

**RESIDENTIAL AND NEIGHBOURHOOD CENTRE
DEVELOPMENT, CLONMINCH , TULLAMORE,
CO OFFALY**

JUNE 2021 / PROJECT NO. 6473

**LANDSCAPE STRATEGY REPORT
REV B 07.06.21**

Park Hood Chartered Landscape Architects





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1.0 Introduction

The Application Site extends to 14.3 hectares (35.33 acres) and is located in south-east of Tullamore on lands to the east of the Clonminch Road and north of the N52 Tullamore Bypass. The town centre is approximately 1.9km to the north. The site includes part of the Clonminch Road to enable provision of cycle lanes and parts of open field to the north to facilitate services infrastructure that extend to 3.5 hectares in total.

The proposed development will introduce a townscape character in line with the Tullamore Town and Environs Development Plan 2010-2016 including built environment, landform changes and landscape works that will alter its context to a residential / mixed use area.

— Application Site Area - 10.8 hectares



2.0 Site Context - Masterplan Eastern Node

The Landscape Masterplan for the Nodal Masterplan for the Eastern Node has been developed by Park Hood Landscape Architects in conjunction with Van Dijk Architects with input from key technical and environmental consultants. The site assets and constraints were established in conjunction with the client and design team that included ecology (R. Goodwillie), tree assessment (A. Boe) and Archaeology (Archer).

The application site as outlined in red represents **Phase 1** in the development of the Nodal Masterplan for the Eastern Node.



2.1 Site Context - Masterplan Eastern Node

The landscape proposals for the Eastern Node include extensive planting, open space creation and structural landscape development that would contribute to the setting in the medium to longer term. The collective landscape works will merge the development into the surrounding landscape and be seen as a logical and appropriate extension of Tullamore.

The Development Plan identifies significant areas of Public Open Space in the Eastern Node along the north and east of the site equating to a nearly 2km corridor of between 50 to 75m wide aside the railway line and the N52 Road. This will be called St Catherine's Park (Total Area- 12.75 hectares) and will include trim trails, cycling and pedestrian paths, meadows, woodland planting with nodes of formalised activity at strategic locations. The planting in this area will mature to screen the adjacent transport corridors and provide a buffer and green edge to the Eastern Node.

St Catherine's Park will be accessible from numerous points within the Eastern Node development with the majority of these routes being part of Greenways or tree-lined avenues that integrates the linear park with Crofton Park and other proposed greens or open spaces. These areas have been designed in a manner that allows even distribution of open space across the site with a strong interlinking landscape corridor created through the core of the site which includes, in part, the Crofton Avenue Boulevard. Connectivity and integration with open spaces in the adjacent Clonminch Wood is included with the retention of trees along the historical boundary factored into the Masterplan designs. All open spaces provide opportunities for informal recreation, play and nature.

Existing trees and hedgerows, watercourses and ecological features of the site were fully assessed in the design process. The Masterplan identified some key internal hedgerows and trees which are in good health or aesthetic condition and these have been integrated into the designed open space areas. All boundary hedgerows (apart from the section aside Clonminch Road) will be retained.

The Neighbourhood Centre and St Columba's Green is designed to be a community hub with the landscape treatments in this area focused on a public realm area with a high quality finish. In this area, planting and landscaping will be of a formal nature and the focus will be on durable materials and design to ensure that this area can provide a civic and functional role at the heart of the development. There are opportunities to incorporate pieces of artwork at key locations such as the neighbourhood square and open spaces off the main access point from Clonminch Road. These can act as focal points and orientation as well as bring an

aesthetic quality and sense of identity to this part of Tullamore.

Clonminch Square provides a more informal 'elliptical' arrangement for the park design. locally equipped play area for different age groups and amenity seating areas enclosed with low ornamental shrub planting are proposed. The park is accessible from numerous locations to the surrounding development with a key route through the park from the shared cycle lane and pedestrian walkway.



The application site represents **Phase 1** in the development of the Eastern Node. This development will provide two of the key public open spaces- Clonminch Square and St Columbas Green.

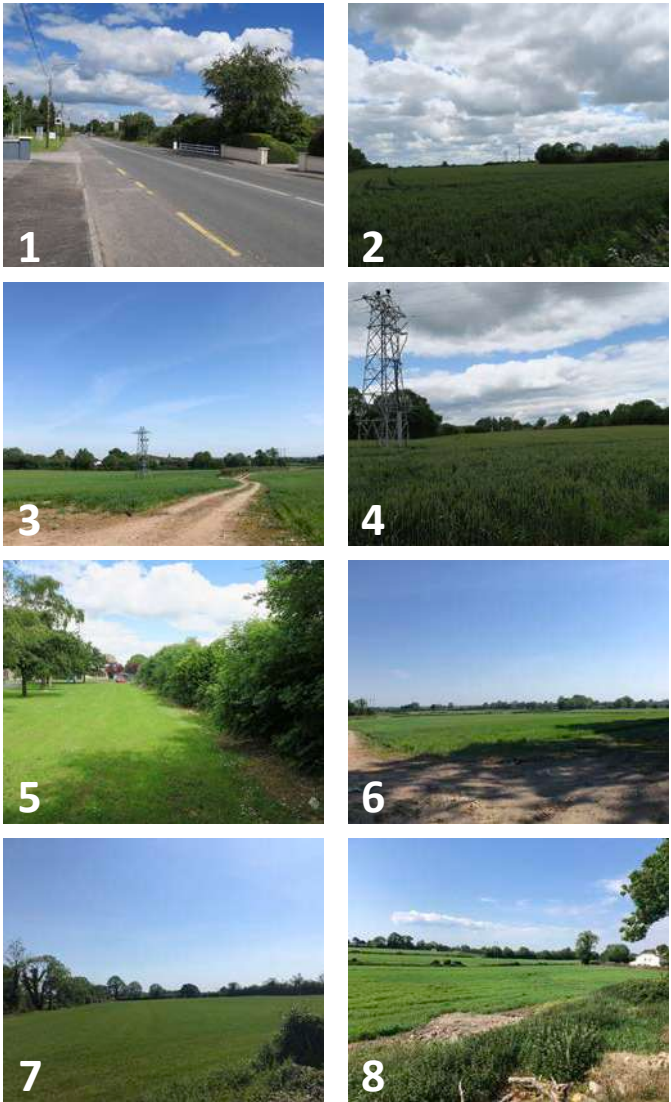


2.2 Site Context - Site Plan Existing Conditions



LEGEND:

- SITE BOUNDARY
- EXISTING TREES AS PER A.BOE TREE SURVEY REPORT
- EXISTING HEDGEROWS
- OVERHEAD POWER LINE
- TOPOGRAPHICAL SURVEY INFORMATION



3.0 Design Proposals - Landscape Layout Site Wide



LEGEND:

PROPOSED SOFTWORKS

- EXISTING TREES RETAINED
- PROPOSED TREES
- PROPOSED NATIVE WOODLAND SCREEN PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED HEDGE PLANTING
- PROPOSED MEADOW AREAS
- PROPOSED BULB PLANTING
- PROPOSED GRASS AREAS - OPEN SPACE AND PRIVATE

PROPOSED BOUNDARIES

- PROPOSED 2m FEATURE BRICK JOINING UNITS
- PROPOSED 1.2m POWDER COATED RAILING DEFINING ENTRANCES
- PROPOSED 1.8m CONCRETE POST AND PANEL FENCE
- PROPOSED 1.2m FEATURE BRICK JOINING AND SEPARATING FRONT HOUSES AND DEFINING ENTRANCES
- PROPOSED 2m BLOCK WALL JOINING AND SEPARATING BACK GARDENS OF HOUSES
- PROPOSED 2m TEMPORARY FENCE HOT DIPP GALVANIZED TO SECURE BOUNDARIES
- 1.2m BOWTOP RAILING TO PLAY PARK

LEGEND:PROPOSED HARDWORKS

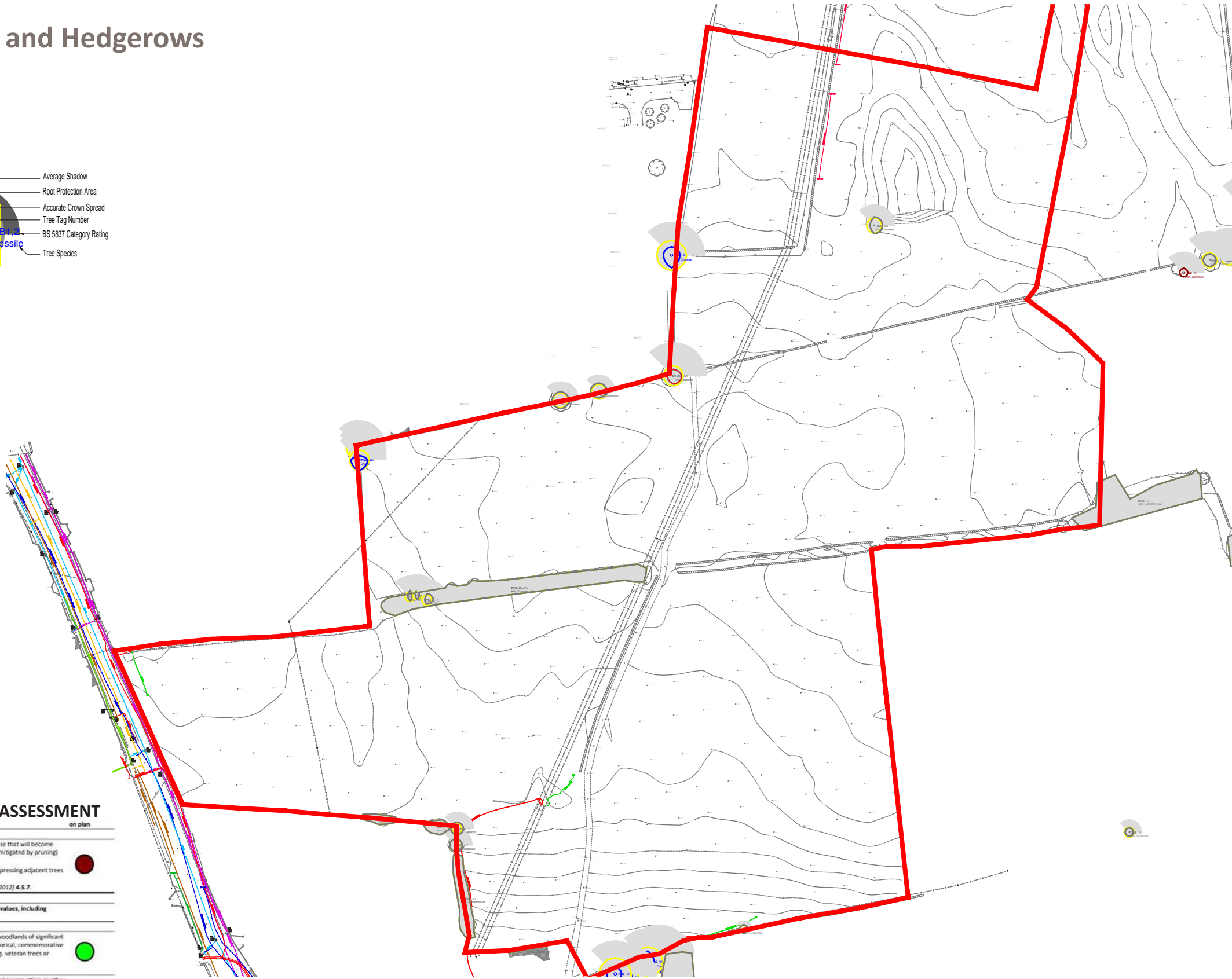
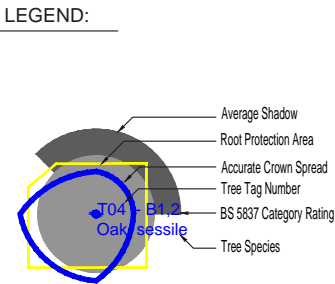
- PROPOSED SITE FURNITURE
- PLAY AREAS; REFER TO DWG L-305
- PROPOSED BOUND SURFACING OPEN SPACE PATHS & AREAS
- APARTMENT BLOCKS - PC CONCRETE PAVING SETTS
- PEDESTRIAN FOOTPATHS - ASPHALT
- GARDEN FOOTPATHS - TEGULA BLOCK PAVING
- ROADS - ASPHALT, REFER TO ENGINEER'S DRAWINGS.
- PC CONCRETE PERMEABLE SETTS TO CAR PARKING SPACES AND ROADS
- RAISED TABLE- ASPHALT, REFER TO ENGINEER'S DRAWINGS
- CYCLE LANE - TARMAC, REFER TO ENGINEER'S DRAWINGS
- SCULPTURE FEATURE/PUBLIC ART
- RAISED LAWN/EVENTS SPACE TO PLAZA

4.0 Site Context - Existing Trees and Hedgerows

Tree surveys were undertaken by Mr A.Boe Aboriculturists Surveys in June and October 2019.

The surveys noted the site is made up of multiple individual fields bordered by hedgerows of predominantly Hawthorn, and occasional Hazel and Elder. Some small fruit trees and blackthorn can be found in the western part of the site. There are a number of private properties bordering the site which have established hedgerows.

Refer to Tree Survey Report and drawings for further detailed information.



BS5837: 2012 TABLE 1 - CASCADE CHART FOR TREE QUALITY ASSESSMENT

on plan		
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)Trees that are dead or are showing signs of significant, immediate, and irreversible overall declineTrees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality	
NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7		
1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance is arboricultural and/or landscape features or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collective but situated so as to make little visual contribution to the wider locality
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with no material conservation or other cultural value



4.1 Site Context - Tree Impacts Drawing



DEVELOPMENT IMPACT PLAN KEY

- Application Site Boundary
- Outline plan of roads, dwellings and other built elements that form the key elements of the proposed planning application
- Canopy spread of Existing Trees subject to Tree Preservation Order to be retained and protected in accordance with BS 5837:2012 Trees in relation to Design, Demolition and Construction. Recommendations
- Tree Protection Zone as defined in accordance with BS 5837:2012 Trees in relation to Design, Demolition and Construction. Recommendations
- Category B - Trees of moderate quality
- T002-C1 Ash, Common
- Category C - Trees of Low quality
- T002-C1 Ash, Common
- Remove to facilitate development
- T002-C1 Ash, Common

NOTES

The numbers within the tree canopies correspond to the Tree Survey and Condition Information within the Tree Survey Report by Mr A. Boe (2019). For detailed assessment of height and branch spread (canopy) of each tree or woodland group, please refer to the Tree Survey Report.

Removed:

- Tree Nos. 02, 09, 10, 11, 12 and 13 noted as trees of low quality/Category C to be removed to facilitate development.

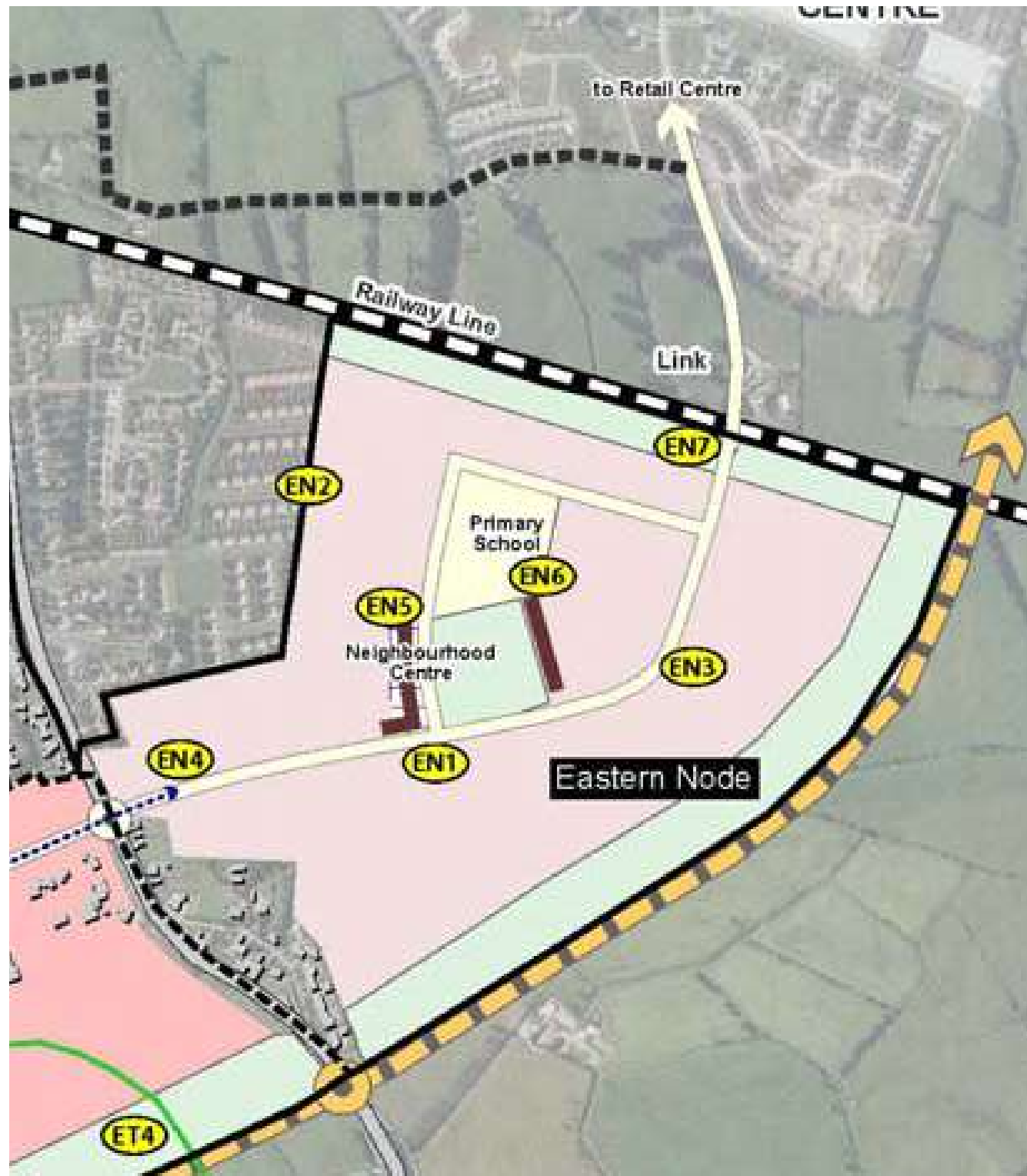
Retained:

- Tree Nos. 01, 06, 07, 08, 14, 15, 16, 17 and 18 noted as trees of moderate quality/Category B to be retained.
- Tree Nos. 03, 04, 05, 19, 20, 21, 22, 23, 24 and 29 noted as trees of low quality/Category C to be retained.



