



**GLENAGEARY GATE**  
SALLYNOGGIN ROAD AND  
GLENAGEARY AVENUE,  
GLENAGEARY, CO. DUBLIN

**LANDSCAPE DESIGN  
STRATEGY REPORT**

PLANNING  
APPLICATION

**OCTOBER 2023**



# INTRODUCTION



Park Hood Landscape Architects have prepared this document as part of the landscape design submission for a planning application.

Red Rock Glenageary Ltd., intend to apply to Dún Laoghaire Rathdown County Council for a Large-Scale Residential Development on a site of 0.74 ha at Junction of Sallynoggin Road and Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin.

The proposed development will consist of a new neighbourhood centre to include apartments, commercial and retail units, public plaza, childcare facility and all associated residential amenity spaces.

The proposed development includes:

- Construction of 138 no. residential apartment units (37 no. 1-bedroom units, 68 no.

2-bedroom (4 person units), 6 no. 2-bedroom (3 person units) and 27 no. 3-bedroom units) in 2 no. interlinked blocks at third to fifth floor level (ranging in height from four to seven storeys over basement level) consisting of:

1. Block A (5-6 storeys) comprising 41 no. apartments (8 no. 1-bedroom units, 17 no. 2-bedroom (4 person) units, 2 no. 2-bedroom (3 person) units and 14 no. 3-bedroom units).
2. Block B (4-7 storeys) containing 97 no. apartments (29 no. 1-bedroom units, 51 no. 2-bedroom (4 person) units, 4 no. 2-bedroom (3 person) units and 13 no. 3-bedroom units).

Each residential unit has associated private open space in the form of a balcony/terrace.

- Residential amenity areas of approx. 342 sqm

are proposed in the form of resident support services, concierge services, co-working space, social/activity spaces and gym at the ground floor level of Blocks A and B.

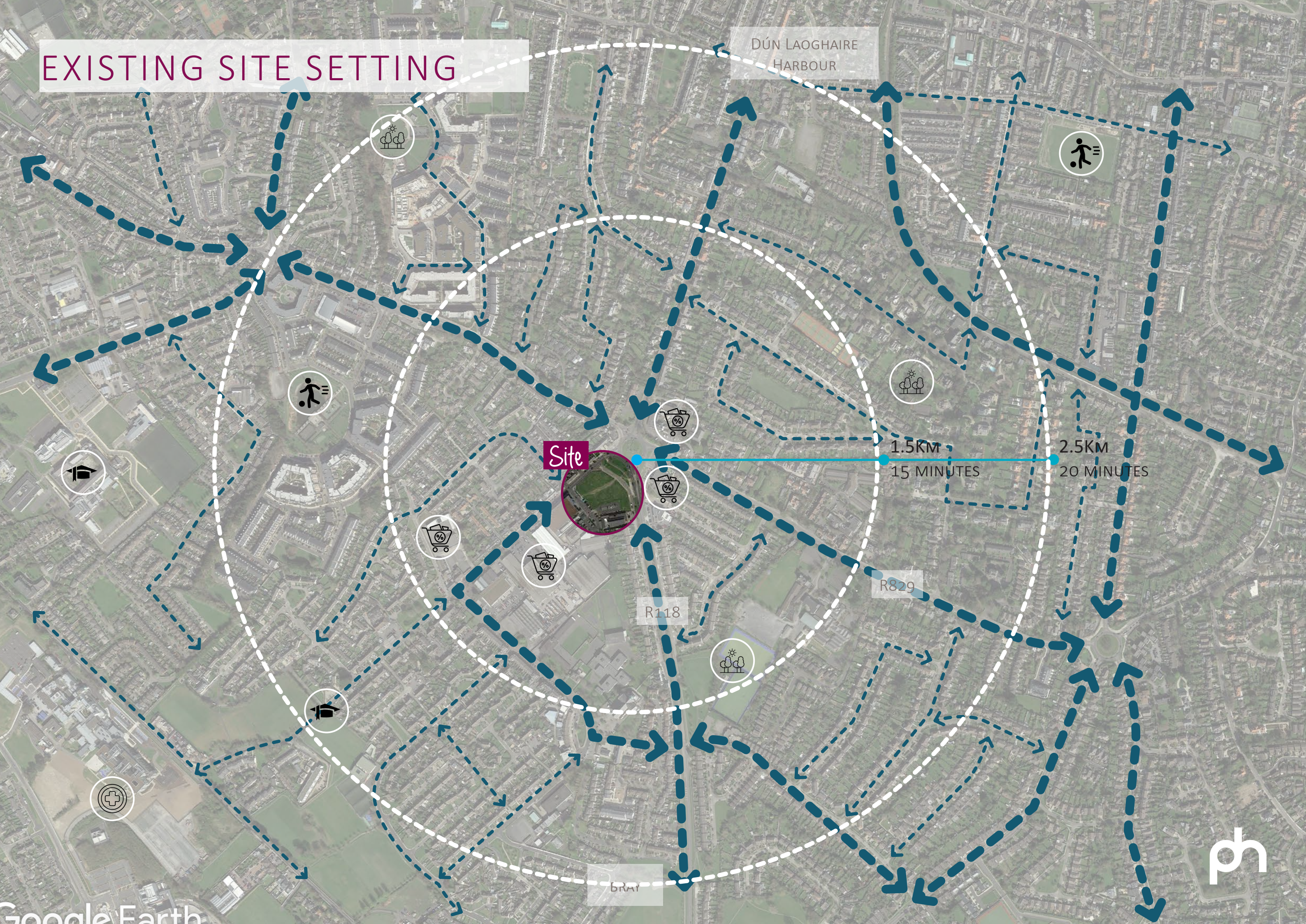
- Open Space (approx. 2,806.6 sqm) is proposed in the form of (a) public open space (c. 1,848.4 sqm) in the form of a public plaza accommodating outdoor seating, planting, pedestrian footpaths and cyclist links and (b) residential/communal open space (approx. 958.2 sqm) including c. 750.6 sqm at surface level (incl. playground), roof terrace at fifth floor level of link between Blocks A and Block B (c. 151 sqm) and roof terrace (c. 56.6 sqm) at fifth floor level of Block B. 1.8 m opaque screens are proposed around both roof gardens.
- Commercial and retail uses at ground floor level of Blocks A and B (c. 996 sqm) to include (a) 2 no. restaurants (c. 267 sqm and 295 sqm) in Block A, (b) a retail – clothing unit (c. 142 sqm), (c) retail - florist unit (c. 66 sqm), (d) retail - pharmacy unit (c. 126 sqm) and (e) hairdresser unit (c. 100 sqm) all in Block B.
- Childcare facility (c. 263 sqm) with dedicated open space and children's play area (c. 39.5 sqm) at ground floor level of Block B.
- Basement areas (total approx. 3,411 sqm) are proposed on one level and include car and bicycle parking areas, waste management and plant areas. An ESB substation (approx. 31.7 sqm) is proposed at surface level at the top of the basement ramp accessed off Glenageary Avenue. Commercial bin stores (c. 47.9 sqm) are proposed to be located at ground floor level of both Blocks A and B.
- A total of 80 no. car parking spaces at basement level are proposed to include 3 no. accessible parking spaces, 2 no. GoCar spaces and 17 no. EV charging spaces. 5 no. motorcycle parking spaces are also proposed at basement level.
- A set down area/loading bay is proposed at surface level at Sallynoggin Road and 2 no. set down areas/loading bays including 1 no. accessible car parking space are proposed at

surface level at Glenageary Avenue.

- A total of 310 no. bicycle parking spaces to include 254 no. bicycle parking spaces at basement level including 10 no. cargo bicycle spaces and 56 no. bicycle parking spaces including 16 no. cargo bicycle spaces at surface level.
- The development shall be served via a new vehicular access point to the basement level from Glenageary Avenue. New pedestrian and cyclist access points will be provided onto Sallynoggin Road and Glenageary Avenue from the site.
- Removal of existing cycle path and footpath and dropped kerb pedestrian crossing at Glenageary Avenue to be reinstated by soft landscaping and replaced by a new shared cyclist and pedestrian raised table crossing point located on Glenageary Avenue linking to the existing signalised crossing on the R118. Existing 1.2 m pedestrian crossing on Glenageary Avenue to be widened to 2 m.
- Emergency services/servicing access is proposed from Sallynoggin Road and Glenageary Avenue.
- All associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposal; permeable paving; all landscaping works; green roofs; roof plant room and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.

