

Apartments at Old Nangor Road,

Clondalkin

Landscape Report

Prepared for:

Dublin Simon Community

Prepared by:

Margaret Egan MILI

Magdalena Frankowska

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ait

urbanism + landscape



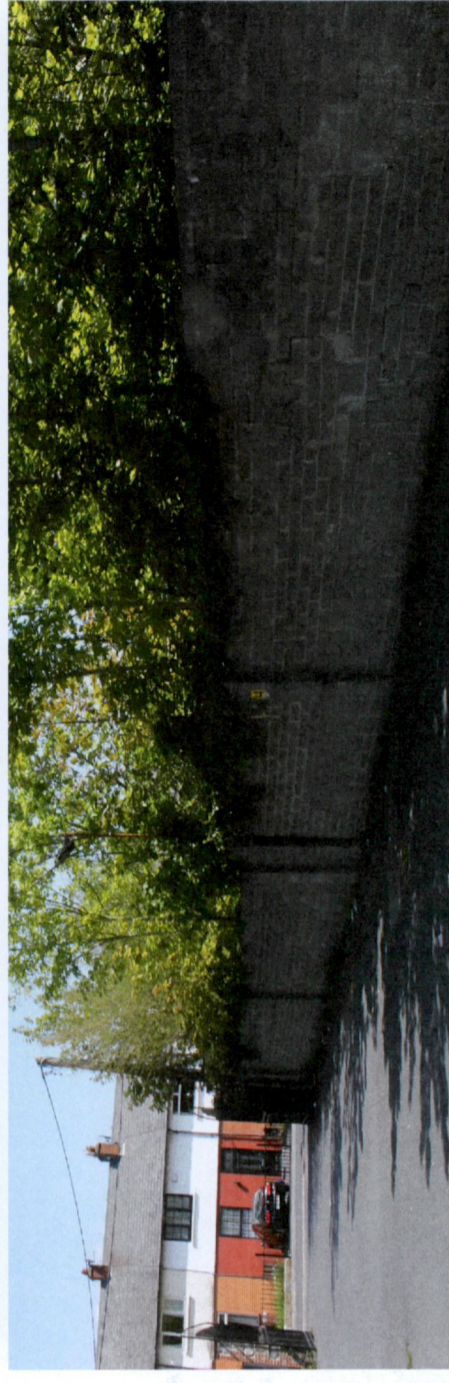
Apartments at Old Nangor Road, Clondalkin

Existing Site Condition

The existing site is located in Clondalkin, Southwest Dublin. The site is currently vacant and predominantly overgrown with bramble with some self seeding Sycamore and Ash throughout but particularly around the perimeter.

The site is entered via a gateway on the Old Nangor Road and is bound to the north and west by the grounds of a neighbouring pitch and putt club and to south/southeast by a hall and servicing car park and a derelict house.

The site is separated from all adjoining properties by blockwork walls with the exception of the boundary to the southeast by the gable of the derelict house, which is further separated from the site by a old concrete post and wire fence.



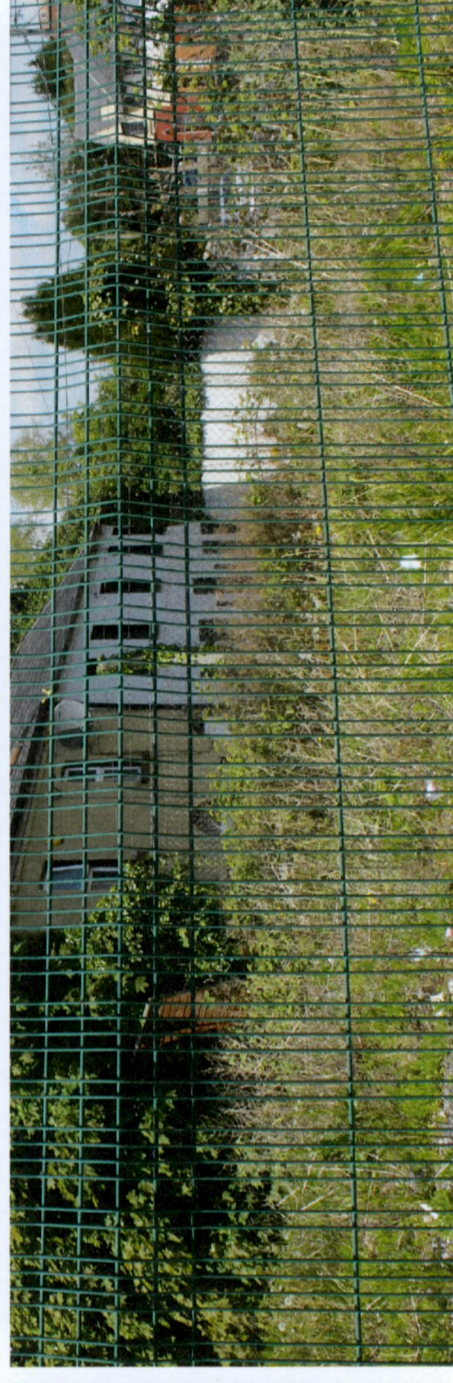
From top to bottom:

Old stone boundary wall fronting Old Nangor Road with entrance to pitch and putt club to the right and derelict house to the left.