Examples of trees and boundary hedgerows to be retained

5.0 Planning Objectives



Specific Objectives	
	Planning Authority prior to the commencement of development within this node.
EN3.	Encourage the provision of a potential bus route connecting peripheral environs areas as well as serving neighbourhood centres and business park users.
EN4.	Provide a neighbourhood centre to service new residents in this node. The provision of this neighbourhood centre shall occur concurrent with the provision of residential development within this node.
EN5.	Provide a primary level school to service new residents in this node. The development of the primary school shall occur concurrently with the provision of residential development with this node. In addition, as part of the preparation of a more detailed masterplan for this node, it must be demonstrated that consultation has taken place with the Department of Education in relation to the provision of schools in this node.
EN6.	No building shall be occupied within this node prior to the provision of water, foul sewerage and surface water infrastructure to the satisfaction of the Planning Authority.
EN7.	Provide a bridge in this node across the railway.

The Eastern Node is part of the Tullamore Southern Environs as set out in the Tullamore Town and Environs Development Plan 2010-2016. The Southern Environs Masterplan includes significant areas of Public Open Space which is largely focused on the north boundary (aside the railway line) and east (aside the N52) of the site as per the “Open Space” as annotated on the Tullamore Southern Environs – Urban Design Strategy Map (Chapter 5 Masterplans in Development Plan).

The objectives of this landscape strategy are tied in with those of the Development Plan and include the following:-

Amenity and Sense of Place

- New recreational and amenity spaces will be designed to be accessible and usable;
- A linked hierarchical network of open spaces and recreational areas;
- Provision of playgrounds as to cater for the recreational and educational requirements of children resident in these areas;
- Creation of public realm areas designed with primary consideration given to future area users in terms of aesthetics and utility;

Extract from Tullamore Town and Environs Development Plan 2010-2016

5.1 Planning Objectives

The proposed Landscape Strategy is in keeping with the tactical objectives of the Tullamore Town and Environs Development Plan 2010-2016 as follows:-

- The layout and design of the scheme respects and utilises existing topographical and ecological features. The use of recognisable landmarks will assist in the creation of an identity and a sense of place;
- Retention of existing natural features to form part of public open space where feasible (based in part on information from Tree Survey Report – Boe 2019 and Ecology Assessment – Goodwillie 2019);
- Each area of public space will have specific features, giving it a distinct sense of place;
- Providing a distinction between public, communal and private spaces. Public spaces will feel welcome to all, while communal spaces will be differentiated from the public either physically or perceptively;

Movement and Access

- Encourage 'access for all' - all streets, open green areas, playgrounds, and major pedestrian routes within the Eastern Node site will be accessible to all members of the community;
- Provide a clear hierarchy of roads for vehicular movement;
- Adequate provision for the requirements of cyclists;
- Pedestrian circulation will be provided by conventional roadside footpaths, greenways (linking open spaces directly and providing alternative routes) and innovative urban spaces with pedestrian movement prioritised;
- Public realm design will provide natural surveillance, a feeling of security, and encourage positive social behaviour.

Maintenance

- Durability and low maintenance will be the primary considerations of all materials and products within the public realm areas and a Management & Maintenance Plan will be set in place by the developers for the initial stages of development.

Safety

- Layouts will encourage street activity. Dead areas without direct supervision will be avoided;
- Public realm design will provide natural surveillance, a feeling of security, and

encourage positive social behaviour;

- All age groups will be catered for, from young children to teenagers and older people. Public and semi private spaces will be safe and complement interaction between varied groups. This can be achieved by placing these areas in highly visible, public places. The objective is to promote the safe integration of different age groups;
- Children's' play areas will be designed to be secure and overlooked, and will be situated in appropriate locations.



Different age groups and abilities can co-exist in harmony



Public display art examples creates a unique a sense of place



Utilise existing features such as existing trees and hedgerows

Creation of defensible space and hierarchy of use

6.0 Design Proposals - Green Infrastructure



 Proposed Tree Planting

 Existing Trees Retained

 Existing Hedgerows Retained



Site photos - Existing Hedgerows Retained



Site photos - Existing Trees Retained

The green infrastructure aims to retain where possible as many of the existing trees and peripheral hedgerows. A further enhancement of the green Infrastructure is created with the proposal of new tree planting and native woodland screen planting on the boundaries that follow the guidelines set out in the All Ireland Pollinator Code 2015-2020.

6.1 Design Proposals - Green Infrastructure

The green infrastructure aims to create multiple links and connections to open spaces throughout the development with potential to combine with existing open spaces such as Green Street West and Clonminch Wood.

Long continuous planted areas between the pedestrian public realm and the road provide a natural buffer from Crofton Avenue.

A tree lined avenue provides a 'green link' from the main site entrance through the development connecting parks and open spaces along the shared cycle/pedestrian routes.

Tree species *Tilia x euchlora* is ideal for a tree lined avenue with little disturbance to vehicular traffic.



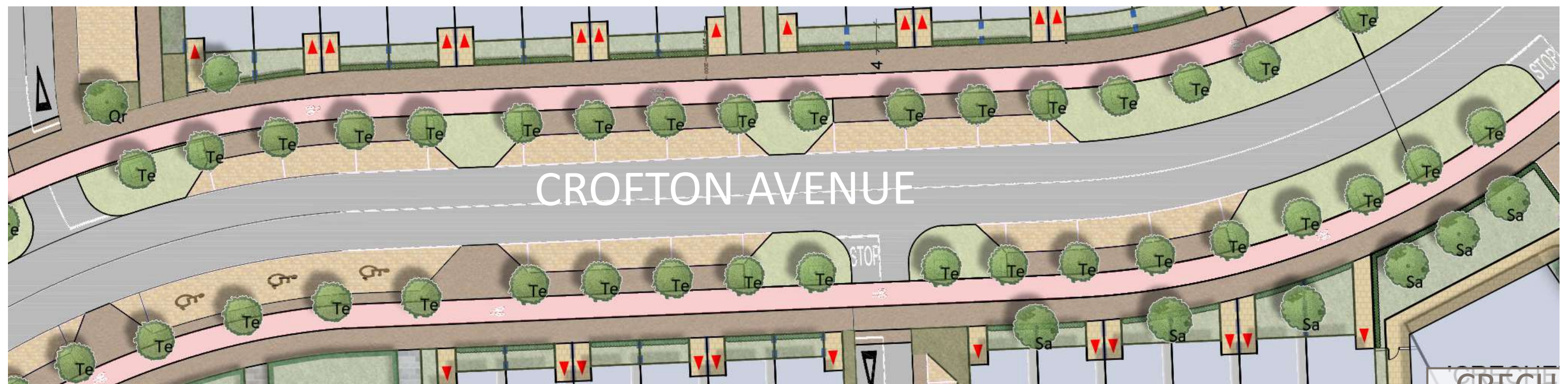
TREE LINED AVENUE



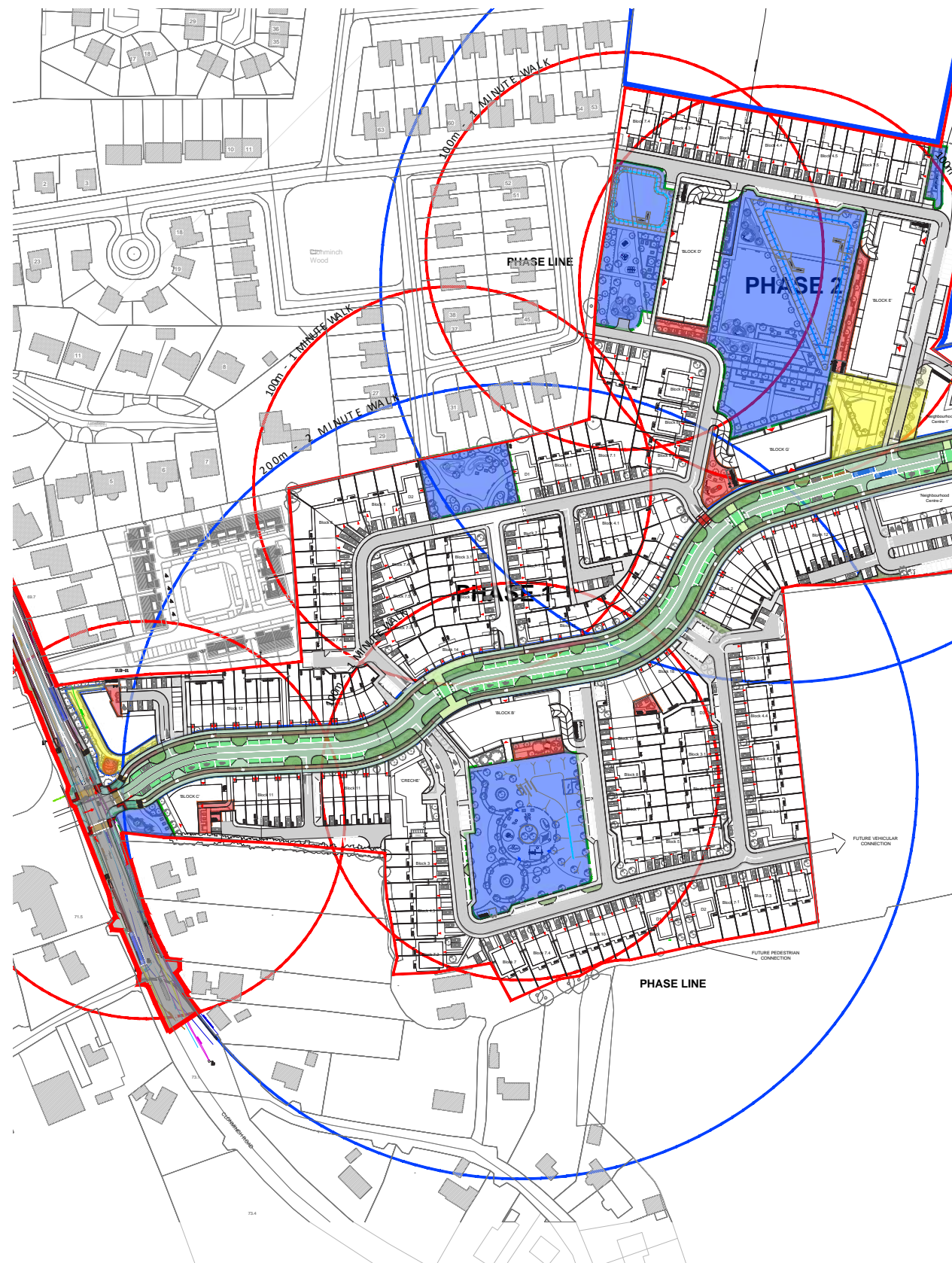
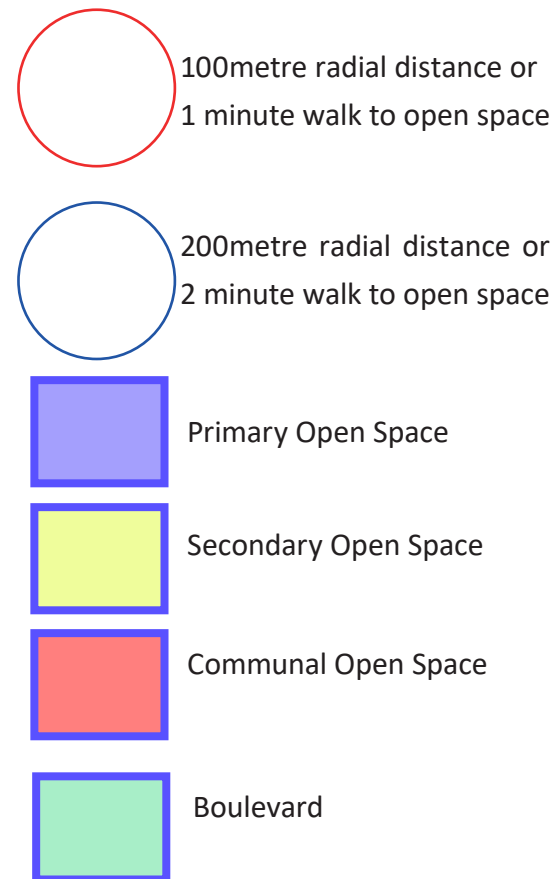
TREE LINED AVENUE



TREE LINED AVENUE



7.0 Open Space - Hierarchy



The hierarchy of open space is defined by the spatial function and quantity of activity in each area of open space. There are various forms of function and use for each type of space and the below breaks down the types and function:-

Primary Open Space - St Columbas Green & Clonminch Square

- Typically largest areas of open space with variety of functions.
- Centralised within the development with surveillance from adjacent dwellings.
- Formal play areas with integrated play equipment
- Informal play areas with integrated natural play equipment and mounding.
- Outdoor exercise with integrated exercise equipment.
- Large grass/lawn areas for recreational activity such as informal play, 'Kick-about', sun-bathing and dog walking.
- Passive recreation, seating and walking.
- Running Trails

