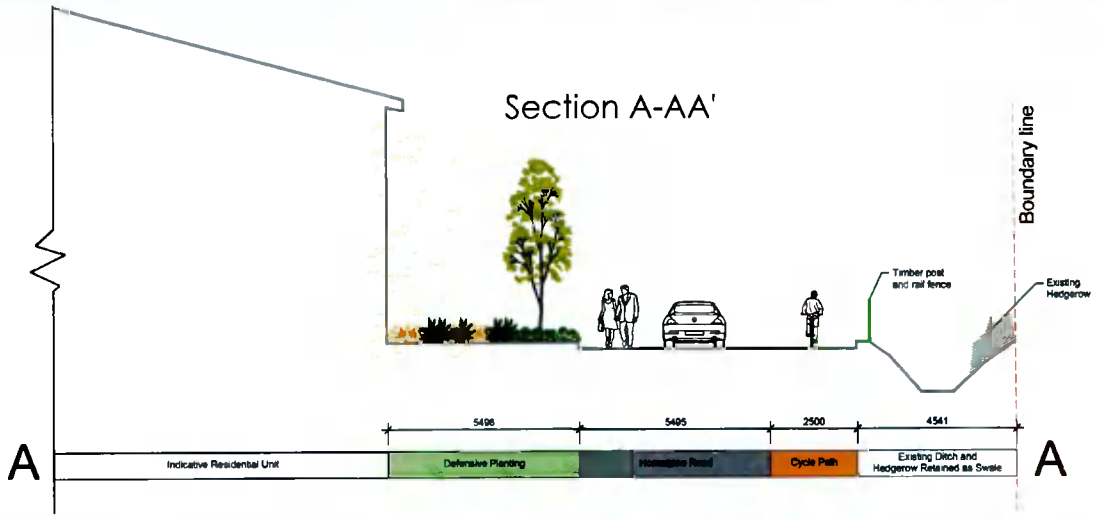
Proposed scrub planting bounded by badger-resistant fencing

Timber Post and Rail Fence

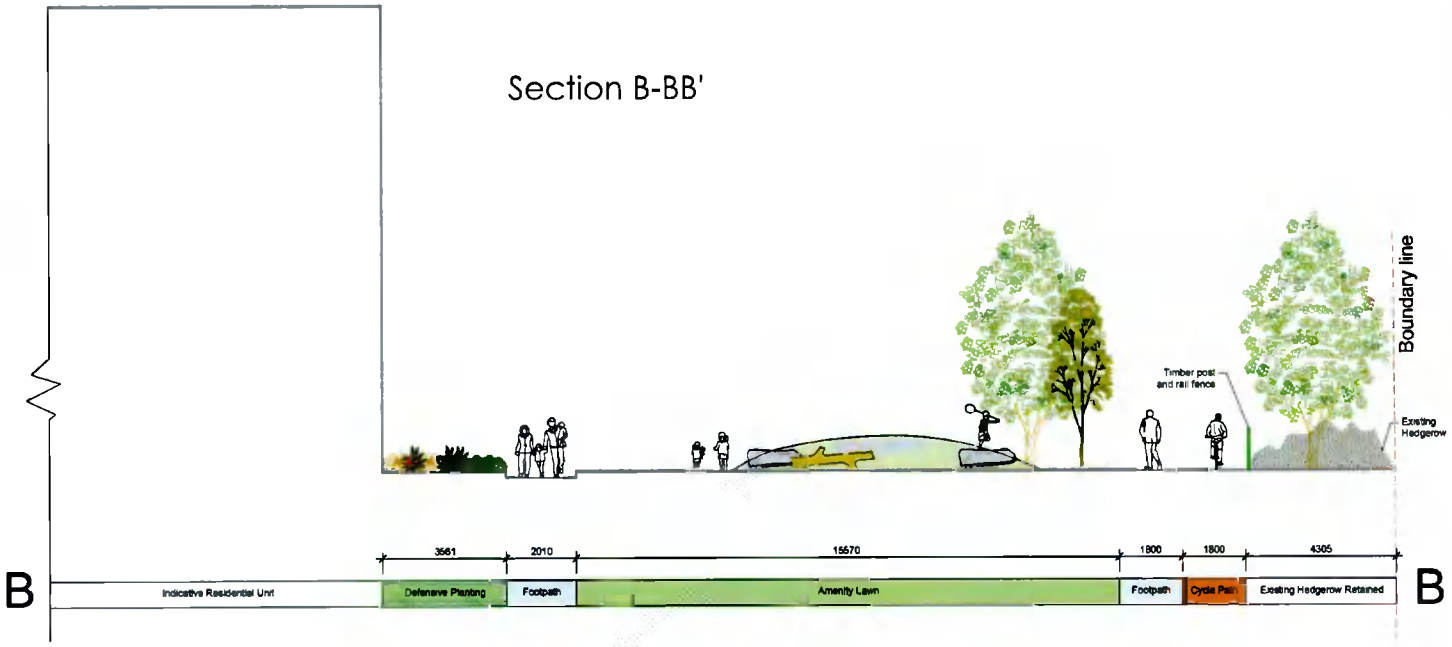
**To be agreed with South Dublin County Council*
See foloowing page for specification

Site Boundary Sections

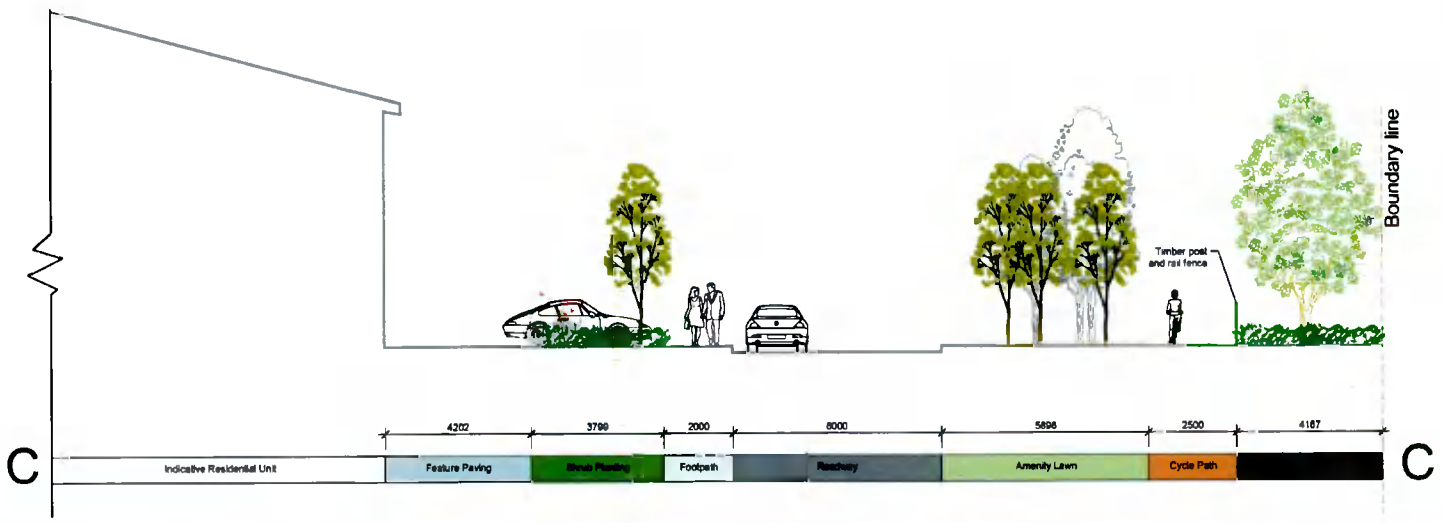
Section A-AA'

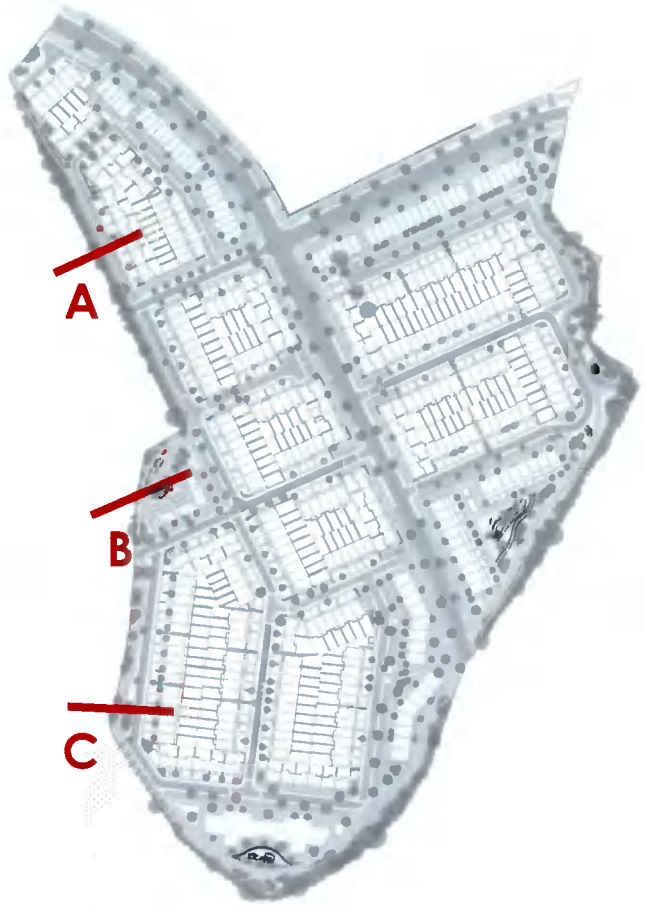


Section B-BB'



Section C-CC'