Close up of stone wall fronting Old Nangor Road.

The site's northern boundary blockwork wall taken from within the pitch and putt club grounds.

View looking northwest towards the site with neighbouring hall in left background.



Landscape Strategy and Concepts

The overall landscape site plan comprises several distinct spaces, namely, the forecourt car park, the semi-private garden area linking the car park with the rest of the complex, and lastly, the private patios and gardens to each respective apartment.

The car park serving the proposed apartment block will be accessible to vehicles and pedestrians from the northeast via two respective gateways on Old Nangor Road. A footway will guide pedestrians from Old Nangor Road, through the car park and finally to the semi-private space fronting the proposed apartment block. The car park will accommodate 7 spaces overall. Of these 7 spaces, 1 is to be universally accessible and will be paved and demarcated with a permeable block paver contrasting with that of the rest of the car park. Two semi-mature trees will frame the entrance to the car park, which will be modestly furnished with shade tolerant herbaceous planting and climbers as well as several small flowering tree species.

The semi-private space linking the car park to the remainder of the apartment complex will be surfaced with in-situ concrete panels. It will include well orientated timber benches as well as bicycle parking and low gate access to the more private spaces within the site. This

semi-private space will contain a variety of flowering herbaceous plants, ornamental grasses and small flowering trees that will provide both an interesting and relaxing atmosphere for users.

Each apartment will be provided with a small patio area for private use. These are to be paved in a concrete square paving flags. Two of the apartments situated the southwest will have access to rear private gardens also. These are to provide residents with a small lawn for amenity usage and contain a mix of several flowering species of tree.

As the impact of the loss of existing trees is minimal, no existing trees on site are to be retained. This being said, the potential impact of tree loss has been mitigated with the inclusion of new tree planting in the landscape plan.

For all hard landscape details please refer to architect drawings.

Apartments at Old Nangor Road, Clondalkin

Examples of Hard Landscape Materials Proposed

For hard landscape details please refer to architect drawings.



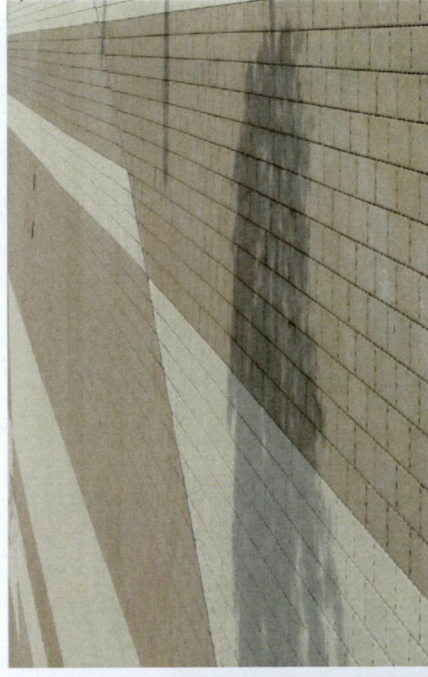
Clockwise from top left:

Timber bench.

