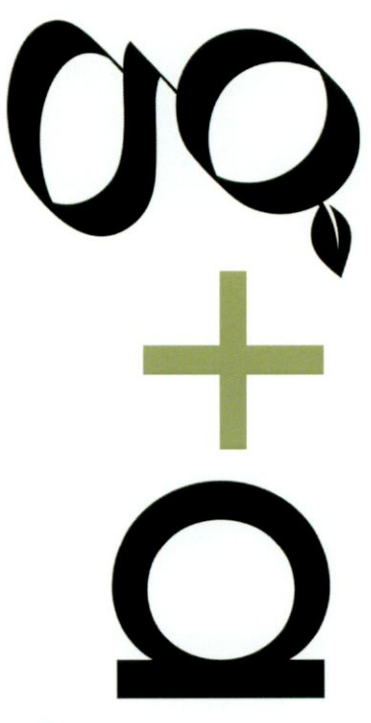


Age-Friendly Development
Tay Lane, Rathcoole



Landscape Design Rationale

August 2022

gannonandassociates.ie

Project: Tay Lane, Rathcoole Age-Friendly
Development

Project No.: 21149

Architect: PAC Studio

Client: Riverside Projects Limited

Date: August 2022

Revision: C

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DEVELOPMENT DESCRIPTION

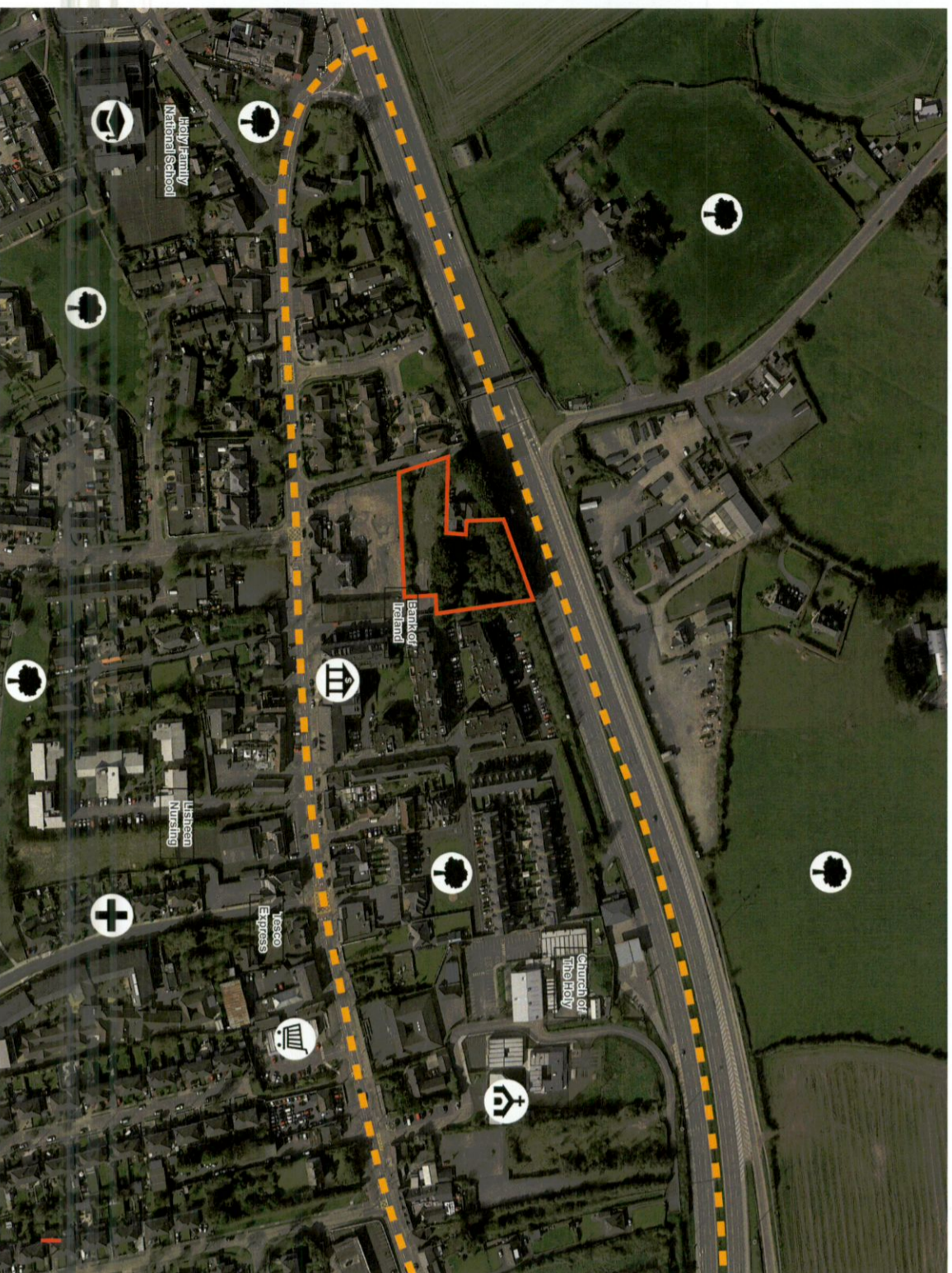
The proposed development will principally consist of the construction of a four storey apartment block consisting of 58 no. age-friendly residential apartments comprising 20 no. 1-bedroom units and 38 no. 2-bedroom units. The proposed development also includes the provision of an ancillary community facility, associated accommodation including refuse stores and cycle stores, car and cycle parking, landscaped communal and public open space and boundary treatment works. Planning permission is also sought for internal access roads and pedestrian / cycle pathways and linkages, public lighting, landscaping, and all associated site and development works to facilitate the proposed development.

