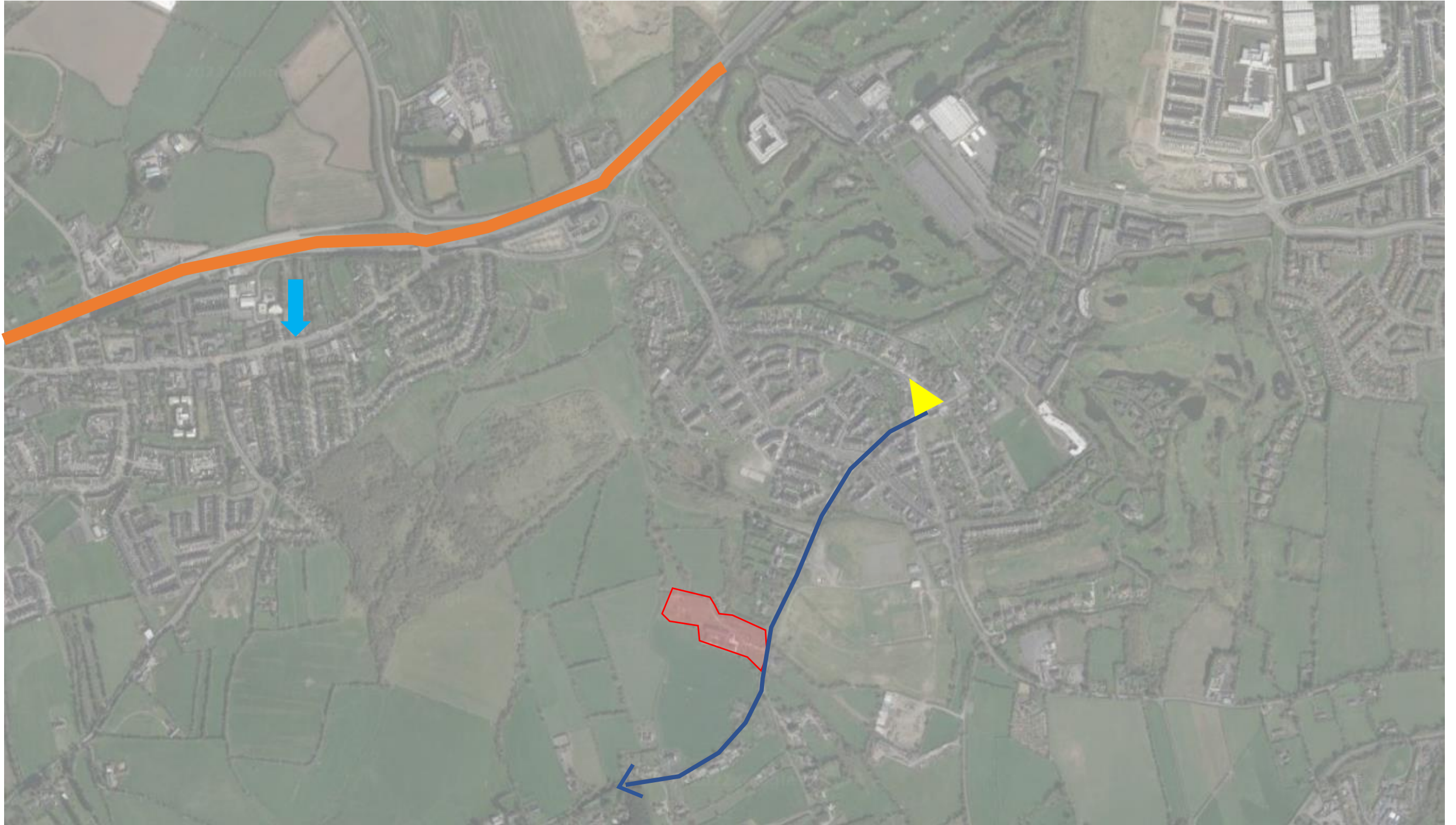


Landscape Rationale for Additional Information and Green Infrastructure

Proposed Nursing Home Extension, Millbrook Manor, Saggart, Co. Dublin



Context & Site Location



Development Location

Saggart – Village centre

Castle Road

Rathcoole - General Location

N7 Naas Road



Context & Site Location



 Development Location

General location of site. Please see Architects drawing for red line boundary

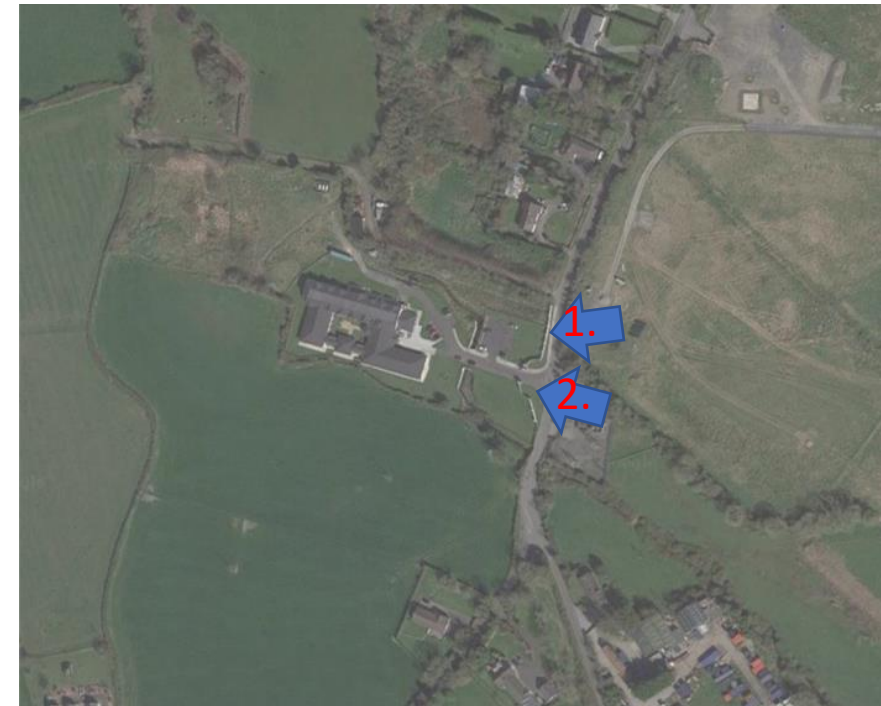


Current Views Into The Site

1.



2.



Landscape – Additional Information

Request:

(a) Landscape/Planting Plan Prior to the commencement of development the applicant/developer shall provide a fully detailed landscape and planting plan(s) for the proposed development for the written agreement of the Planning Authority. The plan(s) should provide the following information:

(i) Additional soft landscaping and planting at the front of the site including around the front car parking area.

(ii) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.

•(iii) Implementation timetables.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022 3

Response:

(a) Please find planting plan (DWG no.2) for the proposed development for the written agreement of the planning authority

Our Landscape Plan will be submitted prior to the commencement of development for the written agreement of the Planning Authority.

(i) Additional soft landscaping and planting shall be included around the front car parking area in the form of native hedge & pollinator shrub planting.

The plans include the following information:

- Additional soft landscaping and planting at the front of the site including around the front car parking area.
- Location of groundcover planting, new hedging and tree planting
- To reach the required green infrastructure levels, we have followed SDCC's Green space factor form.

(ii) Location of species types, schedule of plants noting species planting sizes and proposed numbers & densities are included on the planting plan (DWG no.2)

Landscape – Additional Information

Request:

(b) Implementation of Landscape/Planting Plan Within 6 months of the commencement of development or during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

Response:

The implementation of planting will occur during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.