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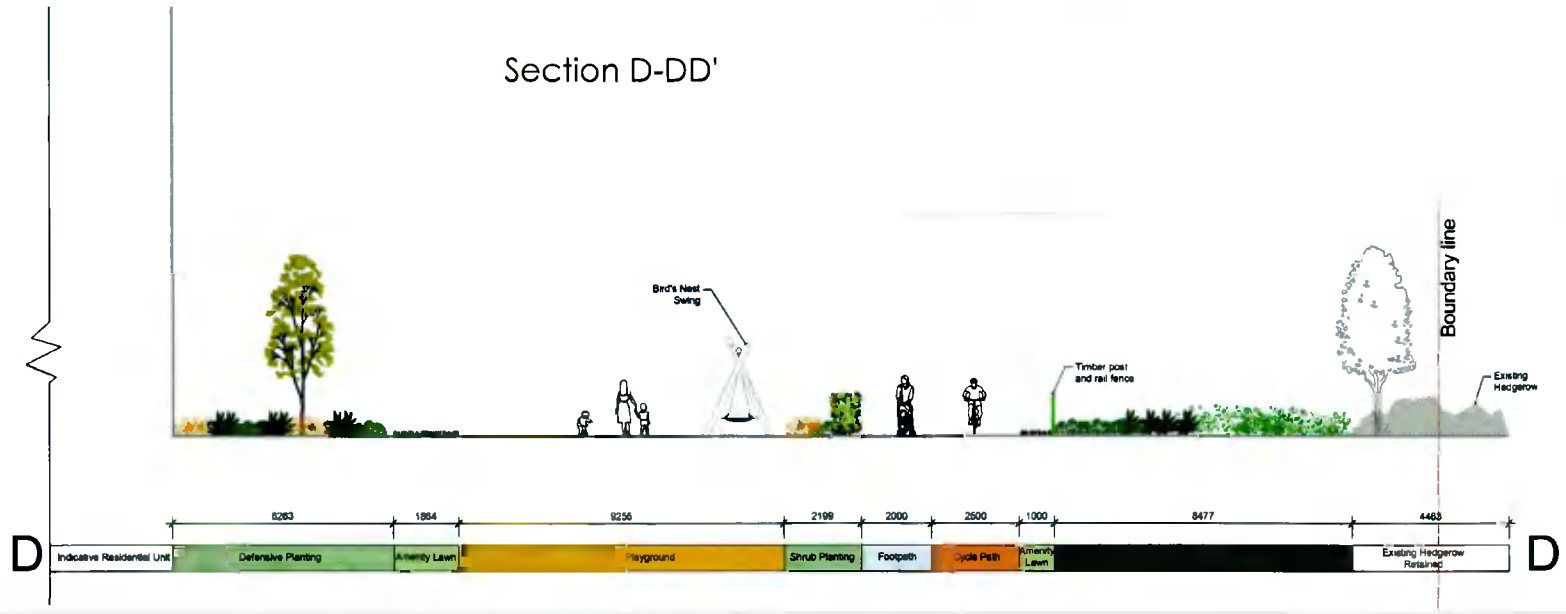
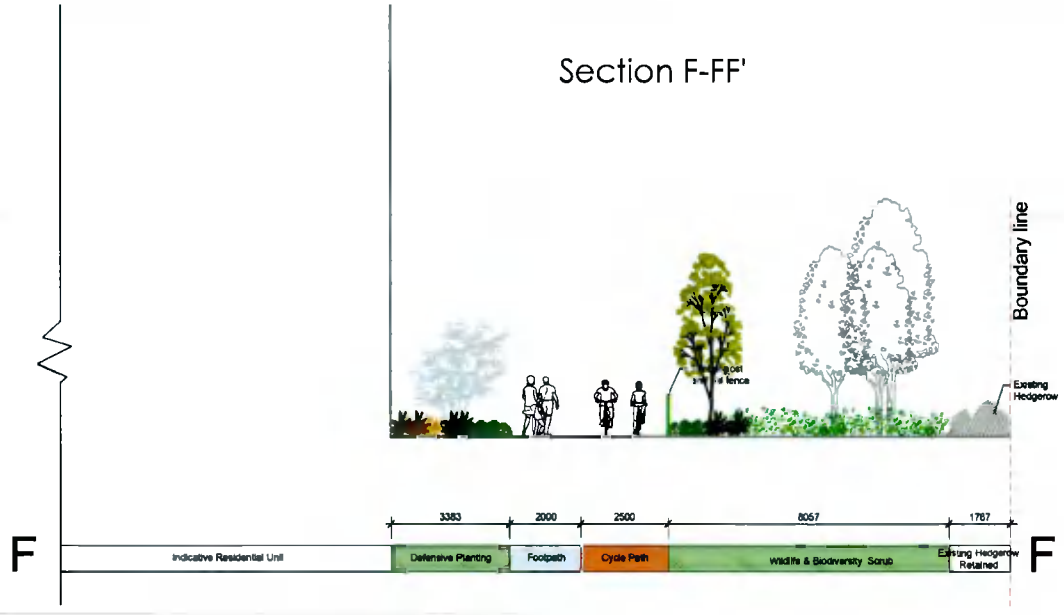
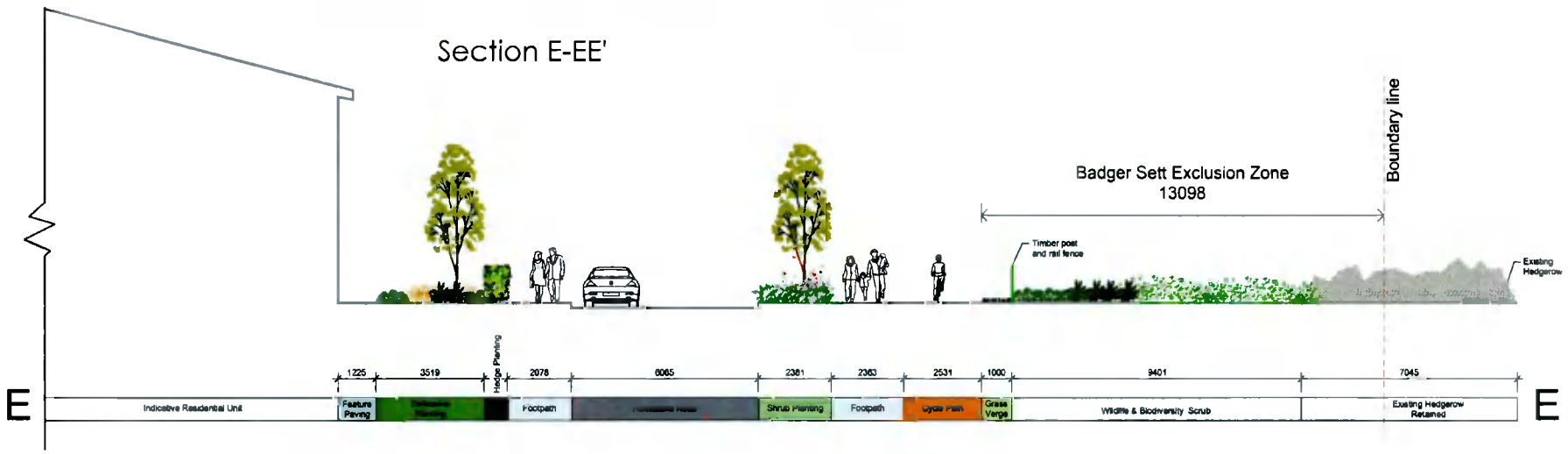
Section D-DD'



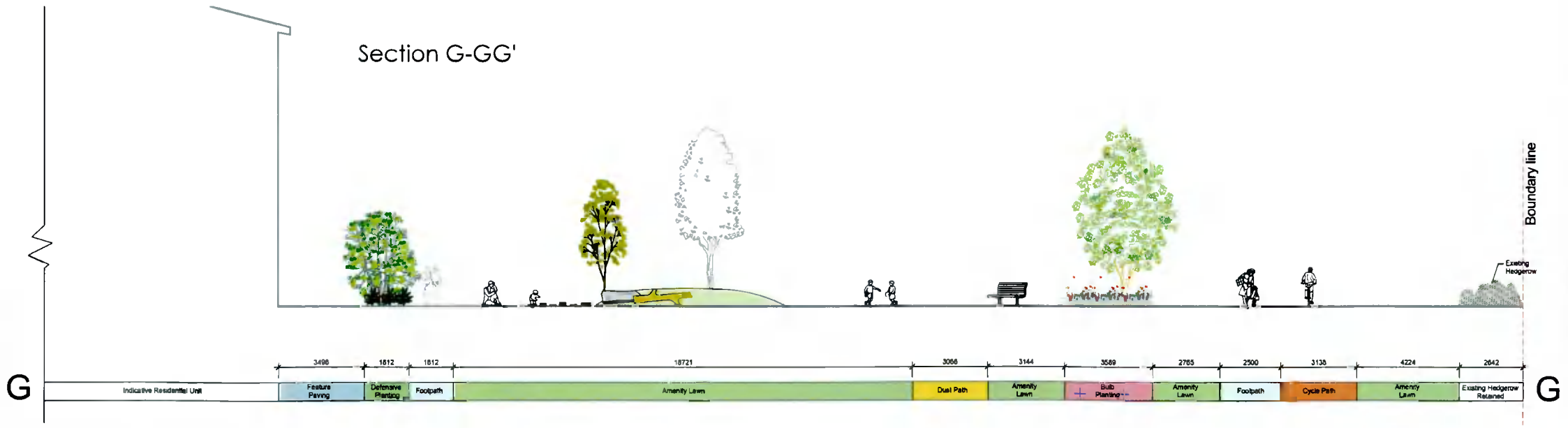
Section F-FF'



Section E-EE'



Section G-GG'



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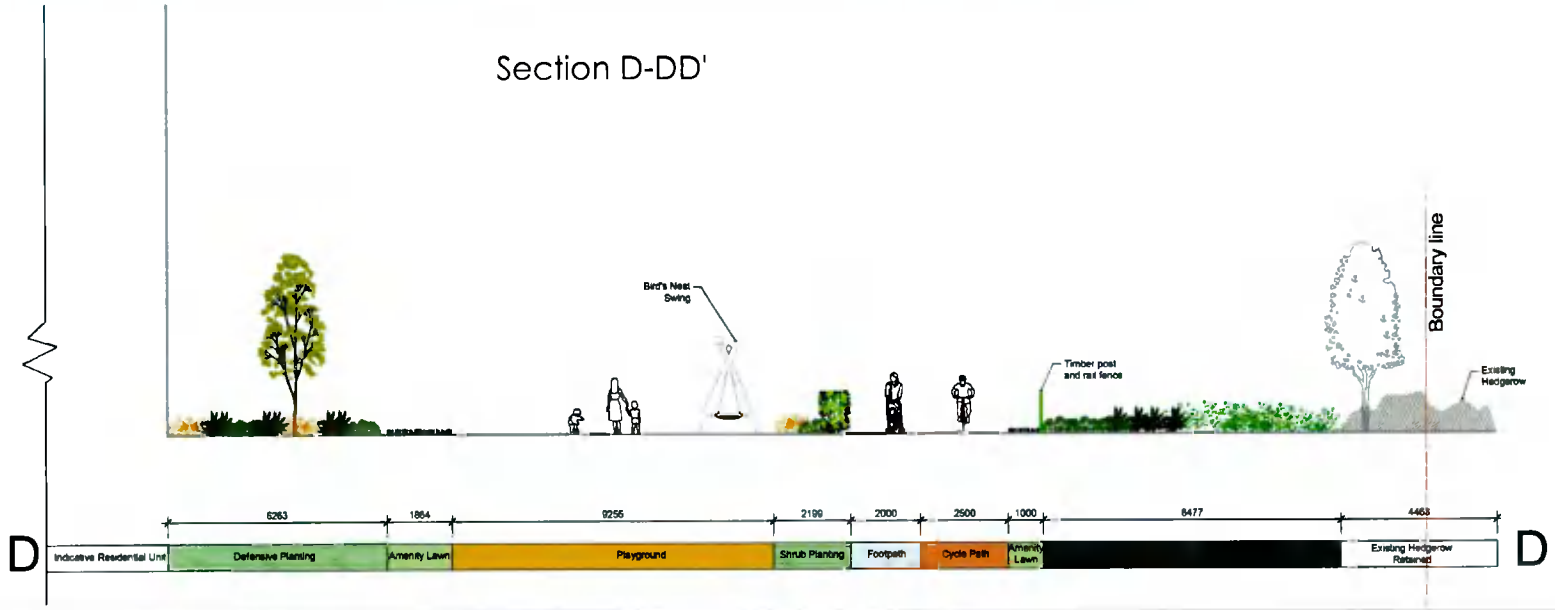

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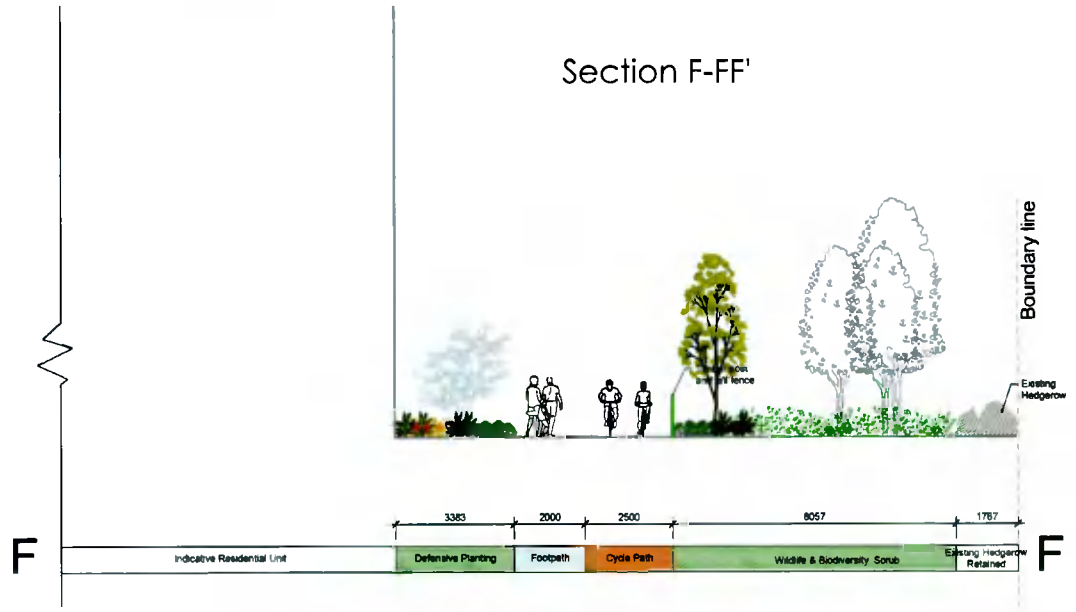