1. SITE ANALYSIS

1.1 Site Context

The application site is located within Rathcoole town in west Co. Dublin. The site is bounded to the north by the N7 and an existing dwelling, to the east and west by residential developments, and to the south by an area of hardstanding. The only structure within the site is a small derelict single storey flat-roofed building that has been damaged by fire. The existing vegetation on the site can be characterised by 2 treelines along the north of the site and in the middle of the site and the remaining vegetation is largely scrub and self seeded primary colonizers. Located close to a variety of the urban amenities offered by the town, the site is ideally located for a development of this nature.

- 260m - Holy Family National School
- 130m - Bank of Ireland
- 350m - Tesco Express
- 350m - Lisheen Nursing Home
- 380m - Church of The Holy Family



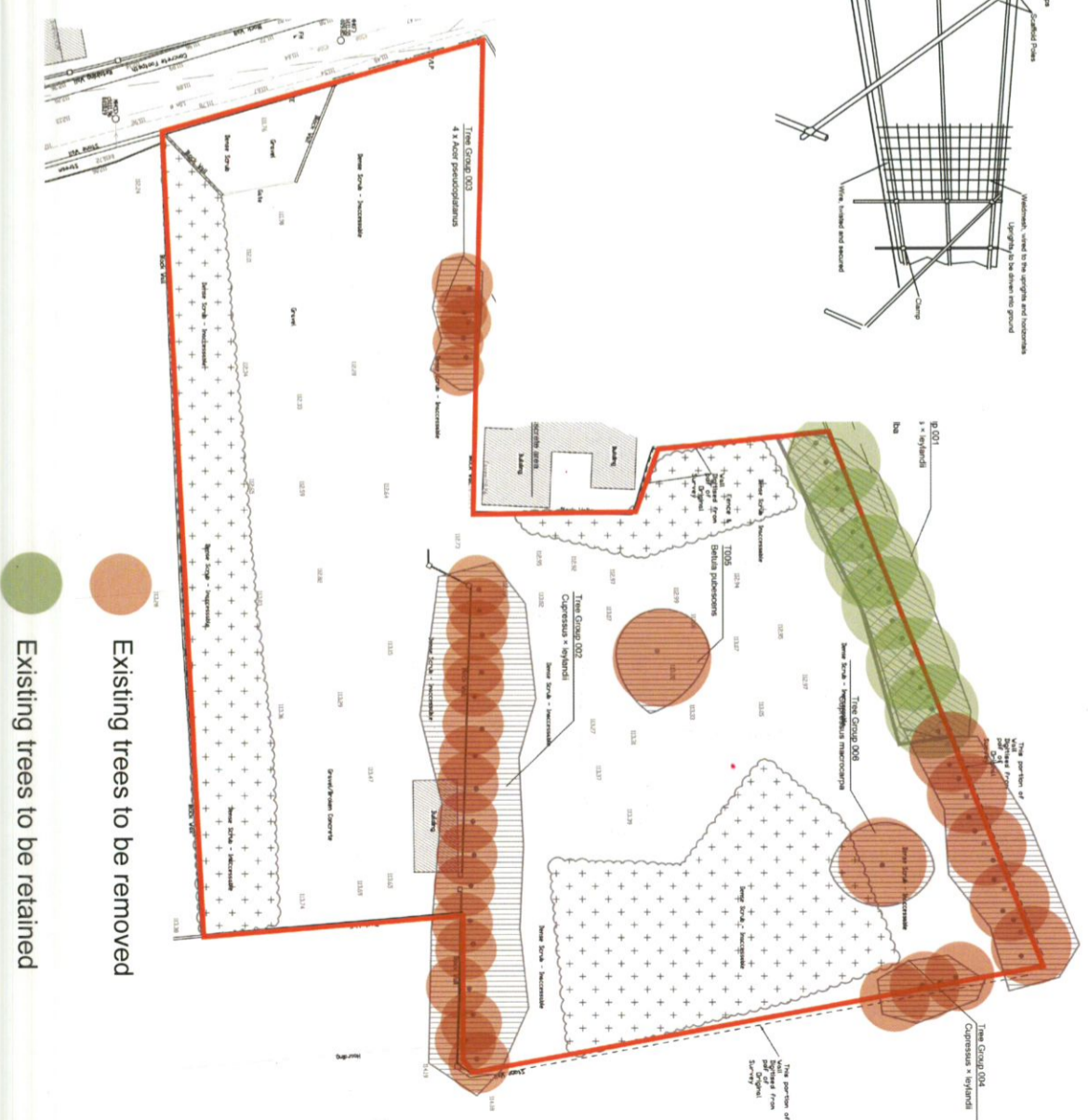
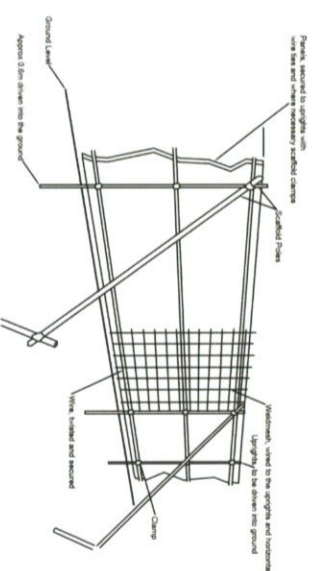
1.2 Tree Survey

Trees to be removed to facilitate construction:

- Total 42 no.
- 31 x Cupressus x leylandii
- 4 x Acer pseudoplatanus
- 1 x Cupressus macrocarpa
- 1 x Betula pubescens
- 5 x Populus alba