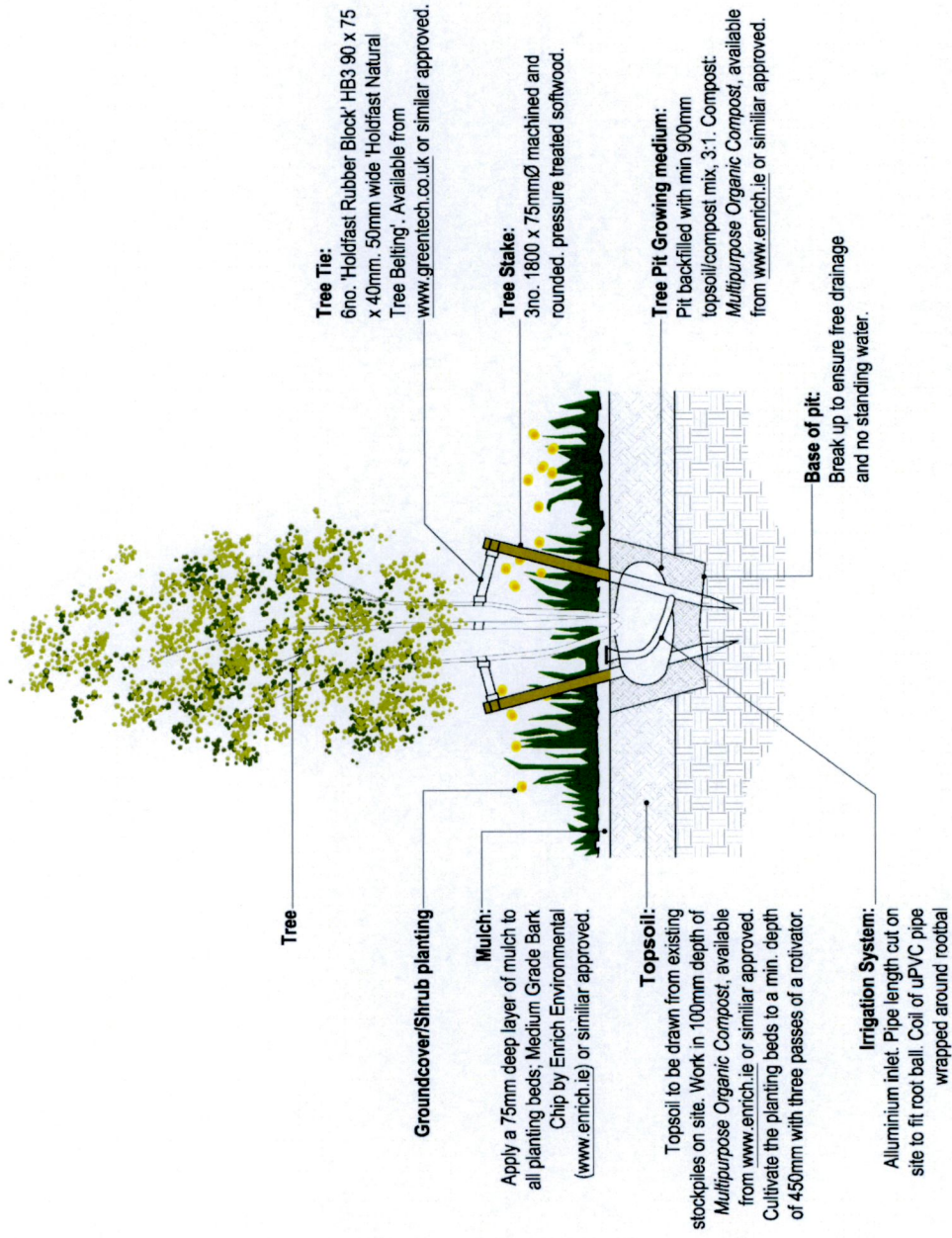
PC concrete paving with stone finish in two contrasting tones. DIT Grangegorman Dublin.

'Sheffield' style bicycle stands.

Timber screen.



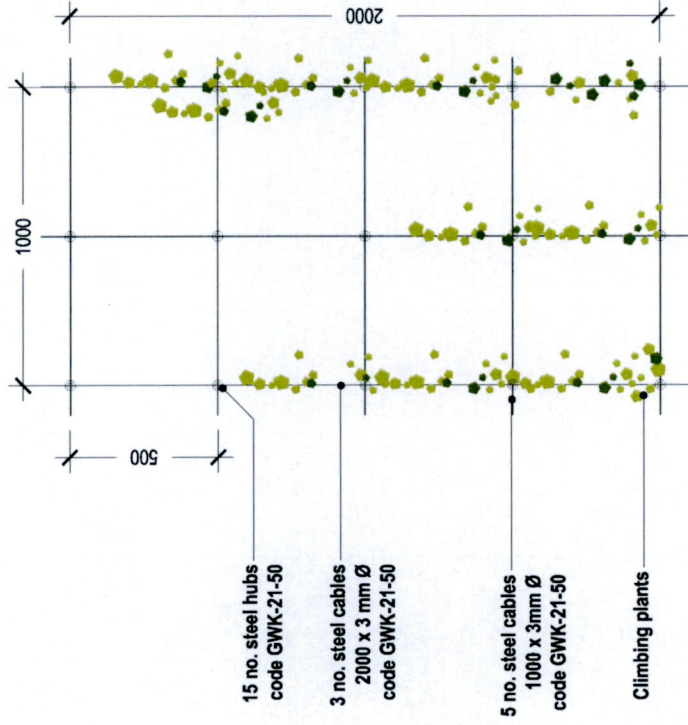
Soft Landscape Details



Multi-stem Tree Planting

Scale 1:50

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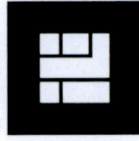
NOTE:
Stainless steel hubs, cables + wall fixings; by S31 or similar approved