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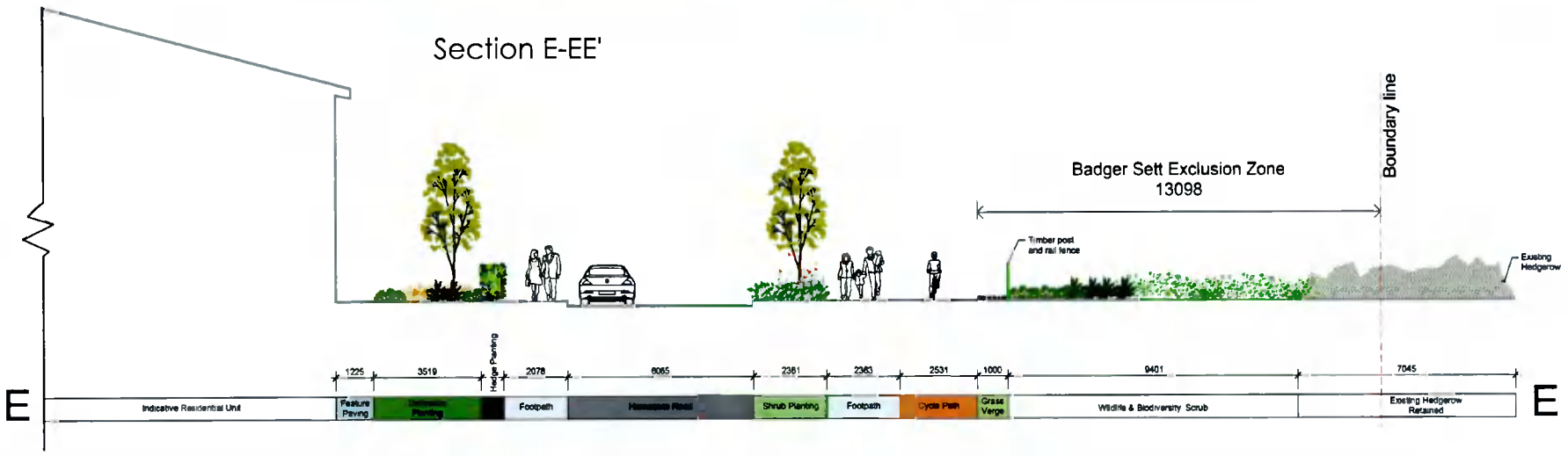

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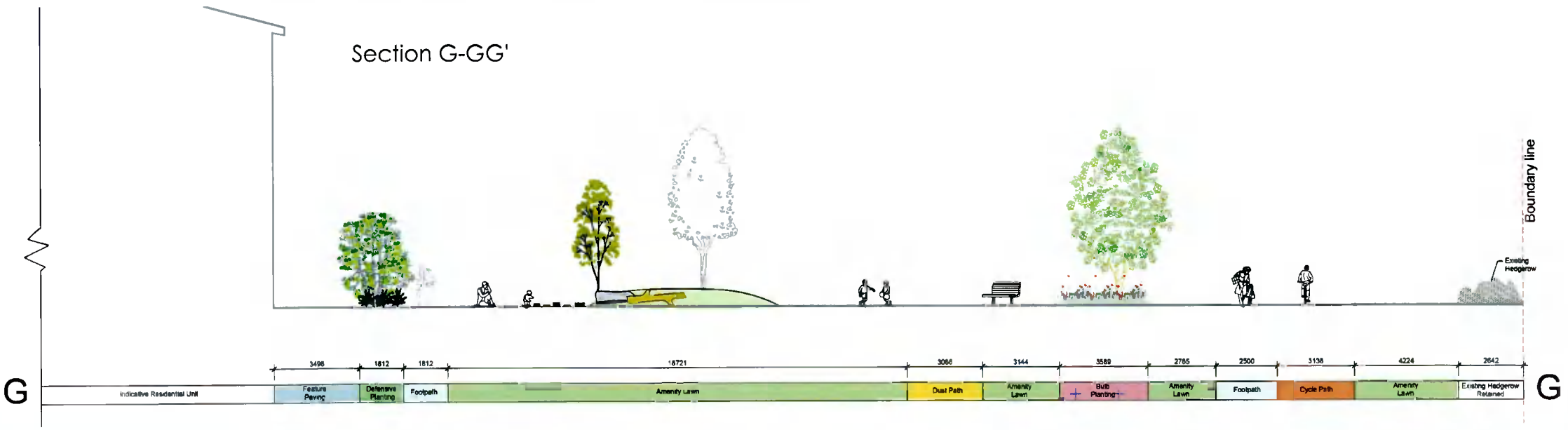
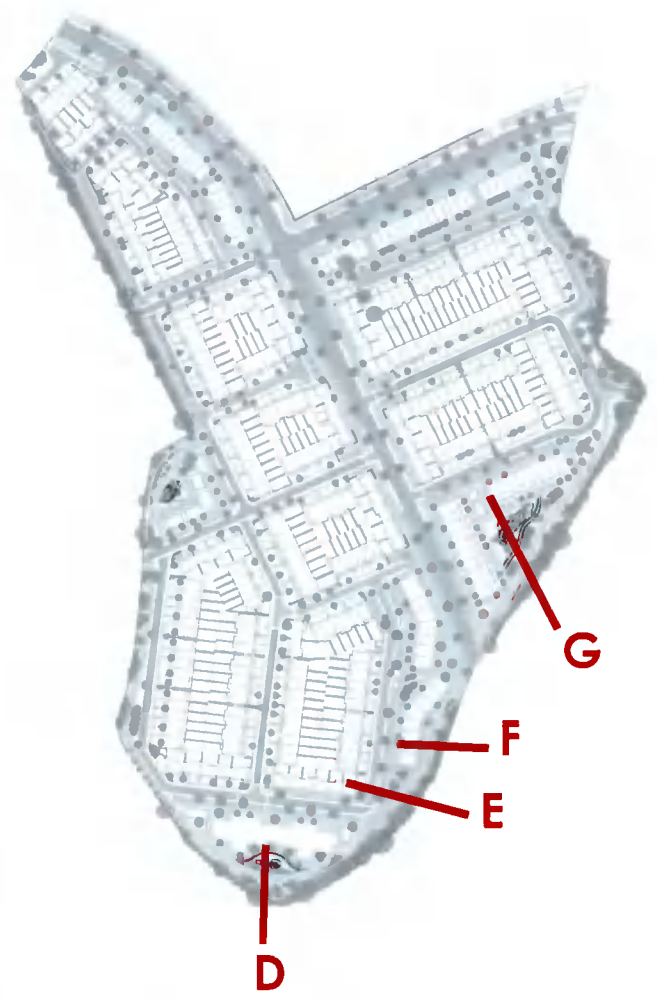
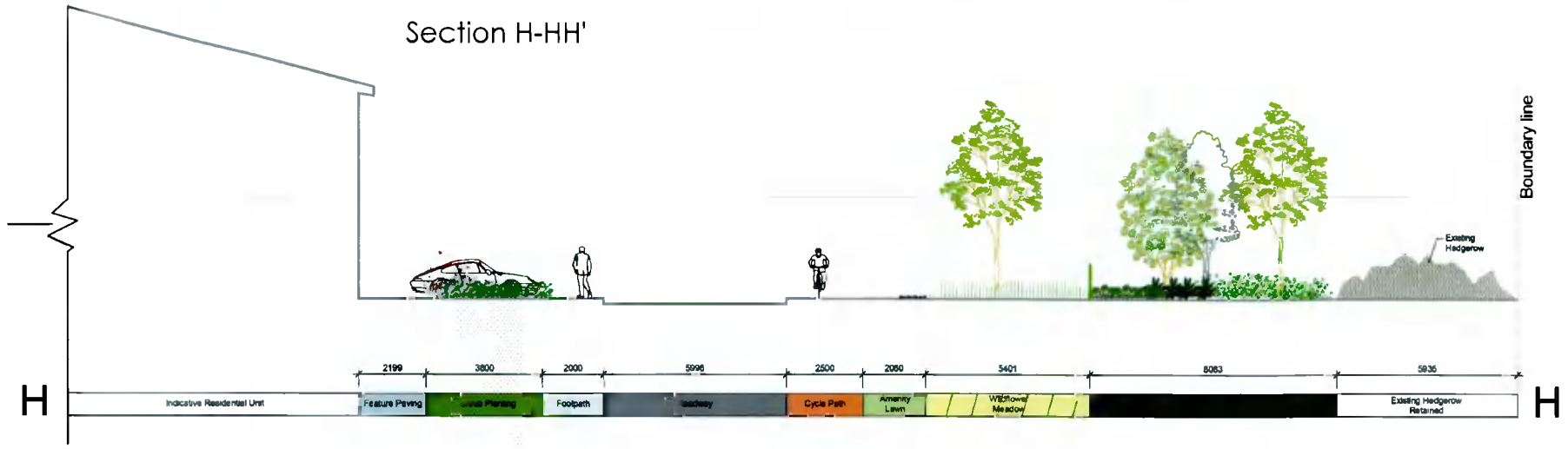


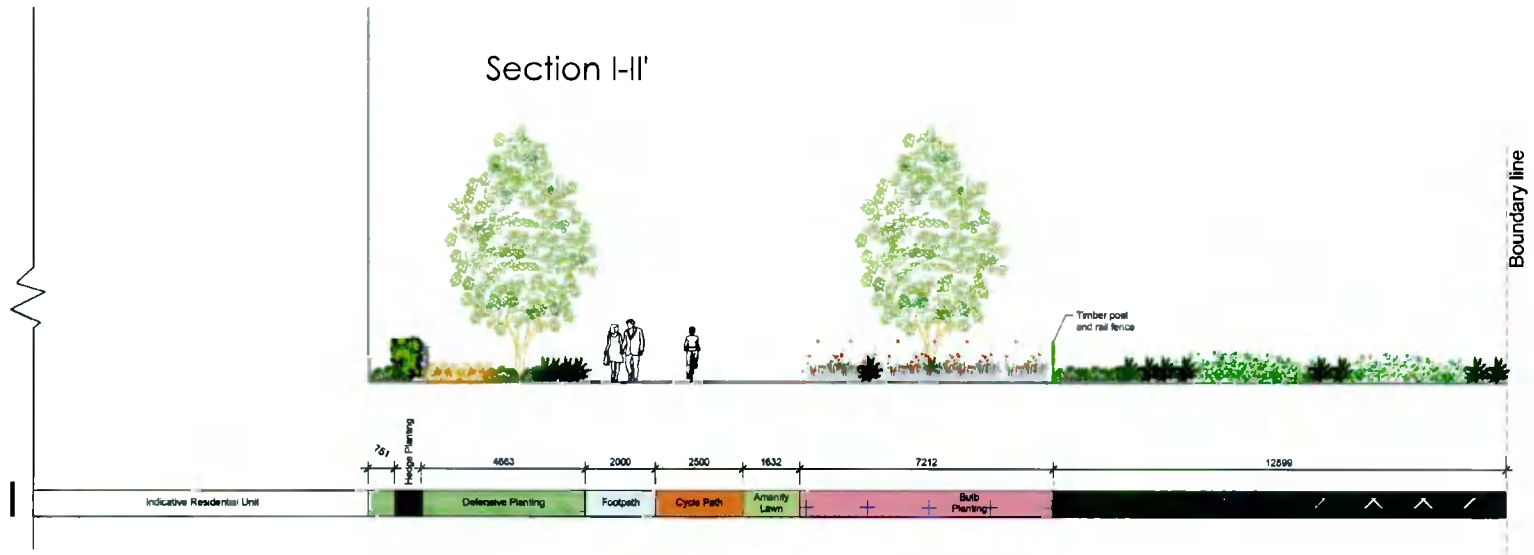


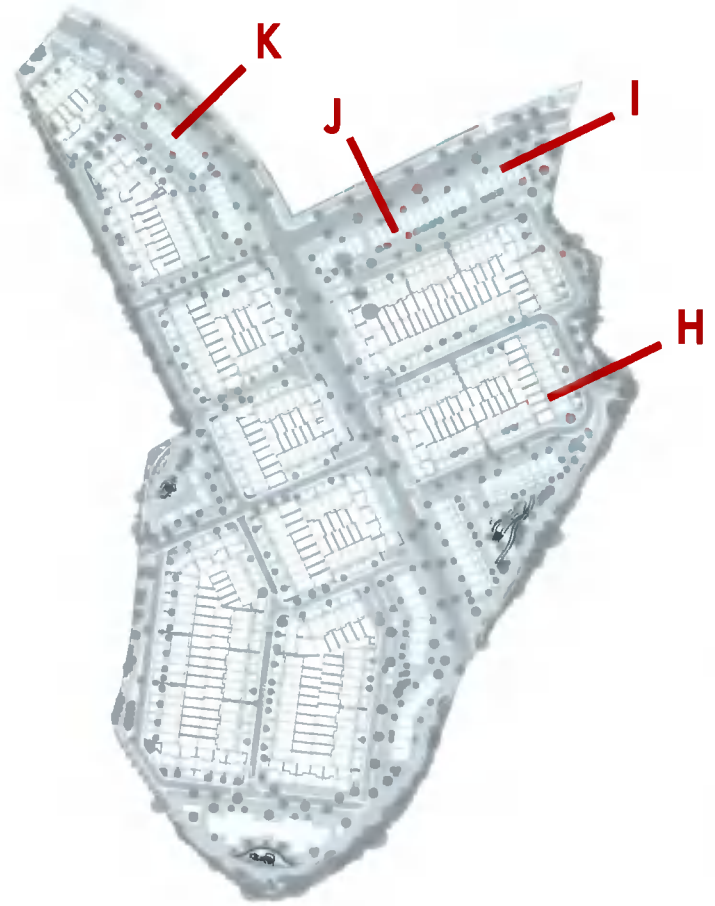
Site Boundary Sections

Section H-HH'