Trees to be retained and protected on site:

- Total 22 no.
- 14 x Cupressus x leylandii
- 6 x Populus alba



2. LANDSCAPE VISION

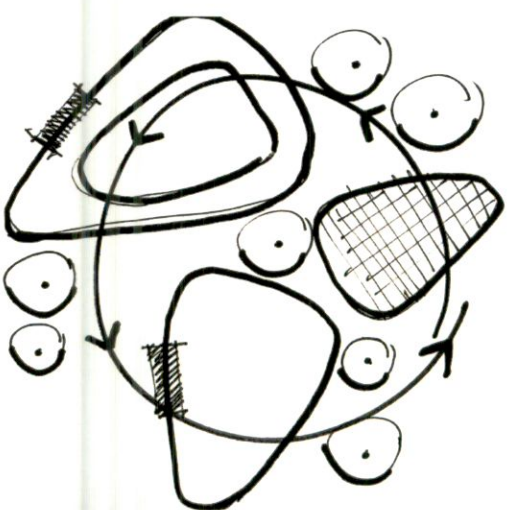
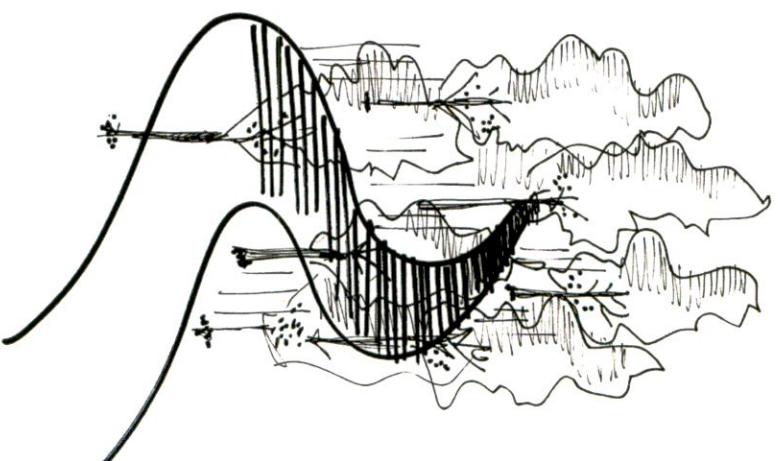
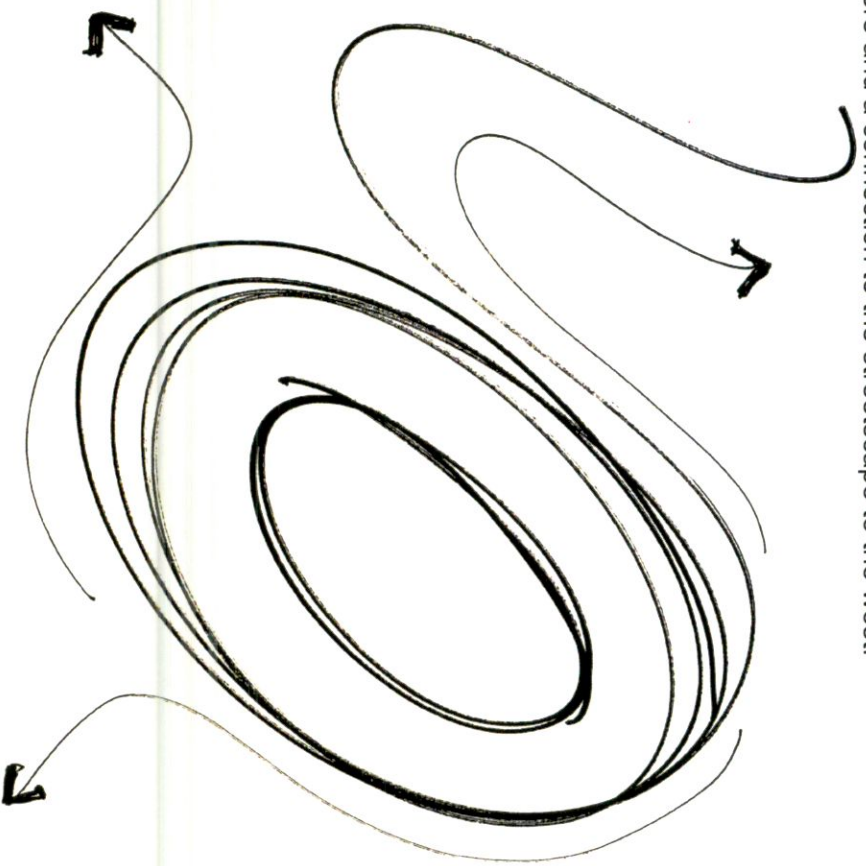
2.1 Concept