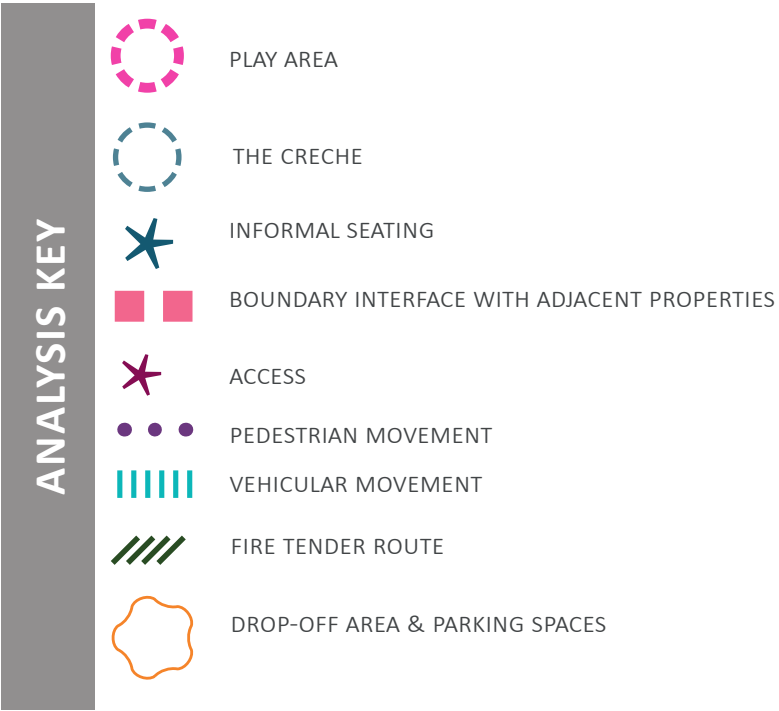
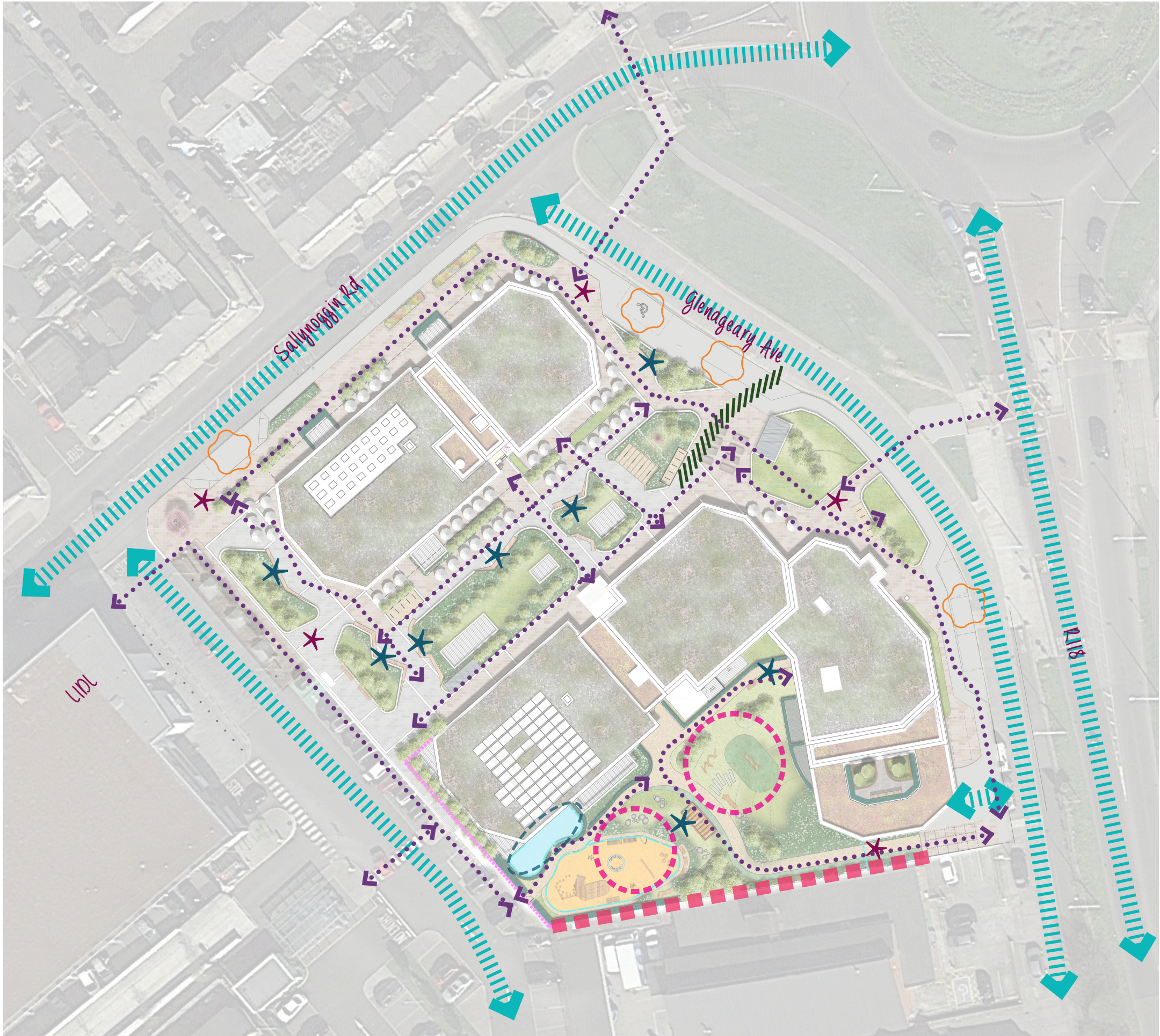


# EXISTING SITE SETTING





# LANDSCAPE DESIGN APPROACH





# LANDSCAPE DESIGN APPROACH - FIRE TENDER ACCESS

- Improvements of more planting/ soften area has been considered and improved.
- Fire tender access has to be provided (as per figure 02) and this will limit the extent of potential soft landscape between Block A & B.
- All raised planter beds will be a 450mm high planter wall that will also allow integrated seating as per illustrated in the concept images.

Please refer to Drawing:

- **7655-L-1300-HARDSCAPE PLAN**
- **7655-L-1303-WAYLEAVE STUDY**
- **7655-L-1304-FIRETENDER STUDY**





# LANDSCAPE DESIGN APPROACH - WAYLEAVE STUDY

- All trees along North-East and North-West side that interface with the existing wayleave are designed in raised planters or 1m away from the way-leave as per 'Design Responsibility & Risk Assessment Standard Details STD-W-11'.
- Root Barrier will be provide to ensure no spreading of tree roots.

Please refer to Drawing:

- **7655-L-1303-WAYLEAVE STUDY**





# LANDSCAPE DESIGN APPROACH - SALLYNOGGIN ROAD INTERFACE

- Refer to Planting plan Key Figure No 01
- Along Sallynoggin Road and the Northwest of the site proposed trees are lodged into raised planters because that particular strip of the site is characterised by the presence of the existing wayleave. For this reason we cannot place large species of trees in planters.
- However along Glenageary Avenue, larger type of trees like 'Tilia tomentosa, Acr campestre and Betula nigra' are proposed.
- Quercus cerris has been replaced with Tilia tomentosa due to Processionary Moth disease and the impediment to import Oak trees into the Republic of Ireland.

Please refer to Drawing:

- 7655-L-1200-SOFTSCAPE PLAN
- 7655-L-1303-WAYLEAVE STUDY

TREES - SALLYNOGGIN ROAD							
TAG	SPECIES	HEIGHT	STOCK	SPEC	GIRTH	ROOTBALL	QUANTITIES
Tt	Tilia tomentosa	5.5-6.0m	RB	4 x tr.	16-18cm	70x45cm	21
Ap	Acr campestre	6.5-7.0m	RB	4 x tr.	20-25cm	70x45cm	4
Bn	Betula nigra	6.5-7.0m	RB	4 x tr.	20-25cm	70x45cm	13
Bn*	Betula nigra (Multistem)	3.0-3.5m	RB	4 x tr.	-	70x45cm	25

TREES - PODIUM							
TAG	SPECIES	HEIGHT	STOCK	SPEC	GIRTH	ROOTBALL	QUANTITIES
Al	Ardisia ciliolata (Multistem)	2.0-2.5m	RB	3 x tr.	-	60x40cm	10
Ps	Pinus serotina (Multistem)	4.5-6.0m	RB	4 x tr.	-	70x45cm	40
C	Crataegus laevigata	4.5-6.0m	RB	4 x tr.	14-16cm	70x45cm	20