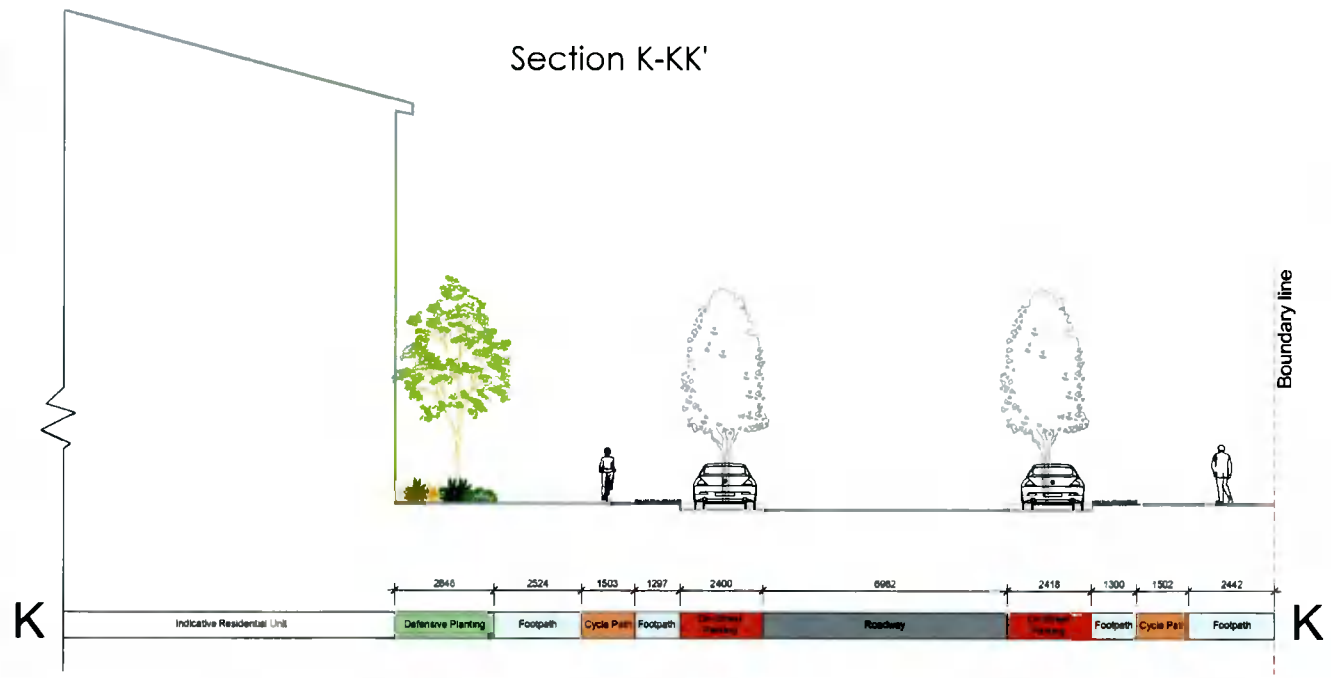
Section I-II'





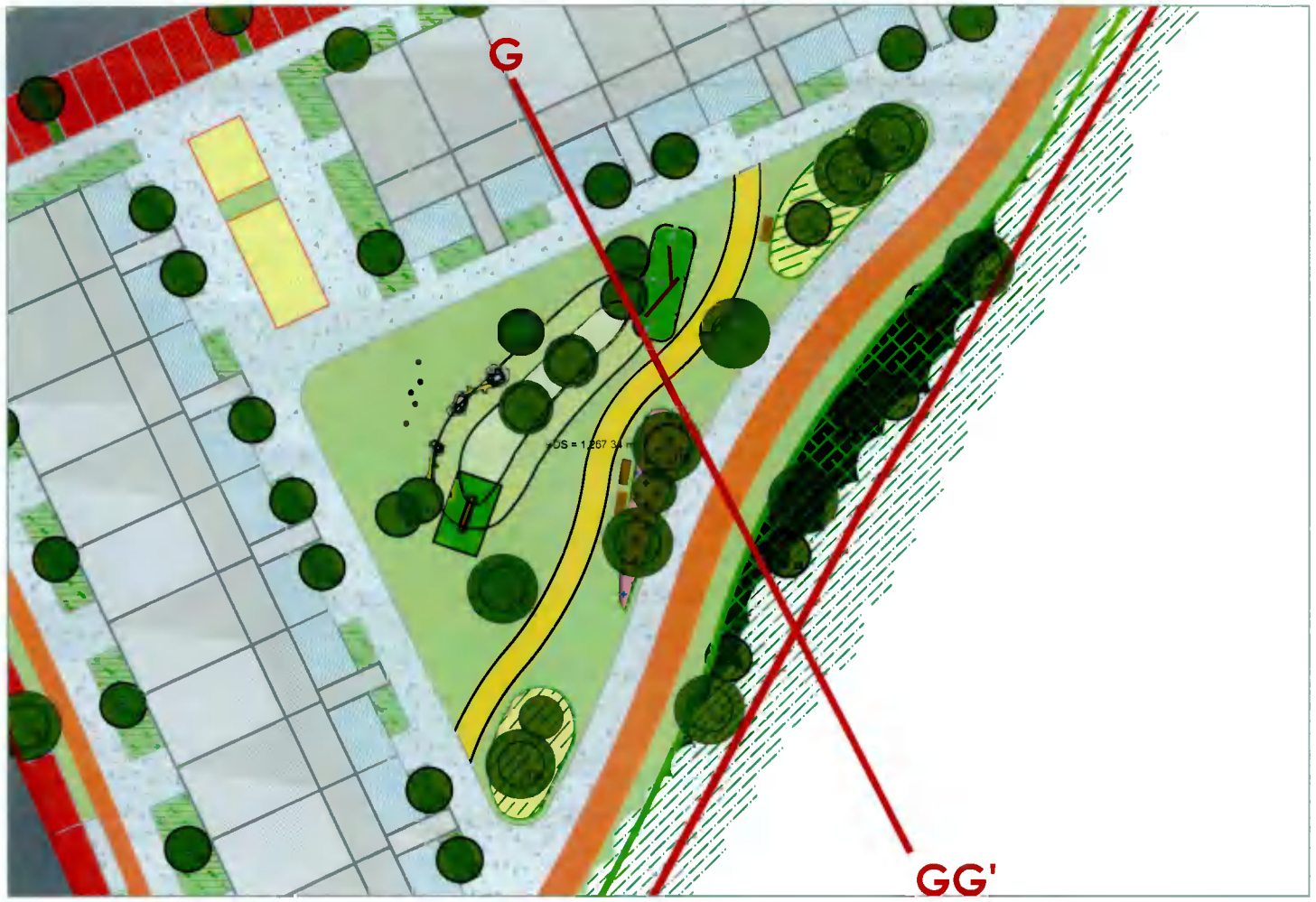
Section J-JJ'

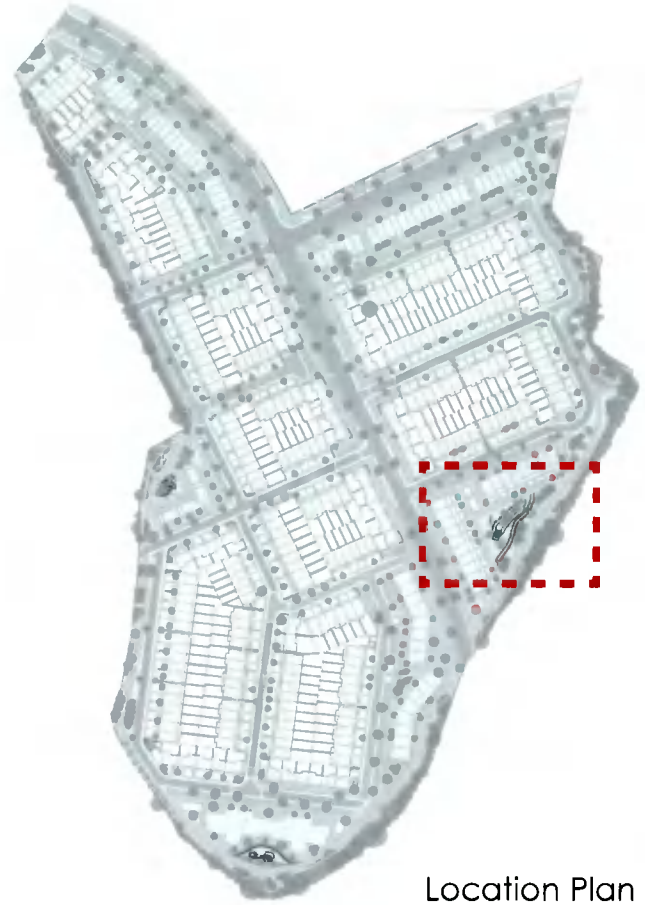
Section K-KK'



