

Apartments at Old Nangor Road,  
Clondalkin

# Landscape Report

Additional Information: Planning ref: SD22A/0412

Prepared for:  
Dublin Simon Community

Prepared by:

Margaret Egan MILI

Magdalena Frankowska

September 2023



**ait**  
urbanism + landscape



Aerial photograph of existing site, taken from Google Earth.

**Note:** Boundary lines shown for illustrative purposes only

# Apartments at Old Nangor Road, Clondalkin

## Existing Site Condition

The existing site is located in Clondalkin, Southwest Dublin. The site is currently vacant and has been historically cleared. As a result it is predominantly overgrown with bramble and coloniser species of wild flower and meadow grass.

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 block work walls with the exception of the boundary to the southeast where it is adjoined by the gable of the derelict house, which is further separated from the site by a old concrete post and wire fence. The boundary onto the Old Nangor Road is a stone rubble wall.



From top to bottom:

Old stone boundary wall fronting Old Nangor Road with  
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.



# Green Infrastructure

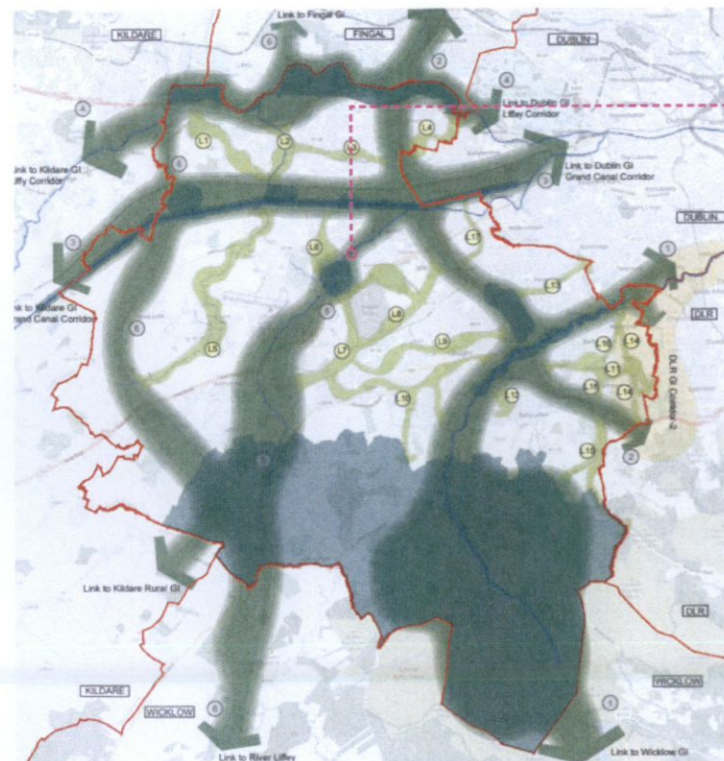
As described above, the proposed development site has been historically cleared. Planting coverage on site primarily consists of early coloniser and meadow grass species with some bramble. Along the stone wall boundary, moss, grasses and wild flowers such as Fox Glove & Rosebay Willow Herb are seeded.

In the sites immediate context, there are existing high quality Green Infrastructural corridors and hubs - to the north lies the Camac River, a tributary of the Liffey, which flows down from Saggart. The river's course is tree lined and represents a strategic green infrastructure corridor - recognised as Primary Green Infrastructure, No. 5 on the county Green Infrastructure Strategy Map (Fig 4.4, Chapter 4, SDCC Dev. Plan 2022-2028).

To the development site's west, lies GAA Pitches which have a framing mature trees and Corkagh Park, a Regional Park and a Green Infrastructure Core Area within the County Mapping. The River Camac also flows through these neighbouring green spaces.

Immediately to the site's south lies a historic mill pond, (fed via the Camac) this water body has adjacent green space, contiguous with Moyle Park College's grounds, and has mature trees lining it banks representing an important habitat and local GI asset.

On site landscape proposals are designed to contribute to local Green Infrastructure by introducing a variety of new planting ranging from tall lawn / meadow planting and bulbs up to herbaceous, shrub and tree planting all designed to contribute to biodiversity and provide for pollinators.



