



KeyPlan - Scale 1:5000

- BOUNDARIES TREATMENT**
- W1 - Boundary between Residential and Public Realm
Rendered Concrete Block Wall with PC concrete coping & Brick Piers +2.0m high; or similar and approved;
 - W2 - Rear House Garden Dividing Boundary
Timber Panel with Concrete Post: +1.8m high; or similar and approved;
 - W3 - Rear House Garden Dividing Boundary with retaining elements
Timber Panel with concrete post. To include 300mm concrete board as retaining element; 1.8m high; or similar and approved;
 - W4 - Front houses Rendered Concrete Block Wall - Retaining wall with 0.9m railing
Rendered retaining wall, less than 0.6m height, with 0.9m estate railing guarding.
Delta membrane as DPC to the rear of all retaining walls before backfilling; or similar and approved;
 - W5 - Apartment Courtyard Railing
Steel Bar Railing, Powder-coated, Colour: Black; +1.8m high; or similar and approved with gate to match
 - W6 - Front Houses and Duplexes Railing
Estate fence railing, 900mm high with horizontal bars; Colour: Black; or similar and approved;
 - W7 - Local Park Railing
Low wall with heavy duty round bar, 16mm diam, galvanized and powder coated matt metal railing, Colour: Black, 1.8m high. Gates to match, or similar and approved;
 - W7.1 - Steel Bar Gate
Double and single steel bar gate to match railing; Automation TBC
 - F1 - Duplex Terrace - Composite panel fence (1.6m high)
Between Duplex properties for privacy. Supplier: Irish Fencing, Product: Composite timber fencing, dim.: height 1600mm, post size 100x100mm, board dim: 206x1910mm. Color Dark Gray or similar and approved;
 - F2 - Protective Fencing along existing Hedgerow
Chestnut Pale Fencing, 1.2m high; to protect existing vegetation within the pHNA;
- Proposed Kerbs**
refer to Eng's "Proposed pavement & kerbing details sheets" and specifications;
- Below Ground Attenuation Tank**
See Engineer's drawings for more information;
- Attenuation Basin**
- Top & Bottom of proposed slope;
- TREE PITS**
(Refer to drawing no.: 1738_PLC_D_01 and Engineer's details, drawing no.: CLB-1A-94-SW-XXX-DR-DBFL-CE-5304)
- Type1**
Tree Pit in Paving with Tree Grill and Structural Soil.
- SOFT LANDSCAPE (refer to 1738_T_P_04.1/04.2)**
- Existing Trees**
to be retained
 - Existing Trees**
to be removed
 - Existing Vegetation to Canal boundary and Fonthill Rd**
to be retained and enhanced;
 - Proposed Street Trees**
Tree Pit in Paving - Structural Soil where shown
- Proposed Open Space Trees**
- Parkland Trees**
 - Urban Edge**
 - Proposed Communal Open Spaces/Garden Trees**
 - Communal Open Space/Apt/Duplex/ Specimen Ornamental**
 - Rear Garden Trees**
 - Native Woodland Planting**
 - Street/Public Realm Planting**
 - Front Garden Planting**
 - Residential Hedge Planting**
 - Open Space Hedge Planting**
 - Open Space Native Hedge**
 - Planted Swale**
 - Bioretention Area**
 - Wet Area**
 - Amenity Grass Lawn**
 - Garden Lawn**
 - Native Meadow Grass**
 - Bulb planting in grass**
 - Climbers - Green Wall Planting with trellis**
 - Proposed Green Roof**
- LEGEND**
- Site Boundary - Extent of works;
 - Wayleaves - Gas & Water;
 - HARD LANDSCAPE**
 - Existing Pathways along the Canal;
 - Future Pedestrian Bridge;
 - Proposed Street
Asphalt Roadway with in-situ concrete kerbs (to Engineer's specification and details);
 - Proposed Homezone Local Street
Asphalt (HRA) with buff coloured chip or Plain tarmac finish (to Engineer's specification and details);
 - Proposed Footpaths
In-situ concrete, Brushed Finish or Plain tarmac finish (to Engineer's specification and details);
 - Proposed Paths
Permeable Solid Surface
Sustainable Surface Solution, Flexpave or Porous Asphalt, color TBC, or similar and approved;
 - House - Private Side Entrance
In-situ concrete, Brushed Finish (to Engineer's specification and details);
 - Footpaths
Compacted Gravel Surface with Timber Edge, Self-Binding Gravel surface - 6-10mm to dust Ø aggregate - Ballylusk or similar and approved;
 - Paving:
UP1 - Public Spaces: Footpaths
Kilsaran, Newgrange, 3 size mix x 60mm D, Silver, Black detailing / Textured Granite, Random Stretcher, or similar and approved;