Moodboard

Public Open Space - Pocket Park





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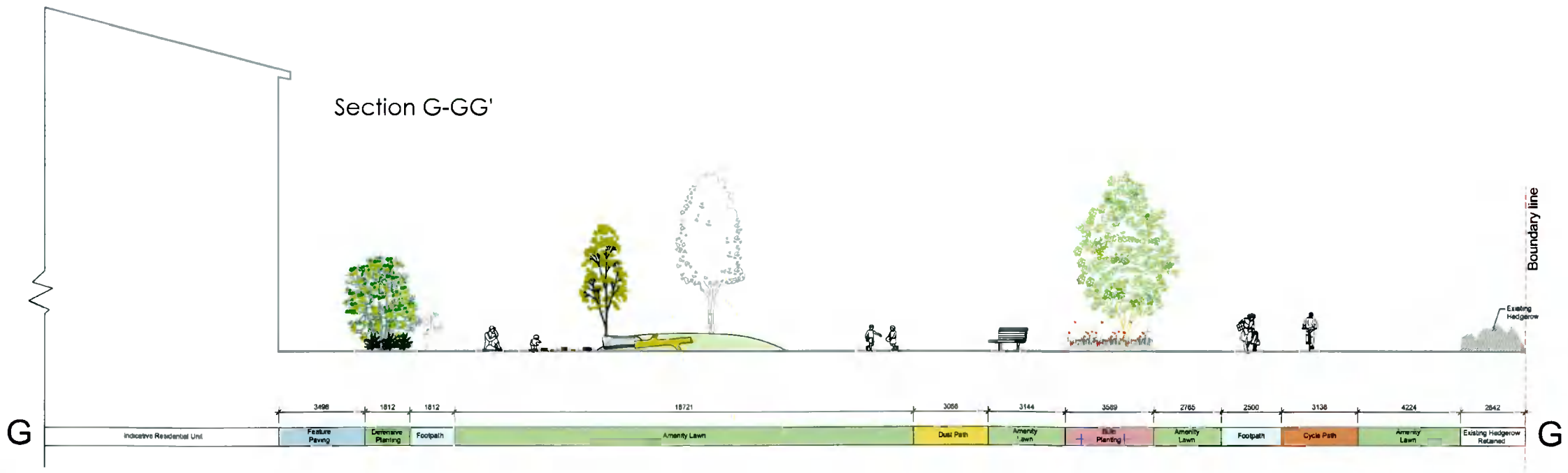
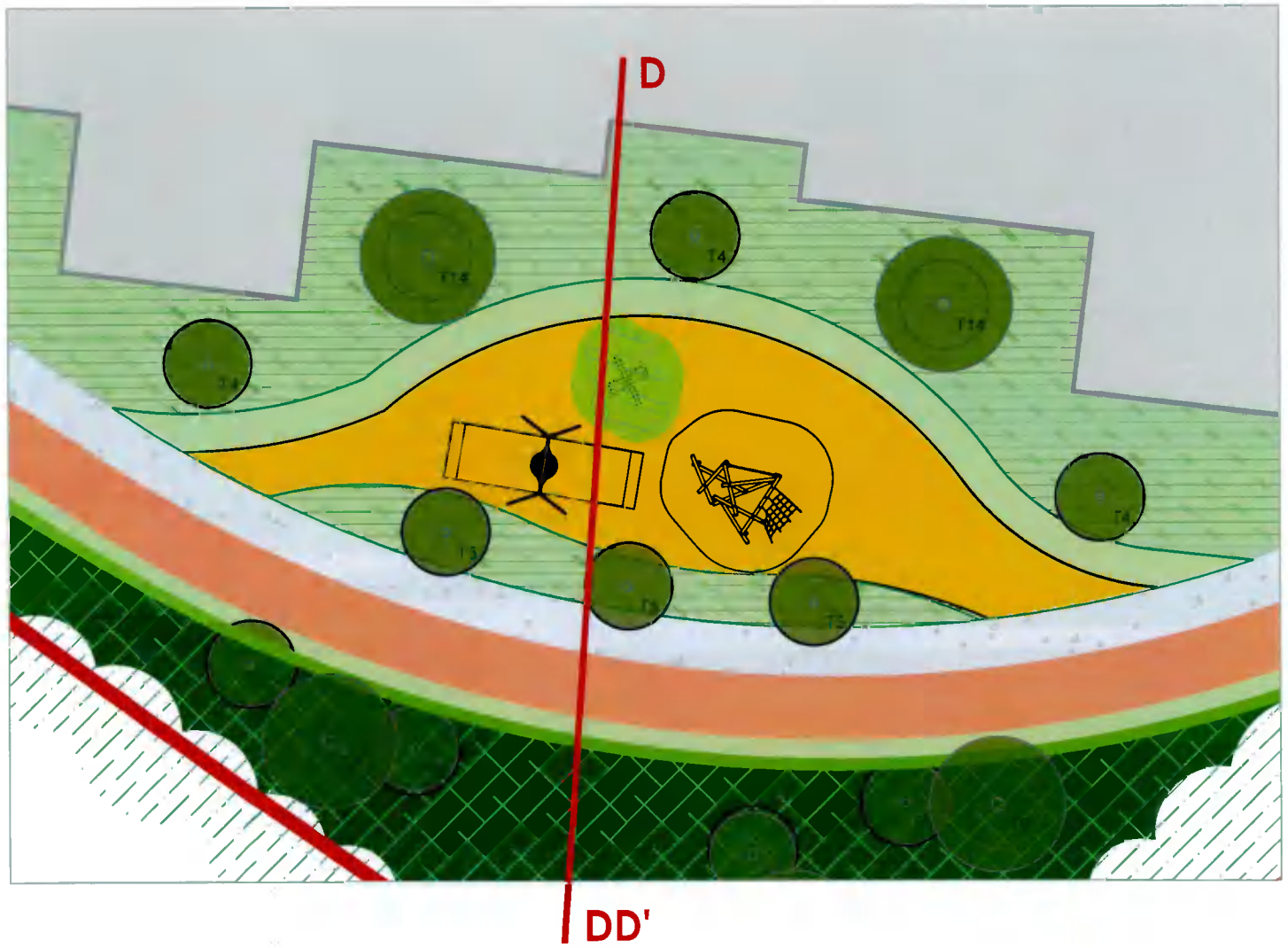


All-Ireland Pollinator Plan 2015-2020

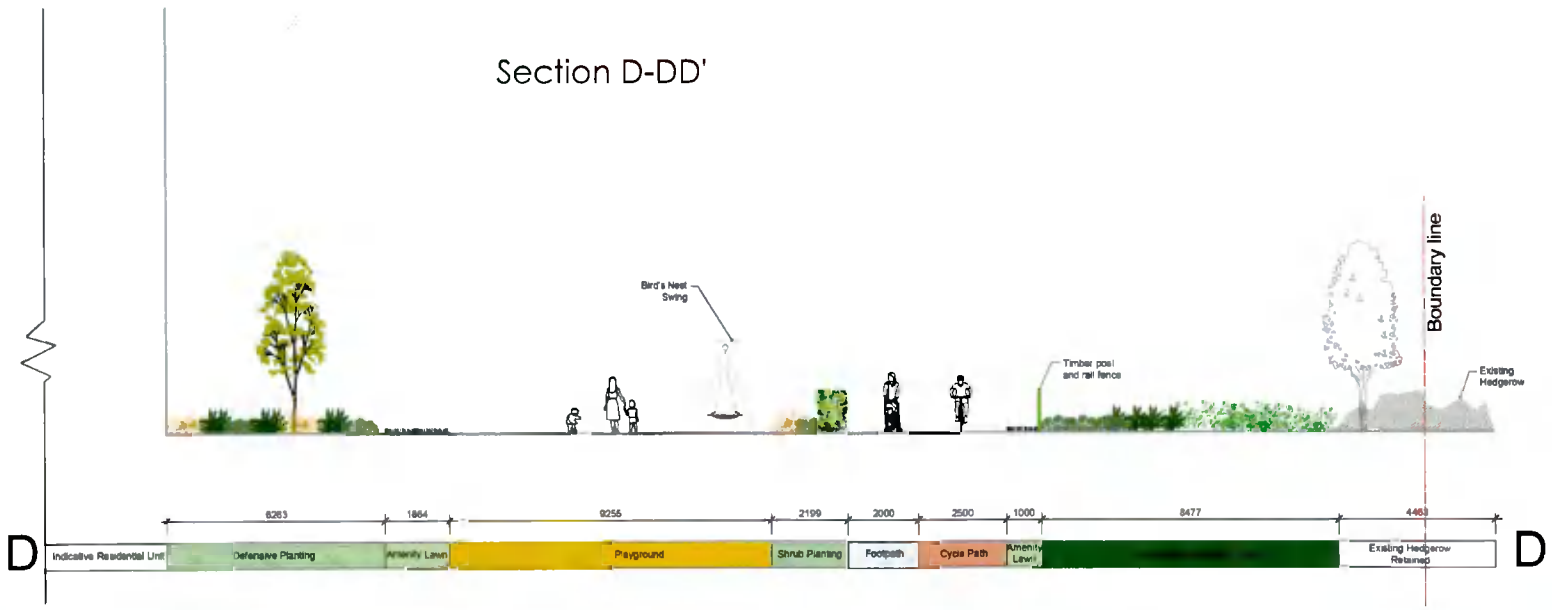
RMDA
LANDSCAPE ARCHITECTS - CONSULTANTS

Communal Open Space



Location Plan

Section D-DD'



Play Spaces

Calisthenic Street Workout Stations

Natural Play

Structured Junior Play

1. Calisthenic Street Workout Stations
   - Dip Bench
   - Decline Bench
   - Incline Press
   - Pull Up Station Pro
   - Push Up Bars

2. Natural Play Area
   - Grass Mounding
   - Timber log
   - Natural Stepping Stone
   - Stepping logs
   - Double Balancing Beam
   - Embankment slide
   - Seesaw
   - Combi 4 Calisthenic Station

3. Structured Junior Play (3+ years)
   - Timber log
   - Climbing pyramid
   - Bird's Nest Swing

Open Space - Playground

Natural Seating

Betula pendula

Playground Seating

Wood Fiber Playground Mulch
The fibres knit together to form a stable, Long-lasting, slip resistant surface, excellent impact absorption

Prunus 'Otto luyken'

Lavandula angustifolia

Playground Bin

Movement
Tree planting and gentle grass mounding are ideal places to hide. These changes in levels are suitable for jumping and running down gentle hills.
Some Wooden seating areas could be suitable for climbing. Proposed playground located in the open space will accommodate climbing.

Stimulation of the five sense
Natural elements throughout open space and on podiums provide quiet places, dark and bright areas that appeals to a child senses. Sensory and textured plants planted throughout the spaces will appeals to the senses.

Experiencing change in the natural and built environment.
Experiencing the seasons The contrast between open space and paving provide opportunities to learn and play. Natural element in open space such as trees will allow Children to experience changes in seasons.

Social interactions
Meeting points and a number of seating areas will encourage social interaction. Kick about spaces also encourage interaction

Playing with identity
Role play, Places to hide in the natural elements of open space.

Experiencing a range of emotions
This bespoke designed open space will appeal and evoke children's emotions.

Capabilities of play such as tumble ,chase game.
Extensive grass areas throughout the open space are ideal for kickabout and chasing games.

Varied and interesting physical environment.
A bespoke designed space that has gentle grass mounding thus providing a change in levels. This provides a varied and interesting physical play environment.

Swale SUDS

Swale provides temporary storage for storm water & reduces peak flows.

Typical swale in dry weather

We propose a new habitat to create a varied & interesting landscape. It shall take into account the current conditions & shall be implemented with native flora, ie. trees & plants & wildflower meadow.

Typical swale in wet weather

Suggested Wild-Flower Mix

Common knapweed *Centaura nigra*
Ribwort plantain *Plantago lanceolata*
Red clover *Trifolium pratense*
Bird's-foot trefoil *Lotus corniculatus*
Bulbous buttercup *Ranunculus bulbosus*
Meadow buttercup *Ranunculus acris*
Lady's-bedstraw *Galium verum*
Cowslip *Primula veris*
Oxeye daisy *Leucanthemum vulgaris*
Yellow rattle *Rhinanthus minor*
Common sorrel *Rumex acetosa*
Burnet saxifrage *Pimpinella saxifraga*
Autumn hawkbit *Leontodon autumnalis*
Rough hawkbit *Leontodon hispidus*

Suggested Lowland Meadow Grasses

Crested dog-tail *Cynosurus cristatus*
Common bent *Agrostis capillaris*
Sweet vernal-grass *Anthoxanthum odoratum*
Red fescue *Festuca rubra*
Smooth meadow-grass *Poa pratensis*

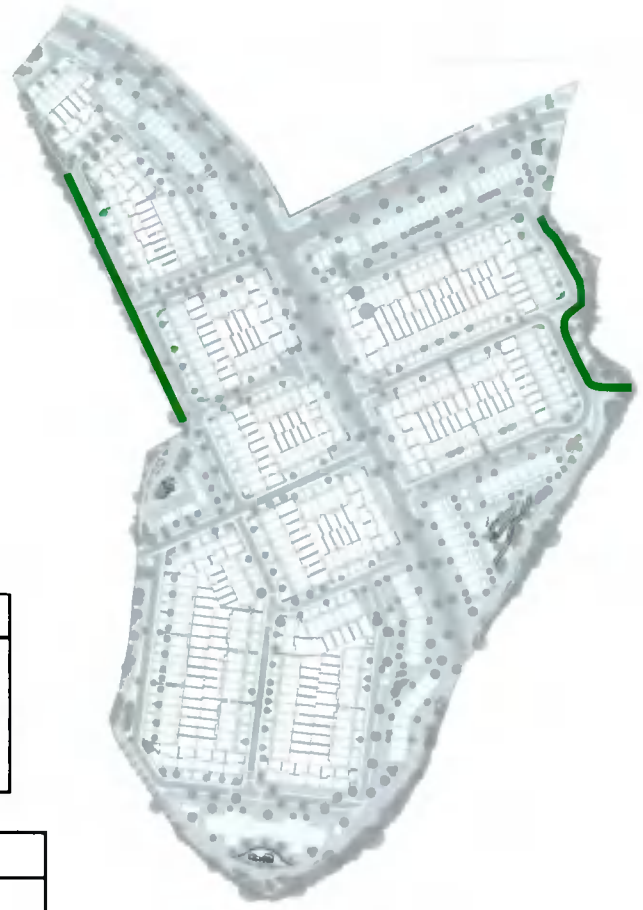
Suggested Wetland/Marsh Mix

Marsh bedstraw *Galium palustre*
Greater bird's-foot trefoil *Lotus pedunculatus*
Sneezewort *Achillea ptarmica*
Valerian *Valeriana officinalis* (tall)
Purple loosestrife *Lythrum salicaria* (tall)
Hemp-agrimony *Eupatorium cannabinum* (tall)
Marsh violet *Viola palustris*
Angelica *Angelica sylvestris* (tall)
Water mint *Mentha aquatica*
Marsh marigold *Caltha palustris*
Ragged robin *Silene (Lychnis) flos-cuculi*
Gypsywort *Lycopus europaeus*
Meadowsweet *Filipendula ulmaria* (tall)

PROPOSED MARGINAL PLANTING

The following marginal plants are to be certified native origin, to be collected as either seed or rootstock from the wild & introduced into the wetland area Stream Area.

Yellow flag iris (Iris pseudacorus),
Marsh marigold (Caltha palustris),
Water plantain (Alisma plantago-aquatica),
Water forget-me-not (Myosotis scorpioides),
Brooklime (Veronica beccabunga),
Bogbean (Menyanthes trifoliata),
Ragged robin (Lychnis flos-cuculi).