Landscape – Additional Information

Request:

(c) Tree and Hedgerow Bond Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant/developer shall lodge a Tree and Hedgerow Bond to the value of €5,000 with the Planning Authority. This is to ensure the protection of the existing boundary hedge and trees to be retained. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016

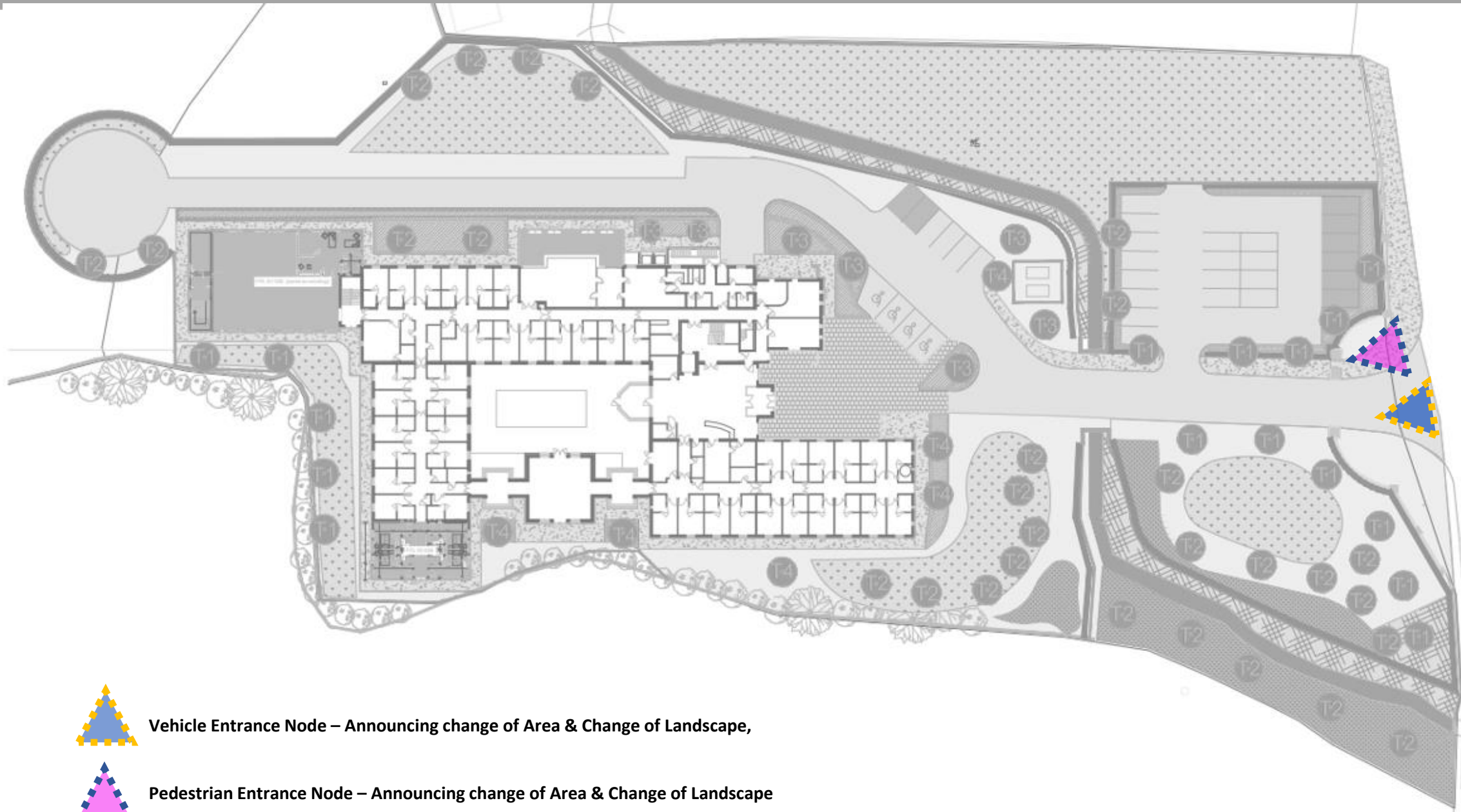
Response:

Tree and Hedgerow Bond will be looked after by the client. We wish to note that a survey of the existing hedgerow shall be submitted