Approximate location of Development Site

Green Infrastructure Strategy Map (South County Development Plan 2022-2028, Fig. 4.4)

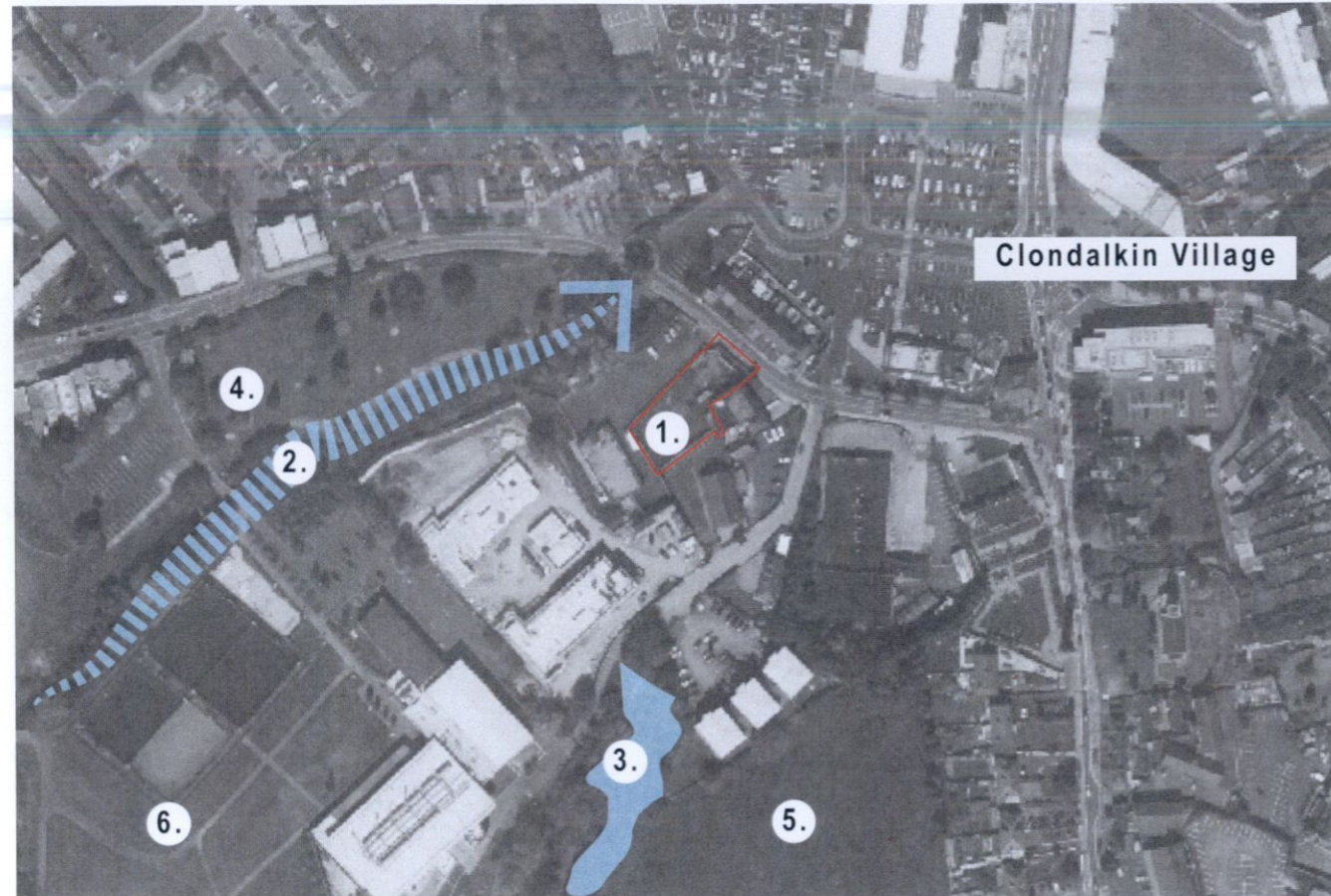


Existing site entrance and stone wall boundary

Old Nangor Road: Existing Site



# Apartments at Old Nangor Road, Clondalkin



Local GI Network - 1:1000 Scale



Local GI Network - 1:10,000 scale

## GI Legend Village Area

1. Development Site
2. River Camac Course
3. Tree lined Mill Pond
4. Pitch & Put Course - grassland and mature tree planting
5. Grounds of Moyle Park College - grassland and mature tree planting
6. GAA sports pitches - grassland and mature tree planting contiguous to Corkagh Park