Proposed Swale Location

All-Ireland Pollinator Plan 2015-2020

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Green Roof / Wildflower Seed Mixture

Green roof / Wildflower seed mixes are proposed with native seeds from 'Design by Nature' - Esker Ridge Wild Flora EC08 on a crushed concrete/limestone chipping base.

This approach is significantly more biodiverse than the standard sedum mat.

Species List:

Birdsfoot Trefoil
Black Meddick
Bladder Campion
Burdock
Burnet Saxifrage*
Centaury*
Corn Marigold
Corn Pansy
Corn Poppy
Corncockle
Cornflower
Cowslip
Eyebright
Field Poppy (long headed)*
Field Scabious
Greater Knapweed*
Hoary Plantain
Kidney Vetch
Lady's Bedstraw
Lesser Knapweed
Marjoram
Scented Mayweed
Mullein
Ox-eye Daisy
Red Bartsia*
Red Clover
Ribwort Plantain
Rough Hawksbit
Selfheal
Shepherds Purse
Smooth Hawksbit
St Johnswort
Weld -Yellow weed
Wild Carrot
White Campion
Wood Avens
Yarrow
Yellow Agrimony
Yellow Rattle*
White Stonecrop
Nottingham Catchfly*
Fairy Foxglove
Primrose
Quaking Grass
Salad Burnet
Biting Stonecrop
Fairy Flax*
Lesser/Yellow Clover 'shamrock'

**Denotes a species that is uncommon, rare, becoming rare*

Proposed Green Roof Location

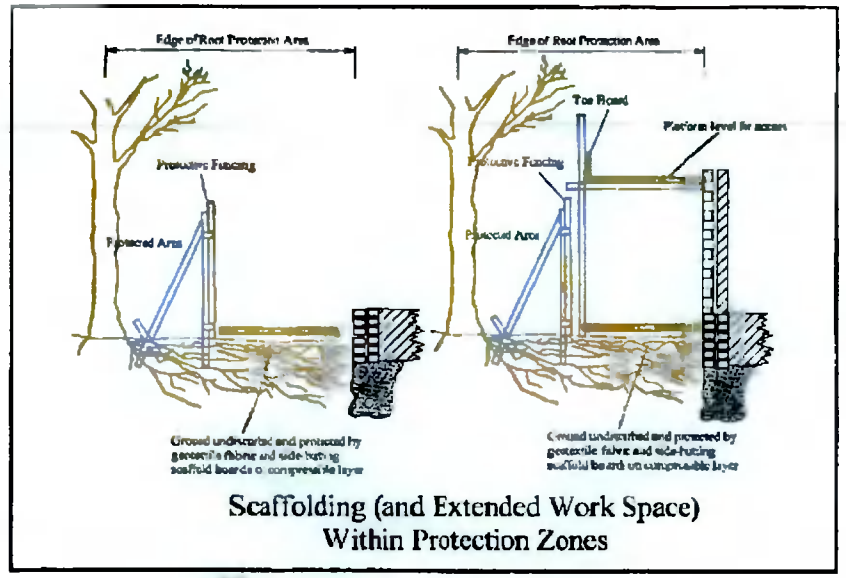
Green Roof / Wildflower Seed Mixture

All-Ireland Pollinator Plan 2015-2020

RMDA

Tree Protection & Detail

Detail of signage



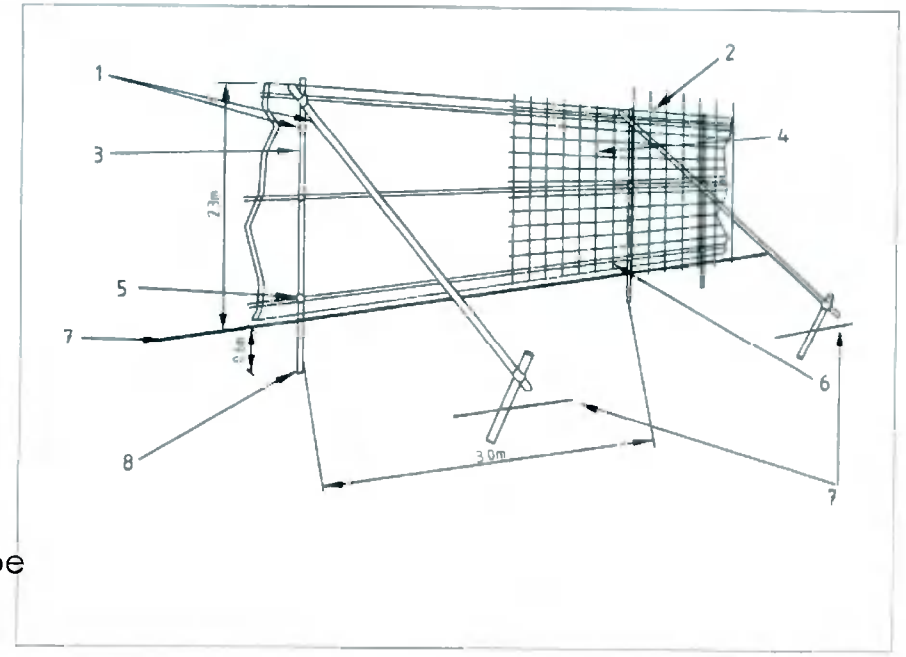
Scaffolding (and Extended Work Space) Within Protection Zones

Appendix 1. - Protective Barrier

Site Hoarding / Tree RPA - to be then be replaced post build with NRA badger fencing as outlined on pg.22
**To be agreed with SDCC*

Existing Tree to be retained on site

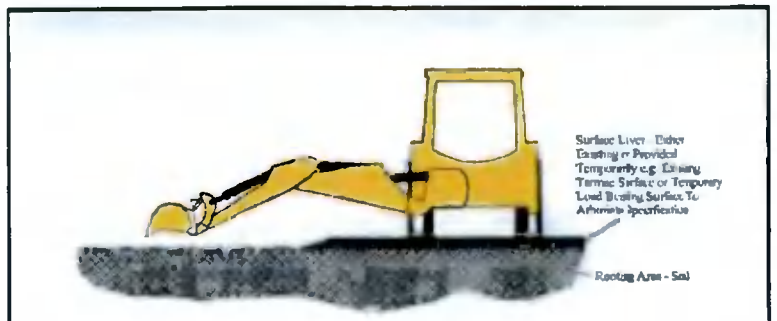
Existing Hedgerow to be retained, augmented with native species as the entire site boundaries are to be improved from an ecological perspective with planting



The above displays an example of a suitable protective barrier as recommended by *BS. 5837 2012 Trees in Relation to Construction*

1. **Standard scaffold poles**
2. **Uprights to be driven into the ground**
3. **Panels secured to uprights with wire ties and where necessary standard scaffold poles**
4. **Weld mesh wired to the uprights and horizontals**
5. **Standard clamps**
6. **Wire twisted and secured on the inside of fencing to avoid easy dismantling**
7. **Ground level**
8. **Approx. 0.6m driven into the ground**

Tree Protection & Detail



Removal of existing surfaces must preserve ground-space beneath surface

Machinery must remain on protected ground (existing or provided) and must avoid moving onto unprotected (soft) ground

Mechanised Works Within Protection Zones

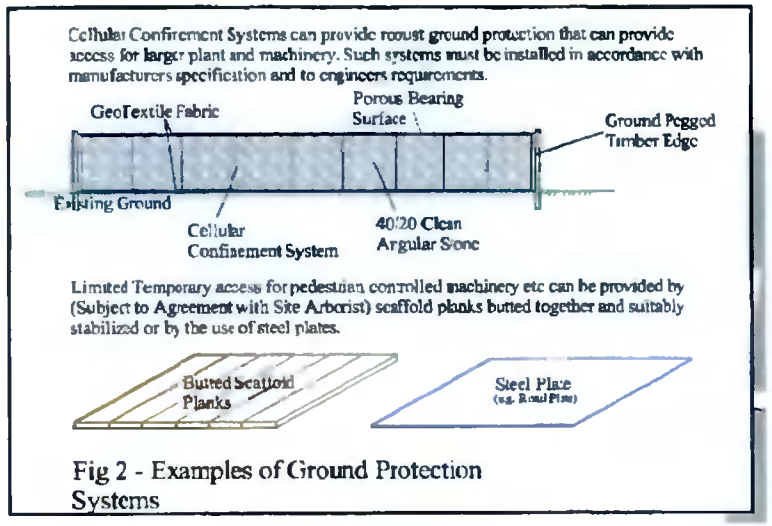


Fig 2 - Examples of Ground Protection Systems

Site Hoarding / Tree RPA - to be then be replaced post build with NRA badger fencing as outlined on pg.22
**To be agreed with SDCC*

Existing Tree to be retained on site

Existing Hedgerow to be retained, augmented with native species as the entire site boundaries are to be improved from an ecological perspective with planting

The tree protection fencing is to be erected enclosing the root protection areas around the trees being retained as shown on this drawing and appendix 1. In some areas, the site hoarding may be sufficient to act as the protective fencing if the tree and its root zone are positioned outside and no works are envisaged within the area outside the site hoarding. This will need to be discussed and agreed at the initial site meeting.

Where tree protection fencing is needed, this will need to be 2.3m high and constructed in accordance with figure 2 of BS 5837 2012 (see detail on drawing & appendix 1) using vertical and horizontal scaffold bars or similar well braced together with the verticals spaced out at a maximum of 3m centres. Onto this, weld mesh panels (harris fecne panels) are to be securely fixed with wire or scaffold clamps.

Signs are to be attached to these fences warning people that this is a protective area and that the fencing must be maintained in good condition in accordance with the approved plans and drawings for this development.

Once the protective fence line is erected, than the main construction works can commence on site.

The following is a list of activities that are not allowed within the RPA or within the vicinity of the trees being retained.

- Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials.
- Protect root systems from ponding, eroding, or excessive wetting caused during construction operations.
- Do not store construction materials, debris, or excavated material inside tree protection zones. When excavating, place excavated soil on opposite side of trench away from the tree.
- Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.
- Do not allow fires under or adjacent to remaining trees or other plants.
- Do not attach notice boards, cables or other services to any part of the tree.
- Do not use neighbouring trees as anchor points.
- Do not use high machinery such as Tele-porters, cranes or other equipment close to trees to avoid damage to the crown or any other parts.

During the construction works the following is required:

1. The main contractor or site manager is to brief all people working on site on the tree protection measures and the procedure if works need to be carried out within these areas.
2. Storage of Material, Work Yards and staff car parking– are to be identified on the work drawings prior to the construction works starting. These need to be positioned outside the root protection areas around the trees being retained.
3. The main contractor or site manager is to check the tree protective fencing daily and carry out any repairs required to ensure its stays upright and secure.
4. The main contractor or site manager is to liase with the project Arboriculturist if and when works are to be carried out close to or within the root protection areas around the trees.
5. Any works to occur within the protection areas such as landscaping is to be carried out manually with no machinery allowed. All soft and hard landscaping within the Root Protection Area (RPA) of the trees to be retained are to be carried out manually and the soil levels are not to be lowered or raised resulting in root damage to the trees. Recommendations of sections 8 of BS5837 2012 are to be adhered to during the landscaping within the RPA'S of the trees being retained.
6. The protective fencing around the trees is to stay in position until all the construction works are complete and are only to be removed following discussions and agreement with the project arborist.

Site hoarding is to be replaced by fencing to reduce human disturbance in these areas.

Proposed Planting

Wildlife & Biodiversity Scrub

Crataegus monogyna

Quercus robur

Ulex europaeus

Euonymus europaeus

Sambucus nigra

Salix caprea

Prunus spinosa

Corylus avellana

Ulmus glabra

Salix cinerea

Rosa canina

Proposed Shrub Location

Ecological surveys have identified existing badger setts within the subject lands. Suitable areas have been proposed for planting with scrub species to create durable ecological corridors that ensure the conservation of these protected animals and creates an ecological corridor through the lands for badgers and other fauna. These areas will be fenced to reduce human disturbance in these areas.

Street and Open Space Trees

Prunus avium 'Plena'

Acer griseum 'Multi-stem'

Fagus sylvatica 'Dawyck'

Betula jacquemontii
multi stem

Proposed Trees Location

Acer campestre 'Elsrijk'
Underplanted with
Prunus 'Otto luyken'

Betula pendula

Carpinus betulus 'Frans
fontaine'

Amelanchier lamerkii

Pyrus calleryana
'Chanticleer'

Note: Planting shown throughout rationale are mature and are not indictive of size that shall be planted first.