Secondary Open Space

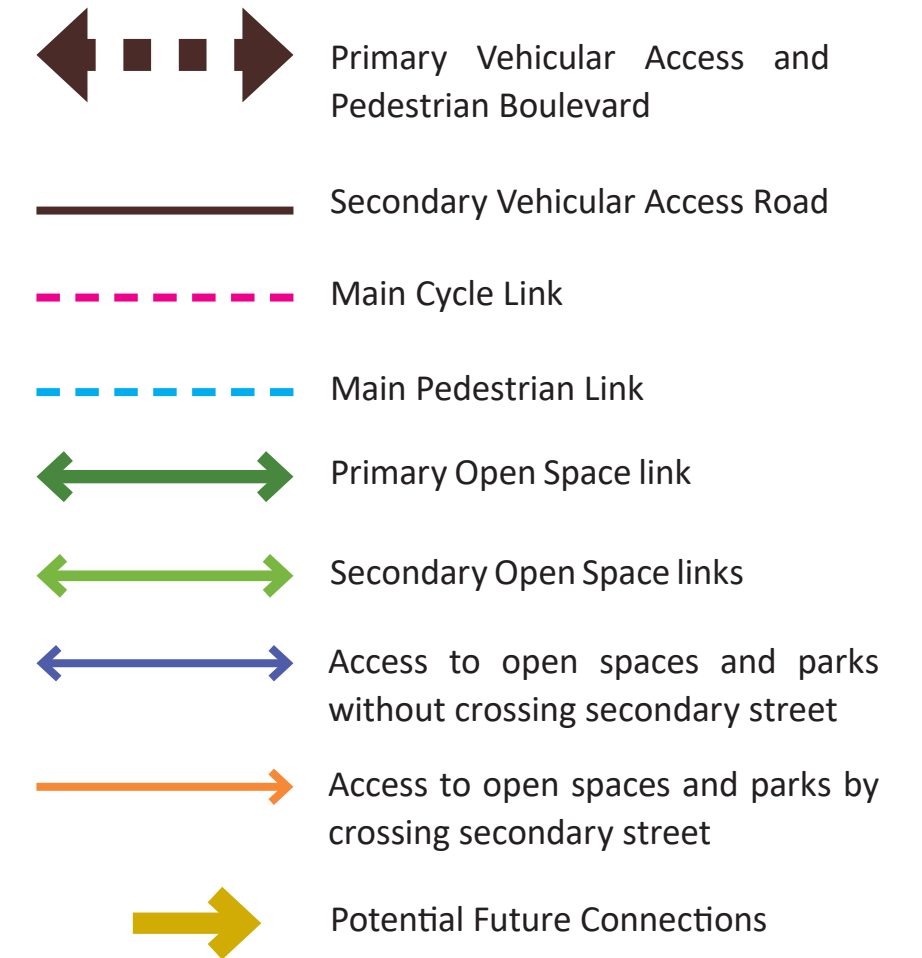
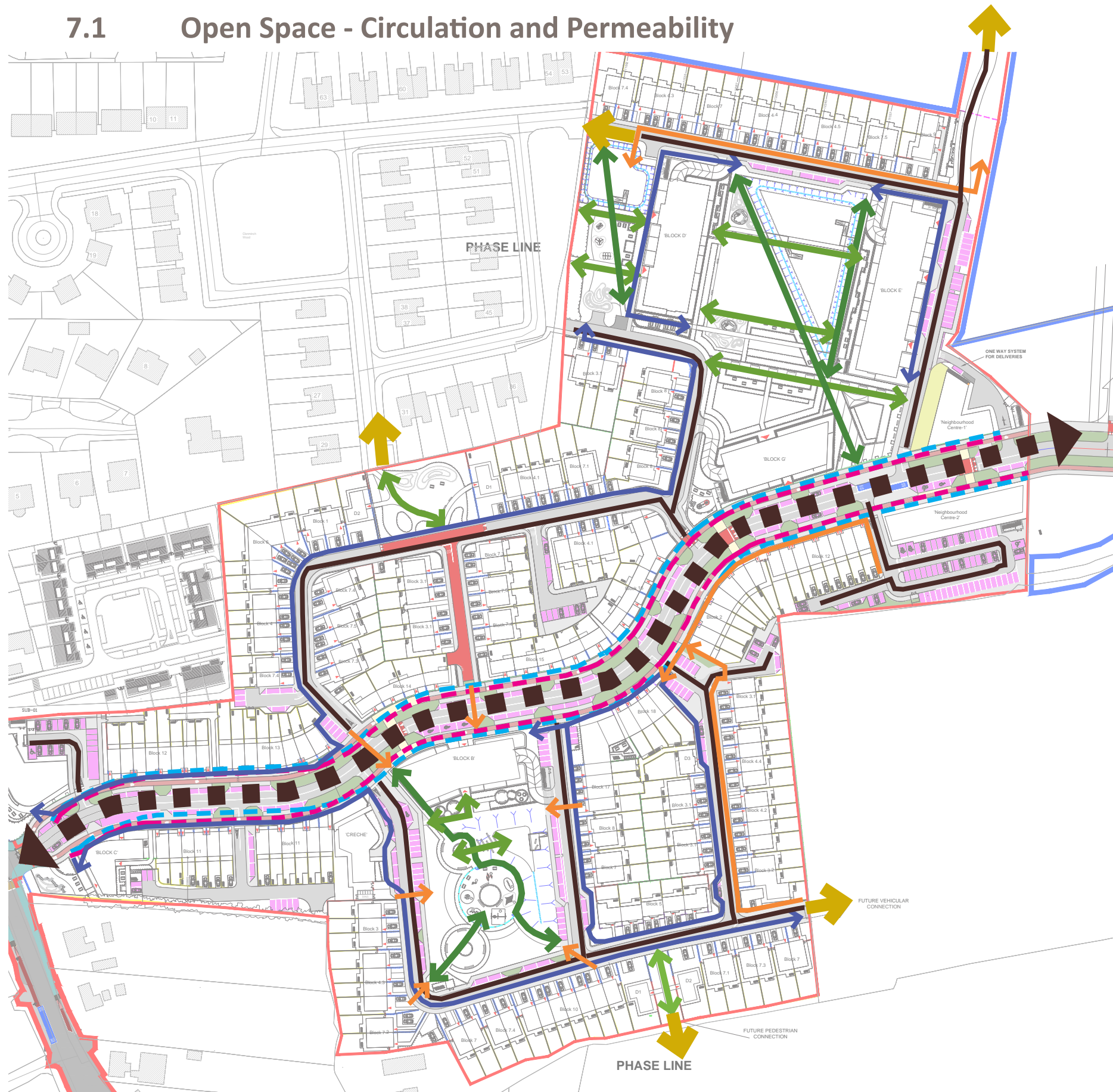
- Typically smaller pockets of open space with single function and fewer activities for residents.
- Informal play areas with integrated natural play equipment and mounding.
- Passive recreation, seating and walking.

Communal Open Space

- Residential private amenity space designed to be more intimate, and encourage social interaction.
- Seating opportunities for incidental meetings/gatherings and quiet recreation.
- Attractive spaces for residents from quality hard and soft landscaping .

The diagram on the left also illustrates 100m and 200m distances from each open space and the average walking time of only 1 to 2 minutes at any given location.

7.1 Open Space - Circulation and Permeability



Pedestrian and cycle connectivity throughout the development allows ease of movement and follows design principles set out by DMURS guidance.

Open spaces and parks are within a 75m walk from the residence front door with multiple points of access and connectivity offered site wide.

Future connections are also proposed to the wider area and potential future development to ensure a well integrated scheme.

7.2 Open Space - View towards Parks and Open Spaces



Views towards Green Street West Open Space



Views towards Green Space Boulevard

Views towards Green Space Parks

Views towards Communal Open space

Remaining houses face onto other domestic houses and have a park or open space at the end of each road.



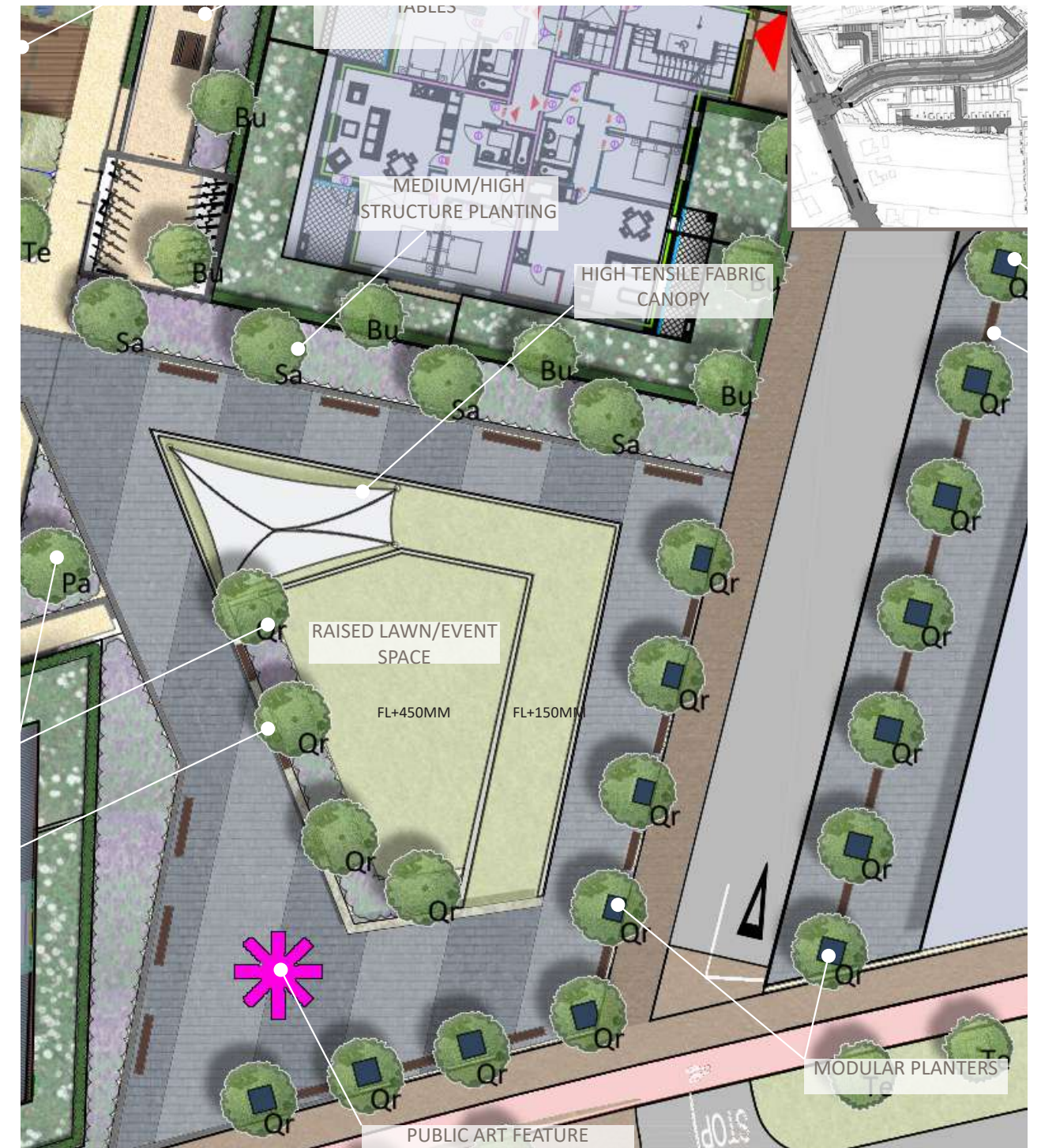
Views towards St Columbas Green

7.3 Open Space - Neighbourhood Centre Public Plaza

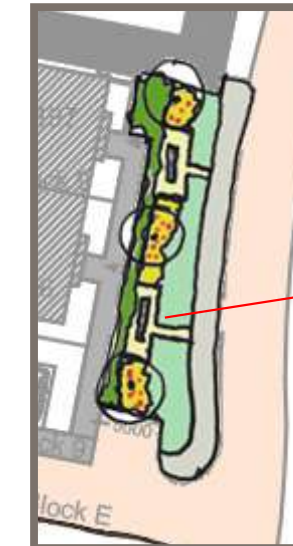
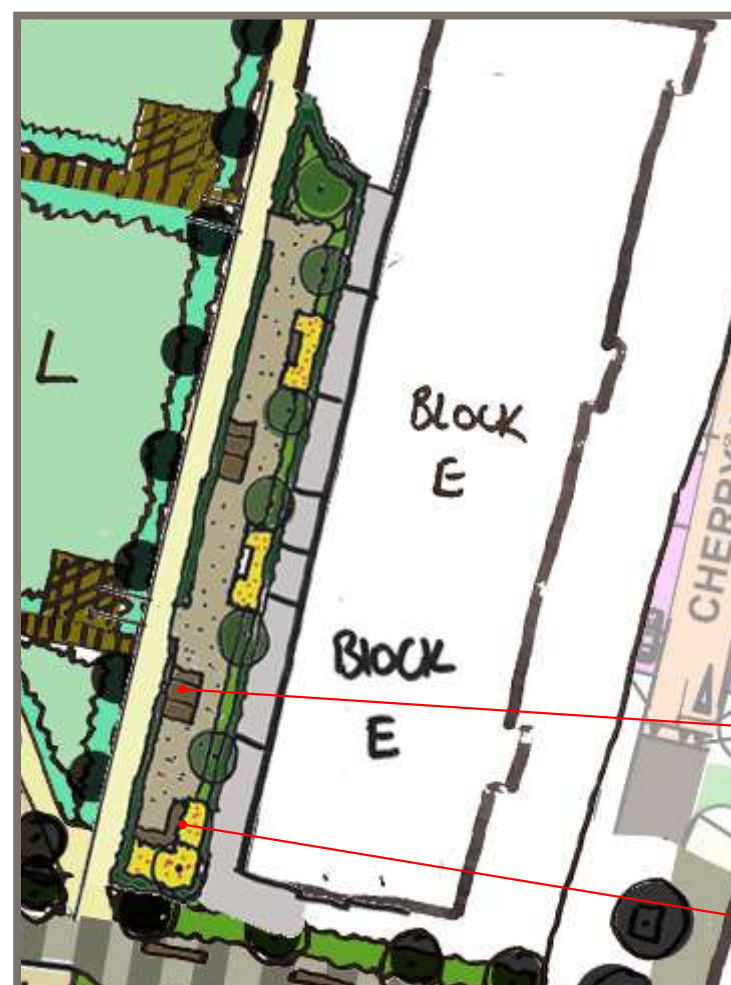
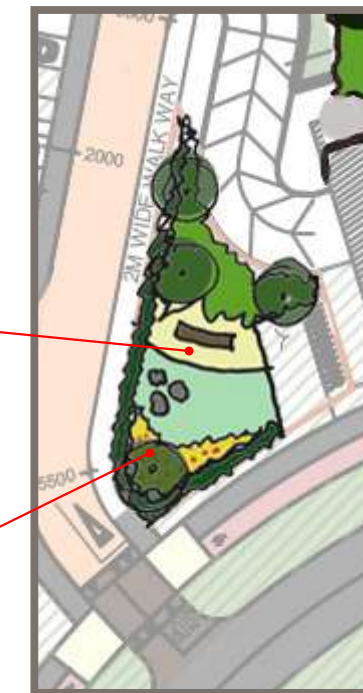
Located at the core of the site a formal Plaza space will act as a key interface between St Columbas Green and the Local Neighbourhood Centre.

Planters, concrete permeable slabs banded with permeable concrete setts an avenue of trees and seating will be placed within the plaza along with a variety medium to low ornamental shrub planting that help to soften the plaza. These elements will help create an active frontage to the Neighbourhood Centre and spill out areas for cafes and shops allowing areas for meeting and socialising.

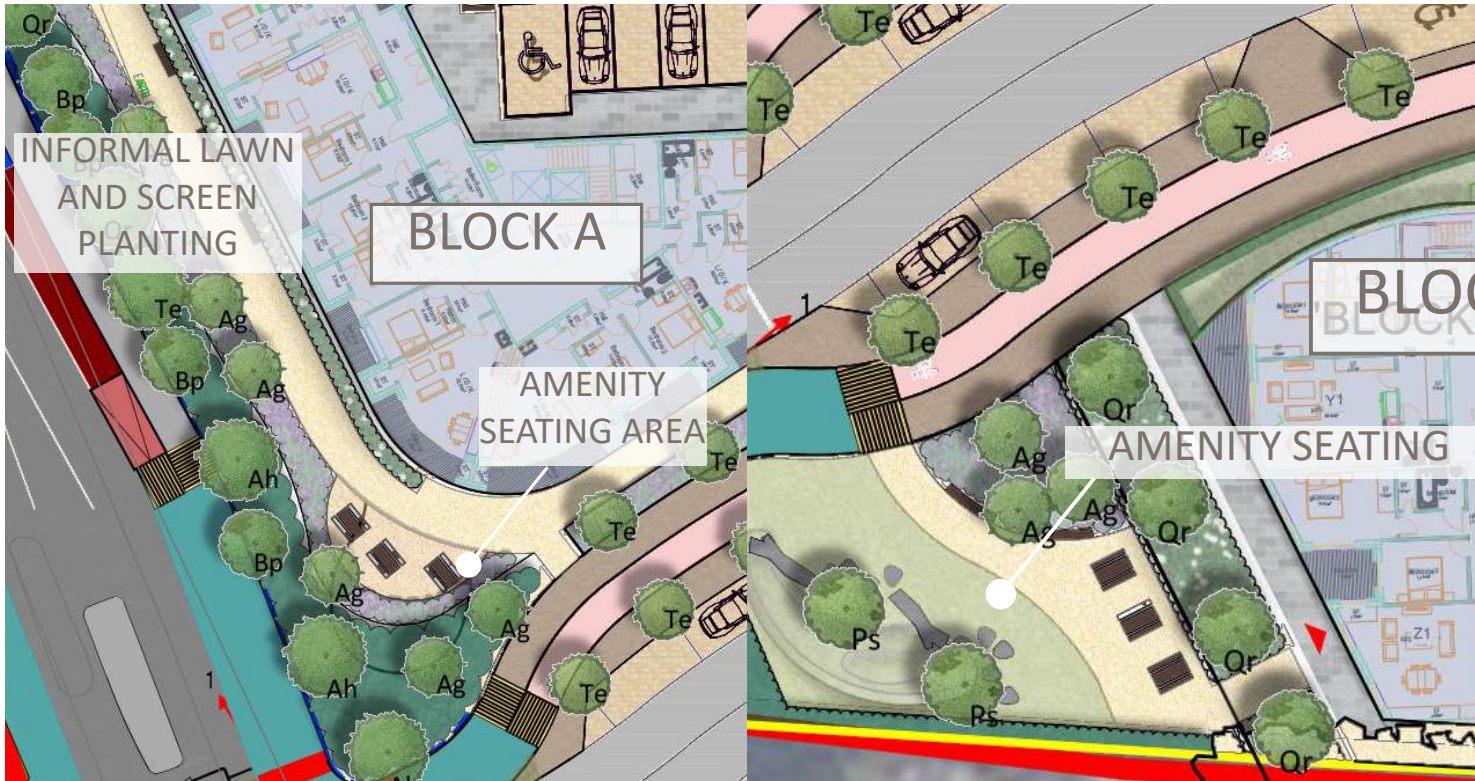
The design proposal for the public plaza will provide a sense of arrival for the mixed use housing development while establishing an emphasis on the services located within the Neighbourhood Centre.



7.4 Open Space - Pocket Parks Sketch Development



7.5 Open Space - Pocket Parks Landscape Proposal Extracts



Pocket parks are proposed in key locations as informal gatherings areas or stopping points and provide visual amenity for the 'passer-by'. With a balance of hard and soft materials they will create pleasant accents spaces to corner junctions or landscape buffers between residential dwellings and roads.