The Loop

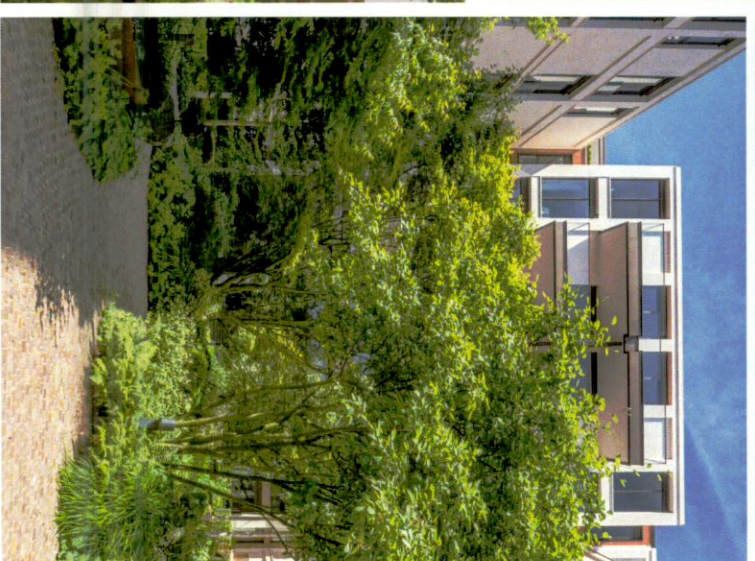
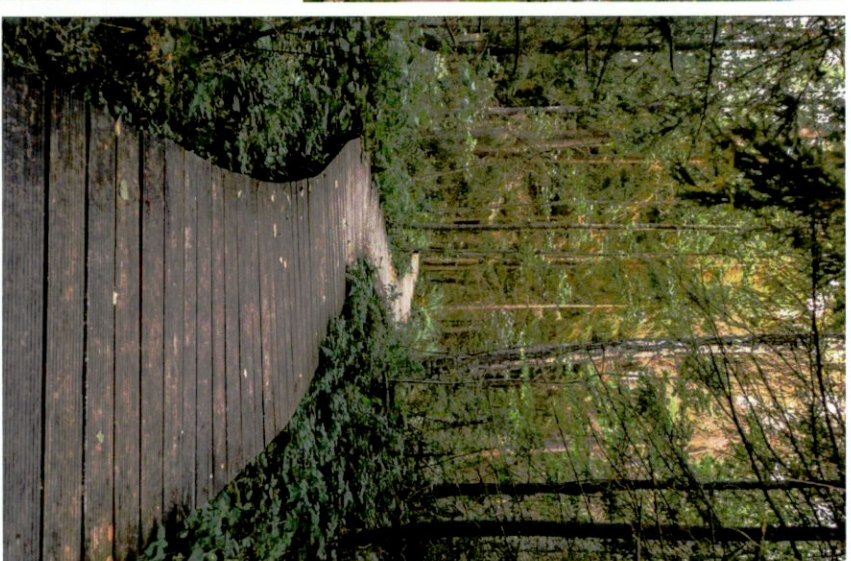
Encouraging interaction, activity, movement and experiences through the unique and easily communicate concept of the loop. A loop is a shape, the end of which is the connection to the beginning. The central loop within the primary communal open space is designed to encourage movement and interaction among the residents. It is also a very positive shape element when viewed from above by the residents. The loop walks through different spaces and activity areas.

Commencing at the entrance to the building with the communal, raised herb and vegetable garden, then moving through the Clematis scented pergola and around the communal amenity space for outdoor recreation such as yoga. The loop then offers a path through the orchard and on through the mixed use compacted gravel area and then returning to the start again.

Public open space is provided at the entrance with a nod to the old well noted on this spot that could host an information and display panel. A wellness loop continues around the main structure which provides for a longer residents walk, with pocket plazas and seating areas at intervals here and a connection to the streetscape to the west.



2.2 Landscape References



3. LANDSCAPE PROPOSAL

3.1 Masterplan

- 1 Communal Orchard
- 2 Wellness Loop
- 3 Nature Walk
- 4 Private Terrace
- 5 Public Route
- 6 Public Open Space
- 7 Pocket Plaza
- 8 Bio-retention Area
- 9 Sedum Roof



Tree protection fencing to be erected prior to construction and retained for the duration of construction activities. To be monitored regularly (see drawing 21149_TP)

Existing trees to be retained

Boundary B

Compacted gravel mixed use area
Bowls / Chess / Fitness
Communal orchard
Reinforced grass for fire tender access