Landscape Masterplan



Node Areas



Vehicle Entrance Node – Announcing change of Area & Change of Landscape,

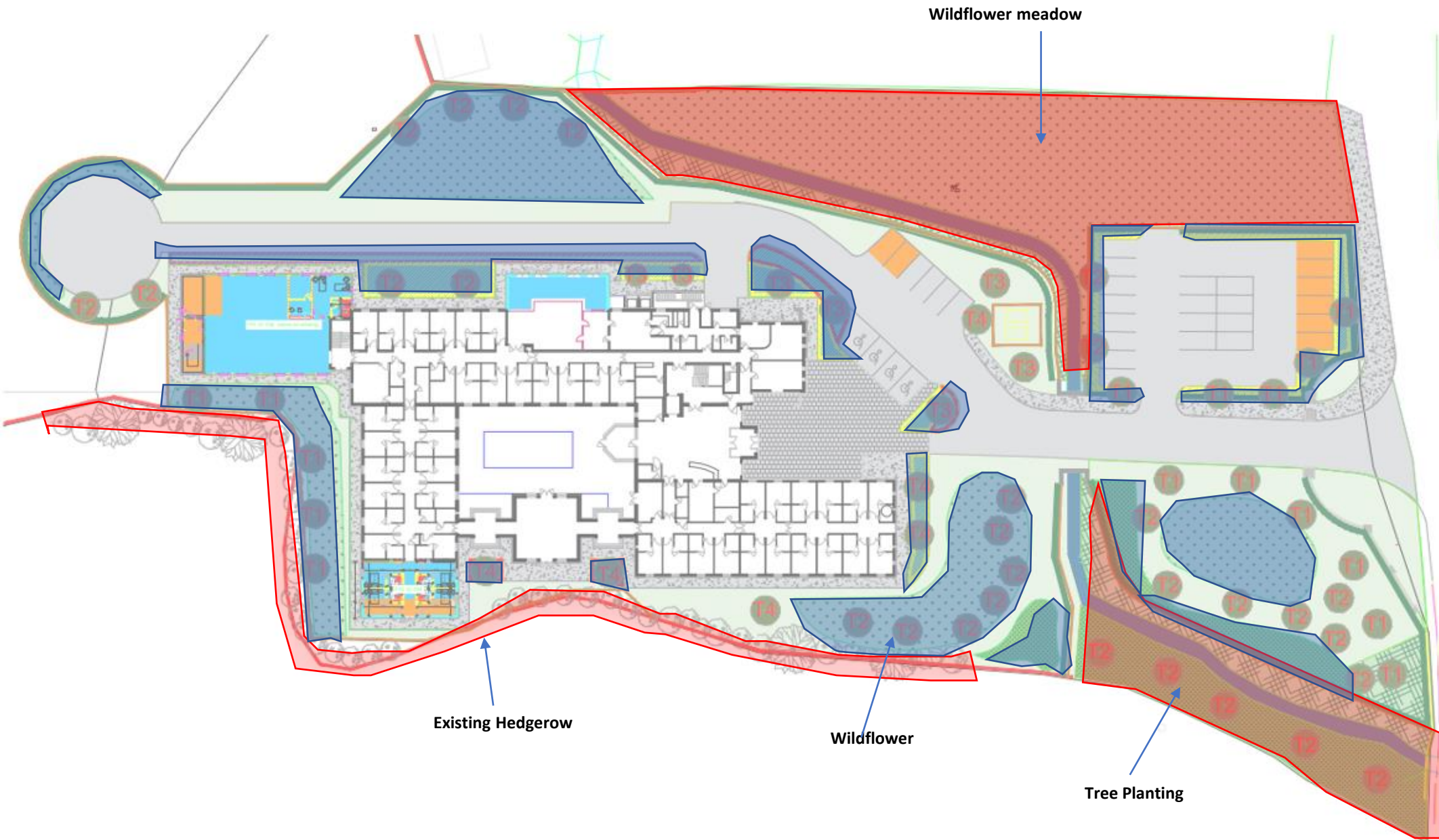


Pedestrian Entrance Node – Announcing change of Area & Change of Landscape

N.T.S



Green Infrastructure



Existing Areas of Strong Green Infrastructure **Proposed New Areas of Green Infrastructure**