## GI Legend Wider Context

1. Development Site
2. River Camac Course
3. Tree lined Mill Pond
4. Pitch & Put Course - grassland and mature tree planting
5. Grounds of Moyle Park College - grassland and mature tree planting
6. GAA sports pitches - grassland and mature tree planting contiguous to Corcaigh Park
7. Corkagh Regional Park - 120 hectares of Woodland, meadow and grassland, ponds and streams

# Landscape Site Plan

Amenity lawn with bulbs



Pollinator friendly early spring small flowering trees

Biodiversity enhancing native hedge mix

Hedge screening: evergreen fruiting hedging. Good for bird forage.

Amenity planting: Pollinator friendly, ornamental grasses and herbaceous mix.

Amenity planting: Shade tolerant, pollinator friendly, ornamental grasses and herbaceous mix.

Screening hedge: Biodiversity enhancing native hedge mix

Hard surfaces run off drained to planting beds

Communal bench seating

Permeable paving to car park

Pollinator friendly specimen tree

Bin store

0 5 10 20m



## Landscape Rationale 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 pollinator friendly flowering herbaceous plants, ornamental grasses and small flowering trees that will provide both an interesting and relaxing atmosphere for users. Evergreen and deciduous native hedging mixes will be used to provide privacy screening, while contributing to green infrastructure on site.

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.

Hard standing areas within the development are to have a SuDS capacity with concrete paved areas to drain directly into planting beds and the paving within the car park to be permeable.

For all hard landscape details please refer to architect drawings.

# Examples of Proposed Planting



Left to right from top left:

*Malus sylvestris*  
*Magnolia kobus*  
*Lanvandula angustifolia*  
*Pennisetum alopecuroides*

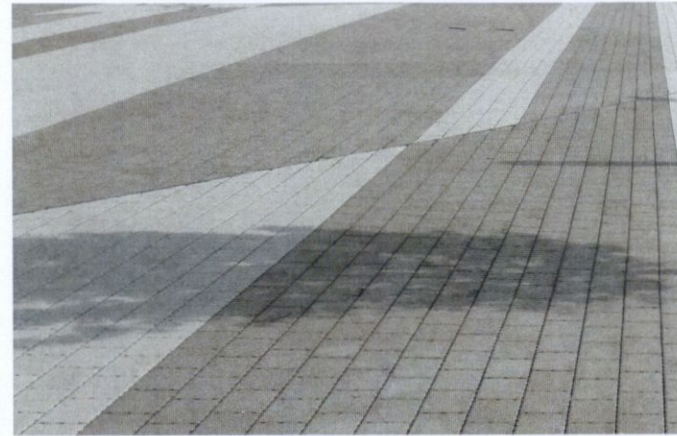
*Crataegus laevigata*  
*Amelanchier lamarckii*  
*Stipa tenuissima & Salvia x sylvestris*  
*Anemanthele lessoniana*

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



## 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.

### Proposed Semi Mature Tree Planting

CI *Crataegus laevigata* 'Paul's Scarlet', 18-20 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 - Sun Mix

*Echinops bannaticus*

*Lavandula angustifolia*

*Pennisetum alopecuroides*

*Salvia x sylvestris*

*Schizostylus coccinea*

*Stipa tenuissima*

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

### Bulb Under planting

*Allium species, Frittilaria meleagris, Narcissus Thalia*

### Proposed Herbaceous Planting - Shade Tolerant Mix

*Anemone x hybrida c.vars*

*Campanula persicifolia*

*Helictotrichon sempervirens*

*Anemanthele lessoniana\**

*Luzula nivea*

*Polystichum setiferum*

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

### Bulb Under planting

*Crocus, Galanthus, Hyacinthoides non-scriptai*

### Climbers

*Lonicera periclymenum*

All 7.5 ltr.cg, planted at 300-500mm centres

### Tall Lawn

Grass Seeding - Coburns Irish Premier Low Maintenance Mixture, or equivalent. Mown only after lawn bulb flowering period.