Boundary A

Permeable paving

Permeable asphalt

Raised vegetables garden

Wellness loop

Nature walk

Woodland wellness loop

Irish native hedge

Native Hedge

Boundary D with pedestrian gate

Existing wall to be retained

Legend

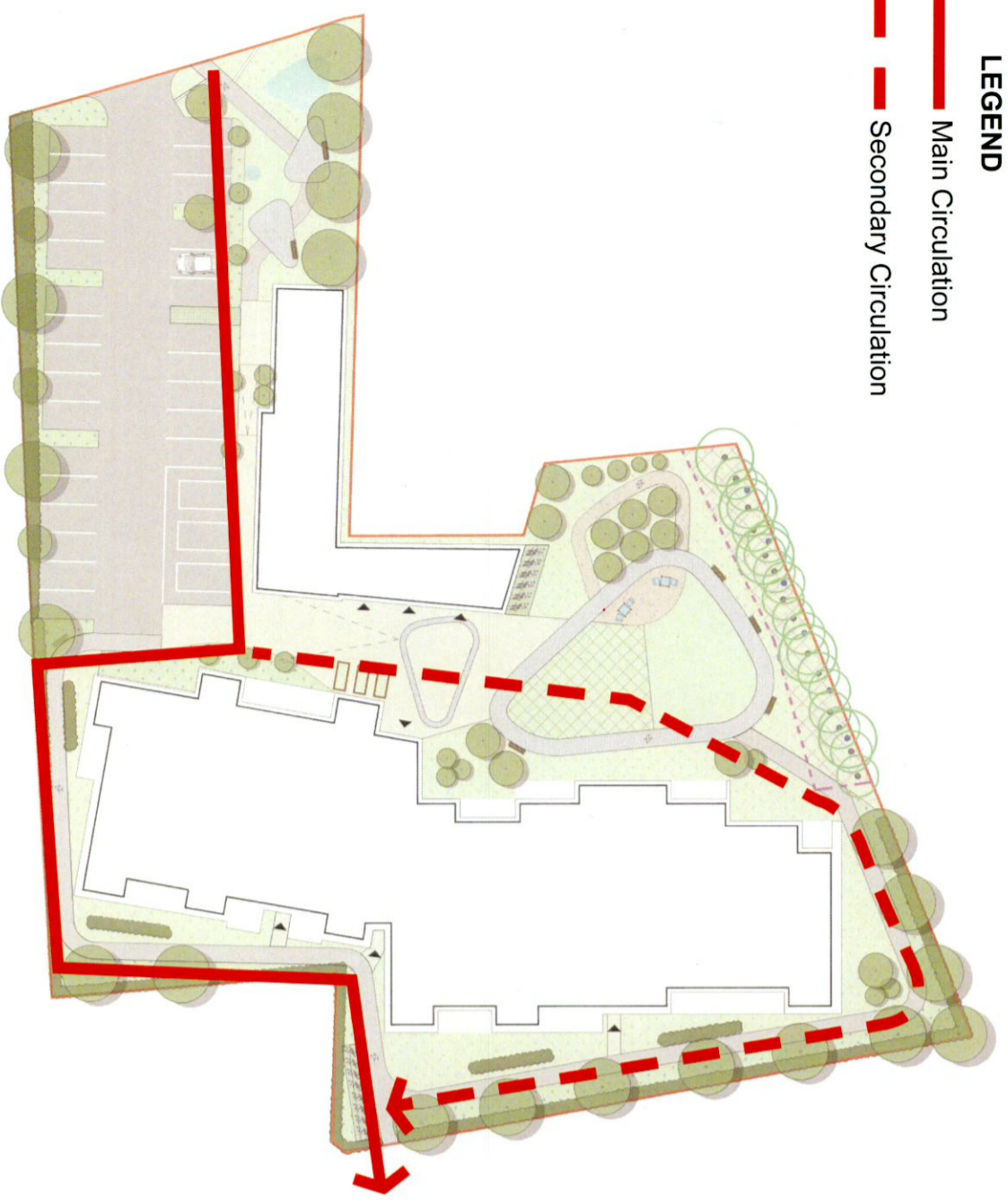
- Existing Trees
- Proposed Trees
 - Quercus robur
 - R6: 14-16cm girth, 2m clear stem
 - Betula pendula
 - R6: 14-16cm girth, 2m clear stem
 - Softus alba
 - R6: 12-14cm girth, multi-stemmed
- Fruit trees
 - Prunus domestica
 - Standard 1.8-2.0m girth
 - Malus domestica
 - Standard 1.8-2.0m girth
 - Standard 1.8-2.0m girth
- Topiary balls
- Anemly grass Lawn
 - Flag grass seed mix or similar approved
- Wildflower Meadow
 - Native wildflower Grass meadow
- Ornamental planting areas
 - Chlorophytum comosum
 - Sisyrinchium
 - Lamium maculatum
 - Cyperus alternifolius
 - Digitalis purpurea
 - Hydrangea arborescens
- Native Hedge/Border Buffer
 - All sizes root 1.2m till planted at 300mm c/s
 - 20% Ilex aquifolium (Holly)
 - 15% Prunus spinosa (Blackthorn)
 - 15% Sparganium angustifolium
 - 15% Sambucus nigra (DSW)
 - 35% Calluna vulgaris (Heather)
- Hardscape
 - Compacted gravel dust
 - Small format permeable paving
 - Reinforced grass
 - Concrete grass paving
 - Permeable paving
 - Permeable asphalt
 - Large format natural permeable paving
- Boundaries
 - Field Line Boundary
 - Existing wall to be retained
 - 2.0m Block Rendered Walls
 - 1.8m Timber Horse Deflection Fencing
 - Paint wall with rail 1.8m
 - Tree protection fence