Stainless Steel cable trellis to support climbing plants

Scale 1:50

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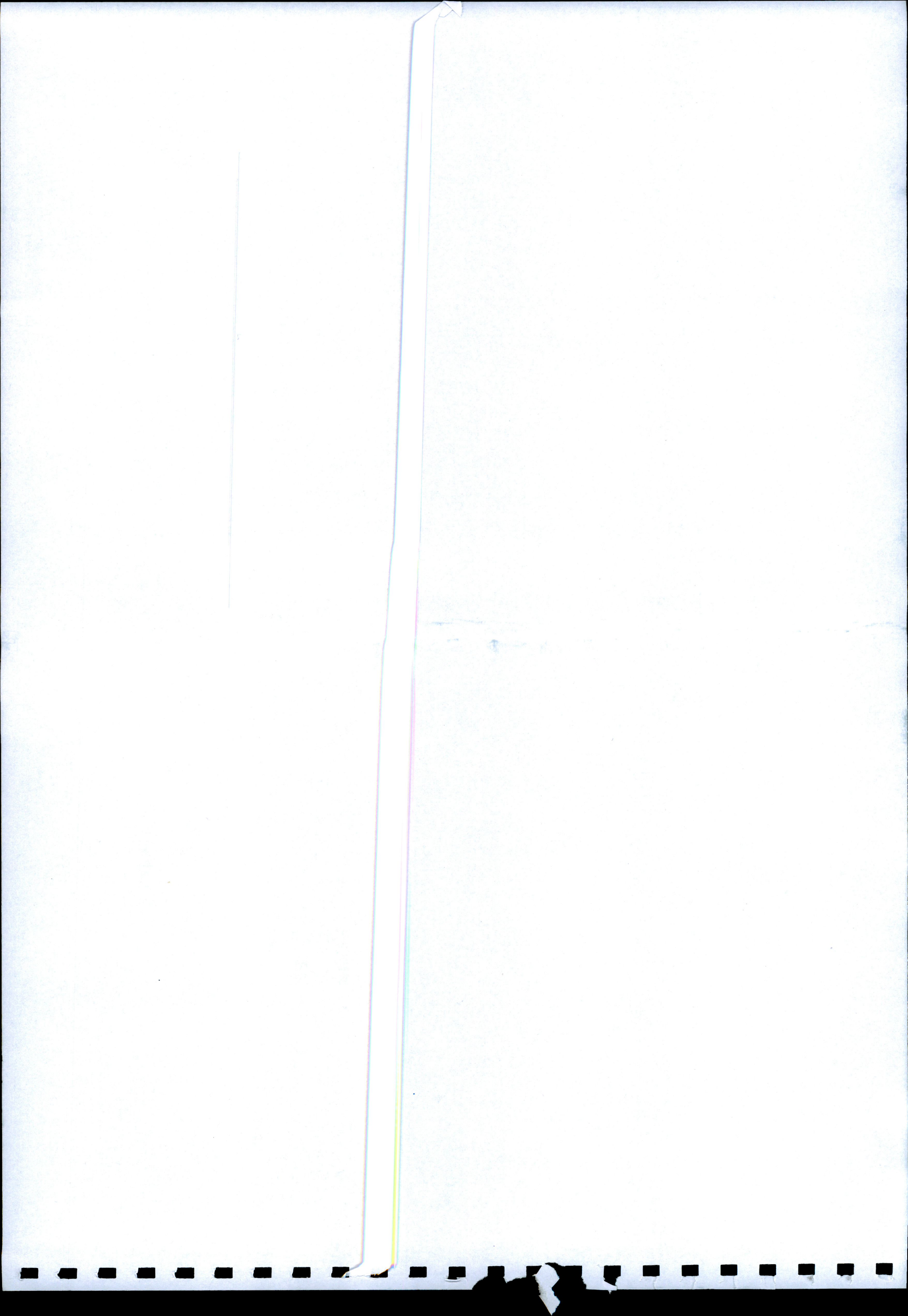
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urbanism + landscape



Registered
Landscape
Architect

3rd Floor
Newmarket House
Newmarket Square
Dublin 8

E: hello@ait-place.ie
w: www.ait-place.ie

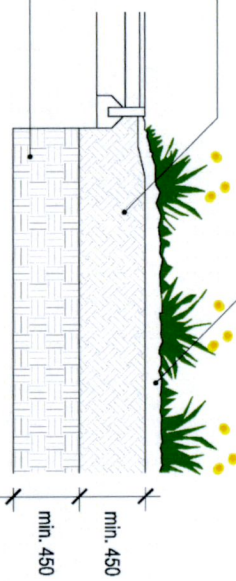


Groundcover Planting

Apply a 75mm deep layer of mulch to all planting beds:
Medium Grade Bark Chip by Erlich Environmental
(www.erlich.ie) or similar approved.