To be developed and augmented with wildflower and/or tree planting

N.T.S



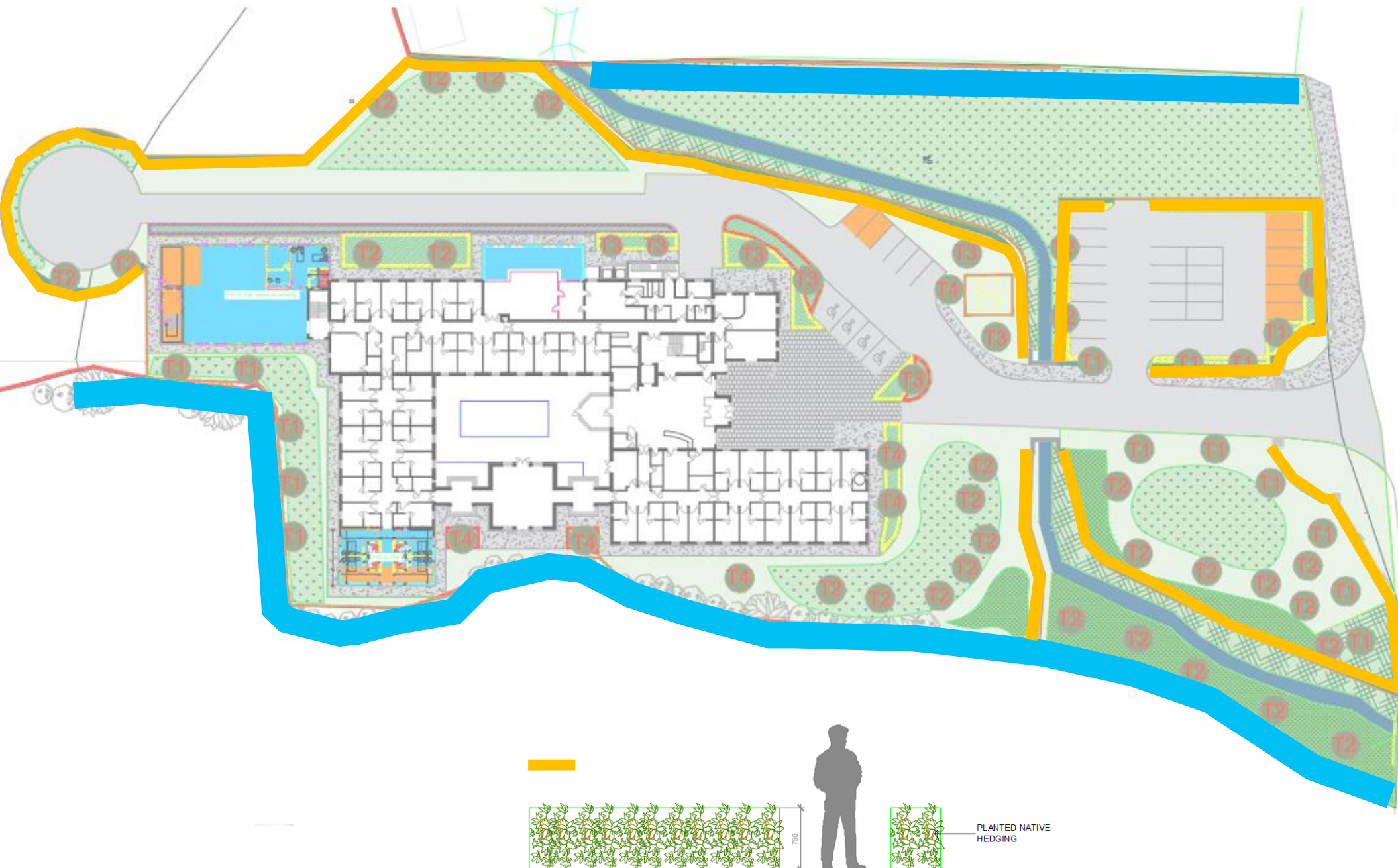
Tree Planting



N.T.S

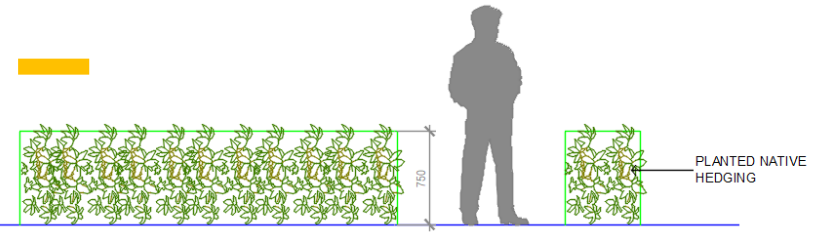


Hedge Planting



Existing Hedgerows
- Native Hedge

Proposed New Hedgerows
- Native Hedge



N.T.S



Proposed Trees



T1 *Fagus sylvatica* 'Dawyck'