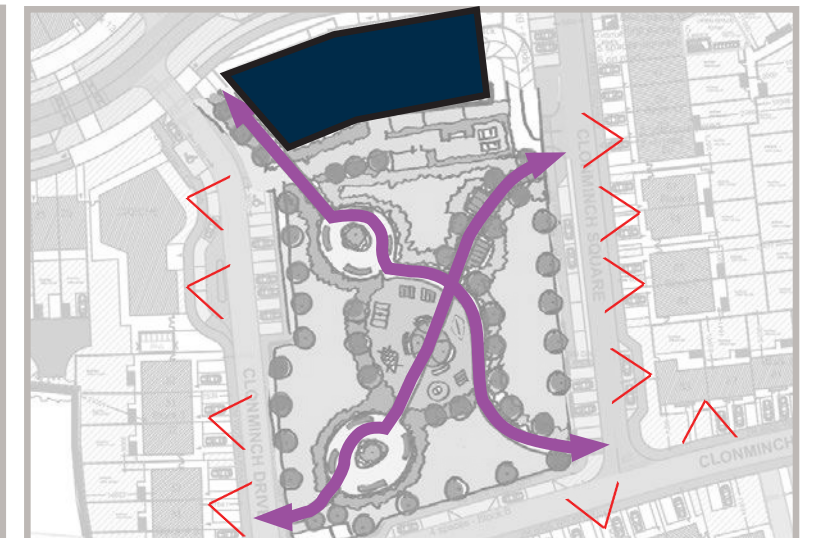
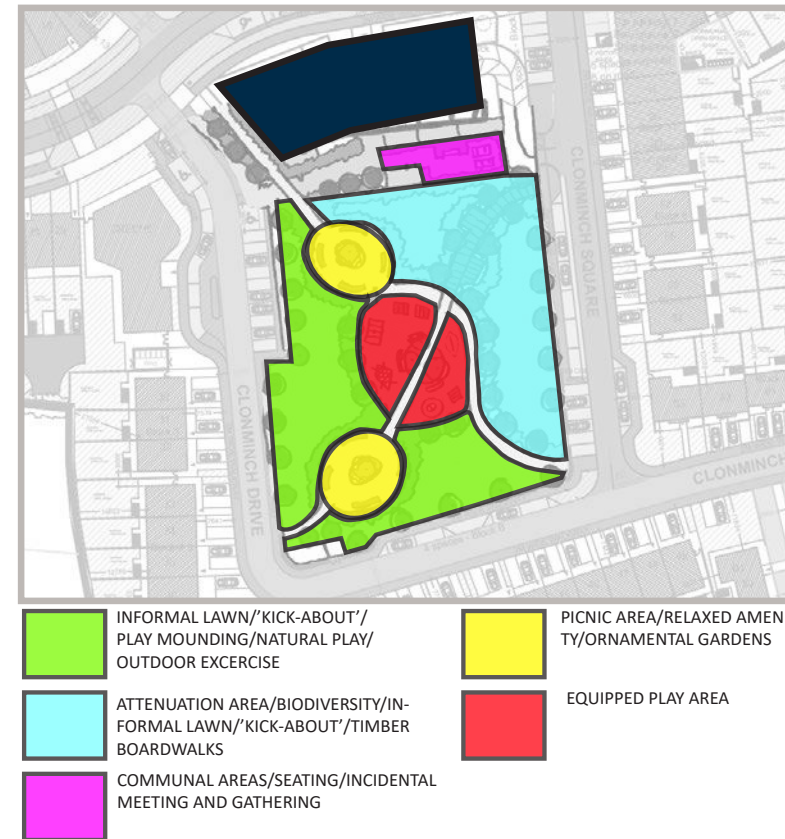
Subtle planting and public art will assist in creating character and points of orientation.

7.6 Primary Open Space - Clonminch Square Sketch Design Development



Clonminch Square is located strategically along the boulevard of Crofton Avenue acting as a strong focal point on entrance to the development. There is good access and surveillance from Block B, C and other adjacent dwellings with multiple points of access.

The form takes an elliptical arrangement of soft amenity spaces and a formal play areas to work to create a distinctive character to the park. Swathes of low ornamental planting and native bulb drifts help to soften and enclose the spaces. Attenuation requirements present an opportunity to introduce SUDS, timber walkways and Biodiversity into the scheme.



CIRCULATION/CONNECTIVITY
PARK & OPEN SPACE VIEWS



GREEN INFRASTRUCTURE - TREE AND SHRUB PLANTING



7.7 Primary Open Space - Clonminch Square Landscape Proposals



1 Informal Lawn Areas - 'Kick about'/Dog walking/Lounging



2 Amenity seating area and Sculpture



3 Planting/Meadow



4 Timber Decking (Attenuation area)



5 Equipped Play Area

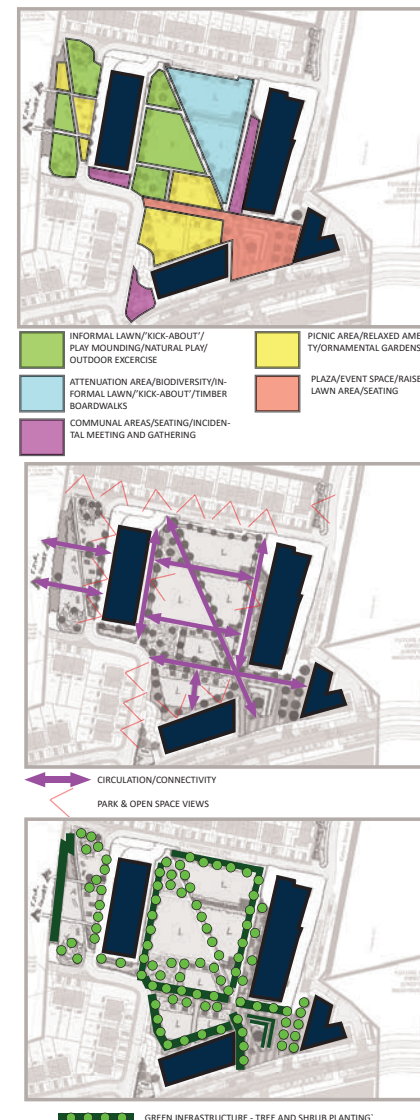
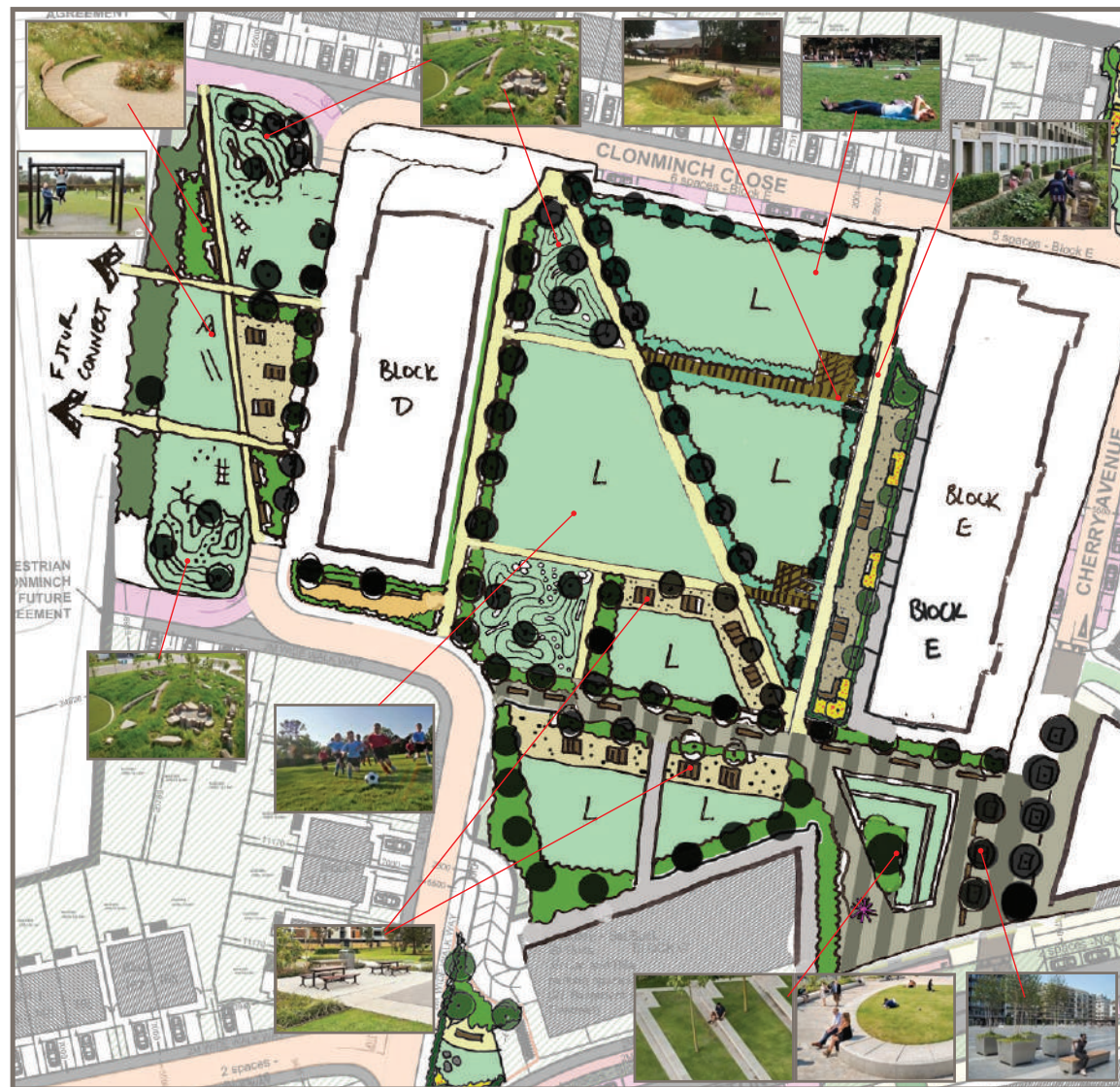


6 Wetland Planting/Swale



7 Stepped terrace access

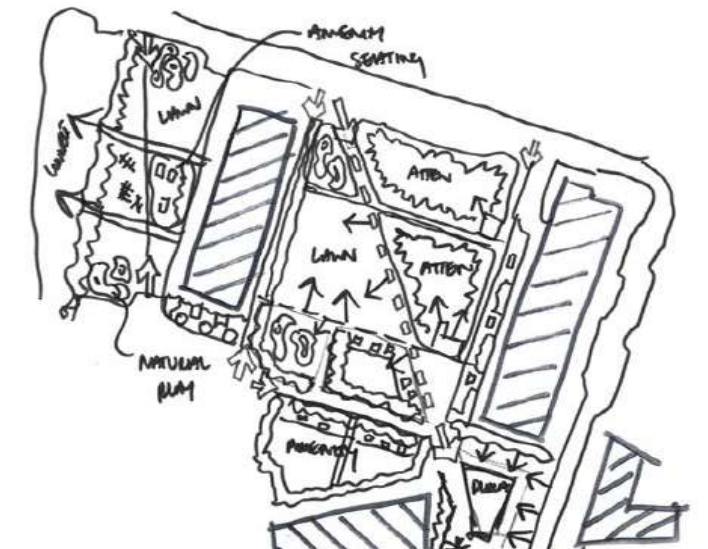
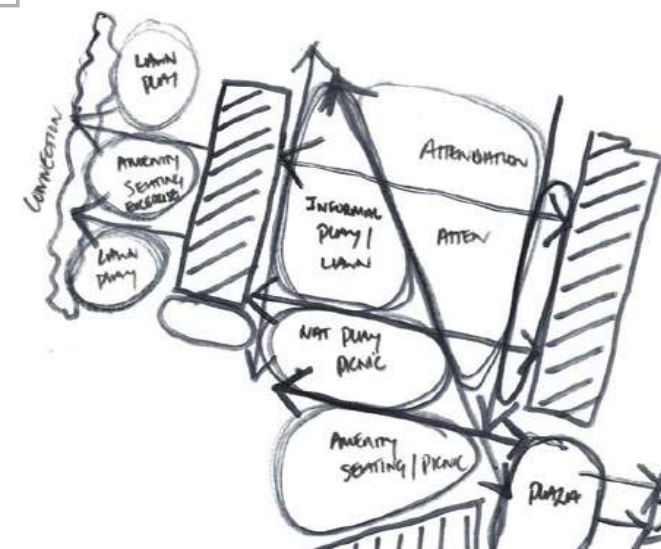
7.8 Primary Open Space - St Columbas Green



St Columbas Green is the largest area of open space and the character is more of a formal arrangement with strong desire lines and avenues linking the surrounding areas. The park comprises of large informal lawn space, play mounds, break-out spaces for amenity seating and informal play and more intimate 'pocket' spaces for quiet amenity.



The landscape proposals also include attenuation areas using surface water basins within Clonminch Square, St Columbas Green and Green Street West Park. Suitable water tolerant planting species combined with timber boardwalks will add to the enhancement and biodiversity of these spaces as well as providing a function for reducing water runoff.



7.9 Primary Open Space - St Columbas Green



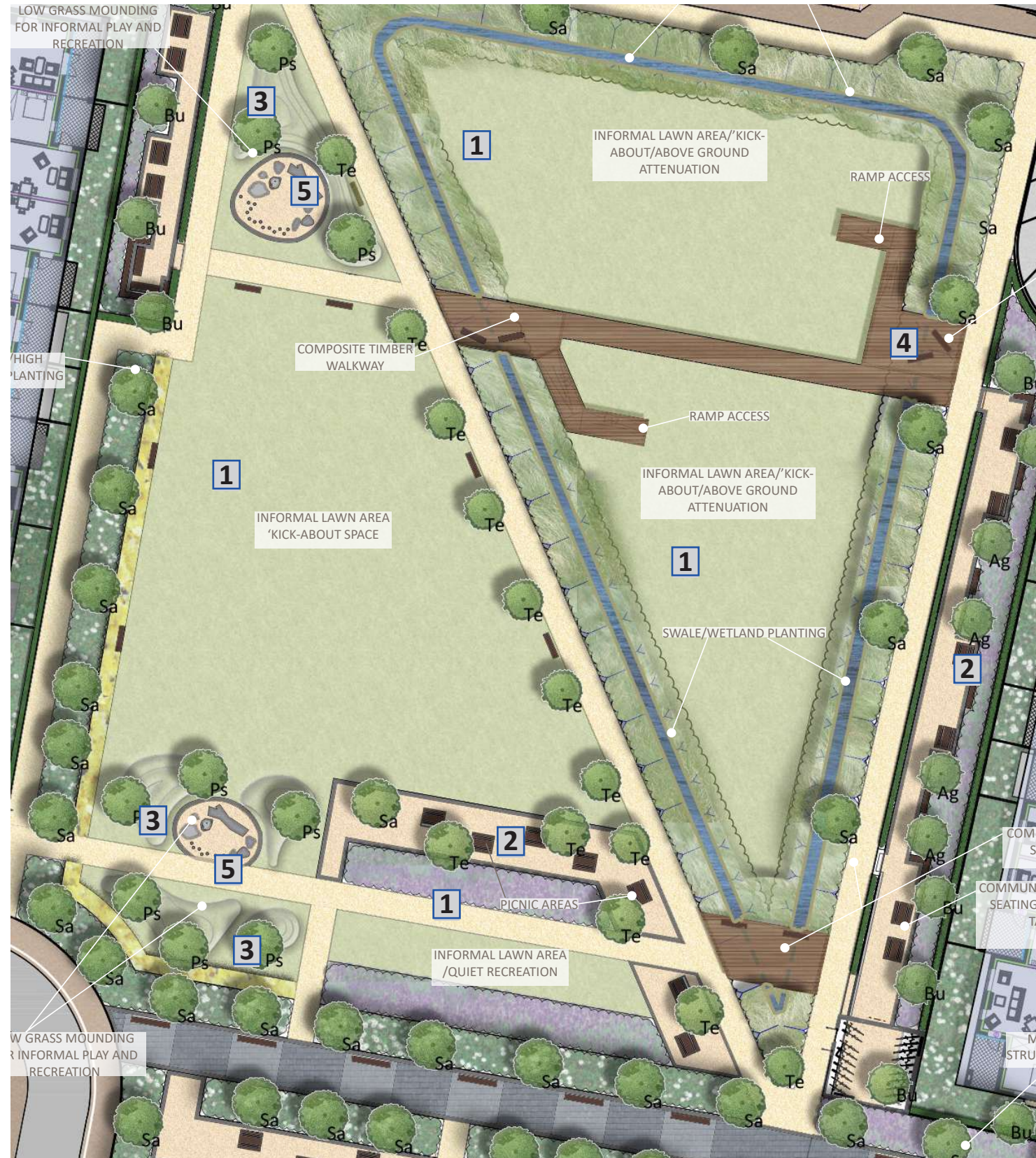
1 Informal Lawn Areas - 'Kick about'/Dog walking/Lounging