Topsoil: Topsoil to be drawn from existing stockpiles on site. Work in 100mm depth of *Multipurpose Organic Compost*, available from www.erlich.ie or similar approved. Cultivate the planting beds to a min. depth of 450mm with three passes of a rotavator.

Subsoil: Rip subsoil to a depth of min. 750mm from finished surface. Min. depth of subsoil 450mm.

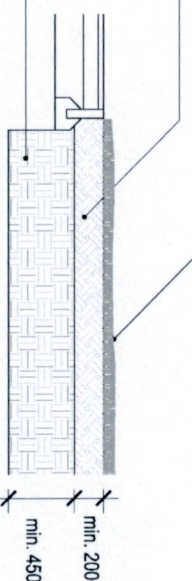


Lawn

Grass Seeding: Area to be grass seeded. Grade 2. Mixture: 80% Fescue species, 20% Brown top bent.

Topsoil: Topsoil to be drawn from existing stockpiles on site. Cultivate grass seeding areas to a min. depth of 300mm with three passes of a rotavator.

Subsoil: Rip subsoil to a depth of min. 600mm from finished surface. Min. depth of subsoil 450mm.



Gravel trim building facades

Gravel trim: min. 300mm depth layer of 10-20mm washed and graded pebbles

Timber edging: see adjacent detail

Soft landscape

Topsoil

Subsoil

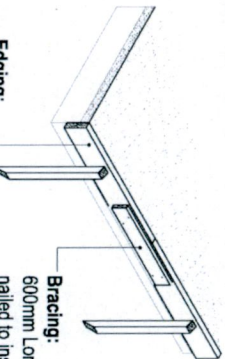
Edging:

150 X 40mm pressure treated Larch timber edge twice nailed to 50 X 50 X 750mm stakes driven at 1200 centres.

Bracing:

600mm Long bracing at joints nailed to inside of timber edge, 25 mm below top of timber edge.

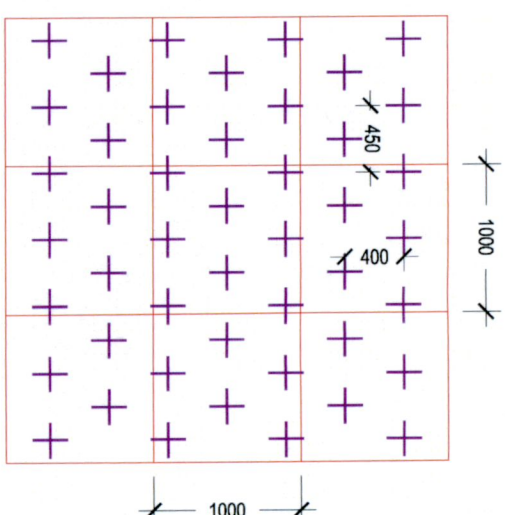
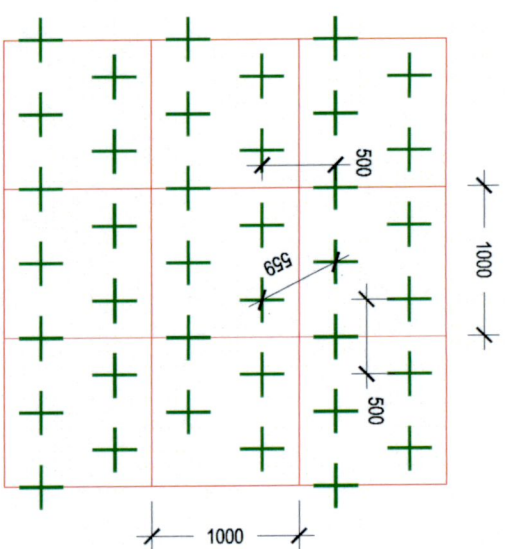
NOTE:
- All timber to be pressure treated Larch.
- Double stakes at change of direction and corners.
- All nails to be twice galvanised.



