

**LANDSCAPE DESIGN RATIONALE**

In accordance with the objectives of Rural Housing Policy H27, the proposed dwelling:

- Is sited within the existing contours of the site in order to minimise impact on the landscape including views and prospects in the vicinity;
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings;
- Is sited to compliment the existing topography of the site and does not impede on the natural drainage of the site. The existing roadside grass verge/swale is to be retained intact.

The existing roadside boundary comprises a mature evergreen Leyland Cypress hedgerow. It is proposed to replace this hedgerow 5 years following the implementation of all other landscape works. As this planting matures the existing non-native roadside hedgerow will be removed and replaced with a mixed native hedgerow, thereby eradicating the invasive non-native species and restoring the roadside boundary to a traditional boundary treatment.

Modelling of the existing contours will be required to integrate the house into the existing topography and any excavated materials will be utilised in the landscape works.

In support of County Development Plan Green Infrastructure policies:

G12 Objective 2: to protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

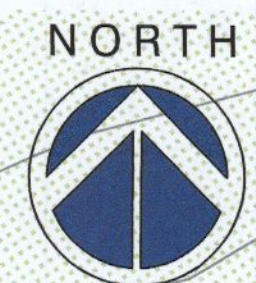
G12 Objective 4: to repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network, it is proposed that the landscape design will make a positive contribution to the Green Infrastructure network in this area.

One section of roadside hedgerow comprising mature Leyland Cypress will be removed to facilitate the entrance.

New mixed species hedgerow planting will be planted to the site perimeter. Total length: 380 linear metres.

New native and pollinating trees will be planted throughout the site: Total Number: 150.

New grass meadows will be established: Total Area: 3890 sq.m



**Key to Landscape Treatments**

	<b>EXISTING HEDGEROW:</b> To be retained and protected during the course of the works.
	<b>TREE PLANTING:</b> 8 No. Quercus robur 'Fastigiata' 18-20cm girth, rd. (Oak, fastigate)
	<b>TREE PLANTING:</b> 19 No. Pinus sylvestris, 150-180cm tall, rd. (Scott's Pine)
	<b>TREE PLANTING:</b> 41 No. Betula pendula, 12-14cm girth, rd. (Silver Birch)
	<b>TREE PLANTING:</b> 12 No. Malus sylvestris, 10-12cm girth, rd. (Crab Apple)
	<b>TREE PLANTING:</b> 44 No. Sorbus aucuparia, 14-16cm girth, rd. (Mountain Ash)
	<b>TREE PLANTING:</b> 9 No. Prunus avium, 10-12cm girth, rd. (Bird Cherry)
	<b>TREE PLANTING:</b> 17 No. Alnus glutinosa, 10-12cm girth, rd. (Alder)

**Soft Landscape Treatments**

	<b>PROPOSED NATIVE HEDGEROW PLANTING:</b> 15% Catalpa monnina, 60-90cm br at 250mm centres 10% Euonymus europaeus, 60-90cm br at 250mm centres 15% Malus sylvestris, 60-90cm br at 250mm centres 20% Prunus spinosa, 60-90cm br at 250mm centres 15% Prunus avium, 60-90cm br at 250mm centres 15% Sorbus aucuparia, 60-90cm br at 250mm centres 5% Sambucus nigra, 60-90cm br at 250mm centres 5% Salix caprea, 60-90cm br at 250mm centres in a double staggered row.
	<b>PROPOSED SHRUB PLANTING MIX:</b> <b>LOW LEVEL SPECIES</b> Agapanthus 'Blue Umbrella', 2L at 600mm centres Armeria maritima 'Splendens', 2L at 600mm centres Bergenia cordifolia, 2L at 600mm centres Campanula 'Blue Chips', 2L at 600mm centres Hedera helix 'Hibernica', 2L at 600mm centres Lavandula angustifolia 'Vera', 2L at 600mm centres Osteospermum 'Charming Ray', 2L at 600mm centres Perovskia 'Blue Spire', 2L at 600mm centres Schizostylis coccinea 'Sunrise', 2L at 600mm centres Vinca minor, 2L at 600mm centres in single species blocks. All blocks to be proportionately spaced through the area to be planted.
	<b>PROPOSED GRASS AMENITY LAWN MIX:</b> 20% Perennial Ryegrass 'Jessica' 35% Perennial Ryegrass 'Elixir' 20% Strong Creeping Red Fescue 10% Chewings Fescue 10% Trifolium repens 5% Triticum pratense at 35-50g/square metre.
	<b>PROPOSED MEADOW</b> Grass areas to be left unmown and strimmed twice yearly to encourage wild flower establishment.

**Hard Landscape Treatments**

	<b>PROPOSED SURFACE TREATMENT 1</b> Natural stone aggregate surface, 25mm depth on 25mm blinding on compacted sub base.
	<b>PROPOSED SURFACE TREATMENT 2</b> Natural stone paving at 30mm depth

**Boundary Treatments**

	<b>EXISTING BOUNDARY FENCE</b> To be retained.
	<b>PROPOSED BOUNDARY TREATMENT 1</b> 1200mm Timber post and 3 rail (paddock style) fence.

**Topography**

	<b>EXISTING CONTOURS</b>
	<b>PROPOSED CONTOURS</b>

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

<p><b>Landmark Design &amp; Consultancy Ltd.</b> LANDSCAPE DESIGN &amp; CONSULTANCY GWEN TIERNY Landscape Architect</p>		<p>BALLINAFAGH PROSPEROUS NAAS CO. KILDARE M.086 851 9296 E.info@landmarkdesigns.ie</p>		<p>PROPOSED DEVELOPMENT AT REDGAP, RATHCOOLE, CO. DUBLIN. LANDSCAPE DESIGN</p>	
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