### Lawn bulb planting

*Narcissus 'Tete a Tete'*

*Crocus cvs.*

*Tulipa 'Early Harvest'*

*Tulipa 'White Triumphator'*

All as bulbs; Top Size. Planted 15 to 20 per sqm

### Abbreviations

x tr. number of transplants in nursery

h. height

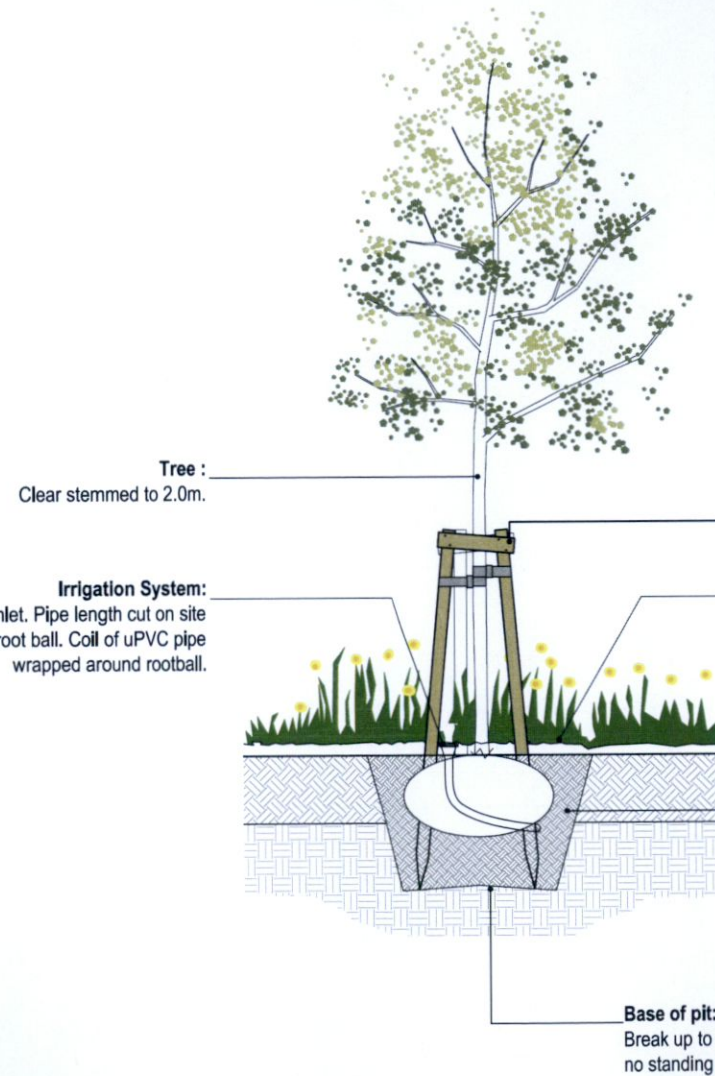
s. spread

wrb wire root-balled

cmg girth of tree in centimeters measured 1m above ground

2ltr cg plants supplied in 2 litre volume containers

## Soft Landscape Details



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

**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 Belting'. Available from [www.greentech.co.uk](http://www.greentech.co.uk) or similar approved.