Groundcover planting beds, lawn and gravel trims

Scale 1:50

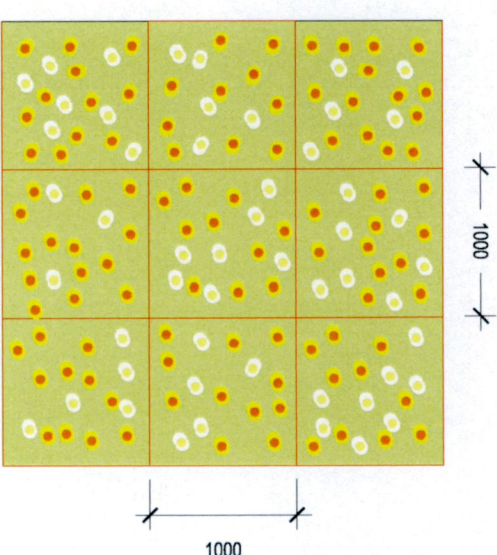
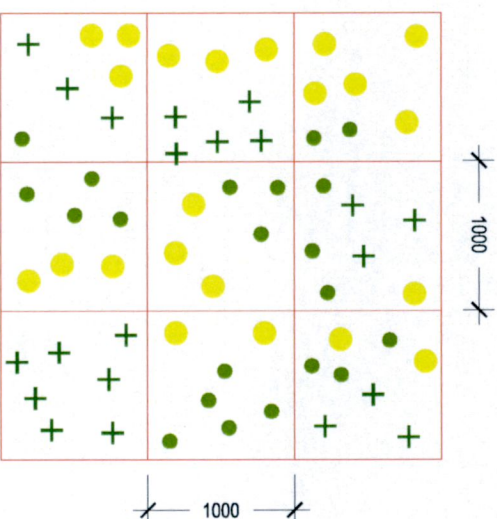
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Clipped Planting - Taxus, Buxus

Clipped shrubs:
Density of plants typically 4 per sqm, all 2ltr. eq. min.

Groundcover shrubs:
Planted at 5 per sqm, all 2ltr. eq. min.



Groundcover - mix of grasses and perennials:
Density of plants typically 7 per sqm, all 2ltr. eq. min. Plants to be mixed randomly in dumps of 3-9.

Density of bulbs typically 15-20 per sqm.

Groundcover Mixes

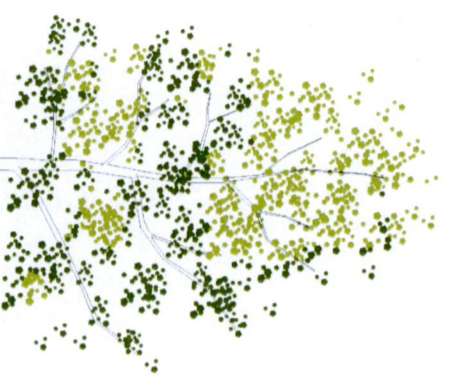
Bulb drifts in grass

Setting out - clipped shrub planting, groundcover planting and bulbs

Scale 1:50

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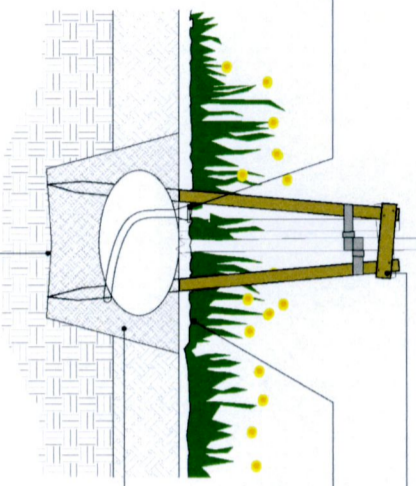
NOTE:
All timber above finished ground levels to be stained black. Cuprinol Timbercare or similar approved.



Tree :
Clear stemmed to 2.0m.

Tree support:
Triple stake with cross bars. Stake 75mm Ø 2400mm long min, machined and rounded. All timber to be pressure treated. All nails to be galvanised.
Cross bar set at min. 15° angle to ground.
Tree stem strapped to stakes with 3no. 'Holdfast Rubber Block' HB3 90 x 75 x 40mm and 50mm wide 'Holdfast Natural Tree Beltng'. Available from www.greentech.co.uk or similar approved.

Irrigation System:
Aluminium inlet. Pipe length cut on site to fit root ball. Coil of uPVC pipe wrapped around rootball.