 - UP2 - Public Spaces: Seating Areas, Feature Spaces
Kilsaran, Newgrange, 3 size mix x 60mm D, Silver, Black detailing / Textured Granite, Coursed Stretcher, or similar and approved;
 - UP3 - Car Parking Spaces - Permeable Paving - Off Curbledge
Kilsaran, Cimnapave Stone, 200 x 100 x 80, Silver / Textured Granite, Herringbone, or similar and approved;
 - UP4 - Car Parking Spaces - Permeable Paving - On Curbledge
Kilsaran, Cimnapave Newgrange, 3 size mix x 60mm D, Black / Textured Granite, Random Stretcher, or similar and approved;
 - UP5 - Entrance to houses / gardens / driveways
Kilsaran, Newgrange, 600 x 400 x 50mm, Silver Granite, Stretcher Bond, or similar and approved;
 - UP6 - Private patios / GL terraces
Kilsaran, Newgrange, 600 x 400 x 50mm / 400 x 400 x 50mm, Buff Granite, Stretcher Bond, or similar and approved;
 - RG1 - Fire / maintenance routes
Ritter, Progress, 500 x 390 x 45 mm, Standard - recycled plastic: HD-PE regranulate, sorted, environmentally neutral; Green; or similar and approved. To manufacturer's Connection system;
 - PS1 - Play Area Surface
Grass Safety Matting (in Detention Basins) & Play Bark mulch suitable for play areas;
 - PS2 - Safety Surfacing - Playground Surface
Play bark mulch and low grass berm to contain Play Bark. Wood fibre manufactured using 100% seasoned, recycled softwood fibres. 300mm depth
Supplier: Connaught Timber, Product: Playground Wood Chip or similar and approved;
 - Gravel Strip
Wicklow Granite 11-14mm, 50mm deep layer over 150mm of Pea Gravel, Pressure Treated timber edging, min. 25mm thick;
 - Steps
-Pre-cast concrete steps with Step Nosing - Grip / Visibility Strip recessed into concrete step. Refer to Engineer's package for specifications and build-up.
-Tactile Paving
-Handrail;
 - Tactile Paving
-Stepped & Ramped accesses; Corduroy tactile concrete flag. Double wide line of tactile surface on top and bottom landing, 400mm apart from landings
-Pedestrian crossings
-Cycleway
Refer to Engineer's package for specifications and build-up;
 - FURNITURE**
Note: specification and installation as per manufacturer's product sheet.
 - Bench
Powder coated stainless steel (colour Anthracite Grey RAL 7016 or similar approved) and recycled composite timber seat. Supplier: Hartecast, Product: HC20335 Seat or similar and approved. To include back and arm rests. Size 1800x360x460mm. To be fixed to concrete pad;
 - Bins
Semi domed top, cast ductile iron litter bin with half circle aperture, 254x125mm. Dimensions 1080 x 430 x 390mm. Galvanised with powder coated finish (colour Anthracite Grey RAL 7016 or similar approved). Supplier: Hartecast, product: HC2065 - 100 litre, or similar and approved. To be supplied with detachable base plate. To be fixed to concrete pad;
 - Bollard
304 grade stainless steel bollard.
Supplier: Pittman, product: Semi Dome Stainless Steel Bollard (P-895766), dim.: 1200(H) x Ø 114mm; or similar and approved
 - Outdoor Bicycle Stands (105 stands) - Short stay Bicycle Spaces (210 spaces)
Sheffield Bicycle Stands (uncovered - located in open spaces)
Supplier: Hartecast (&/or similar and approved), Product: Sheffield stand, or similar and approved; Material: 316 grade stainless steel, Dim. H825mm, W850mm (c/c 1000mm). Fixing: concrete foundation under proposed surface treatment;
 - Retaining Walls/Raised Planters (+450mm - 600mm)
Rendered Concrete Block with PC Concrete Coping;
 - Raised Planters +450mm height
Exposed Aggregate Concrete with shot-blasted finish. Timber seating elements incorporated.
 - Lighting Columns (with 5m exclusion Zone)
see Lighting Engineers drawings for details;
 - PROPOSED PLAYGROUND EQUIPMENT**
to comply with BS EN 1176
Note: specification and installation as per manufacturer's product sheet.
 - Mixed playground and fitness equipment;
 - Mixed fitness equipment;
 - Natural play elements

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CLIENT	CAIRN HOMES
PROJECT TITLE	RESIDENTIAL DEVELOPMENT CLONBURRIS
SHEET TITLE	Masterplan - 02/02
SHEET NO.	1738_PLC_P_01.2
SCALE	1:1000
STAGE	Planning Compliance
DATE	30/11/22
REVISION	0
DRAWN	FT/IS
CHECKED	IMB