**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](http://www.enrich.ie) or similar approved.

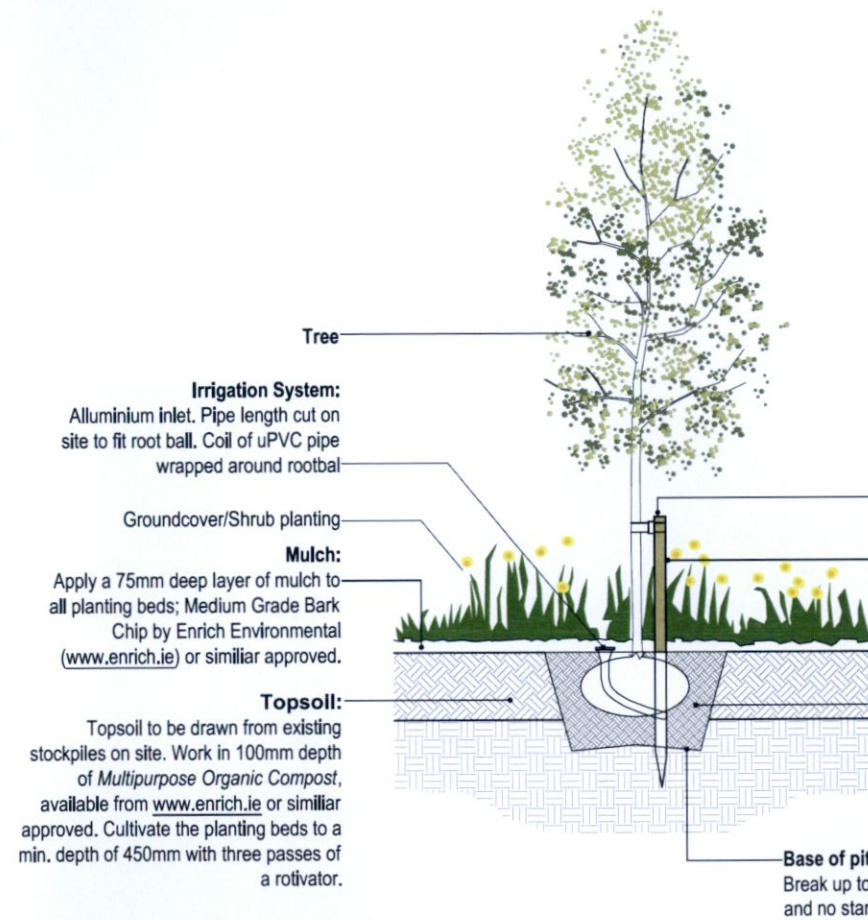
**Base of pit:**  
Break up to ensure free drainage and no standing water.

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

**Tree :**  
Clear stemmed to 2.0m.

**Semi-mature tree planting in soft landscape**

This drawing is the copyright of [ait urbanism + landscape](http://aiturbanism.com). Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.



**Irrigation System:**  
Alluminium 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](http://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](http://www.enrich.ie) or similar approved. Cultivate the planting beds to a min. depth of 450mm with three passes of a rotivator.

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

**Tree Tie:**  
1no. 'Holdfast Rubber Block' HB3 90 x 75 x 40mm. 50mm wide 'Holdfast Natural Tree Belting'. Available from [www.greentech.co.uk](http://www.greentech.co.uk) or similar approved.