3.2 Diagrams

3.2.1 Circulation Diagram

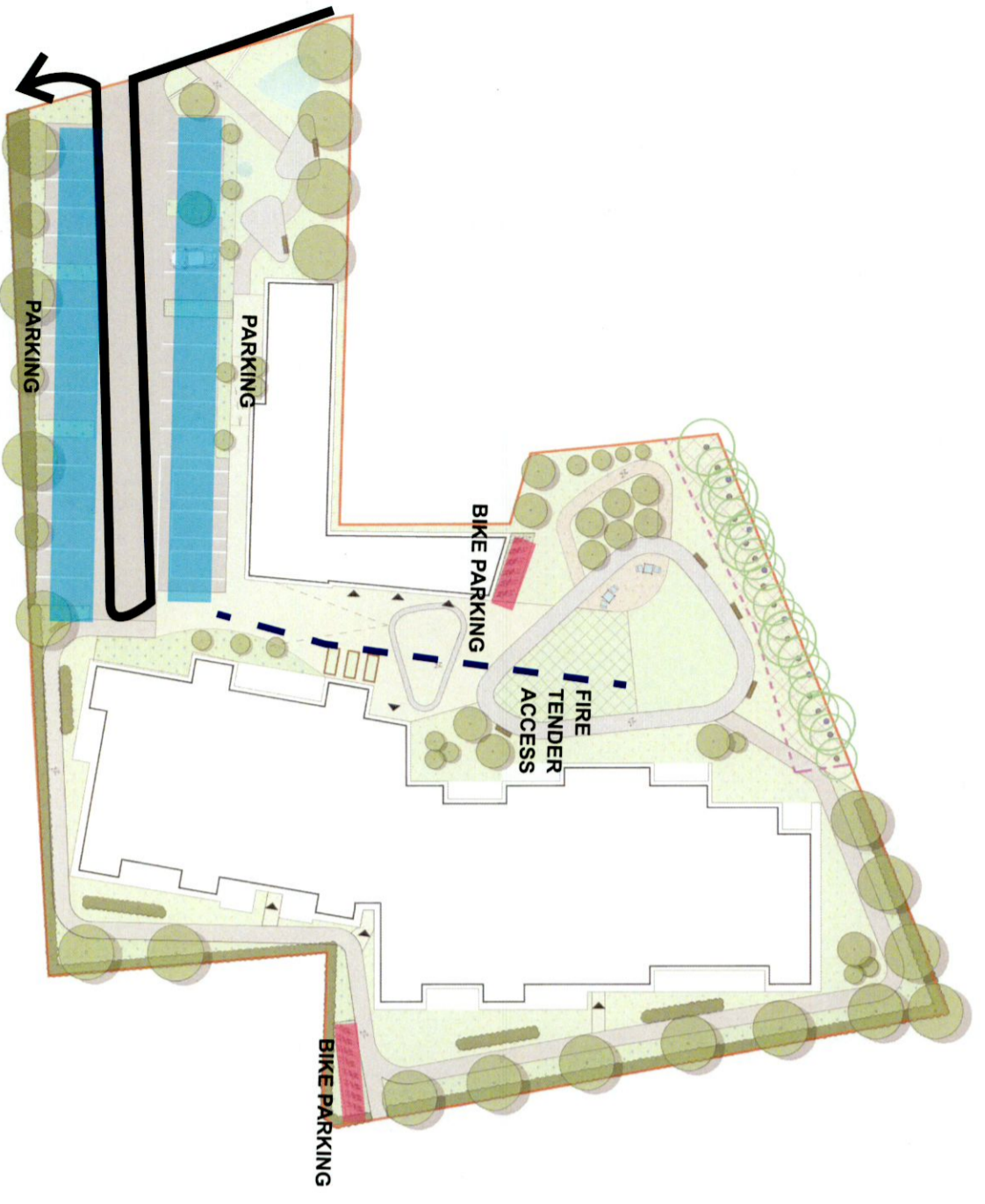
- LEGEND**
- Main Circulation
 - - - Secondary Circulation



3.2.2 Walking Route



3.2 Diagrams
3.2.3 Vehicle Route



3.2.4 Landscape Route



3.2.5 Open Space Provision

LEGEND

- Public Open Space
- Communal Open Space

19% POS provided



3.2.6 Trees Hierarchy

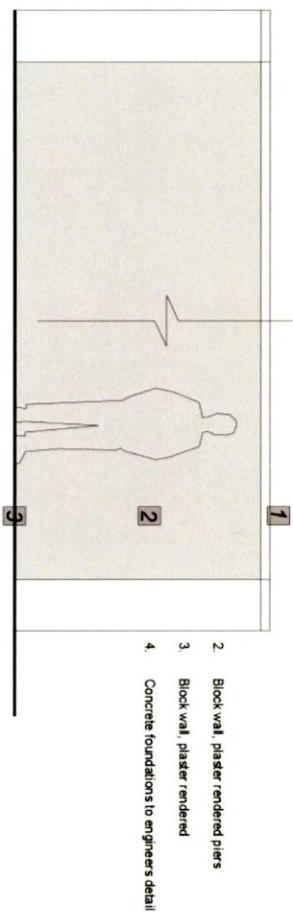
LEGEND

- Park Trees
- Ornamental Trees
- Community Fruit Trees
- Topiary shrubs balls
- Existing Trees

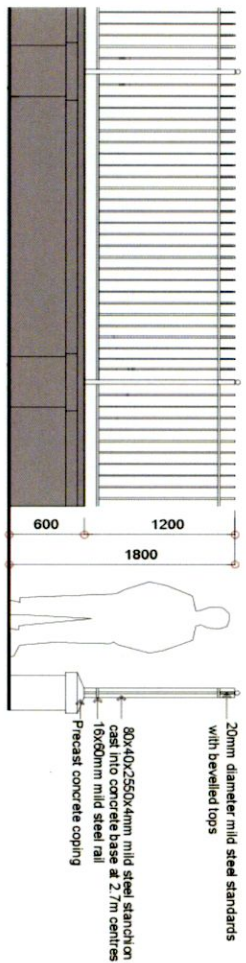


3.3 Landscape Details

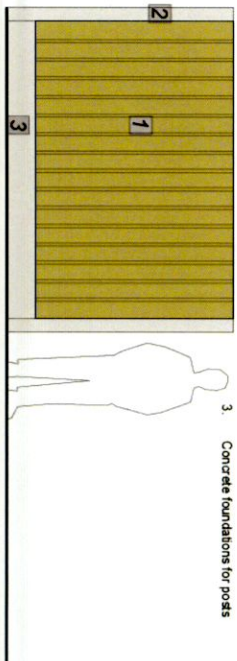
DETAILS Boundary Treatment



Boundary A - 2m Block, Rendered Walls with Piers and Capping to rear garden boundaries as shown