RAISED PLANTER MIX - 73sqm					
SPECIES	STOCK	SPEC	DENSITY ind	QUANTITIES	
Sarcococca hookeriana	C5	Branches	2	50	
Hebe rakianensis	C2	Bushy	3	75	
Lavandula angustifolia 'Munstead'	C2	Bushy	3	75	
Salix x sylvestris 'Mansholt'	C2	Full Pot	5	125	
Echinacea purpurea	C2	Full Pot	5	125	
Rudbeckia fulgida 'Early Bird Gold'	C2	Full Pot	5	125	
Penstemon 'Andersen an Friedrich Hahn'	C2	Full Pot	5	125	
Polypodium vulgare	C2	Full Pot	5	125	
Liriodendron tulipifera	C2	Full Pot	5	125	
Allium hollandicum	C2	Full Pot	5	125	
Allium sphaerocephalon	C2	Full Pot	5	125	
Agapanthus africanus	C2	Full Pot	5	125	
Chionodoxa luciae	C2	Full Pot	5	125	
Stipa tenuissima	C2	Full Pot	5	125	
Stemodia 'New Green'	C2	Full Pot	5	125	
Hakonechloa macra	C2	Full Pot	5	125	
Panicum virgatum 'Redbraun'	C2	Full Pot	3	75	
Carex testacea	C2	Full Pot	1	25	
Dryopteris affinis 'Cristata'	C2	Full Pot	1	25	
Sedum autumnale	C2	Full Pot	5	125	
Stipa arundinacea	C2	Full Pot	3	75	
Carex divulsa	C2	Full Pot	5	125	
Iris sibirica 'Caesar's Brother'	C2	Full Pot	5	125	
Sanguisorba 'Tanna'	C2	Full Pot	5	125	
Molinia caerulea subsp. caerulea 'Heidebraun'	C2	Full Pot	5	125	
Blechnum spicatum	C2	Full Pot	4	100	
Asplenium scolopendrium	C2	Full Pot	4	100	
Calamagrostis x acutiflora 'Karl Foerster'	C2	Full Pot	3	75	
Fatsia japonica	C2	Full Pot	1	25	

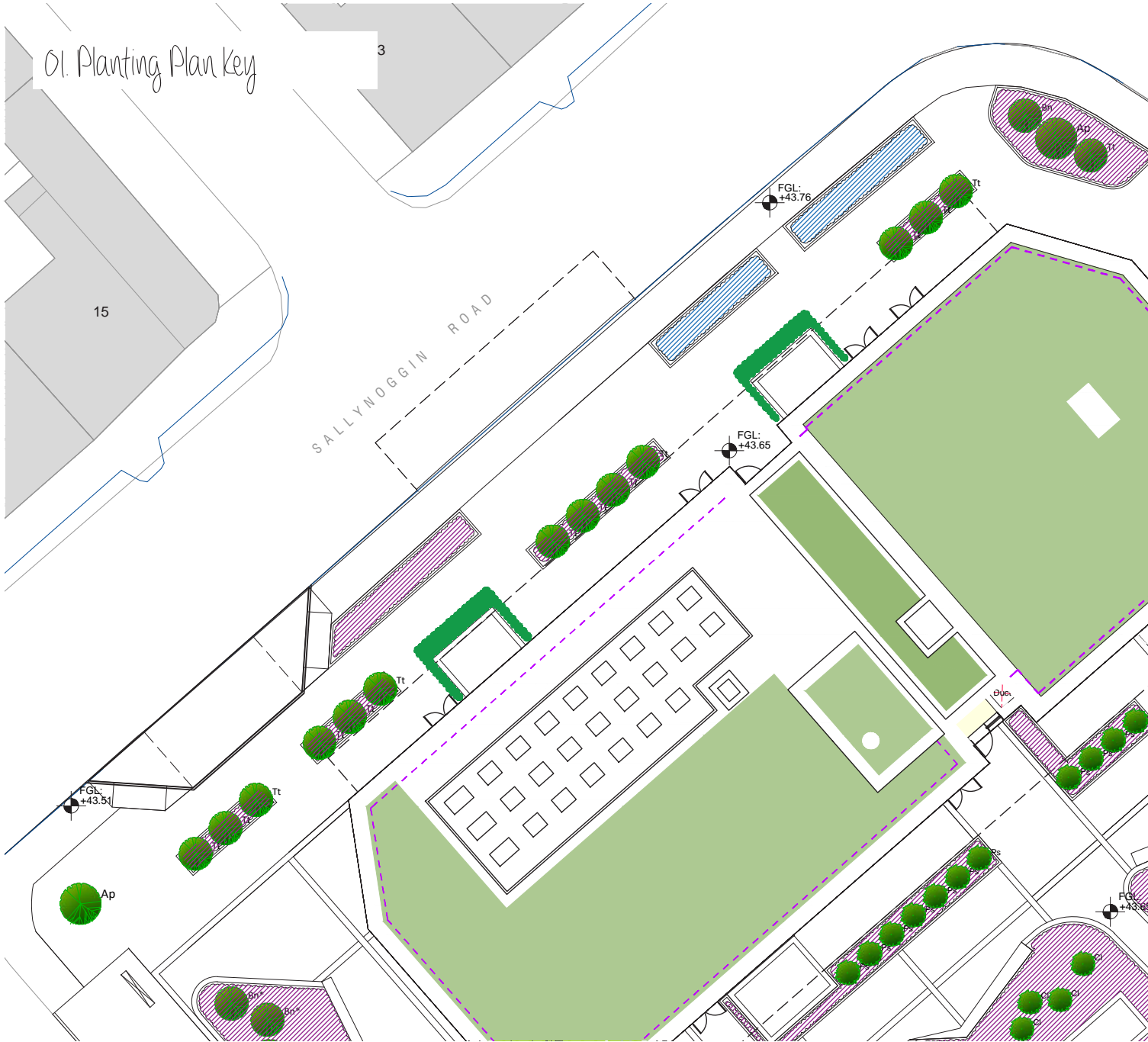
SUBS PLANTER MIX - 10sqm					
SPECIES	STOCK	HEIGHT	SPEC	DENSITY ind	QUANTITIES
Iris pseudacorus	C2	30-40cm	Bushy	4	5%
Geranium 'Carnival'	C2	30-40cm	Full Pot	4	5%
Macranthus ornatus 'Kleine Fontaine'	C2	30-40cm	Full Pot	4	10%
Primula proflera	C2	30-40cm	Full Pot	4	10%
Lythrum salicaria	C2	30-40cm	Full Pot	4	5%
Schizostylis coccinea	C2	30-40cm	Full Pot	4	20%
Hemerocallis 'Luxury Lace'	C2	30-40cm	Full Pot	4	20%
Primula japonica 'Miller's Crimson'	C2	30-40cm	Full Pot	4	10%
Callia palustris	C2	30-40cm	Full Pot	4	10%

HEDGE PLANTING - 85m			
QUANTITIES	SPECIES	DENSITY	SPECIFICATION
30	Fagus sylvatica	3/m	RB, 120-140cm high, bushy

TURF GRASS LAWN - 550 sqm			
SPECIES			
	Paternal Ryegrass		50%
	Slender Creeping Red Fescue		25%
	Strong Creeping Red Fescue		10%
	Cheviot Fescue		15%

Sedum Blanket			
SPECIES			
	Sedum Acre Aureum		
	Sedum Album Coral Carpet		
	Sedum Album Mini		
	Sedum Album Album		
	Sedum Hispanicum		
	Sedum Summer Glory		
	Sedum Reflexum		
	Sedum Weihenstephaner Gold		
	Sedum Voodoo		
	REFER TO EXCEL ROOFING SPECIFICATION		

CLIMBERS MIX - 32m					
SPECIES	STOCK	SPEC	DENSITY ind	Height	QUANTITIES
Hedera colchica 'Sulphur Heart'	Through	Pre-grown	1/m	1.2m	16
Trachelospermum jasminoides	C2	Full Pot	1/m	1.5/2m	16





# LANDSCAPE DESIGN APPROACH - PEDESTRIAN ACCESS

- the improved pedestrian access across Glenageary Avenue, has been agreed with Transport Planning Infrastructure and Climate Change at Dun Laoghaire-Rathdown County Council and it is reflected in the Landscape plans.