2 Picnic Benches



3 Play mounding



4 Timber Walkway (Attenuation area)



5 Informal Natural Play Area



7.10 Open Space - Green Street West



COMMUNAL COURTYARDS



PLANTERS



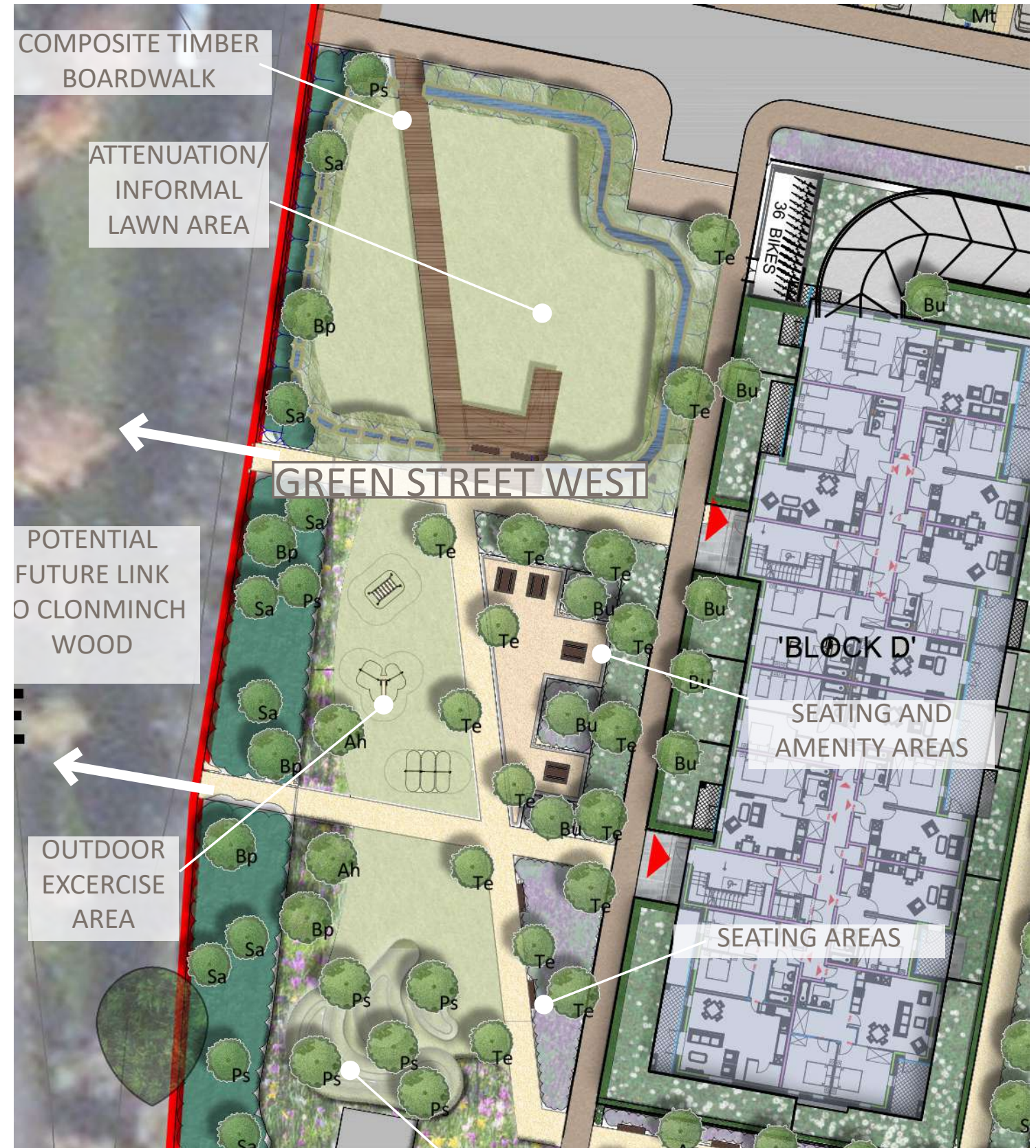
INFORMAL PLAY SPACE



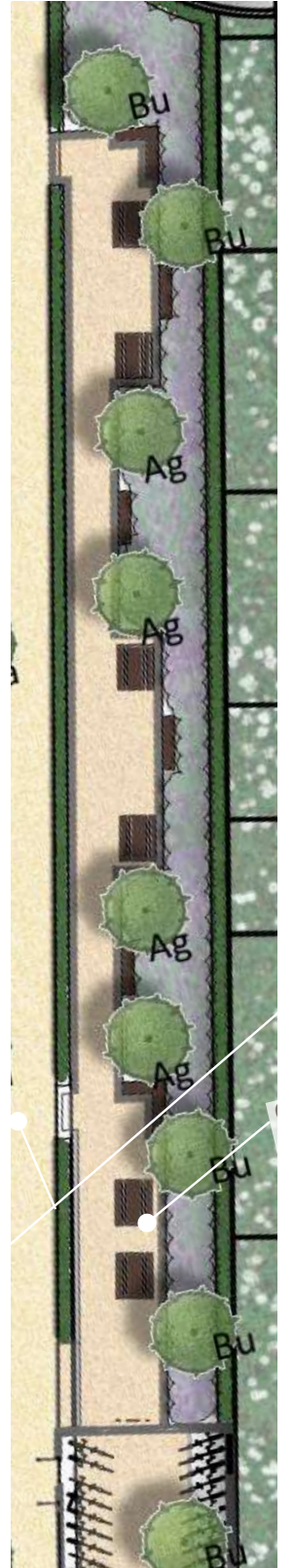
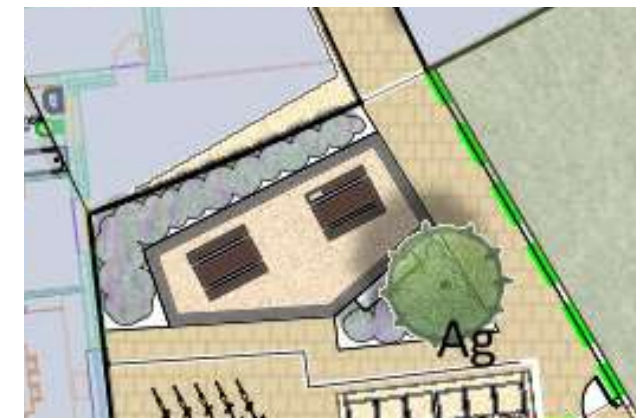
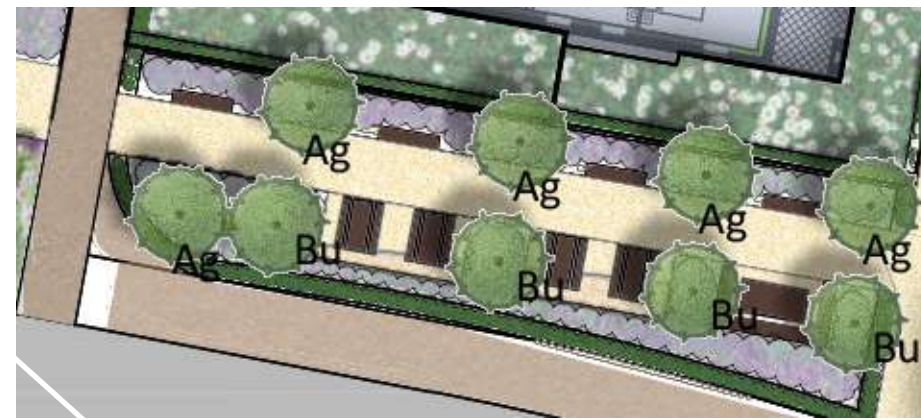
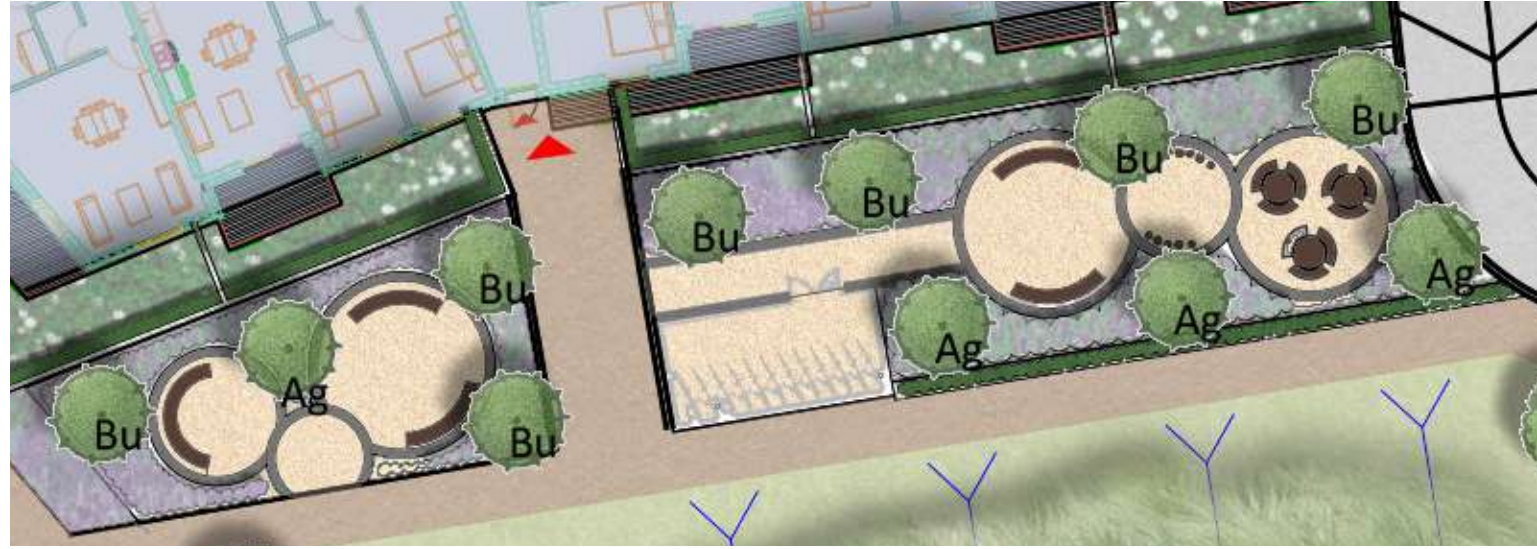
LINEAR OPEN SPACE PARK

Green Street West park has a similar character to St Colombas Green and is intended to provide informal amenity space and play for residents. There is also an opportunity to connect the neighbouring open space within the Clonminch Wood subject to future agreement.

Strong connections have been provided offering an open space on the door step of residents in Block D. The provision of play mounding and outdoor exercise equipment has been included for a variety of user groups. A semi enclosed seating area has been provided to offer a bit of privacy while also looking onto the play areas and providing a degree of security. Ornamental, shrub and woodland planting has been specified to create a sense of place and to enhance the biodiversity in the area.

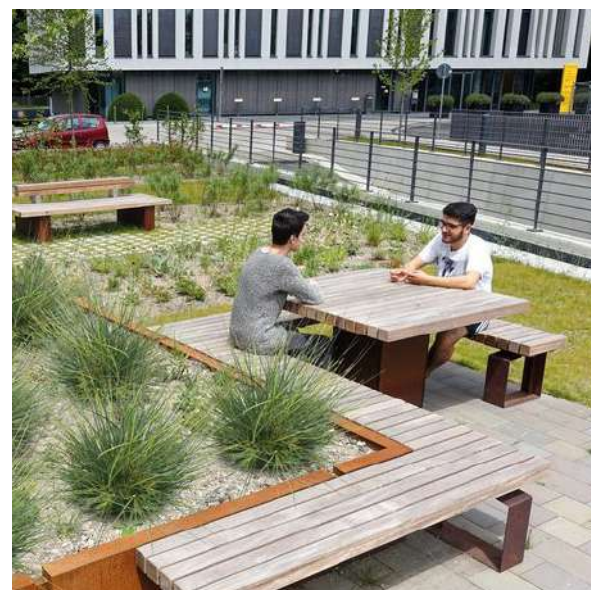


7.11 Open Space - Communal spaces



Communal Open Space

- Residential private amenity space designed to be more intimate, and encourage social interaction.
- Seating opportunities for incidental meetings/ gatherings and quiet recreation.
- Attractive spaces for residents from quality hard and soft landscaping .



7.12 Play Areas Generally

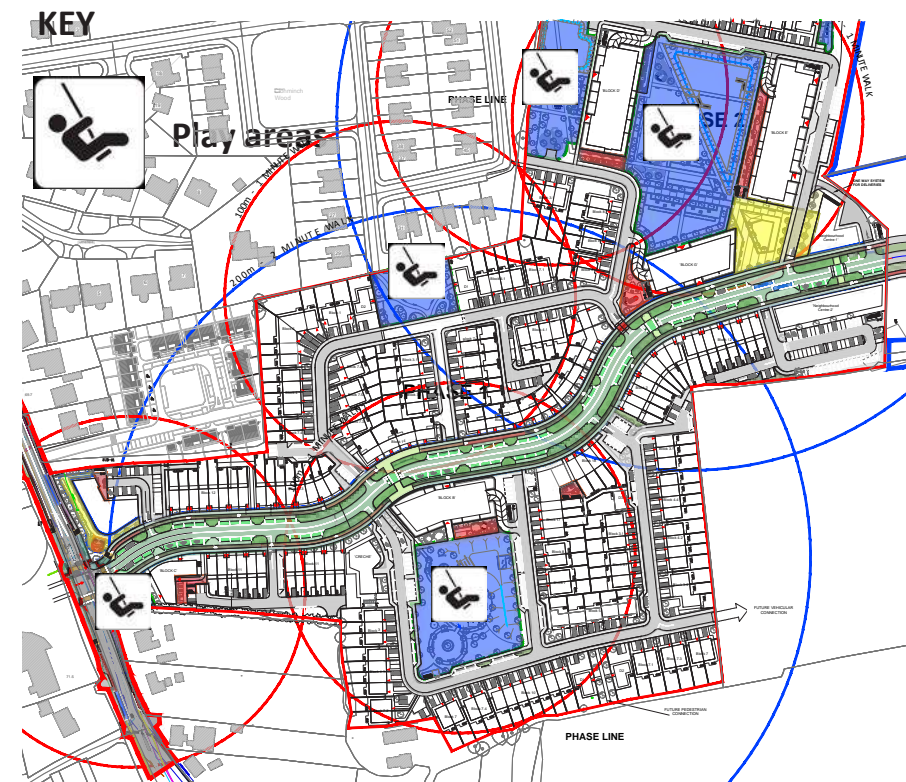
Character:

It is proposed that the playground offers a range of: physical play, sensory play and social play.

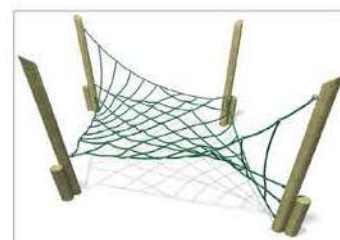
Natural untreated timber is a preferred material throughout the play areas.

The proposed playgrounds will:

- make use of natural landscape elements - boulders, tree trunks, grass mounds etc.
- for creative, imaginative play, climbing, hiding, balance, chasing, role play etc.
- contain a range of robust manufactured equipment, and be designed to accommodate multiple play opportunities / imaginative play with a high level of accessibility and inclusive design.
- not expose users to unacceptable levels of risk of serious injury but should be provided with equipment that allows for some risk taking and extended challenge as a child's skills/abilities / confidence develop.
- comply with best practice guidelines and standards including but not limited to; BS EN1176, BSEN 117, BS 7188.
- consider maintenance, inspection and insurance regimes.
- consider the wider landscape of the park, its aesthetic and overall site layout when designing the playgrounds.
- comply with the requirements of this brief and incorporate where appropriate, suggestions made in this brief.
- appear to be co-ordinated in design with the wider park and themselves.
- use a simple restrained palette of materials and colours such as galvanised and white powder coated steel, hot-dip galvanised steel, stainless steel or untreated timber. If play safety surfacing is a requirement either natural materials, such as woodchip surfacing or alternatively perforated rubber mat type surfacing should be proposed.