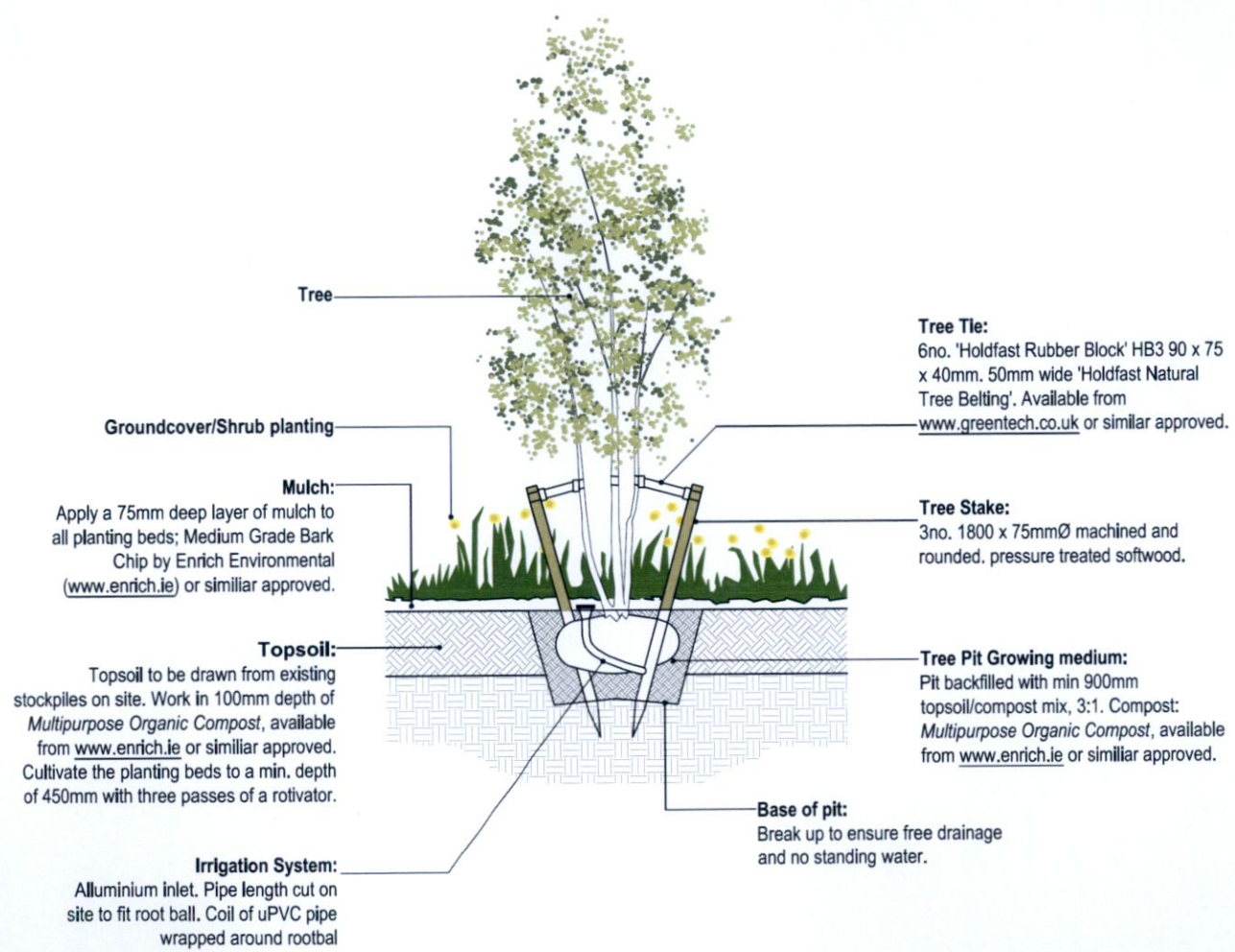
**Tree Stake:**  
1no. 1800 x 75mmØ machined and rounded. pressure treated softwood.

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

**Standard and Feathered Tree Planting In soft landscape**

scale 1:50

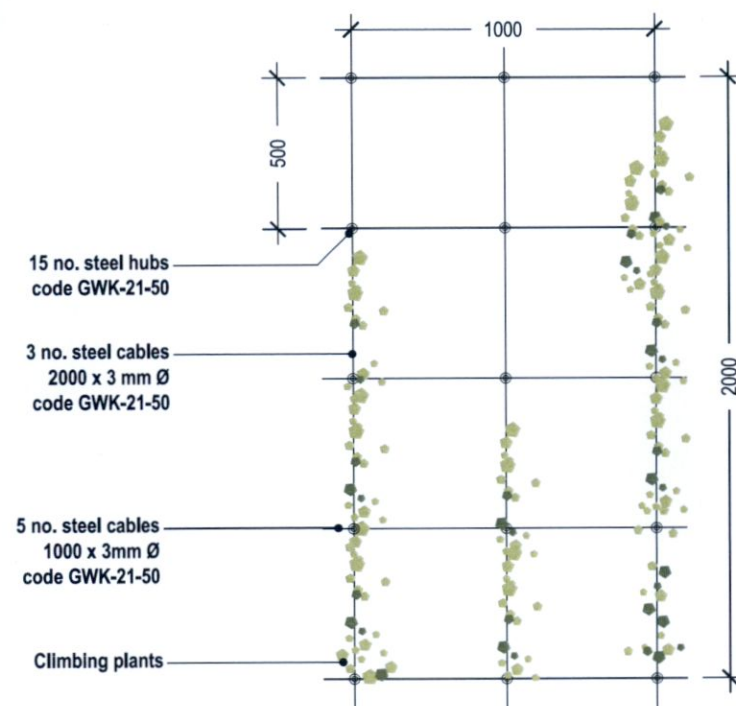
This drawing is the copyright of [ait urbanism + landscape](http://aiturbanism.com). Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.