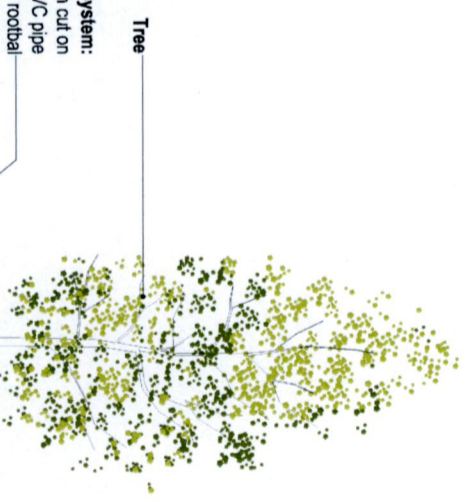
Tree Pit Surface:
75mm medium grade bark chip by Enrich.ie or similar approved, no splinters or fines.

Growing medium:
Pit backfilled with min 900mm topsoil/compost mix, 3:1. Compost: *Multipurpose Organic Compost*, available from www.enrich.ie or similar approved.

Base of pit:
Break up to ensure free drainage and no standing water.

Semi-mature tree planting in soft landscape

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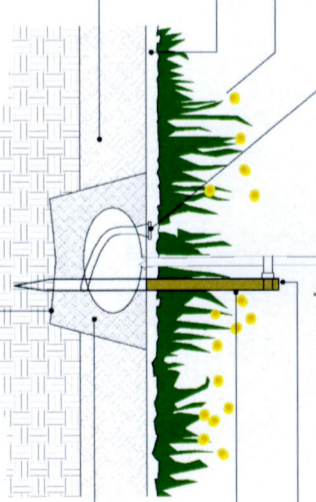


Tree

Irrigation System:
Aluminium inlet. Pipe length cut on site to fit root ball. Coil of uPVC pipe wrapped around rootball.

Mulch:
Apply a 75mm deep layer of mulch to all planting beds. Medium Grade Bark Chip by Enrich Environmental (www.enrich.ie) or similar approved.

Topsoil:
Topsoil to be drawn from existing stockpiles on site. Work in 100mm depth of *Multipurpose Organic Compost*, available from www.enrich.ie or similar approved. Cultivate the planting beds to a min. depth of 450mm with three passes of a rotivator.



Tree Tie:
1no. 'Holdfast Rubber Block' HB3 90 x 75 x 40mm, 50mm wide 'Holdfast Natural Tree Beltng'. Available from www.greentech.co.uk or similar approved.

Tree Stake:
1no. 1800 x 75mmØ machined and rounded, pressure treated softwood.

Tree Pit Growing medium:
Pit backfilled with min 900mm topsoil/compost mix, 3:1. Compost: *Multipurpose Organic Compost*, available from www.enrich.ie or similar approved.

Base of pit:
Break up to ensure free drainage and no standing water.

Standard and Feathered Tree Planting in soft landscape

scale 1:50

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Proposed Planting Schedule

Proposed Semi Mature Tree Planting

CI *Crataegus laevigata* 'Paul's Scarlet', 20-25 cmg, 4 x tr., wrb, 3.5-4.0m h.

Proposed Small Flowering Trees

- Ms *Malus sylvestris*, multi-stem, min. 5 breaks, 3 x tr., wrb, 2.0-2.5m h., 1.5 s.
- Mk *Magnolia kobus*, feathered, 3 x tr., wrb, 2.0-2.5m h., 1.5m s.
- Al *Amelanchier lamarckii*, multi-stem, min. 5 breaks, 3 x tr., wrb, 2.0-2.5m h., 1.5m s.

Proposed Herbaceous Planting - Shade Mix

- Echinops bannaticus*
- Lavandula angustifolia*
- Pennisetum alopecuroides*
- Salvia x sylvestris*
- Schizostylus coccinea*
- Stipa tenuissima*

All 2ltr cg, planted at 300-450mm centres.

Proposed Herbaceous Planting - Shade Mix

- Anemone x hybrida* c. vars
- Campanula persicifolia*
- Helictotrichon sempervirens*
- Anemranthele lessoniana**
- Luzula nivea*
- Polystichum setiferum*

All 2ltr cg, planted at 300-500mm centres

*requires partial sunlight

All 2ltr cg, planted at 300-450mm centres.