# OVERALL PLAN

LIDL

Existing Stone Paving

Multistem Trees in Movable Planter

Multistem Trees in Movable Planter

Private Play Area

Existing Crossing Point

Sculpture Location: possible competition with Dun Laoghaire Institute Of Art Design + Technology

Drop-off

Cycle racks under building

Temporary Market

Covered cycle racks

Planter & Seating

Planter & Seating

Covered cycle racks

Informal Play Area

Pergola & Seating Area

Formal Play Area

Sloped Planted & Grass Area

Maintenance Access

COMMUNAL OPEN SPACE FOR APARTMENTS

Access Gate

Bin Pick-Up & Drop-Off

Climbers on existing boundary wall

Proposed New Raised Table with Pedestrian/Cyclist Crossing

Visitor Parking Space

## LEGEND

### SOFTSCAPE

- PROPOSED TREE PLANTING
- HEDGE PLANTING
- ORNAMENTAL SHRUB & HERBACEOUS PLANTING
- AMENITY GRASS TO OPEN SPACE AND PRIVATE GARDENS
- CLIMBERS
- SUDS PLANTERS

### HARDSCAPE

- HIGH QUALITY PC CONCRETE BLOCK PAVING SIZE: 300x200x50mm COLOUR: AGTO SILVER WITH AGGREGATE SURFACE FINISH
- HIGH QUALITY PC CONCRETE BLOCK PAVING SIZE: 300x200x50mm COLOUR: SILVER WITH AGGREGATE SURFACE FINISH
- PC CONCRETE SETT PAVING (BALCONIES) SIZE: 300x600x50mm COLOUR: BRACKEN
- IN-SITU CONCRETE PAVING TO FOOTPATH: 150mm depth transverse brushed and steel finish. Laid onto 150mm depth well compacted sub-base angular aggregate.
- EXPOSED AGGREGATE CONCRETE SURFACE FINISH TO FOOTPATH COLOUR: Amber Beech
- WETPOUR RUBBER SAFETY SURFACING COLOUR: TEAL REFER TO DETAILS DWG & SPECIFICATION
- REINFORCED GRASS REFER TO DETAILS DWG & SPECIFICATION
- EXISTING PAVING TO BE RETAINED

### EDGES

- PC CONCRETE BLOCK PAVING - SOLDIER COURSE 200x150x60mm Barleystone Castlepave Paver Refer to Detail: DWG T560/L 340A

### FURNITURE

- INTEGRATED WALL SEATING & BENCHES
- NATURAL PLAY EQUIPMENT
- FORMAL PLAY EQUIPMENT
- COVERED CYCLE RACKS
- RAISED PLANTER AND SEATING
- PERGOLA
- 1.2 RAILING & GATES
- 1.8 BOUNDARY VERTICAL RAILING & GATES

Revision Notes	By / Chk	Date	Rev
Status: PLANNING			



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Client: Red Rock Glenageary Limited

Project: Glenageary Dublin

Title: HARDSCAPE PLAN

Job No: 7655 Scale: A1 ##### Date: Aug 23

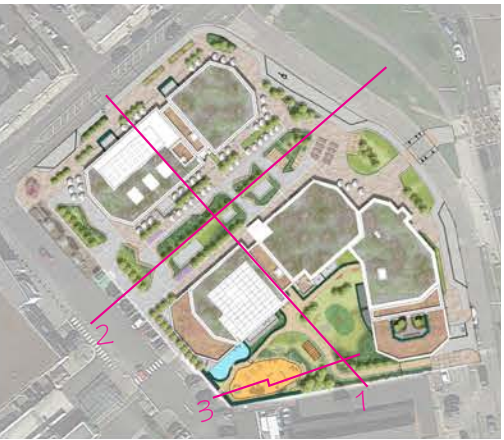
Drawing Number

7655-1300

Revision 00



# LANDSCAPE SECTIONS





# CGI's - GLENAGEARY GATE





# DROP-OFF AND ARRIVAL



- The arrival and drop off area provides a striking and inviting entrance with feature tree planting, sculptural focal point and a shared surface, creating a formal arrival area with pedestrian priority.
- Pocket seating areas are positioned to give flexibility to external use of space for restaurant and retail units, while providing shelter from adjacent road.
- Improvement in pedestrian connectivity between adjacent land uses is provided as visitors are led through to the central plaza.
- Tensile canopies create sheltered external seating areas to allow extended choice for customers



Pocket seating with soft landscape buffer



Space created for outdoor dining



Shared Surface Drop Off



Feature Tree and Shrub Planting



Opportunity for seasonal displays and lighting



# CGI's - SALLYNOGGIN ROAD INTERFACE





# CGI's - SALLYNOGGIN ROAD INTERFACE



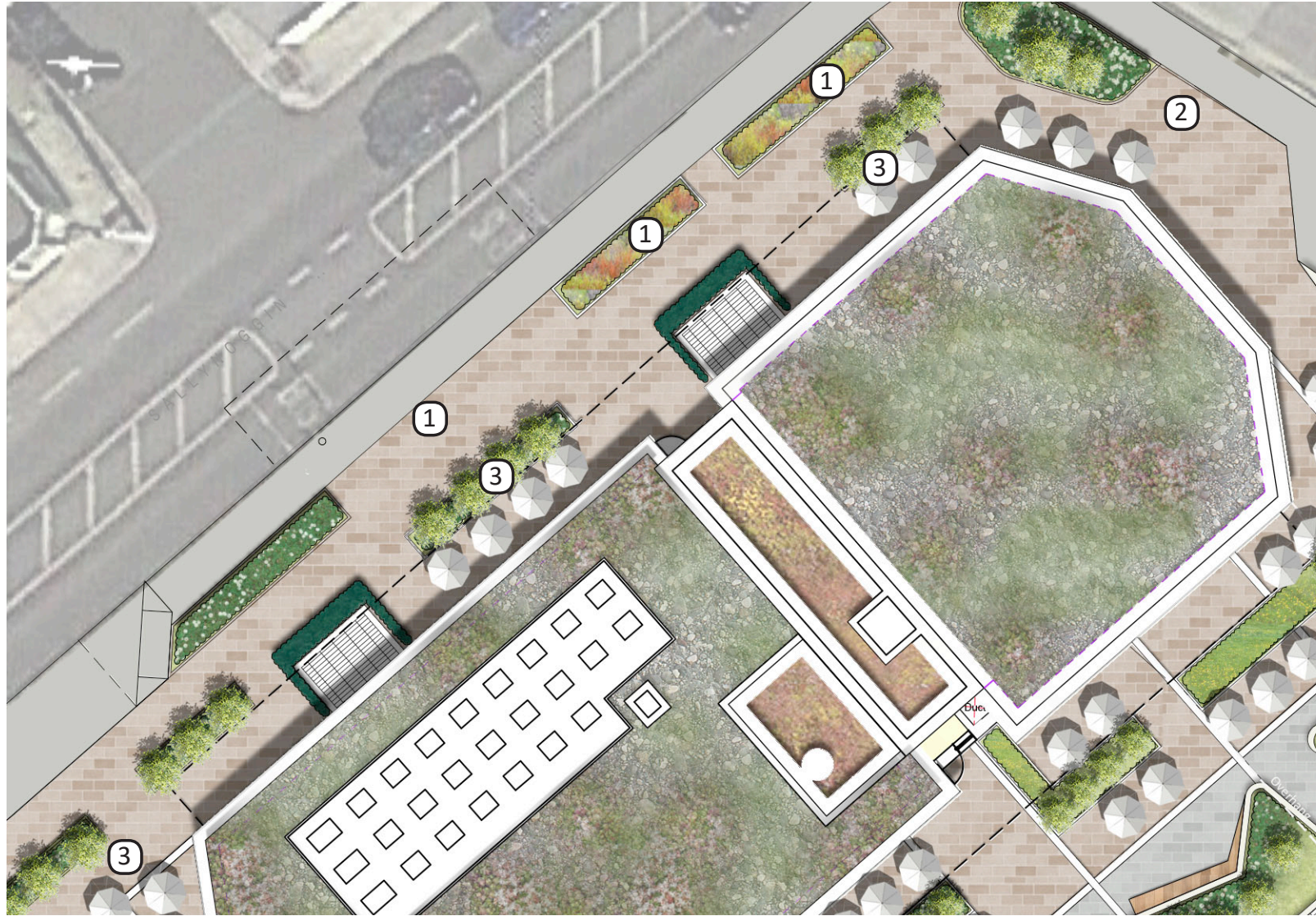


# CGI's - SALLYNOGGIN ROAD INTERFACE





# INTERFACE WITH SALLYNOGGIN ROAD



- The interface with Sallynoggin Road is characterized by the SUDs basin to give screening and protection from the road to the seating area and with the propose of drain rainwater in sustainable rain gardens..
- Pocket seating areas are positioned to give flexibility to external use of space for restaurant and retail units, while providing shelter from adjacent road.
- Improvement in pedestrian connectivity between adjacent land uses is provided as visitors are led through to the eastern side of the development.