T2 *Betula Pendula*



T3 *Rhus typhina*



T4 *Amelanchier grandiflora*

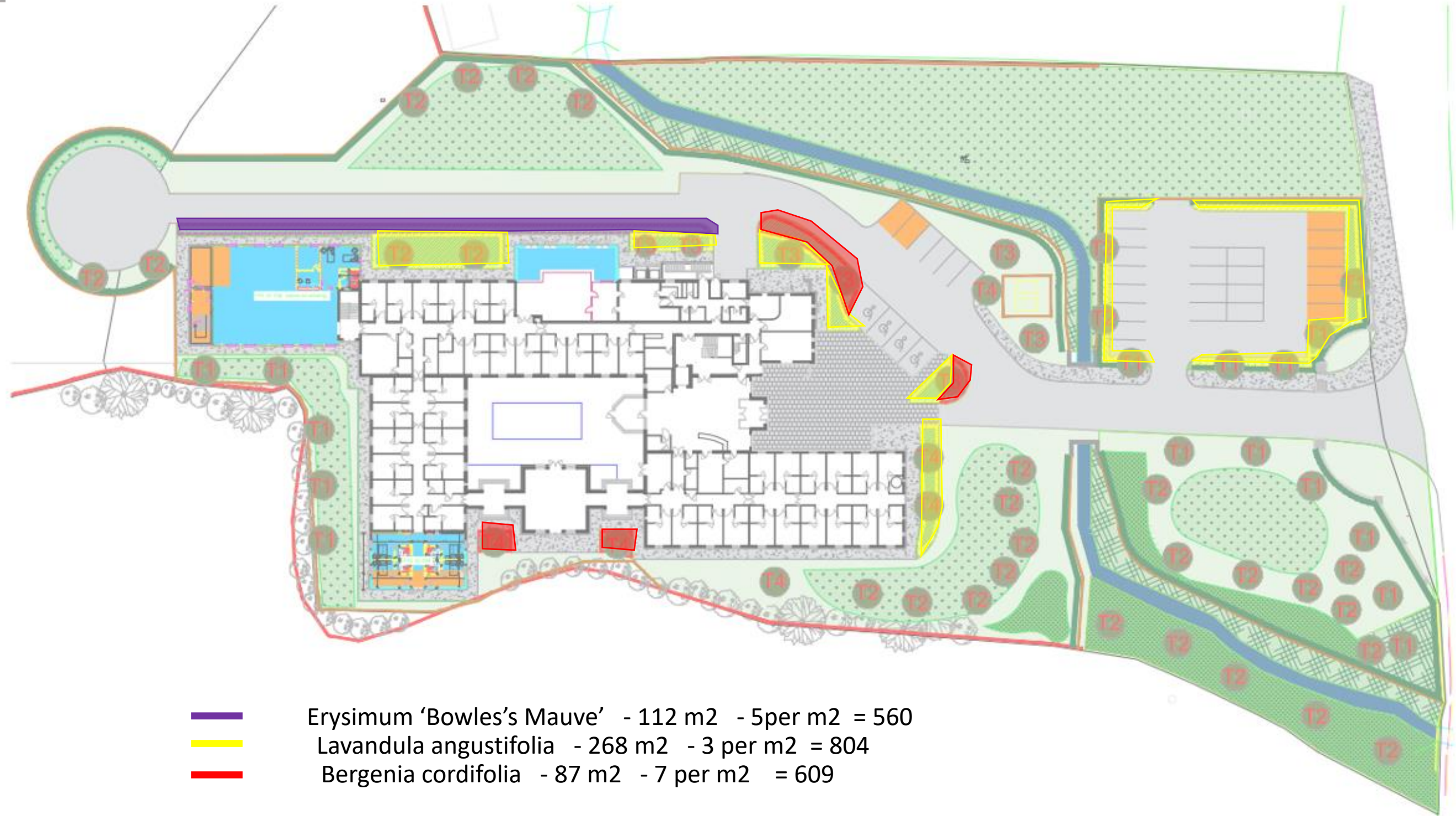
* Tree images are mature and not an indication of size when planted