Proposed Planting

Shrubs - To Private Spaces

Persicaria affine

Bergenia cordifolia

Libertia grandiflora

Aucuba japonica

Prunus 'Otto luyken'

Lavandula angustifolia

Hypericum hidcote

Astellia 'Silver Spear'

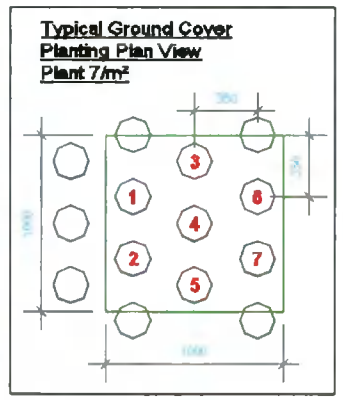
Miscanthus sinensis

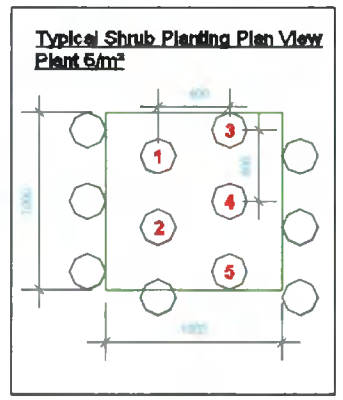
Agapanthus 'Blue Giant'

Kniphofia 'Royal standard'

Nerine bowdenii

Sedum spectabile





Proposed Shrub Location

Hedgerows

H1 - Hedgerow Planting Detail

Hedge mix
60-90mm

100% Prunus lusitanica

50 x 50 stake tied with a
single rubber gut tie.
2 rows @ 500mm centres -400mm
apart.

- Private Space Hedegrow
- Noise Barriers
- Property Boundary

Hedge Type 1 Mix
Prunus lusitanica Hedge

H2 - Hedgerow Planting Detail

Hedge mix
60-90mm

Crataegus monogyna
Prunus spinosa
Ilex aquifolium

50 x 50 stake tied with a
single rubber gut tie.
2 rows @ 500mm centres -400mm
apart.

- Public Park Hedgerow

Proposed Hedgerow Location

Hedge Type 2 Mix - Crataegus monogyna

Hedge Type 2 Mix - Prunus spinosa

Hedge Type 2 Mix - Ilex aquifolium

Proposed Planting

Wildflower Mix

Ribwort plantain
Plantago lanceolata

Red clover
Trifolium pratense

Bird's-foot trefoil
Lotus corniculatus

Bulbous buttercup
Ranunculus bulbosus

Meadow buttercup
Ranunculus acris

Lady's-bedstraw
Galium verum

Cowslip
Primula veris

Oxeye daisy
Leucanthemum vulgaris

Yellow Rattle
Rhinanthus minor

Common knapweed
Centaura nigra

Common sorrel
Rumex acetosa

Burnet saxifrage
Pimpinella saxifraga

Autumn hawkbit
Leontodon autumnalis

Rough hawkbit
Leontodon hispidus

Proposed Wildflower Location

Bulbs

Daffodil – Narcissus 'Early Senation'

Daffiodil – Tamara

Crocus tommasinianus

Daffodil – Dutch Master

Proposed Bulb Location

Camassia – Leicht caerulea

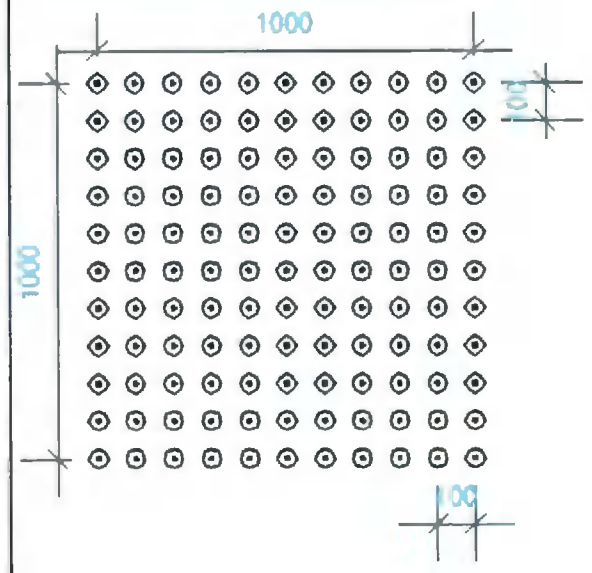
Allium - Sensation

Tulip - Apeldoorm

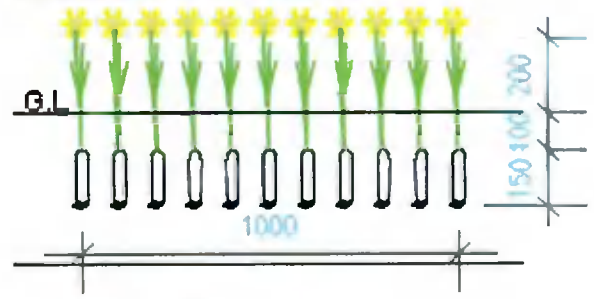
Proposed Bulb Planting

Name	Time of Flowering	Variety	Bulb Size At Planting	Planting Guide	Plant Height
A - Daffodil	January	Early Sensation	14-16cm	15cm Deep, 50/m²	20cm
B - Daffodil	February	Tamara	14-16cm	15cm Deep, 50/m²	20cm
C - Crocus	February	tommasinianus	14-16cm	10cm Deep, 15cm Apart, 50/m²	7-15cm
D - Daffodil	March	Dutch Master	14-16cm	15cm Deep, 50/m²	20cm
E - Tulip	April	Apeldoorm	12-14cm	15cm Deep, 10cm Apart, 50/m²	20-45cm
F - Camasisa	May	Leicht Caerulea	14-16cm	10cm Deep, 20cm Apart, 50/m²	45cm
G - Allium	June	Allium sensation	10-12cm	15cm Deep, 15cm Apart, 50/m²	100cm

Bulb Planting Plan View



Bulb Planting Section



Bulb Planting Spec.
Guide To Planting: Neatly remove a plug of soil and replace after planting.
Depth: Top bulb at a depth of approx. twice its height, base in contact with bottom of hole.
Backfilling: Finely broken soil Lightly firm to existing ground level.
Note: All Bulbs must be in good condition prior to planting ie firm, entire, not dried out or shriveled. Free from pests, diseases & fungus

Proposed Hard Landscape Elements

Elements Palette

Landscape Elements
Wooden seating element, some areas to incorporate lines of Yeats poems along side of bench

Hartecast HC2001S Bench
- 1950x540x450mm

Flush Slipform
Concrete Kerb

Sheffield Cycle Stands
- 1000mm x 1000mm

Tree Pit Grilles

Paving Palette

Feature Paving
Light coloured flags to maximum light within courtyards w/ contrasting paving blocks

Tobermore City Pavers
- Graphite 300x150x100mm

Tobermore City Pavers
- Silver 300x150x100mm

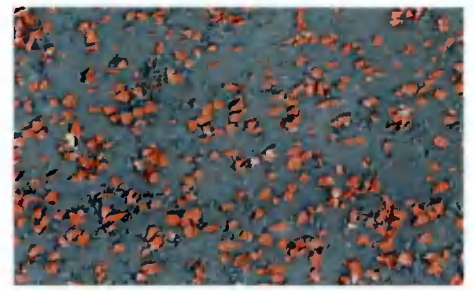
Traffic Area & Parking
Permeable Surface
dim. 200x100x60mm with contrasting parking dividers

Tobermore Hydropave
Pedesta Pavers - Bracken

Tobermore Hydropave
Pedesta Pavers - Heather

Surface Palette

In-situ Surfaces



Ballylusk Dust Path
(pedestrian path)

Coloured tarmac
(cycle path)

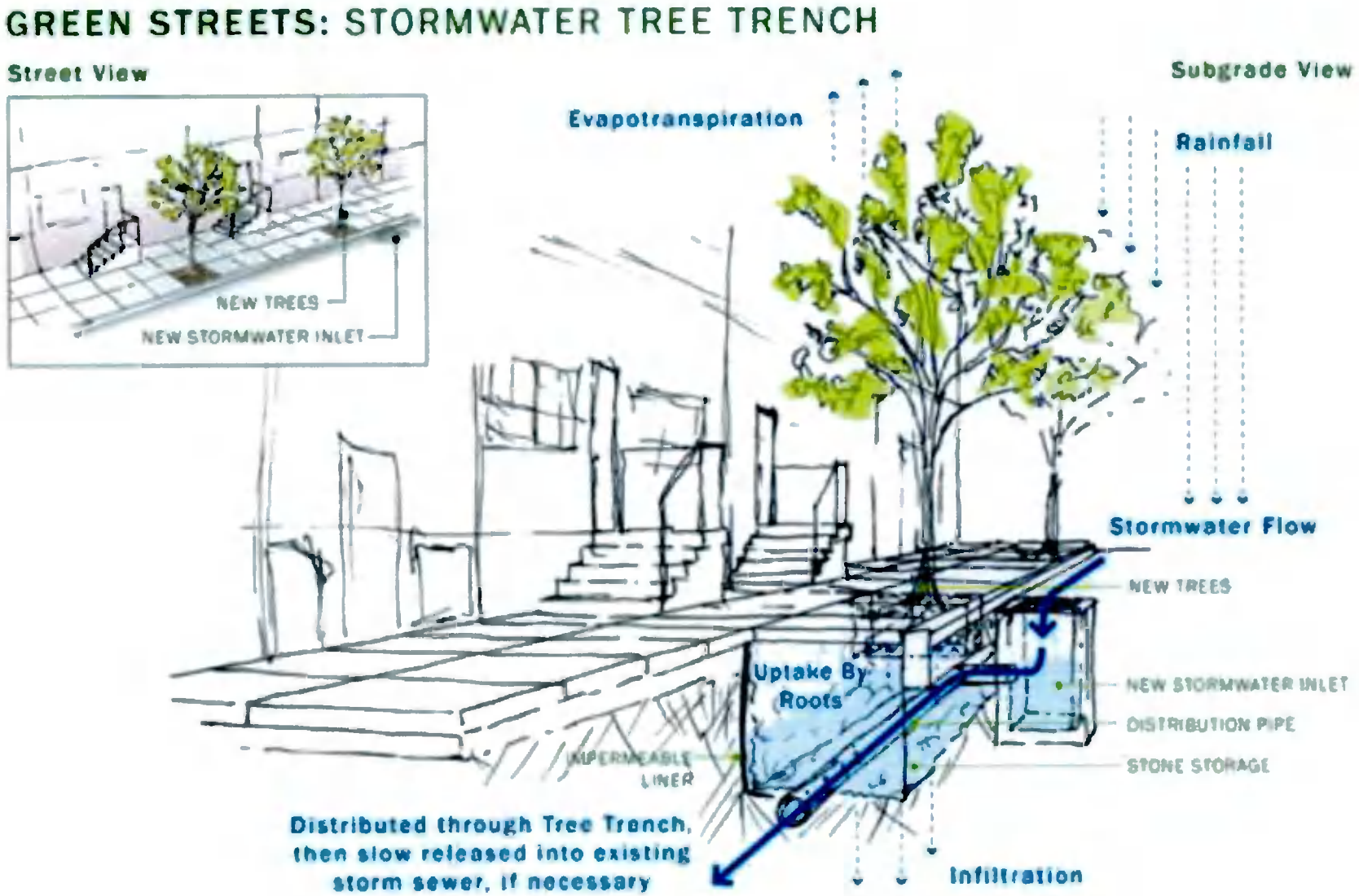
Brushed Concrete with
trowel edge finish (streets)