① Rope Weaver



② Webnet



③ City Bay 2 cradle Swing



④ Inclusive Orbit Platform Panel



⑤ Swing Steps



⑥ Sea-Horse seesaw



⑦ Spring motorbike

Note
All play equipment
illustrated by Playdale
or equal to in all regards

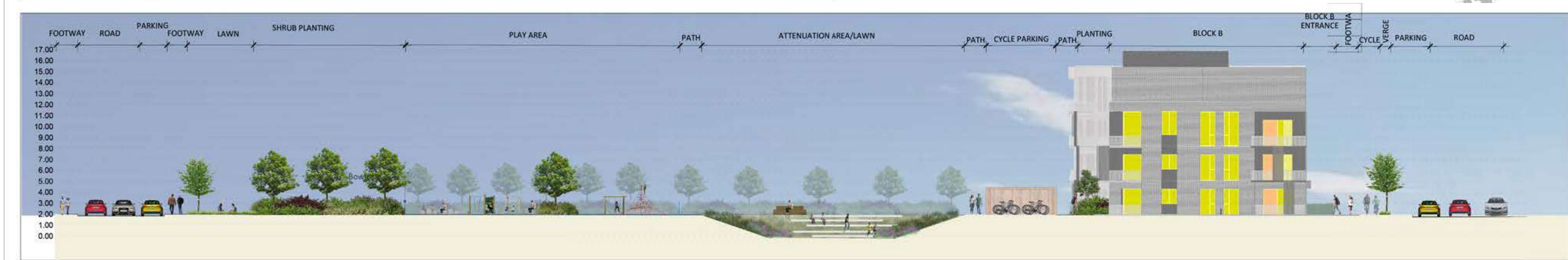
8.0 Site Sections



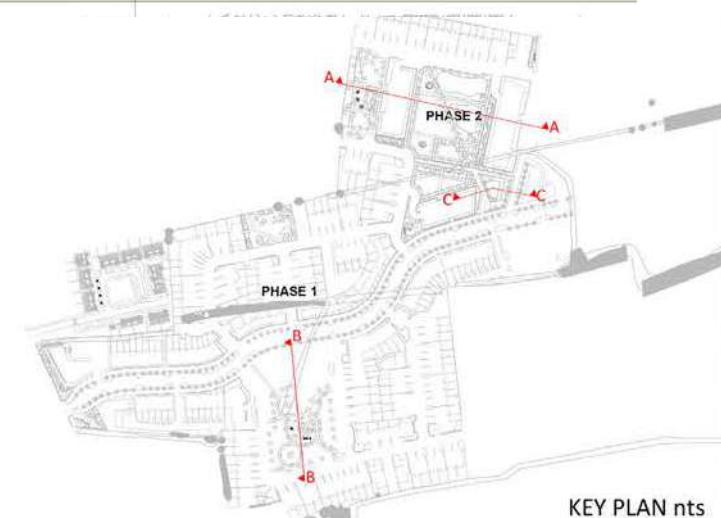
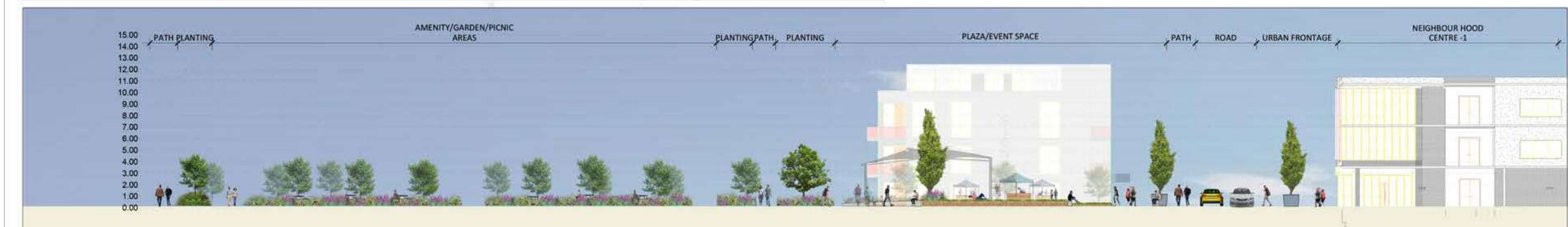
1 SECTION A-A
INDICATIVE SECTION - Open space - Typical Section & Elevation
SCALE 1:200



1 SECTION A-A
INDICATIVE SECTION - Open space - Typical Section & Elevation
SCALE 1:200



2 SECTION B-B
INDICATIVE SECTION - Open space - Typical Section & Elevation
SCALE 1:200



KEY PLAN nts

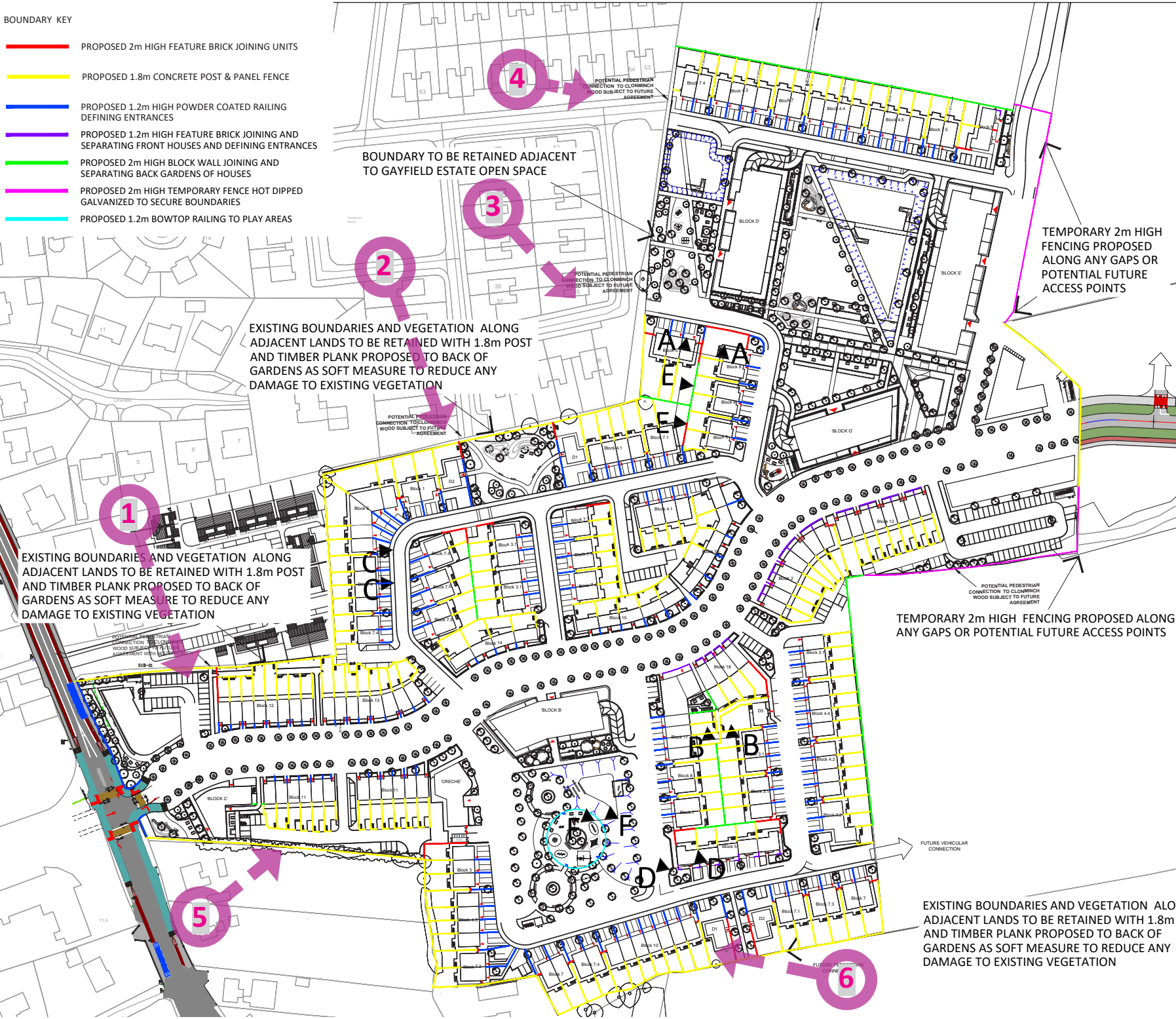
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This work is copyright and cannot be re-graphed, reprinted, or otherwise reproduced without the written permission of the originator. Any reuse or publication without written permission is prohibited.
Unless otherwise stated all dimensions given, drawings must not be scaled or altered. If the drawing includes an Architect, the drawing includes an Architect. Landscape Architect must be informed and approved.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.



9.0 Site Boundaries - Site Layout

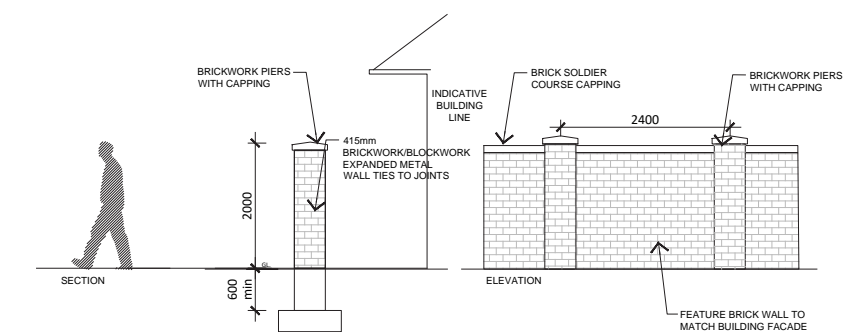
BOUNDARY KEY

- PROPOSED 2m HIGH FEATURE BRICK JOINING UNITS
- PROPOSED 1.8m CONCRETE POST & PANEL FENCE
- PROPOSED 1.2m HIGH POWDER COATED RAILING DEFINING ENTRANCES
- PROPOSED 1.2m HIGH FEATURE BRICK JOINING AND SEPARATING FRONT HOUSES AND DEFINING ENTRANCES
- PROPOSED 2m HIGH BLOCK WALL JOINING AND SEPARATING BACK GARDENS OF HOUSES
- PROPOSED 2m HIGH TEMPORARY FENCE HOT DIPPED GALVANIZED TO SECURE BOUNDARIES
- PROPOSED 1.2m BOWTOP RAILING TO PLAY AREAS



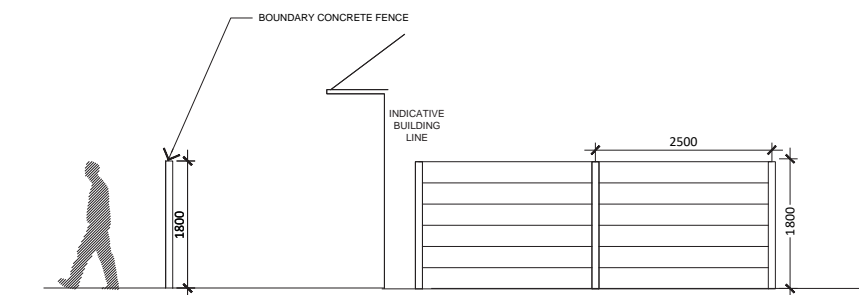
The above site photos show existing boundaries. Where there are existing hedgerows and trees along a boundary a timber post and plank fence should be proposed as a soft measure to reduce any damage to the vegetation.

9.1 Site Boundaries - Typical details



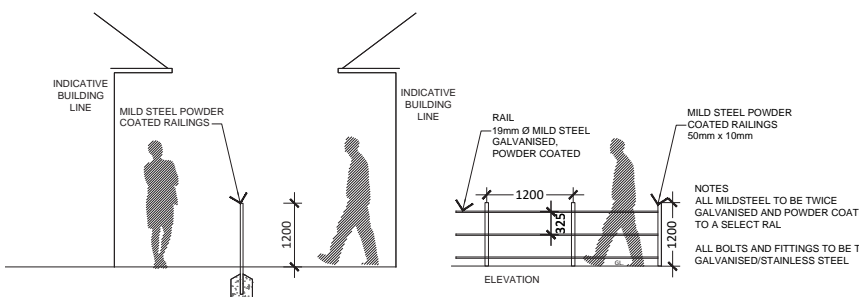
1 SECTION A-A
INDICATIVE SECTION - PROPOSED 2m FEATURE BRICK JOINING UNITS

SCALE 1:50



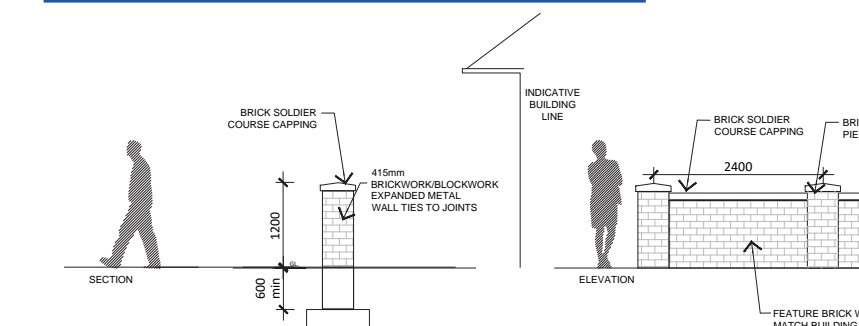
2 SECTION B-B
INDICATIVE SECTION - 1.8m CONCRETE POST & PANEL FENCE

SCALE 1:50



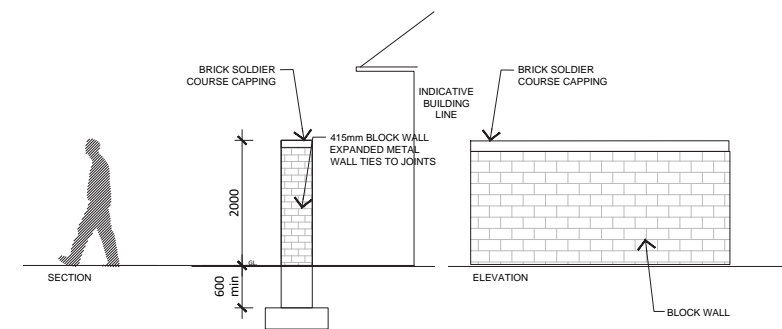
3 SECTION C-C
INDICATIVE SECTION - PROPOSED 1.2m POWDER COATED RAILING DEFINING ENTRANCES

SCALE 1:50



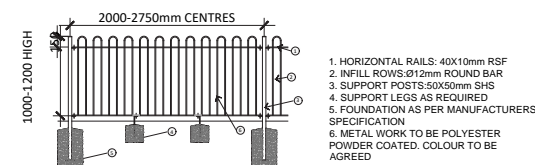
4 SECTION D-D
INDICATIVE SECTION - PROPOSED 1.2m FEATURE BRICK JOINING AND SEPARATING FRONT HOUSES AND DEFINING ENTRANCES

SCALE 1:50



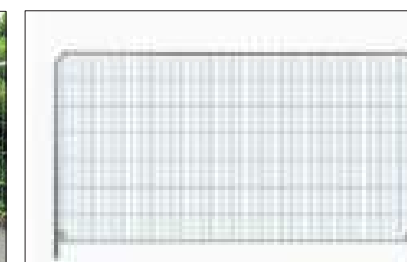
5 SECTION E-E
INDICATIVE SECTION - PROPOSED 2m BLOCK WALL JOINING AND SEPARATING BACK GARDENS OF HOUSES

SCALE 1:50



6 SECTION F-F
INDICATIVE SECTION - BOWTOP RAILING

SCALE 1:50



HORIZONTAL TUBE : 38.1mm
VERTICAL TUBE : 38.1mm
DIMENSIONS: 3.5m X 2m
REINFORCED CORNERS: YES
ROUND TOP: YES
FINISH: GLAVANIZED
TEMPORARY FENCE SUPPLIED BY BLOK N MESH
OR EQUAL IN ALL REGARDS

10. 0 Hard Landscaping - Surfaces

The selection of hard landscaping materials has been chosen after much consideration of their suitability, long term use and suitability for water management. All of the specified materials are robust in nature in order to maximise the longevity of the development and minimise maintenance issues. Specified materials include:

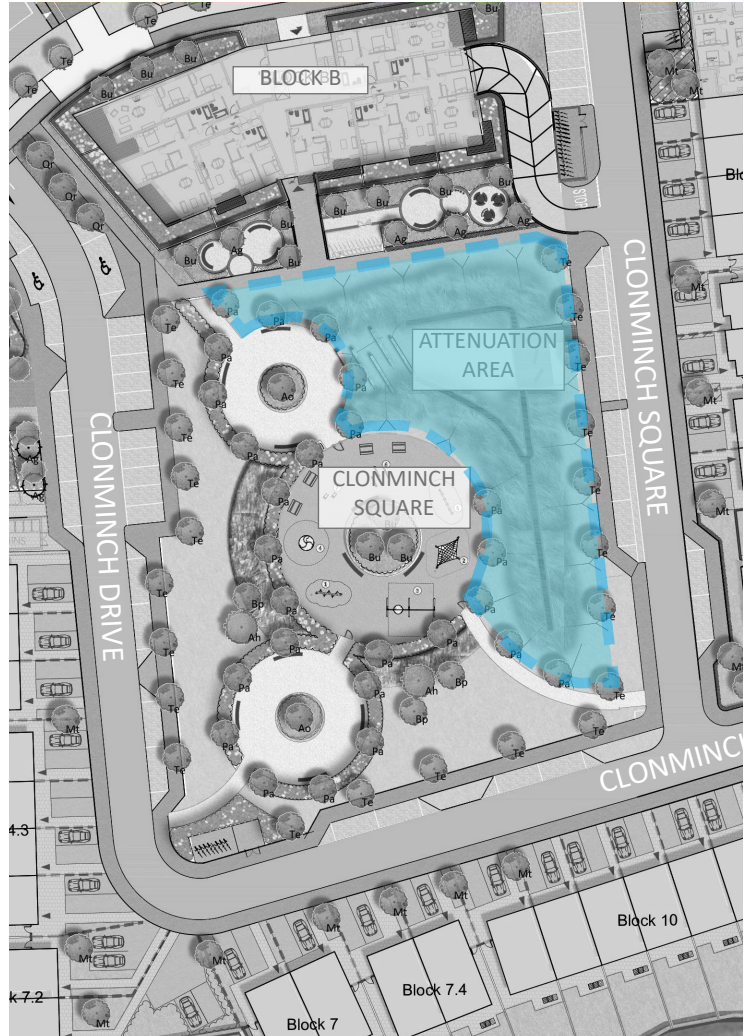
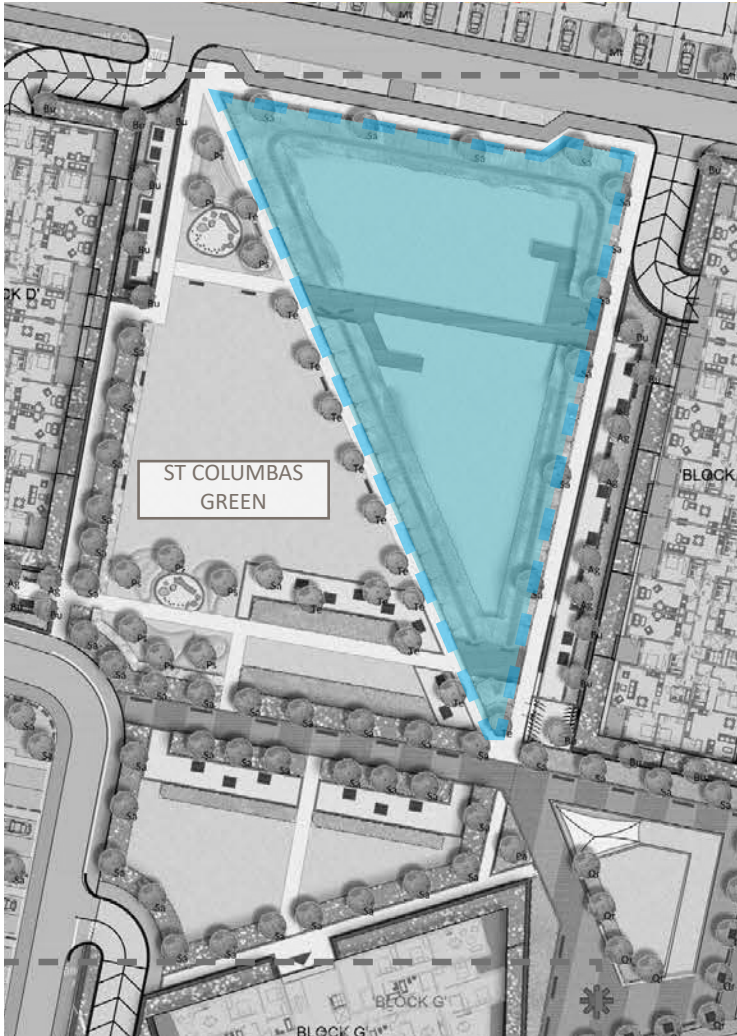
- Permeable resin bound surfacing
- Permeable concrete slabs
- Permeable concrete setts
- Permeable rubber mulch play surface

A consistent selection of materials is specified throughout the design, with variations being provided in the form of shape unit size, mix and colour.