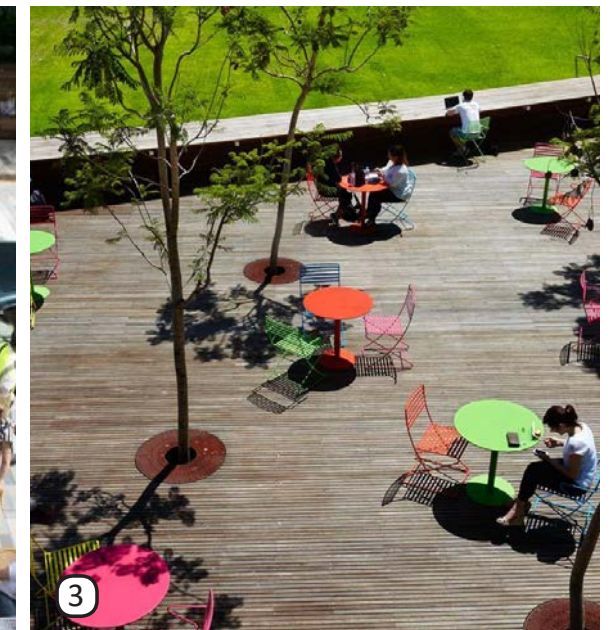
SUDs basing



SUDs basing



Shared Surface Drop Off



Outdoor Seating/Dining area



# CGI's - SALLYNOGGIN ROAD INTERFACE



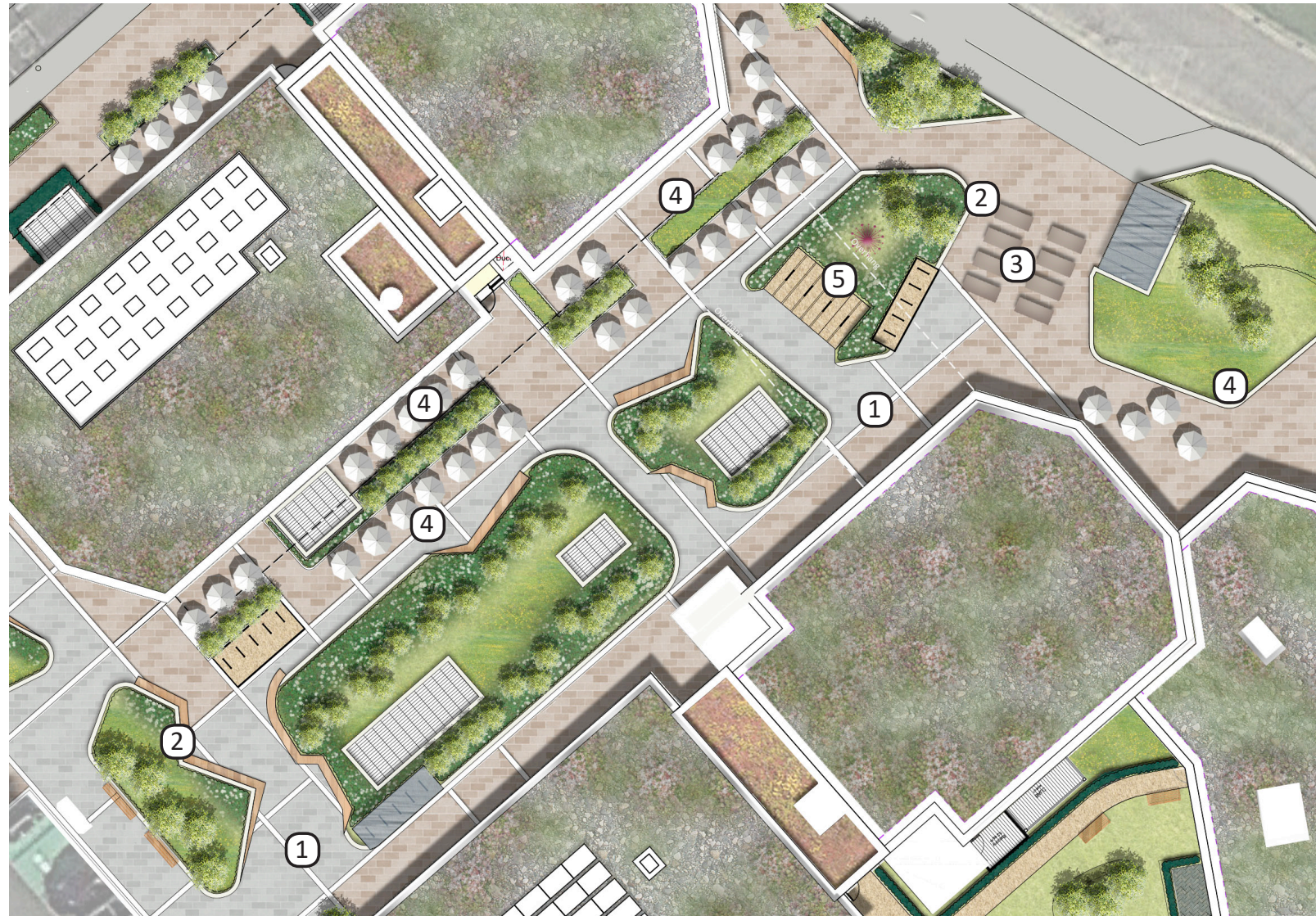


# CGI's - SALLYNOGGIN ROAD INTERFACE





# CENTRAL PLAZA



- Central plaza space benefits from active frontage to retail and restaurant units.
- Entrance feature provides a focal point and meeting point within the space
- Soft Landscaping including tree planting, shrub planting and raised lawns is utilised to soften areas of hard landscaping and create a variety of spaces for uses such as events, outdoor dining, markets and social gathering.
- Potential integration with existing Lidl plaza to provide a larger active space with connectivity.



① Pedestrian Connections



② Wall Seating



③ Flexible Open Space for Markets / Events



④ Outdoor Dining



⑤ Potential for sculptural/art installation as central focal feature



# CGI'S - CENTRAL PLAZA





# CGI'S - CENTRAL PLAZA





# COMMUNAL OUTDOOR SPACE



- Communal outdoor space provided for the residents of the development.
- Seating to encourage social interaction and moments to rest.
- Tree, shrub and bulb planting for seasonal interest, structure and screening.
- Winding resin bound gravel paths to provide accessible routes through the garden.
- Informal natural play elements within lawn areas and grass mounds
- Central BBQ and picnic area with pergola for gathering and outdoor dining



1 Spill out patio space to residential amenities



2 BBQ / Picnic area



3 Bench seating



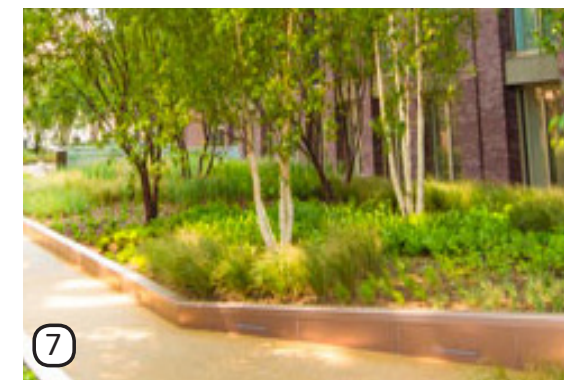
4 Resin bound paths



5 Areas of lawn



6 Specimen Shrubs and trees



7 Shrub and tree buffer planting



8 Bulb planting for seasonal interest



# CGI's - COMMUNAL PLAY AREA





# COMMUNAL PLAY AREA - OUTDOOR SPACE



- Timber play huts and sensory equipment suitable for a variety of ages and abilities within bright safety surfacing
- Outdoor classroom / quiet circle within a woodland play area ideal for bug hunts, leaf collecting etc
- Rubber safety surfacing ensures safe environment for play, and space is enclosed using fencing and hedging
- Picnic benches, trike routes and outdoor drawing equipment to encourage outdoor play
- Hedge planting to boundary to enclose and screen from adjacent roads and parking
- 'the proposed childcare facility has its own dedicated childcare play area for creche use only which will be fit out in accordance with the future occupier's requirements. The creche will also have the flexibility to use the communal formal and informal children's play area

Communal Play Area - Plan Extract



Play Hut with Stairway

1

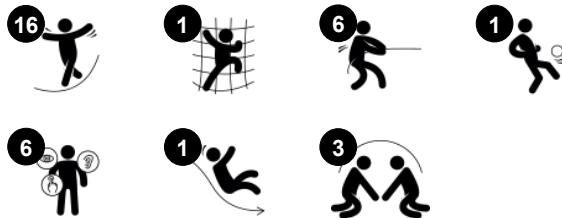
NRO703



This play structure provides many challenges for the children climbing up to the platform overlooking the playground. The stairways leading up to the platform are roomy and make the climb easier for the youngest childre. Coming down the slide is another thrill for the children giving them many hours of fun. The product is available as FSC® Certified (FSC®

C004450) robinia wood on request.

Item no. NRO703-1001	
General Product Information	
Dimensions LxWxH	640x380x359 cm
Age group	3+
Play capacity (users)	10
Colour options	<div><div></div><div></div></div>





Bee Springer




2

NRO118



The bee springer with its appealing themed design is fun rocking for older children. Rocking supports the young child's motor skills in stimulating the senses balance and space. The theme of the snail will inspire role play and thus supports the cognitive as well as physical development of the child. The product is available as FSC® Certified (FSC® C004450)

robinia wood on request.

Item no. NRO118-0421	
General Product Information	
Dimensions LxWxH	77x69x73 cm
Age group	3+
Play capacity (users)	1
Colour options	  



Data is subject to change without prior notice.