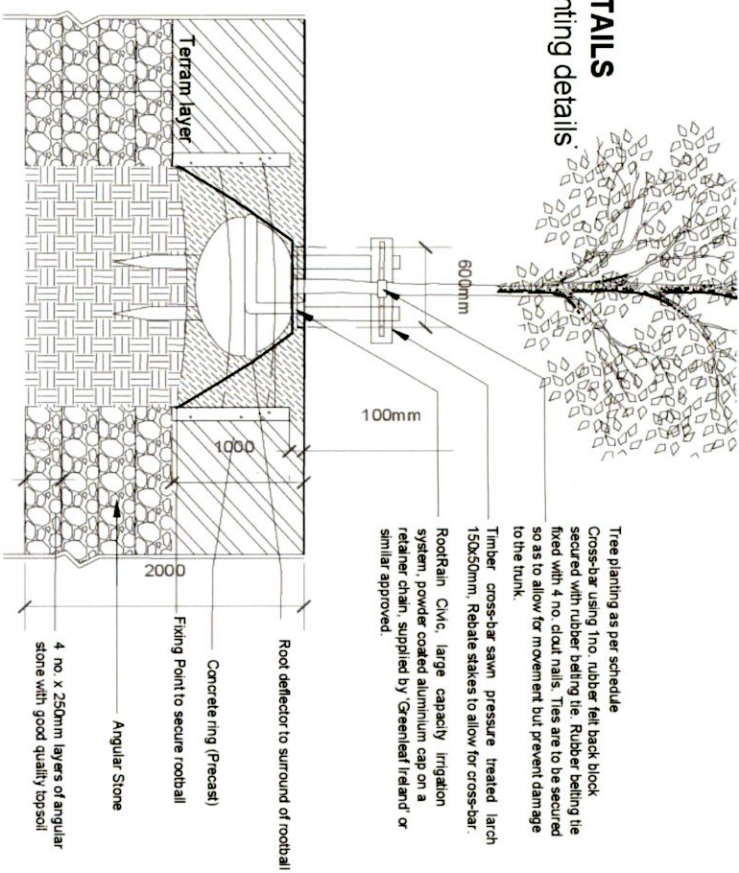
Boundary C - 1.8m plinth wall with rail



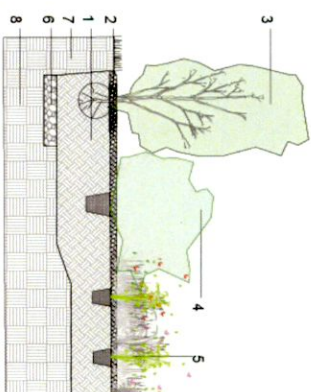
Boundary B - 1.8m Timber Fencing

- All our Acoustic Fence Noise Barriers are CE Marked to comply with Harmonised Standard EN 14388 2005
1. Concrete H Posts
 2. Concrete base panel @ 1800mm high
 3. Concrete foundations for posts

DETAILS Planting details



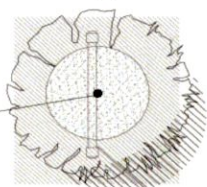
Detail 1 Constructed tree pit



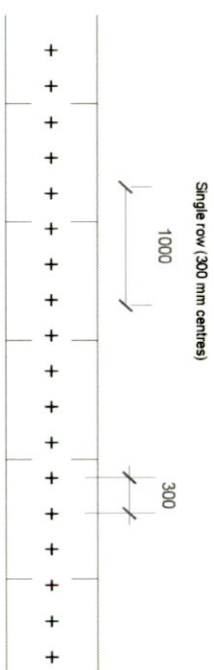
Detail 2 Planting mixture

1. Good quality multi-purpose topsoil to depths as shown and in accordance with BS 3882 (perennial s/m 300mm, shrubs min. 450mm); top of soil level to be 75mm below top of back to contain bark mulch (e.g. Serradlen Flora or similar and approved)
2. Bark mulch to 75mm
3. Root Ball Yew Hedge - 90-100cm, at 300mm centres
4. Shrub planting
5. Perennial planting
6. Gravel drainage layer
7. Loosened subsoil, base and sides broken up
8. Subsoil

Tree planting as per schedule
Cross-bar using 100 rubber feel back block secured with rubber belting tie. Rubber belting tie fixed with 4 no. stout nails. Ties are to be secured so as to allow for movement but prevent damage to the trunk.
Timber cross-bar sawn, pressure treated larch 150x50mm. Rebate stakes to allow for cross-bar.
RootRain CMC, large capacity irrigation system, powder coated aluminium cap on a retainer chain, supplied by Greenleaf Ireland or similar approved.



- Square planting pit shall be large enough to accommodate tree roots. Pit to be backfilled with a mix of topsoil, planting compost and polymer granular. The bottom and sides of pit to be broken up by forking prior to planting.
- 2 pressure impregnated timber stakes connected at top with crossbar to minimise vandalism (min. 100mm dia.) removed after four years
- Specimen Tree to Landscape Architects Specification.



Detail 3 Hegde planting

3.4 Planting Schedule

Proposed Trees

- Quercus robur* - R/B 14-16 cm girth, 2m clear stem
- Betula pendula* - R/B 14-16 cm girth, 2m clear stem
- Sorbus aucuparia* - R/B 12-14cm girth multi-steemed

Fruit Trees

- Pyrus chantiller* - Standard, 8-10cm grith
- Malus domestica* - Standard, 8-10cm grith
- Prunus domestica* - Standard, 8-10cm grith

Shrubs

- Buxus sempervirens*, Common box, Topiary balls, multiple sizes

Ornamental Planting

- *Rosmarinus officinalis prostrastus*
- *Chlorophytum comosum*
- *Stipa teuissima*
- *Lavandula stoechas*
- *Carex buchananii*
- *Digitalis purpurea*
- *Hydrangea*

Native Hedge

- All bare root 1.2m tall/planted at 300mm ctrs
- 20% *Ilex aquifolium* (Holly)
- 15% *Prunus spinosa* (Blackthorn)
- 15% *Rosa canina* (Dog rose)
- 15% *Sambucus nigra* (Elder)
- 35% *Crataegus monogyna* (Hawthorn)