The landscape drawing 6473 L303-307 Clonminch Landscape Proposals provides further information on layouts and locations of each surface type.

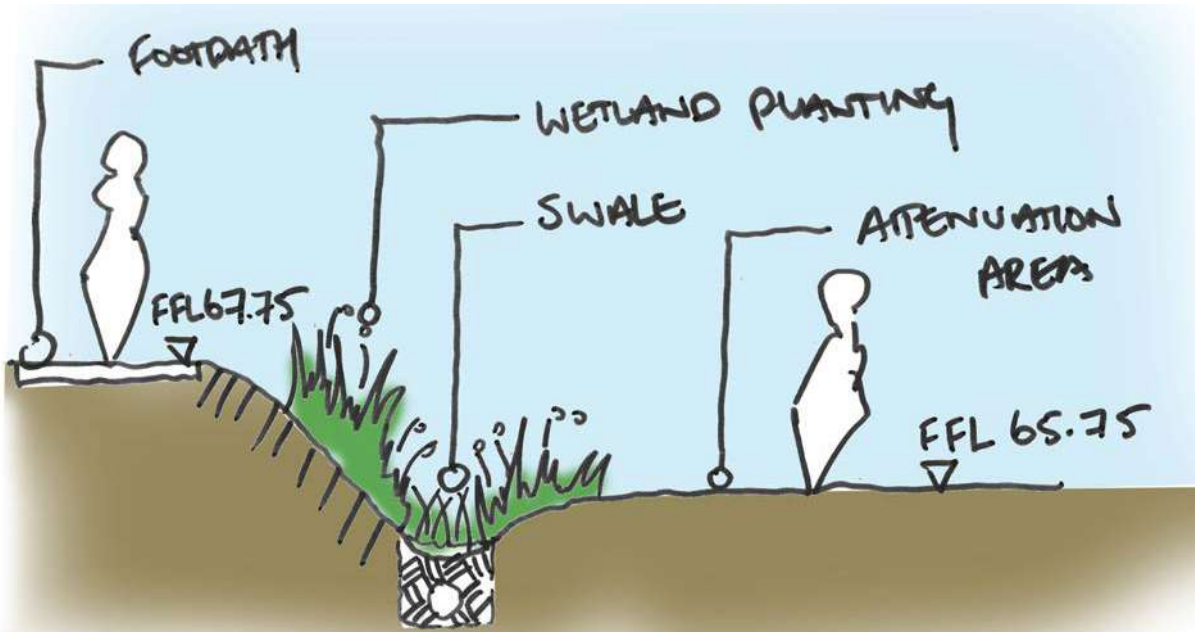


11.0 SUDS AND ATTENUATION



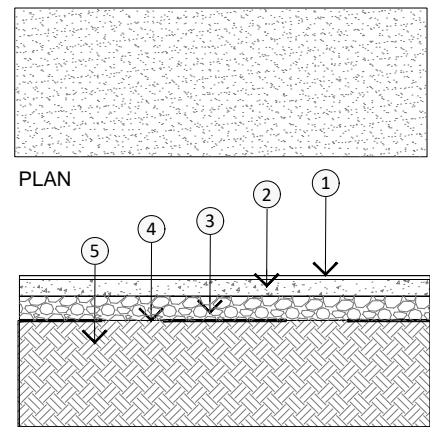
Attenuation Areas within Proposed Parklands

Attenuation basins have been provided in the main open spaces including Clonminch Square and St Columbas Green. The large areas of attenuation are proposed to catch surface water run off and will provide suitable conditions for attractive wetland planting. Boardwalks and decked areas with ramps are proposed to allow access and provide amenity spaces.



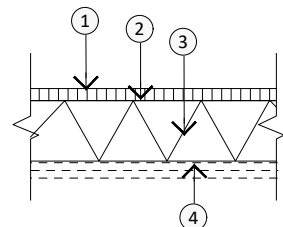
Concept Section through Attenuation area/Swale

12.1 Typical Details - Hard Landscaping



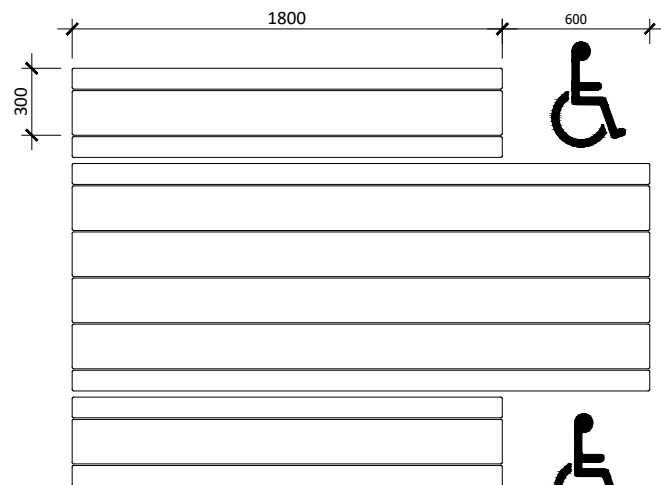
- SECTION
- 1. 6mm RESIN BOUND AGGREGATE LAID TO DEPTH OF 16mm USING SURET PERMEABLE PAVING OR EQUAL IN ALL REGARDS
 - 2. ASPHALT BINDER COURSE TO MANUFACTURER'S SPECIFICATION
 - 3. SUB-BASE TO MANUFACTURER'S SPECIFICATION
 - 4. MEMBRANE TO MANUFACTURER'S SPECIFICATION
 - 5. SUB-GRADE TO MANUFACTURER'S SPECIFICATION

Resing Bound Surfacing

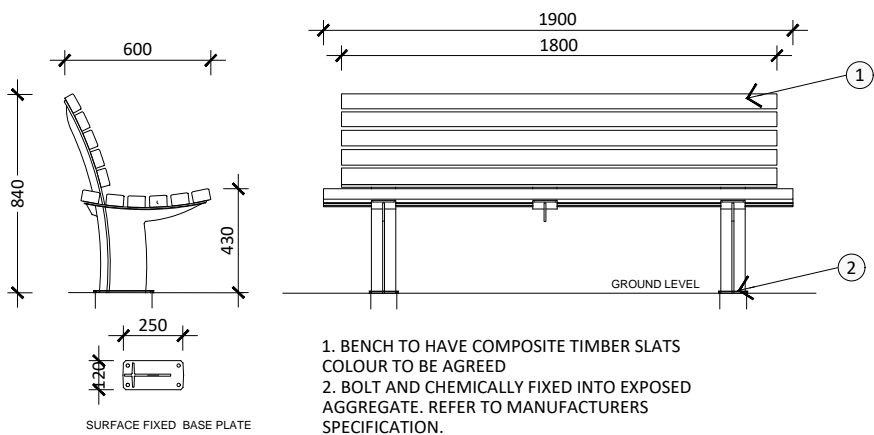
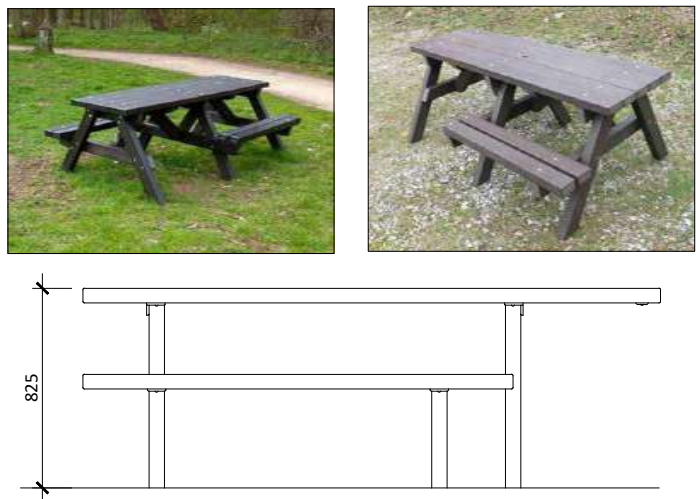


- 1. WETPOUR RUBBER SAFETY SURFACING AS PER CLAUSE Q26/340B. THICKNESS TO BE DETERMINED BY SUPPLIER TO ENSURE THAT CRITICAL FALL HEIGHT IS ACHIEVED AND COMPLIANT WITH BS EN 1177 & BS 7188.
- 2. 50MM THICKNESS OF OPEN TEXTURED BITUMINOUS MACADAM BASE TO BS 4987, AGGREGATE 10MM NOMINAL SIZE.
- 3. 250MM MIN COMPACTED THICKNESS OF TYPE 1 GRANULAR MATERIAL AS SUB-BASE AS SPECIFICATION OF HIGHWAY WORKS.
- 4. COMPACTED SUB-GRADE TO BE APPROVED BY SITE SUPERVISOR.

Wet Pour Safety Surface/Bonded Rubber Mulch



Picnic Table Suitable for Wheelchair Users

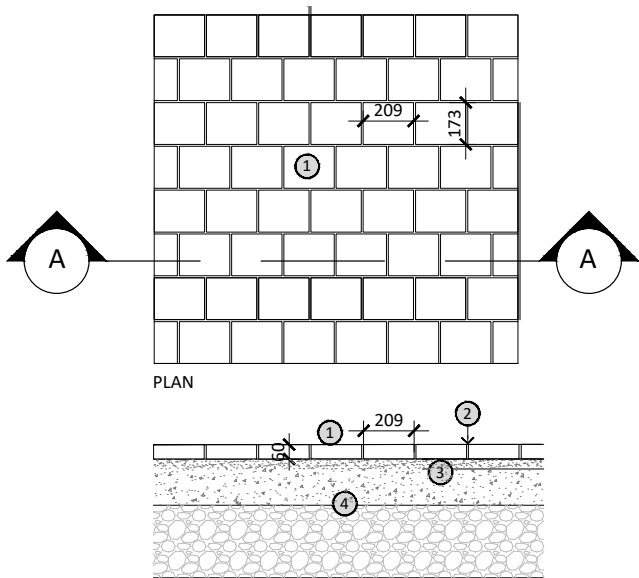


- 1. BENCH TO HAVE COMPOSITE TIMBER SLATS COLOUR TO BE AGREED
- 2. BOLT AND CHEMICALLY FIXED INTO EXPOSED AGGREGATE. REFER TO MANUFACTURERS SPECIFICATION.



HC2026S Seat

Typical Hardwood Timber Bench



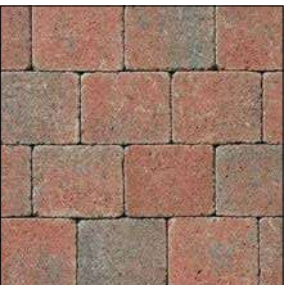
- SECTION A-A
- 1. PAVING TYPE 1: PC CONCRETE BLOCK PAVING 209x173x60mm: COLOUR 'NATURAL' TO CAR PARKING BAYS. COLOUR 'GOLDEN' TO PROPERTY FOOTPATHS. COLOUR 'BRINDLE' TO PROPERTY DRIVEWAYS.
 - 2. 3-6mm JOINTS FILLED WITH KILN DRIED SAND JOINTING TO BS 7533. UPON COMPLETION APPLY A STABILIZER/SEALER COMPOUND AS JOINT FIX BY ULTRACRETE OR EQUAL IN ALL REGARDS. TEST ON SMALL AREA PRIOR TO USE FOR APPROVAL.
 - 3. BEDDING 35mm COMPACTED CLEAN SHARP SAND
 - 4. REFER TO ENGINEER'S DETAILS FOR MAKEUP.

NOTE: ALL PAVING SPECIFIED IS TEGULA BY TOBERMORE OR EQUAL IN ALL REGARDS.