# Waterlilies Balance Post, 5 pcs

3

NRO820



Item no. NRO820-0603	
General Product Information	
Dimensions LxWxH	217x107x32 cm
Age group	2+
Play capacity (users)	2
Colour options	 



The product is available as FSC® Certified (FSC® C004450) robinia wood on request.





Data is subject to change without prior notice.



# Balance Beam on Springs

NRO827



Item no. NRO827-0401	
General Product Information	
Dimensions LxWxH	310x16x51 cm
Age group	6+
Play capacity (users)	2
Colour options	 



The Balance Beam on Springs is a playground classic. It appeals hugely to children's eagerness to play and try out challenges in play. The springs make the beam rock slightly, a particularly popular feature in children's play equipment. Children love it when they get immediate response to their movements. The Balance Beam trains the sense of balance

immensely, making children use it constantly when passing the rocking beam. This, apart from being a thrill, trains fundamental skills such as regaining balance when about to lose it. Children passing each other on the beam, or rocking it together, train important cooperation, negotiation and turn-taking abilities, that all train their social-emotional skills. These are

important for self-confidence and forming friendships.





Play Chair, Red

5

MSV201



The playful chair, available in red, green and yellow, is shaped so that it fits like a puzzle piece into and can be passed through the panel opening of the play unit within the Toddler supervised range. The Play Chair can function as a seat for care givers or children. It can be laid on the side, offering one slightly differently shaped side with a groove making

possible sand play

Item no. MSV20100-0001	
General Product Information	
Dimensions LxWxH	40x31x31 cm
Age group	1+
Play capacity (users)	1
Colour options	<div><div></div><div></div></div>



Data is subject to change without prior notice.



# Park Table with 2 Benches

6

NRO215



Item no. NRO215-0601	
General Product Information	
Dimensions LxWxH	180x218x78 cm
Age group	3+
Play capacity (users)	-
Colour options	<div><div></div><div></div></div>



Outdoor Furniture plays an essential role in our communities by adding an inviting and social atmosphere, a place to meet, socialise or rest. Robinia Park is classic furniture designed with good seating comfort for social interaction and relaxation. It perfectly blends into public areas like parks and playgrounds etc. Park Furniture Group is the traditional table & bench set with

comfortable seating and backrest. Enjoy your picnic, have a cup of coffee or relax while conversing.



Embankment Slide

7

NRO308



H=120

Item no. NRO308-0801	
General Product Information	
Dimensions LxWxH	92x261x192 cm
Age group	3+
Play capacity (users)	3
Colour options	<div><div></div><div></div></div>



Data is subject to change without prior notice.





# Triple Balance Beam

8

NRO804



Item no. NRO804-0601	
General Product Information	
Dimensions LxWxH	751x231x61 cm
Age group	3+
Play capacity (users)	6
Colour options	 



The Triple balance beam is a great playground classic, that attracts children again and again. It can function as playground glue, connecting activities. It can also function as a point for a break, providing seating for children sharing, or parents or carers in need of a point from which to observe play. When children balance across the Single Balance Beam, they train their

equilibrium immensely. The sense of balance is a fundamental motor skill, that is basic for the development of all other skills. The sense of balance for instance makes it possible for children to sit still and concentrate. So the fun of physical play supports child development. The spaciousness allows for ample social interaction and cooperative play.



Data is subject to change without prior notice.