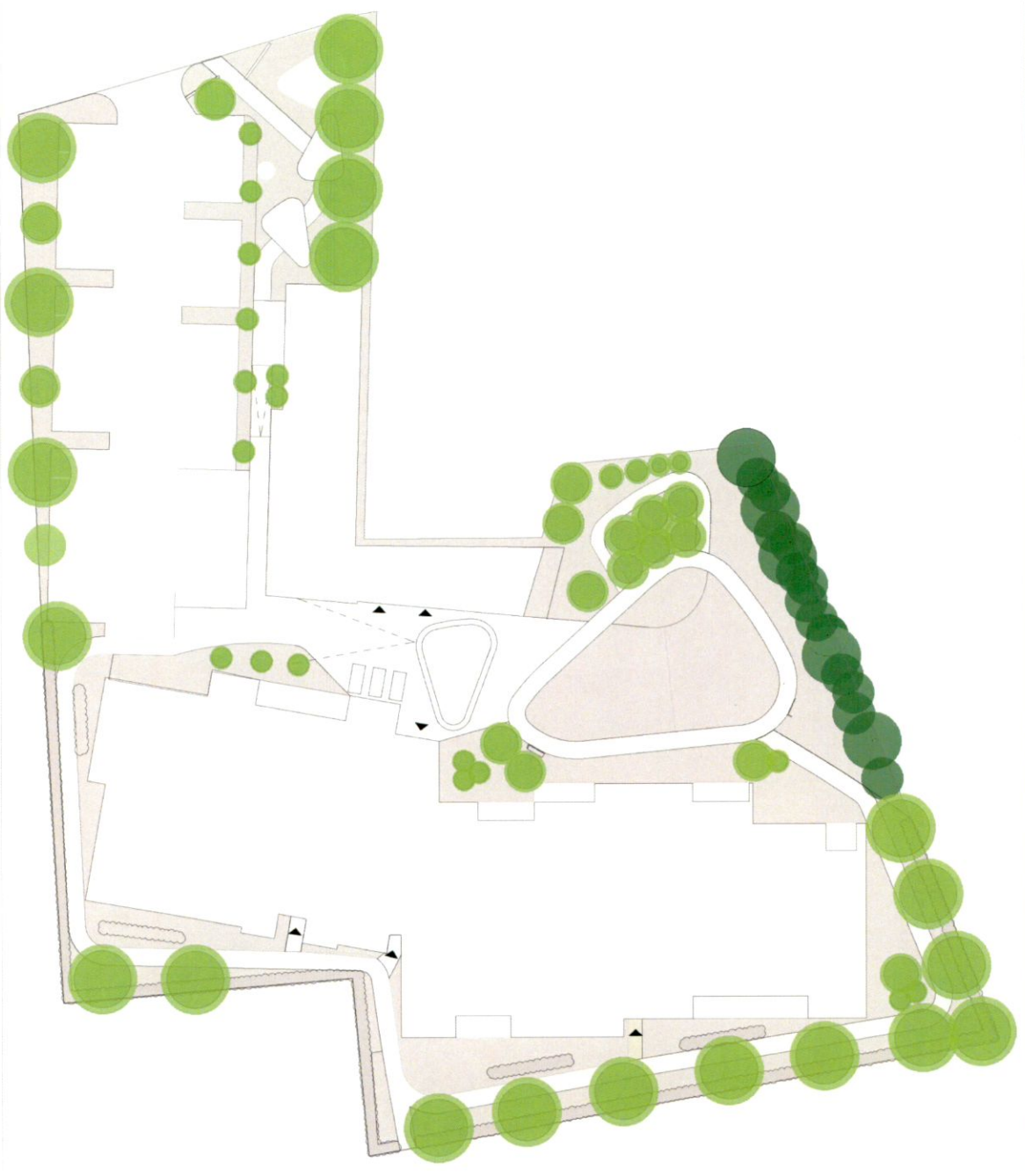
3.5 Planting References



3.6 Green Factor Calculation

Green Space Factor Tool			User Input	
South Dublin County Council			Zoning lookup	Minimum GI Score
User input indicated by Orange fields			Res	0.5
1. Enter Development Site Area m ² HERE ▶			4730	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values	
1. Short Lawn	0.3	200	60	
2. Tall Lawn (wild, not mown)	0.5	450	225	
Permeable Paving	0.3	1468,4878	440,54634	
Vegetation		0	0	
4a. Vegetation-Shrub below 3cm	0.4	478,17	191,268	
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	400	200	
4c. Vegetation-Pollinator friendly perennial planting	0.5	500	250	
4d. Vegetation-Preserved hedgerow	1.2	205	246	
Trees		0	0	
5a. New trees	0.6	830	498	
5b. Preserved trees	1.2	205	246	
7. SUDS intervention (rain garden, bioswale)	0.6	21	12.6	
Green Roof		0	0	
9a. Green Roofs- Intensive green roof (substrate is 1 metre or greater in depth)	0.7		0	
9b. Green Roofs- Extensive green roof (less than 1 metre in depth)	0.6	0	0	
10. Green wall	0.4	0	0	
11. Retained Open Water	2	4	8	
12. New open water	1.5		0	
Total Equivalent Surface Area of Greening Factors		4,761.66		
Minimum Required GI score		Green Factor Numerator	2377.41	
0.5		Final GI score	Result	
		0.50	Pass	

3.7 Projected Tree Canopy Coverage



Total site area - 4730 sq.m

Total Canopy area @ 10 years - 930.40 - 19.5% of site area covered by projected tree canopy

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