### Multi-stem Tree Planting

scale 1:50

This drawing is the copyright of [ait urbanism + landscape](http://aiturbanism.com). Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.



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

### Stainless Steel cable trellis to support climbing plants

scale 1:50

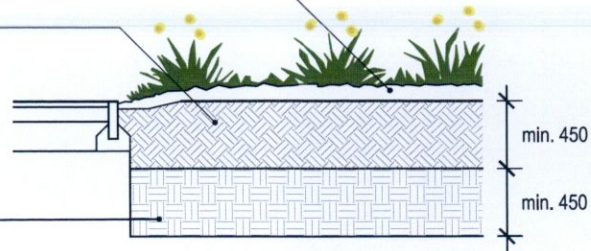
This drawing is the copyright of [ait urbanism + landscape](http://aiturbanism.com). Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.

**Groundcover Planting**

**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.

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

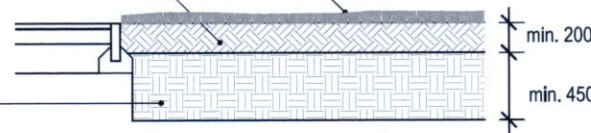


**Lawn**

**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 rotivator.

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



**Gravel trim building facades**

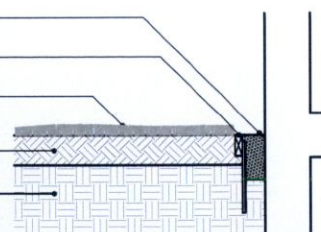
**Gravel trim:**  
min. 300mm depth layer of 10-20mm washed and graded pebble.

**Timber edging:** see adjacent detail

**Soft landscape**

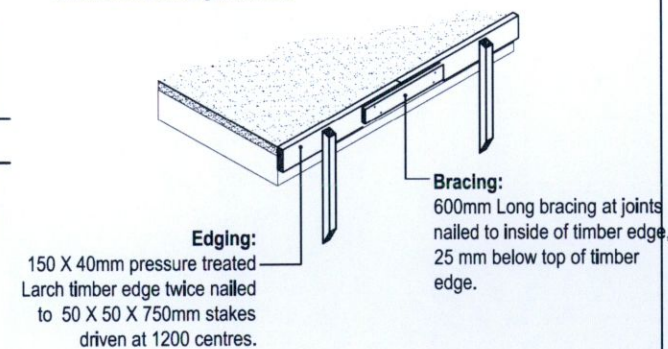
**Topsoil**

**Subsoil**



**NOTE:**

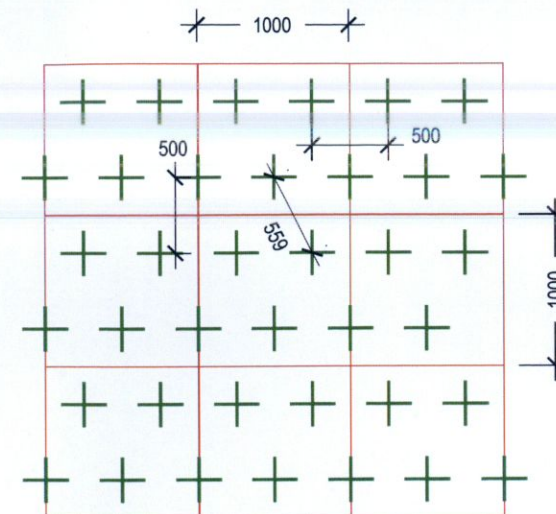
- All timber to be pressure treated Larch.
- Double stakes at change of direction and corners.
- All nails to be twice galvanised.