Climbers

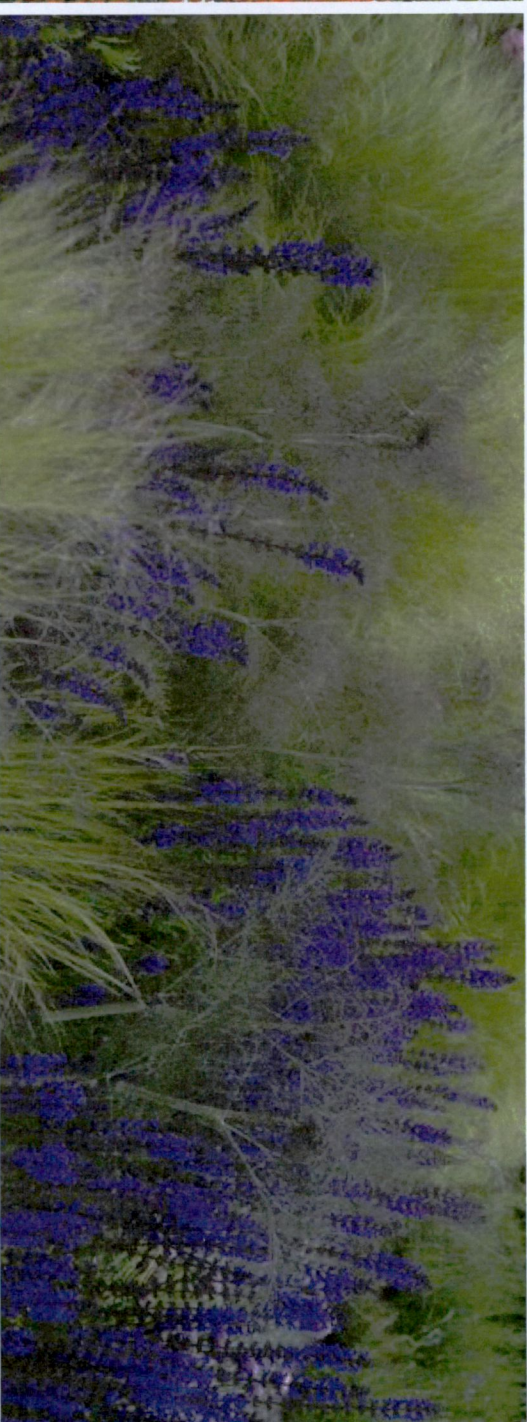
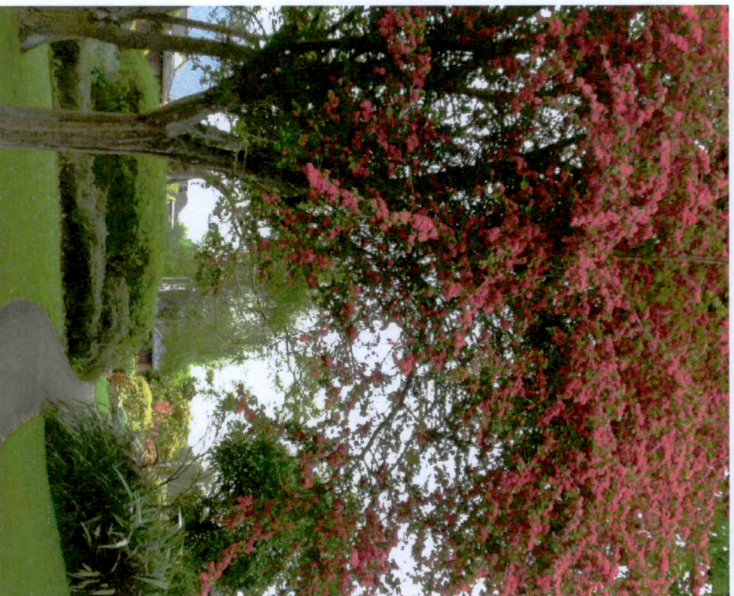
Lonicera periclymenum

All 5ltr cg, planted at 300-500mm centres

Abbreviations

x tr.	number of transplants in nursery
h.	height
s.	spread
wrb	wire root-balled
cmg	girth of tree in centimeters measured 1m above ground
2ltr cg	plants supplied in 2 litre volume containers

Examples of Proposed Planting



Left to right from top left:

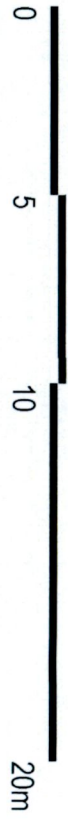
- Malus sylvestris*
- Magnolia kobus*
- Larvandia angustifolia*
- Pennisetum alopecuroides*

- Crataegus laevigata*
- Amelanchier lamarkii*
- Stipa tenuissima* & *Salvia x sylvestris*
- Anemarrhene lessoniana*

- Echinops bannaticus*
- Lonicera periclymenum*
- Campanula persicifolia*

Landscape Site Plan

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Aerial photograph of existing site, taken from Google Earth.