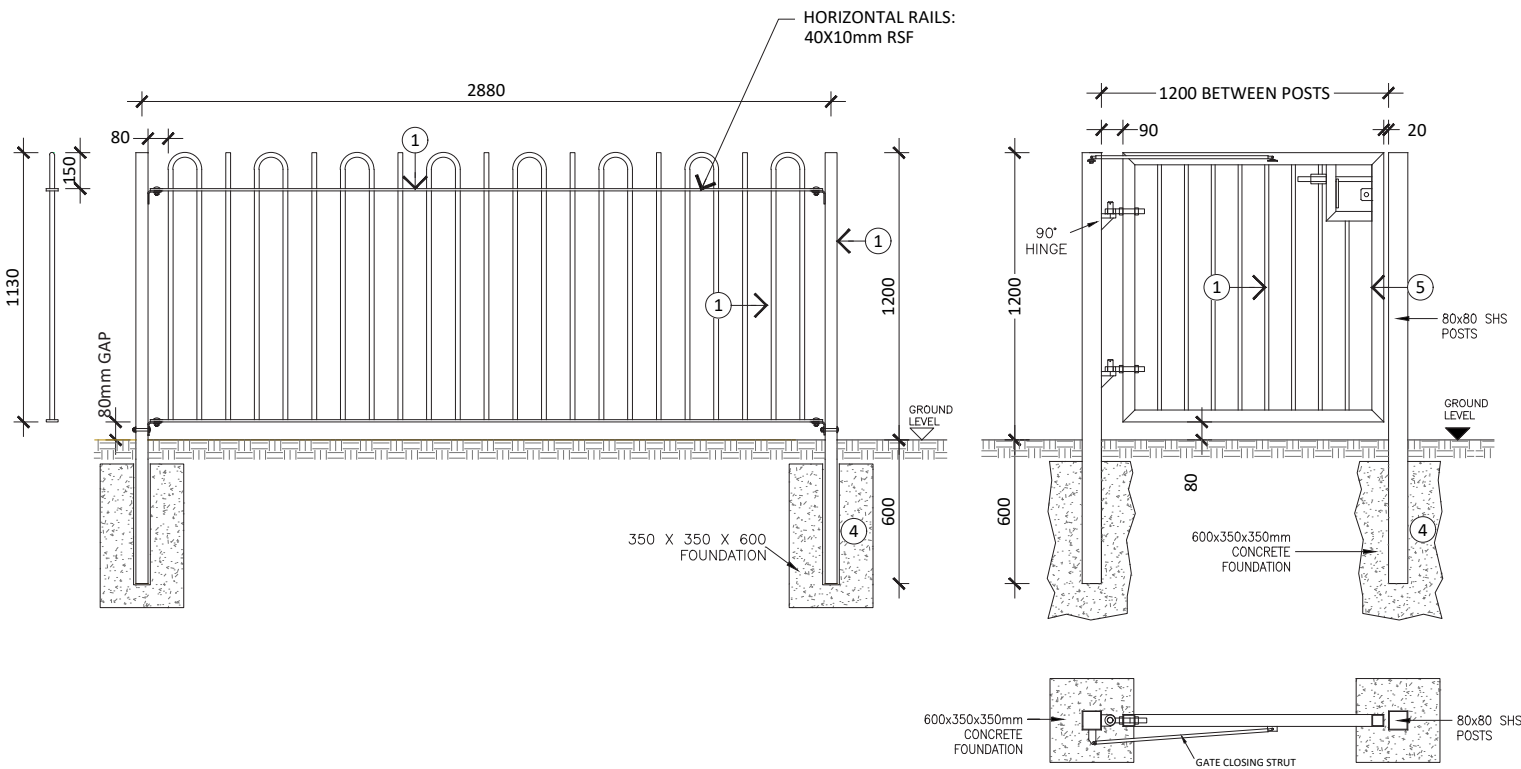






BOUNDARY TREATMENT DETAIL

10

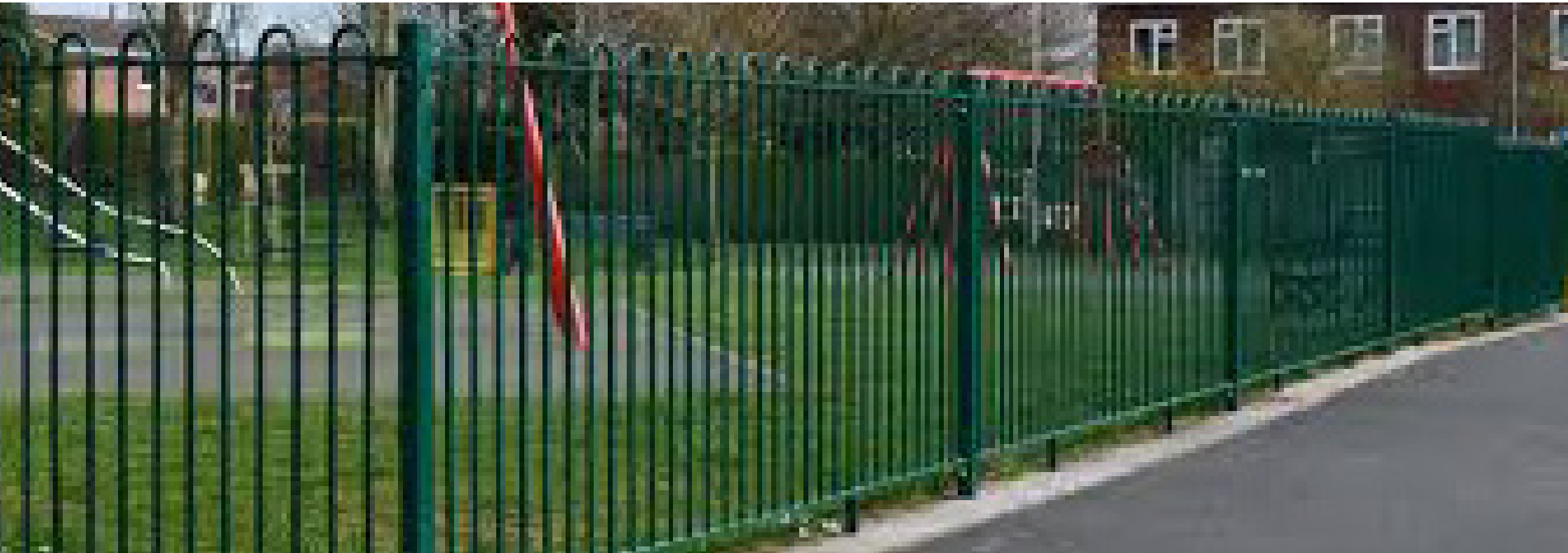


Please refer to Drawing:  
• 7655-L-1400-BOUNDARY TREATMENT

01 BOWTOP RAILING & GATE TO PLAY AREAS

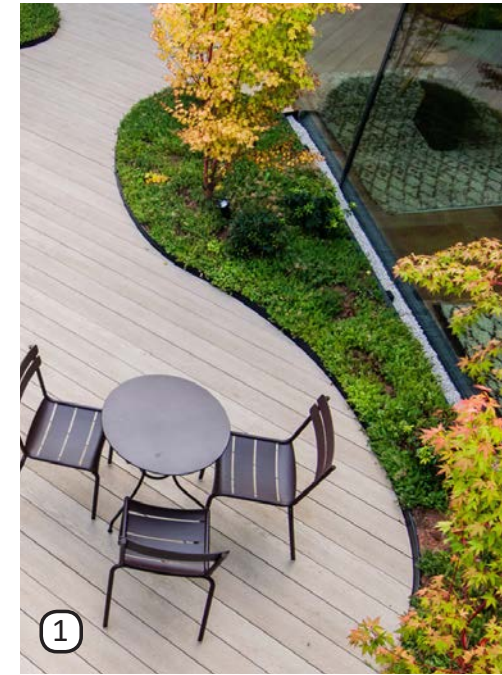
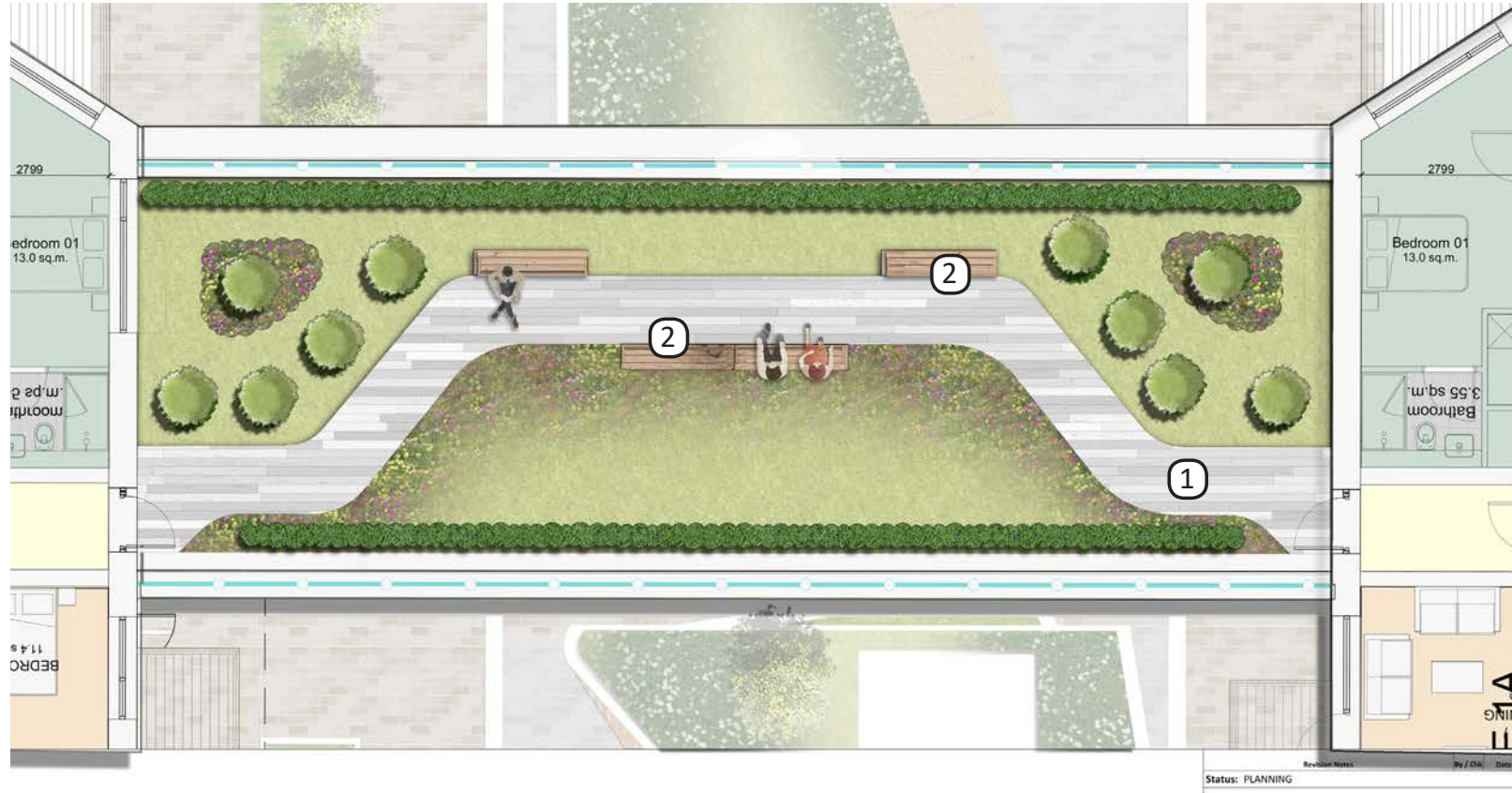
Typical Detail