Proposed Trees



* Tree images are mature and not an indication of size when planted

Proposed Planting



Proposed Planting



Lavandula angustifolia



Bergenia cordifolia



Erysimum 'Bowles's Mauve'

Proposed Planting



Wildflower planting
= 2522m²



Feature tree planting
to the front of site



Whip Planting
= 581m²



Green Space Factor Form

1. Enter Development Site Area m ²		12240m ²	
Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	2224	667.2
2. Tall Lawn (wild, not mown)	0.5	1858	929
Permeable Paving	0.3	0	0
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	2618	1309
4c. Vegetation-Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation-Preserved hedgerow	1.2	1486	1783.2
Trees		0	0
5a. New trees	0.6	442.5	265.5
5b. Preserved trees	1.2	400	480
7. SuDS intervention (rain garden, bioswale)	0.6	0	0
Green Roof		0	0
9a. Green Roofs- Intensive green roof (substrate is 1 metre or greater in depth)	0.7	0	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	350	700
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		9378.5	
Green Factor Numerator		0.50	
Mininum Required GI score	Final GI score	Result	
0.5	6133.9	0.50	

Detailed Design - Landscape Details

SCHEDULE OF IMPLEMENTATION:

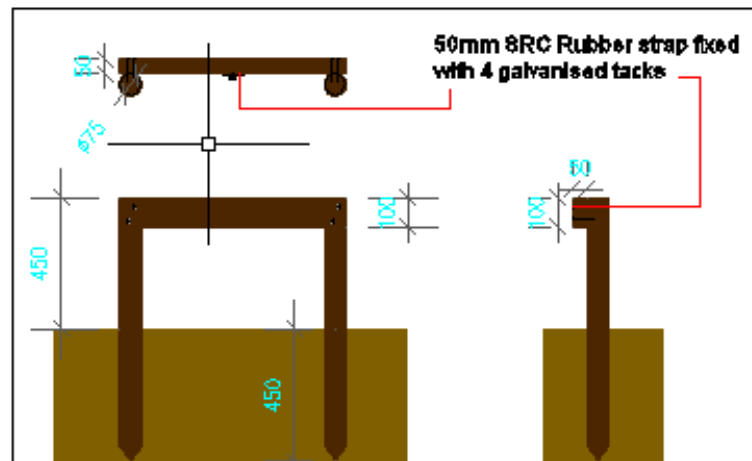
1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDING DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF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

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.

Typical double Tree staking detail

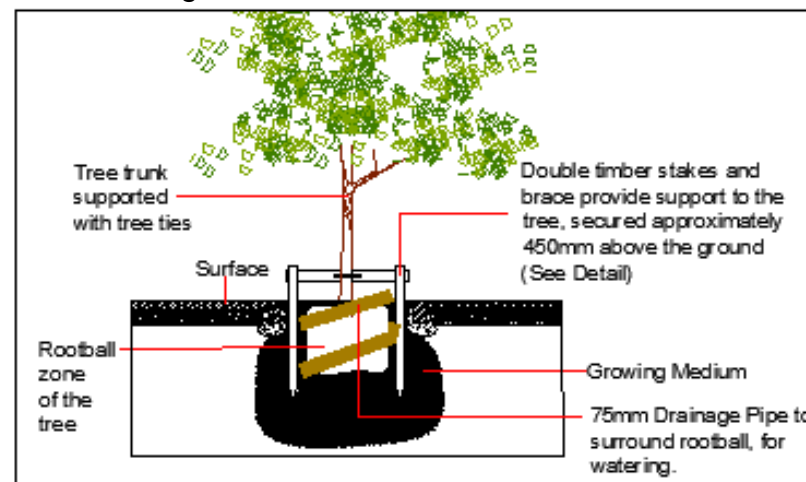


Tree Planting



Tree Planting

Tree Planting Detail



Shrub Planting Detail

