

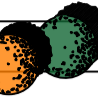


















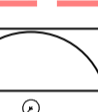




- KEY**
-  SITE BOUNDARY
  -  EXISTING TREE / HEDGEROW TO BE RETAINED REFER TO ARBORICULTURALIST'S DRAWING AND REPORT
  -  PROPOSED NATIVE TREE ALONG THE ROAD AND CAR PARK WITH INFILTRATION TREE PIT, REFER TO PLANTING SCHEDULE
  -  PROPOSED NATIVE SCREENING TREE, REFER TO PLANTING SCHEDULE
  -  TREE PROTECTION FENCING, REFER TO ARBORICULTURALIST'S DRAWING AND REPORT
  -  PROPOSED SHRUB PLANTING MIX, REFER TO PLANTING SCHEDULE
  -  PROPOSED NATIVE HEDGE PLANTING ALONG THE SITE BOUNDARIES REFER TO PLANTING SCHEDULE
  -  PROPOSED GRASSCRETE CONCRETE PAVER SYSTEM
  -  PROPOSED CLIMBERS ON GREEN WALLS, REFER TO PLANTING SCHEDULE
  -  PROPOSED SuDS PLANTING, TOLERANT OF WETTER CONDITIONS REFER TO PLANTING SCHEDULE
  -  PROPOSED NATIVE HEDGE PLANTING (WHIPS) TO THE EMBANKMENT, REFER TO PLANTING SCHEDULE
  -  PROPOSED GREEN ROOF, REFER TO PLANTING SCHEDULE
  -  PROPOSED FOOTPATH: BRUSHED CONCRETE SURFACE - SEE ENGINEER'S SPECIFICATION
  -  PROPOSED IN SITU CONCRETE SURFACE - SEE ENGINEER'S SPECIFICATION
  -  PROPOSED HOT ROLLED ASPHALT WITH GRANITE CHIP - SEE ENGINEER'S SPECIFICATION
  -  PROPOSED PERMEABLE BLOCK PAVING
  -  PROPOSED SELF BINDING GRAVEL
  -  PROPOSED FENCE TYPE 1, SEE ENGINEER'S SPECIFICATION
  -  PROPOSED FENCE TYPE 2, SEE ENGINEER'S SPECIFICATION
  -  PROPOSED SLIDING GATE, SEE ENGINEER'S SPECIFICATION
  -  PROPOSED ROOT BARRIER
  -  PROPOSED LIGHTING COLUMNS, INDICATIVE POSITION OF POST - REF TO ELECTRICAL ENGINEER DRAWING


**Landscape strategy**

A scaled plan has been approved by a chartered landscape architect to illustrate all hard and soft surfaces, boundary treatment and features. Reference is made to the engineering drawings for details. This landscape plan was initially defined for the planning application for the adjacent site including Buildings A & B (Register Ref: SD18A/0265), this scheme for the site including Building C maintains the same landscape theme. The continuity of design across both sites will provide uniformity and quality of soft landscaping features. Additionally to the initial submission, this version addresses all landscape related items from the RFI.

1. Regarding RFI Item 5, according to the Arboricultural Impact Assessment, the development will involve no existing tree removals.
2. Regarding RFI Item 3: a green roof and green walls have been added following the relevant recommendations. (See Landscape Masterplan, Drawing No. CER-JBAI-XX-XX-DR-L-0002). A swale has also been included along the southern boundary with a biodiverse mix of plants that tolerate wetter ground conditions. (See Section plan for more detail, Drawing No. CER-JBAI-XX-XX-DR-L-0003). The Masterplan and Planting Plan show increased planting around the perimeter of the site, especially along the southern boundary. An embankment, 1:3 in gradient for long term stability totalling 0.7m in height, has been introduced and planted with semi-mature native trees, and understory native shrub planting (whips), to provide visual screening and to enhance biodiversity (See section plan, Drawing No. CER-JBAI-XX-XX-DR-L-0003). The landscape masterplan also shows permeable paving throughout the site, with tree planting between the car parking spaces.
3. The planting plan includes a planting schedule, which indicates species, quantities, planting size on the planting and indicative establishment recommendation. The planting plan has been checked against the services and shows no conflicts. Pollinator species included the plan are Bird Cherry (Prunus padus), Lime (Tilia cordata) and Rowan (Sorbus aucuparia) (item 3 (2)).
4. A SuDS/infiltration tree pit detail has been added into the car park design to allow surface water to flow into the tree pits (see Drawing No. CER-JABI-XX-XX-DR-L-0004).
5. Additional of SuDS swales and planting along the western boundary

Unit 6  
Block 660  
Greenogue Business Plaza  
Greenogue Business Park  
Rathcoole  
Dublin D24 CY64

T +353 (0)1 685 5595  
E info@jbaconsulting.com  
www.jbaconsulting.com  
Twitter @JBAConsulting



---

Project **Site C, College Lane, Greenogue, Rathcoole, Co. Dublin**

---

Title **Landscape Masterplan**

Client **Jordanstown Properties**

---

The property of this drawing and design vested in Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the prior written consent of Jeremy Benn Associates Ltd.

Drawn: CZ	18/05/2022	Designed: CZ	28/04/2022
Checked: CP	18/05/2022	Approved: BOC	18/05/2022
Project Reference: 2019s1388	Scale: 1:500 @A1		
Drawing Number: CER-JBAI-XX-XX-DR-L-0002	Status: A3	Revision: C03	Sheet Size: A1