**Groundcover planting beds, lawn and gravel trims**

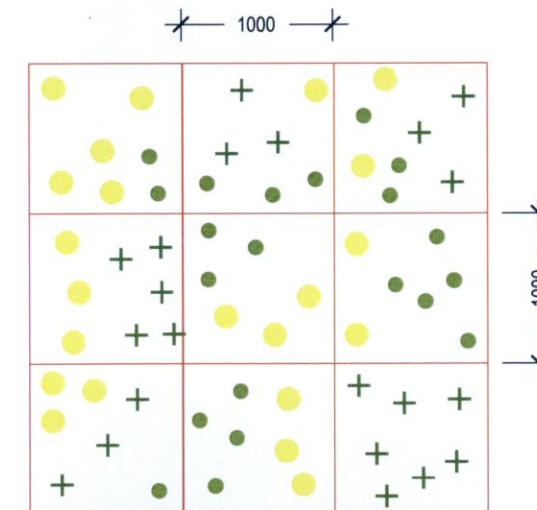
scale 1:50

This drawing is the copyright of *ait urbanism + landscape*. Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.



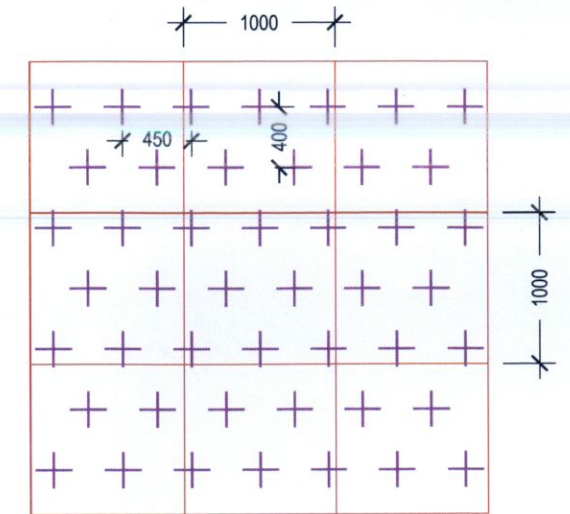
**Clipped shrubs:**  
Density of plants typically 4 per sqm, all 2ltr cg. min.

Clipped Planting - Taxus, Buxus

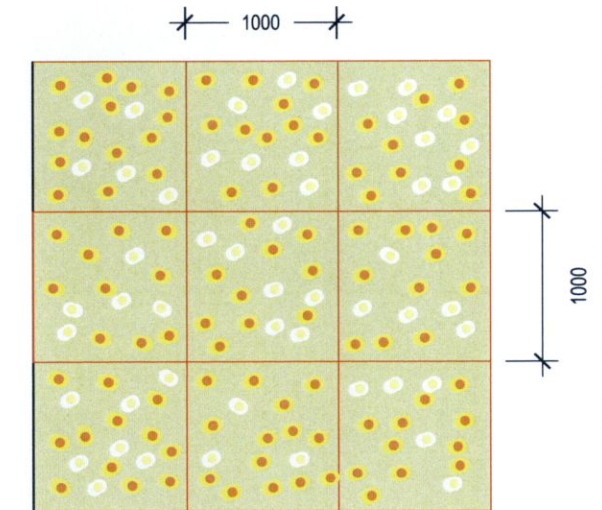


**Groundcover - mix of grasses and perennials:**  
Density of plants typically 7 per sqm, all 2ltr cg. min. Plants to be mixed randomly in clumps of 3-9.

Groundcover Mixes



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



Density of bulbs typically 15-20 per sqm.

Bulb drifts in grass

**Setting out - clipped shrub planting, groundcover planting and bulbs**

scale 1:50

This drawing is the copyright of *ait urbanism + landscape*. Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.