PC Concrete Block Paving



'GOLDEN' TO PROPERTY FOOTPATHS

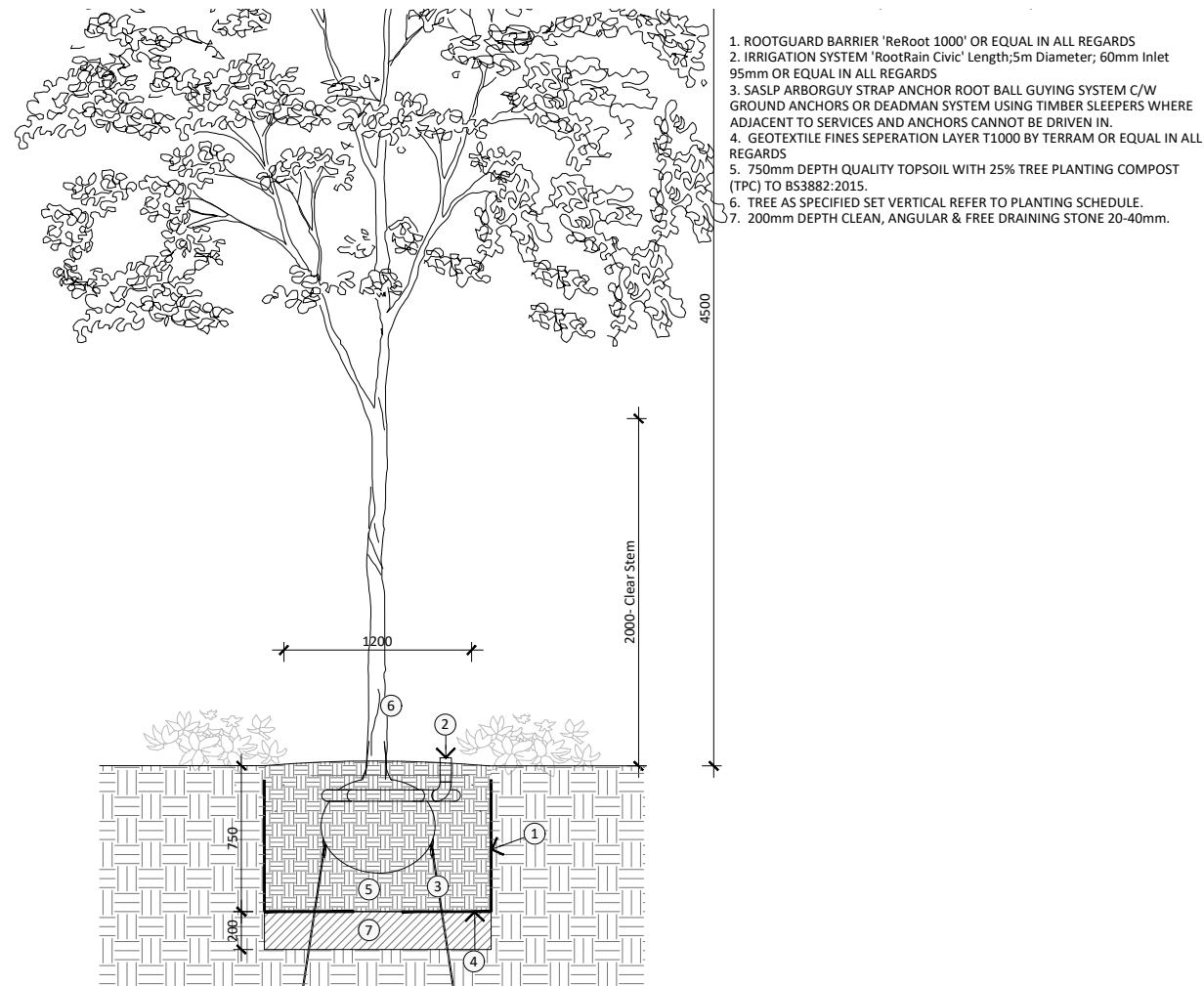


'BRINDLE' TO PROPERTY DRIVEWAYS

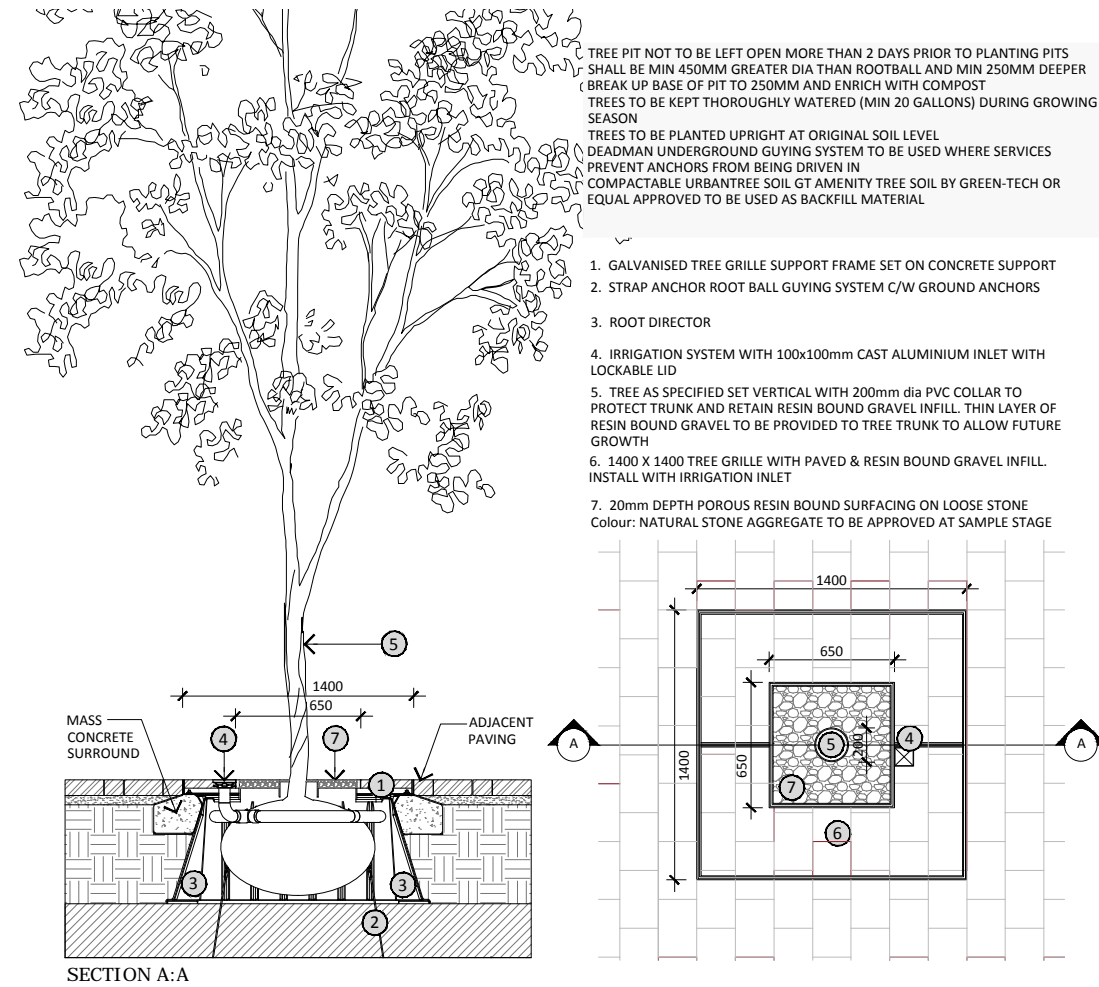


'NATURAL' TO CAR PARKING BAYS

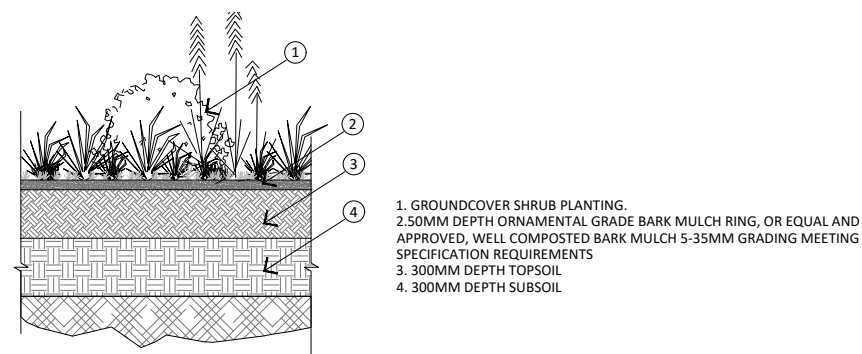
12.1 Typical Landscaping - Soft Landscaping



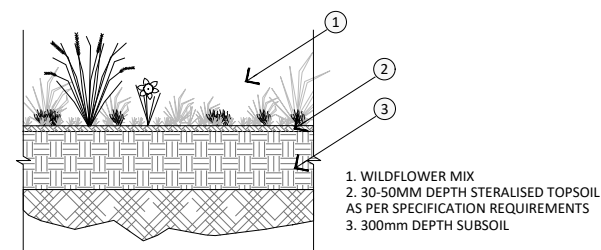
Typical Tree in Soft Areas



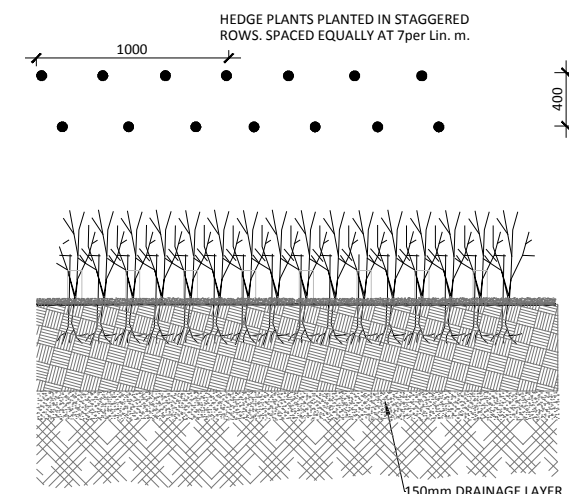
Typical Tree in Paved Areas



Typical Soil Profile: Ground Cover Planting



Typical Soil Profile: Wildflower Mix



Hedge Planting

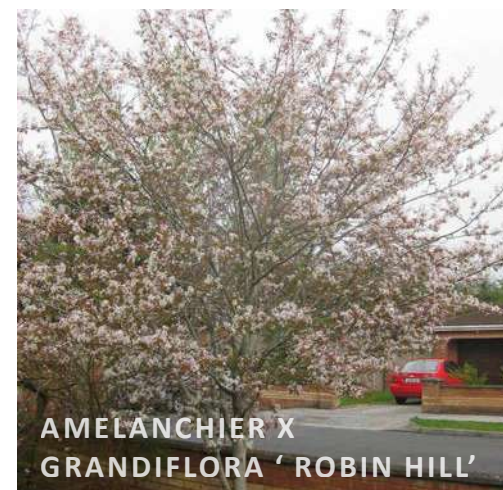
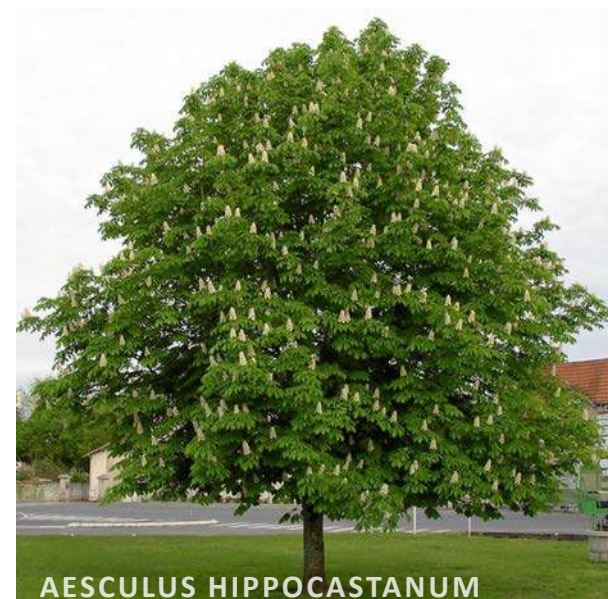


13.0 Tree Planting

The landscape plan proposes a mix of tree species to create a natural and welcoming environment for residents. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site which is currently non-existent.

Trees are used to provide a natural buffer between spaces also punctuate pedestrian routes to reinforce the paths, whilst also creating shelter and focal points within the landscape.

The use of semi-mature tree planting ensures the site will provide an instant positive contribution to the surrounding environment.



13.1 Soft Landscape Design

High Ornamental Mix.

Combination of deciduous and evergreen flowering shrubs



Pyracantha 'Orange Glow'
Dense, spiny, fast growing evergreen hedge with clusters of white flowers in June and masses of bunches of spherical, very colourful berries in autumn.



Cornus alba 'Sibirica'
Medium-sized suckering deciduous shrub forming a thicket of slender red stems, becoming bright crimson in winter. Leaves ovate, turning reddish in autumn.



Eleagnus ebbingei
Fast growing evergreen with very attractive, large, leathery leaves metallic grey-green above and silver underneath.



Photinia x fraseri 'Red Robin'
Brilliant red glossy young leaves, which give a spectacular display in spring and summer before maturing to dark green.



Sarcococca hookeriana
Evergreen shrub or groundcover, It is low-growing, usually between 30-60 cm high. It produces aromatic white flowers throughout winter followed by black berries.



Verbena bonariensis
A tall perennial with erect, branching stems to 2m in height, bearing sparse, oblong leaves and numerous branched clusters of small, purple flowers from Summer to Autumn.



Dianthus barbatus
'Sweet' is an extremely fragrant sweet William cultivar. Clusters of sweetly scented flowers in shades of red, white and purple are borne on sturdy stems from June to September.

Medium - Low Mix.

Low maintenance mix of evergreen shrubs, perennials and grasses providing year round interest



Skimmia japonica
Small bushy evergreen shrub with dark green leaves, red buds in late winter with white flowers in spring.



Euonymus fortunei 'Emerald 'n' Gold'
Dwarf evergreen shrub with spreading habit, produces some small greenish flowers.



Potentilla fruticosa 'Goldfinger'
Bushy deciduous shrub, up to 1m high with small leaves and yellow flowers in the summer and autumn.



Spiraea japonica 'Goldmound'
Dwarf deciduous shrub with bright green foliage and pink flowers between July and August.



Hebe 'Green Globe'
Compact evergreen shrub with tight mossy green foliage.



Skimmia 'Kew Green'
A hardy evergreen shrub with clusters of greenish-white flowers that burst open in spring.



Lavandula angustifolia 'Hidcote'
Bushy dwarf evergreen shrub with narrow silvery leaves and deep violet-purple aromatic flowers. Grows up to 0.5m high.

13.2 Wetland Planting



Phragmites australis

P. australis is a vigorous reed grass to 3m in height with drooping linear leaves which turn light brown in autumn, and terminal dark purple flowering panicles from late summer.
Grow in deep, moderately fertile, reliably moist soil in full sun; it needs ample space and is potentially invasive in favourable conditions. In riverside, lake or pond areas can be grown in large containers sunk in water to restrict growth and provides ideal habitats for rare and endangered birds.



Caltha palustris

C. palustris is a rhizomatous herbaceous perennial to 50cm, with rounded, rich green leaves and clusters of deep yellow flowers 4cm in width.
Grow in an open site in rich boggy soil at the water's edge in full sun.



Myosotis scorpioides

M. scorpioides is a erect rhizomatous perennial to 30cm, with oblong leaves and bright blue, white or yellow-eyed flowers 8mm across, in cymes in early summer.
Grow in wet soil at pool margins, in water no deeper than 10cm, in full sun or partial shade



Primula japonica millers crimson

‘Miller’s Crimson’ is a robust moisture-loving perennial with broad obovate leaves and stout stems carrying up to six whorls of crimson flowers 2cm across in early summer.
Grow in deep, fertile reliably moist soil in partial shade



Miscanthus sinensis ‘Gracillimus’

‘Gracillimus’ is a compact, clump-forming deciduous grass with narrow, arching leaves with white midribs, and silky, purple-tinged, curled flower panicles in late summer.
Grow in any moderately fertile, moist but well-drained soil in full sun. Protect from excessive winter wet.



Lythrum salicaria

L. salicaria is a robust herbaceous perennial with upright stems to 1.2m tall, clad in narrow, willowy leaves, and small vivid purplish-pink flowers 2cm wide in dense terminal spikes over a long period in summer.
Grow in any reliably moist soil in full sun.



13.3 Plant Schedule

PROPOSED SOFTWORKS

Existing trees

Standard Trees				
Tree tags	Species	Girth	Height	Spec
Ah	Aesculus hippocastanum	20-25cm	6.0-6.5m	4xtr. (R/B)
Qr	Quercus robur 'Koster'	20-25cm	6.0-6.5m	3xtr. (R/B)
Ao	Acer 'October Glory'	14-16cm	3.0-4.5m	2xtr. (R/B)
Te	Tilia x euchlora	20-25cm	6.0-6.5m	3xtr. (R/B)
Bp	Betula pendula	18-20cm	4.0-4.5m	3xtr. (R/B)
Pa	Prunus Avium	20-25cm	6.0-6.5m	3xtr. (R/B)
Sa	Sorbus acuparia	20-25cm	6.0-6.5m	3xtr. (R/B)
Mt	Malus tschonoskii	14-16cm	3.0-4.5m	2xtr. (R/B)
Ps	Pinus sylvestris	18-20cm	4.0-4.5m	3xtr. (R/B)

Multistem Trees			
Tree tags	Species	Height	Spec
Bu	Betula utilis var. jacquemontii	5-5.5m	3xtr. (R/B)
Ag	Amelanchier x grandiflora 'Robin Hill'	5-5.5m	3xtr. (R/B)

Proposed Woodland Planting - Site Boundaries

Trees supply and planting shall correspond to *BS 8545 Trees: from nursery to independence in the landscape - Recommendations*. Planting of trees shall be undertaken in favourable weather conditions between October 31st to March 31st. All work shall conform to a minimum standard as set out in *BS 4043:1989 Recommendations for transplanting root-balled trees*.

Proposed Woodland Planting - Site Boundaries		
Species	Specification - 580sqm	%
Ilex aquifolium	800-1000mm transplants; RB/CG	10%
Pinus sylvestris (Scots Pine)	800-1000mm transplants; RB/CG	25%
Corylus Avellana (Hazel)	800-1000mm transplants; bare-root	5%
Betula pendula (Silver Birch)	800-1000mm transplants; bare-root	35%
Quercus robur (Pedunculate Oak)	800-1000mm transplants; bare-root	25%

Amenity Hedge Planting

Species	Stock	Height	Spec	Density
Ligustrum vulgare	RB/C	1.2cm	Double staggered row	5/linm
Buxus Sempervirens	RB/C	1.2cm	Double staggered row	5/linm

Shrub Planting

High Shrub Planting

Species	Stock	Spec
Pyracantha 'Orange Glow'	C5	Branched
Cornus alba 'Sibirica'	C5	Branched
Elaeagnus x ebbingei	C5	Branched
Visarnum tinus 'Lucidum'	C5	Branched
Sarcococca hookeriana	C5	Branched
Hebe rakiensis	C5	Branched
Skimmia 'Kew Green'	C5	Branched
Verbena bonariensis	C2	Branched
Dianthus barbatus	C2	Branched

Medium/Low Shrub Planting

Species	Stock	Spec
Lavandula angustifolia 'Hidcote'	C2	Bushy
Potentilla fruticosa 'Goldfinger'	C2	Full pot
Skimmia japonica	C2	Full pot
Spiraea japonica 'Goldmound'	C2	Full pot
Hebe 'Green Globe'	C2	Full pot
Berberis darwinii 'Darwin's barberry'	C2	Full pot
Salvia x sylvestris 'Mainacht'	C2	Full pot
Stipa tenuissima	C2	Full pot
Rudbeckia fulgida 'Early Bird Gold'	C2	Full pot
Carex divulsa	C2	Full pot
Sedum 'Autumn Joy' (Herbstfreude)	C2	Full pot
Allium hollandicum	C2	Full pot

Lawn

Amenity Lawn areas seed with Coburns "Low Maintenance" mix: 60% (Perennial Ryegrass) + 35% (Slender Creeping Red Fescue) + 5% (Browntop Bent) + Sowing rate: 35g/m2 (350kgs/ha) Cutting height: Between 20-50mm

Private Lawn areas seed with Coburns "Low Maintenance" mix: 60% (Perennial Ryegrass) + 35% (Slender Creeping Red Fescue) + 5% (Browntop Bent) + Sowing rate: 35g/m2 (350kgs/ha) Cutting height: Between 20-50mm

Meadow Area
Native Irish wildflower mixture

Bulb Planting
Native mixture

Wetland Planting

Species	Stock	Height	Density
Phragmites australis	C2	30-40cm	4/m2
Caltha palustris	C2	30-40cm	4/m2
Primula japonica 'Miller's Crimson'	C2	30-40cm	4/m2
Myosotis scorpioides	C2	30-40cm	4/m2
Miscanthus sinensis	C2	30-40cm	4/m2
Lythrum salicaria	C2	30-40cm	4/m2

14.0 Summary and Conclusion

The proposed landscape design aims to provide a high quality landscape environment to transform an agricultural site into a vibrant and sustainable mixed-use development in-keeping with the vision of the wider Nodal Masterplan for the Eastern Node. Design decisions have been made in order to alleviate any immediate and long term negative impacts.

The structure of this document has been developed to provide an understanding of the design evolution, providing explanatory text and imagery to communicate the design proposals.

In demonstrating the above, it has been shown that the proposed scheme is responsive to the site's context and character and provide a sensitive scheme reflecting the needs of a multitude of users.

A Landscape Management and Maintenance plan has been included as a separate document and sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. Annual Works are those works that will be required every year, such as watering, weeding and cleaning. Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals.





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