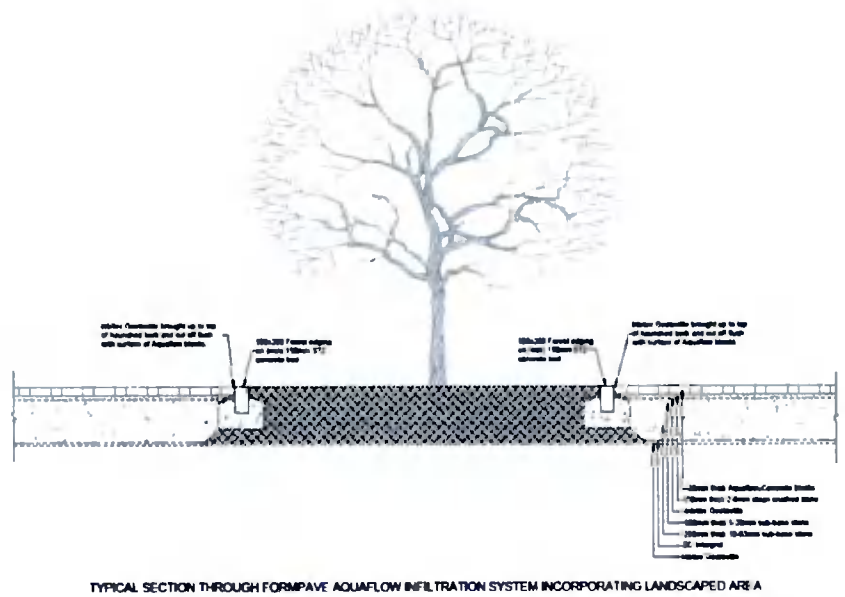
Resin Bond Paths
Resin-bound surfacing for high impact areas across the development

Ballylusk Dust Path
(pedestrian path)

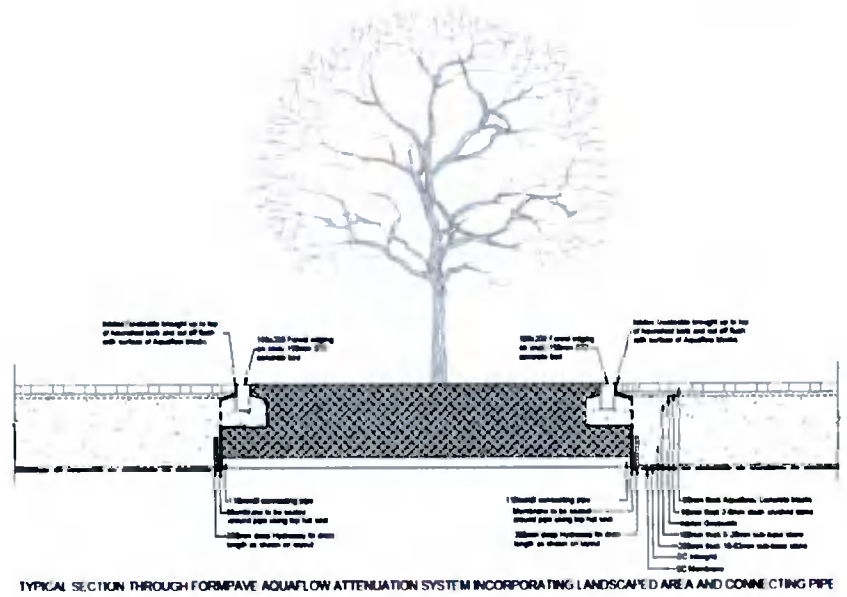
Coloured tarmac
(cycle path)

Individual Tree Pit for Public Realm





TYPICAL SECTION THROUGH FORMPAVE AQUAFLOW INFILTRATION SYSTEM INCORPORATING LANDSCAPED AREA



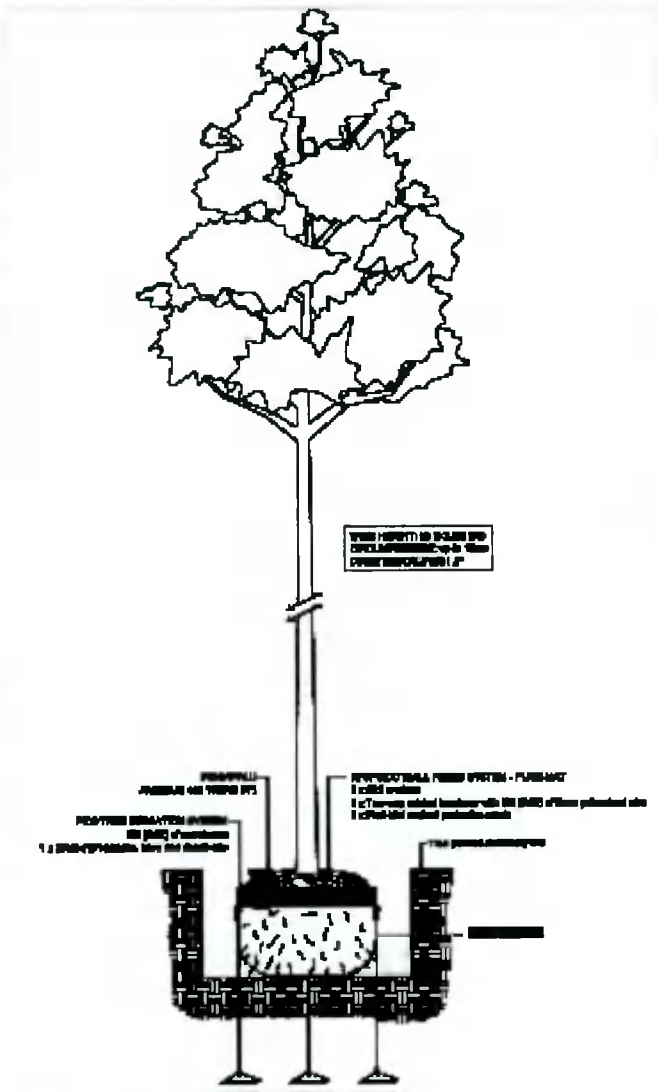
TYPICAL SECTION THROUGH FORMPAVE AQUAFLOW ATTENUATION SYSTEM INCORPORATING LANDSCAPED AREA AND CONNECTING PIPE

Continuous Tree Pit for Public Realm

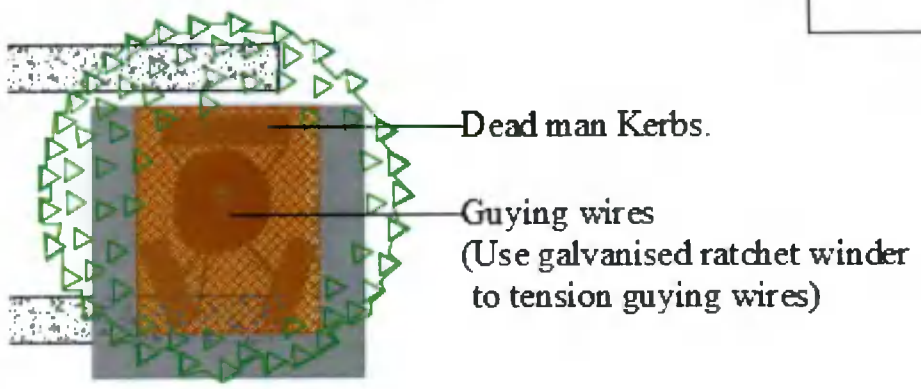
Continuous tree pit (UK)

Suds retrofit in an urban street.
Source: Susdrain 2011
www.susdrain.org

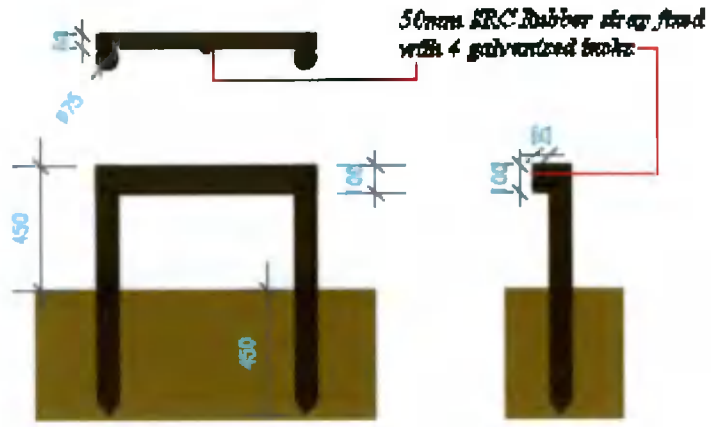
Plati-Mat Rootball Tree Anchoring Detail
(For Podium Planters)



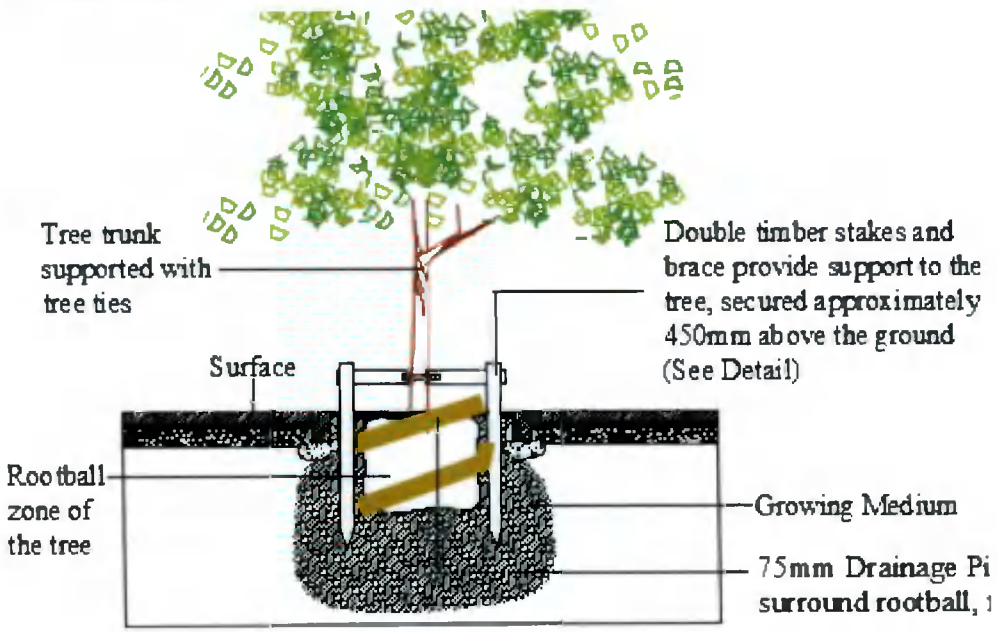
Plati-Mat Plan View ***Scale*** *(1:50)*



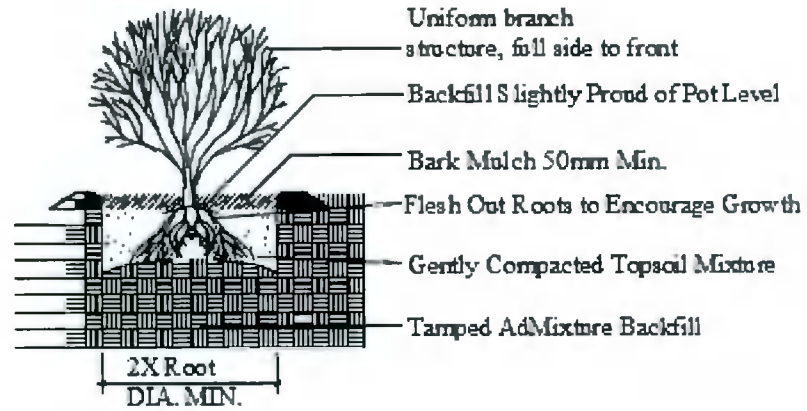
Typical Double Tree staking Detail ***Scale*** *(1:25)*

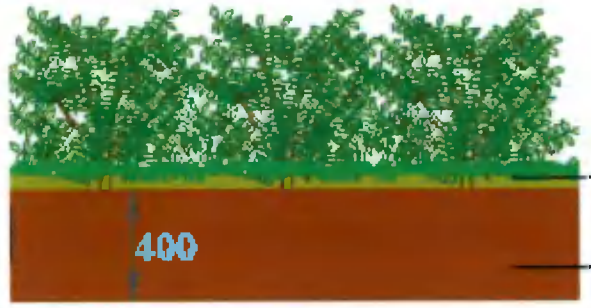


Tree Planting Detail, 12-14cm girth and greater - *(for trees outside Podium Area)*



Shrub Planting Detail





Shrub Planting Build-up Detail ***Scale*** *(1:25)*

PLANTING NOTES:

ALL TREES, SHRUBS AND HEDGEROW PLANTS SHALL COMPLY WITH BS 3936, SPECIFICATION FOR NURSERY STOCK. ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 4428 (1989) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL NEW TREE PLANTING SHALL BE POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3 OF BS 5837: 2005 TREE IN RELATION TO CONSTRUCTION: RECOMMENDATIONS, WHICH SPECIFIES MINIMUM DISTANCES BETWEEN NEW PLANTING AND STRUCTURES.

SCHEDULE OF IMPLEMENTATION:

1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDED DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF WHEN SOIL IS NOT FROZEN, WATERLOGGED OR EXCESSIVELY DRY.

All-Ireland Pollinator Plan 2015-2020

RMDA