Scale 1:20





# ROOF TERRACE



Curved footpath on roof terrace



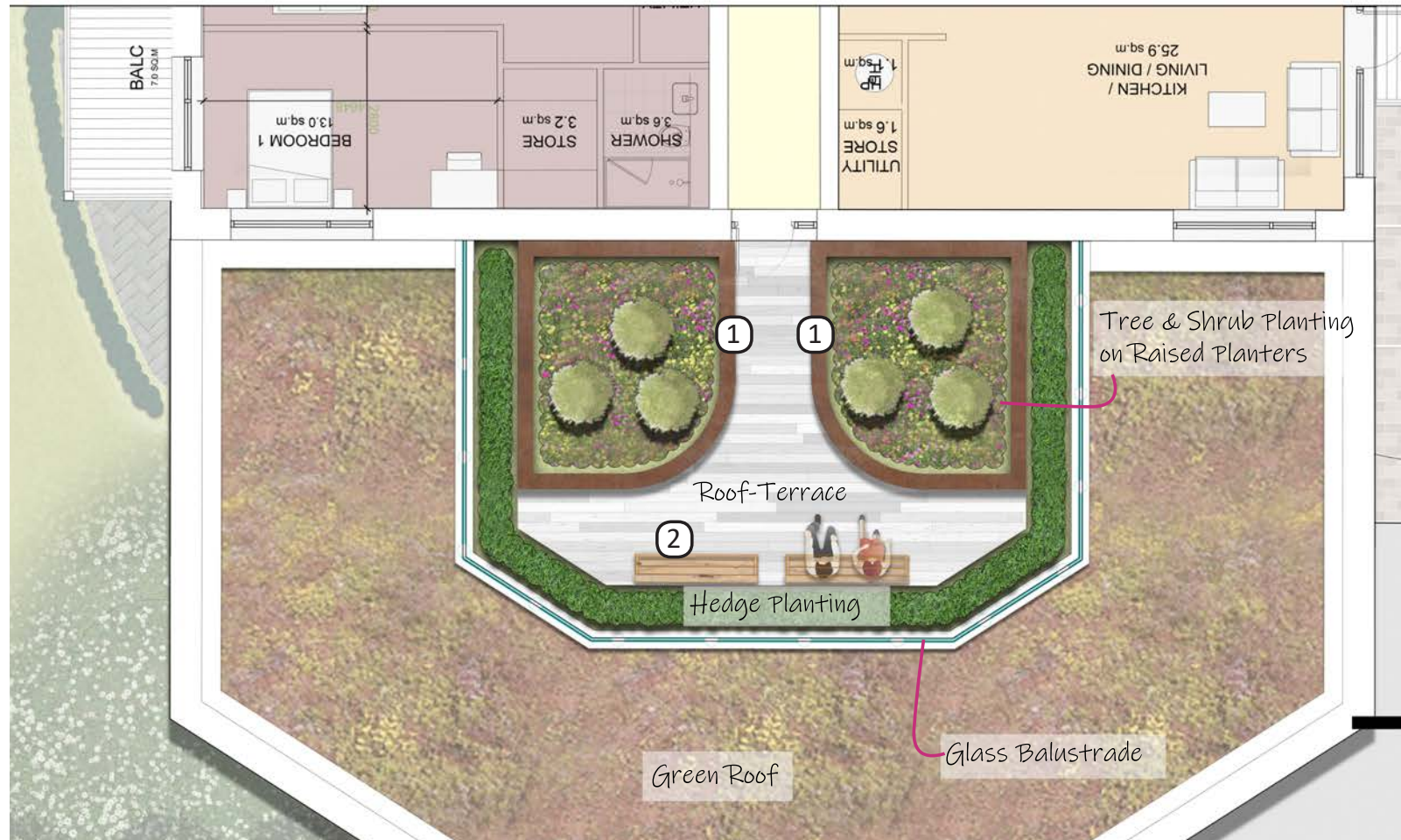
Bench seats surrounded by planting

- The roof terrace linking the two building blocks will be developed as communal amenity space for residents.
- The proposed roof terrace will provide a passive recreation space which capitalises on aspect and views out.
- Planters and seating area will provide tranquil space
- Hedges and balustrade will provide a enclosure and privacy





# ROOF TERRACE-RESIDENTIAL BLOCK



- The roof terrace consists of quiet space surrounded by raised planters for contemplation and relaxation
- The tranquil recreational space will be surrounded by low vegetation on raised planters and the green roof, allowing for the views to be enjoyed all around
- Hedges and balustrade will provide a enclosure and privacy



1  
Raised planters



2  
Bench seats surrounded by planting



# PLANTING PLAN

Please refer to Drawing:

- **7655-L-1200-SOFTSCAPE PLAN**

- The Softscape plan and planting details as follow, indicate the range, variety and diversity of the select planting for Glenageary Gate.
- Planting schedules have been developed with reference to the National Biodiversity Action Plan 2017-2021, Dún Laoghaire Rathdown Biodiversity Plan 2009-2013, County Wicklow Biodiversity Action Plan 2010-2015, and the All Ireland Pollinator Plan 2021-2025 in order to create areas of ecological enhancement and a biodiversity net gain.'
- Roof level of apartment blocks will be developed into green spaces and be planted with a mix of sedum and appropriate wildflowers to further benefit pollinating species and help attenuate water runoff.
- Planting species, size and type are illustrated below.







*Sarcococca hookeriana* - sweet box



*Hebe rakiensis*



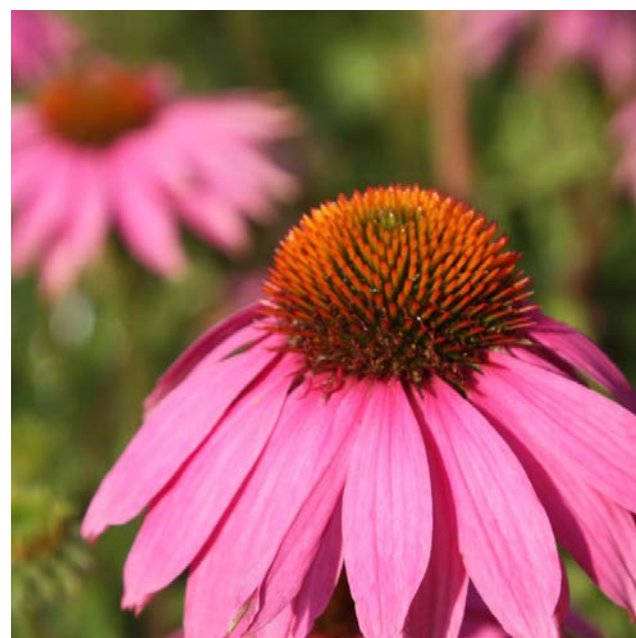
*Skimmia x confusa* 'Kew Green'



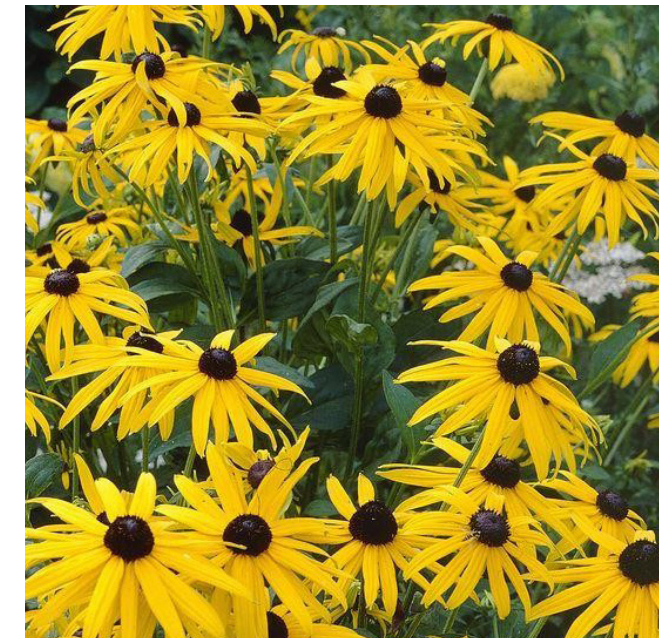
*Lavandula angustifolia* 'Hidcote'



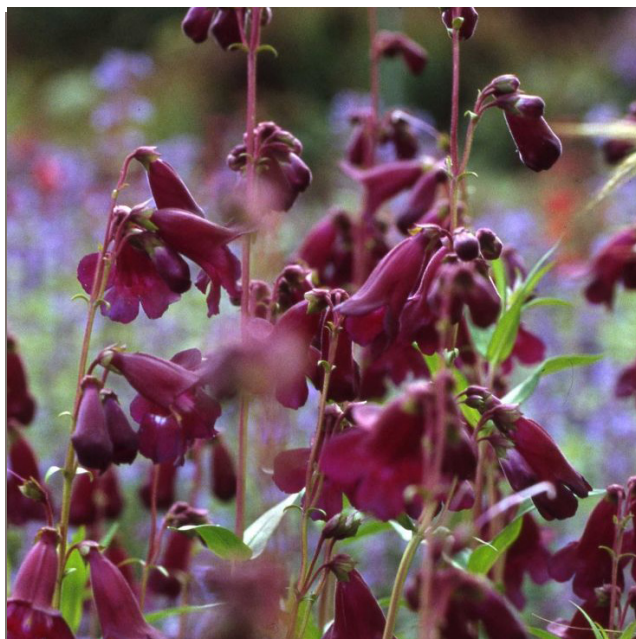
*Salvia x sylvestris* 'Mainacht'



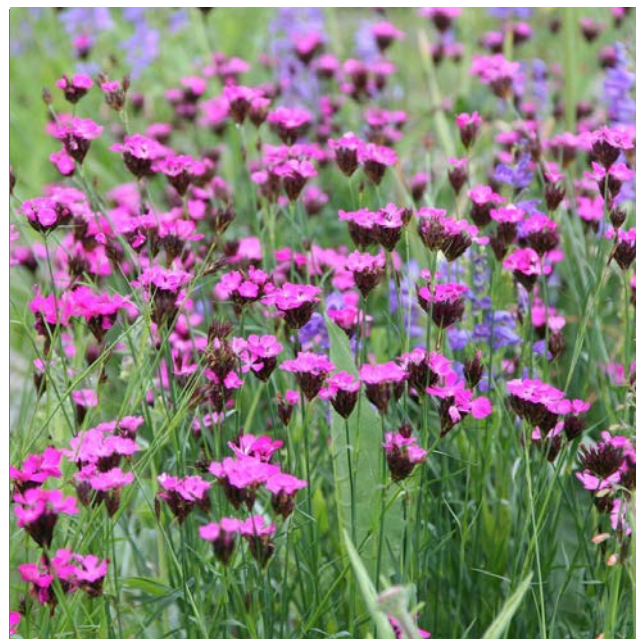
*Echinacea purpurea*



*Rudbeckia fulgida* 'Early Bird Gold'



*Penstemon* 'Andenken an Friedrich Hahn'



*Dianthus carthusianorum*



*Sanguisorba* 'Tanna'



*Agapanthus africanus*





*Iris sibirica* 'Caesar's Brother'



*Liriope muscari*



*Allium hollandicum*



*Allium sphaerocephalon*



*Stipa tenuissima*



*Hakonechloa macra*



*Panicum virgatum* 'Redbraun'



*Carex testacea*



*Dryopteris affinis* 'Cristata'

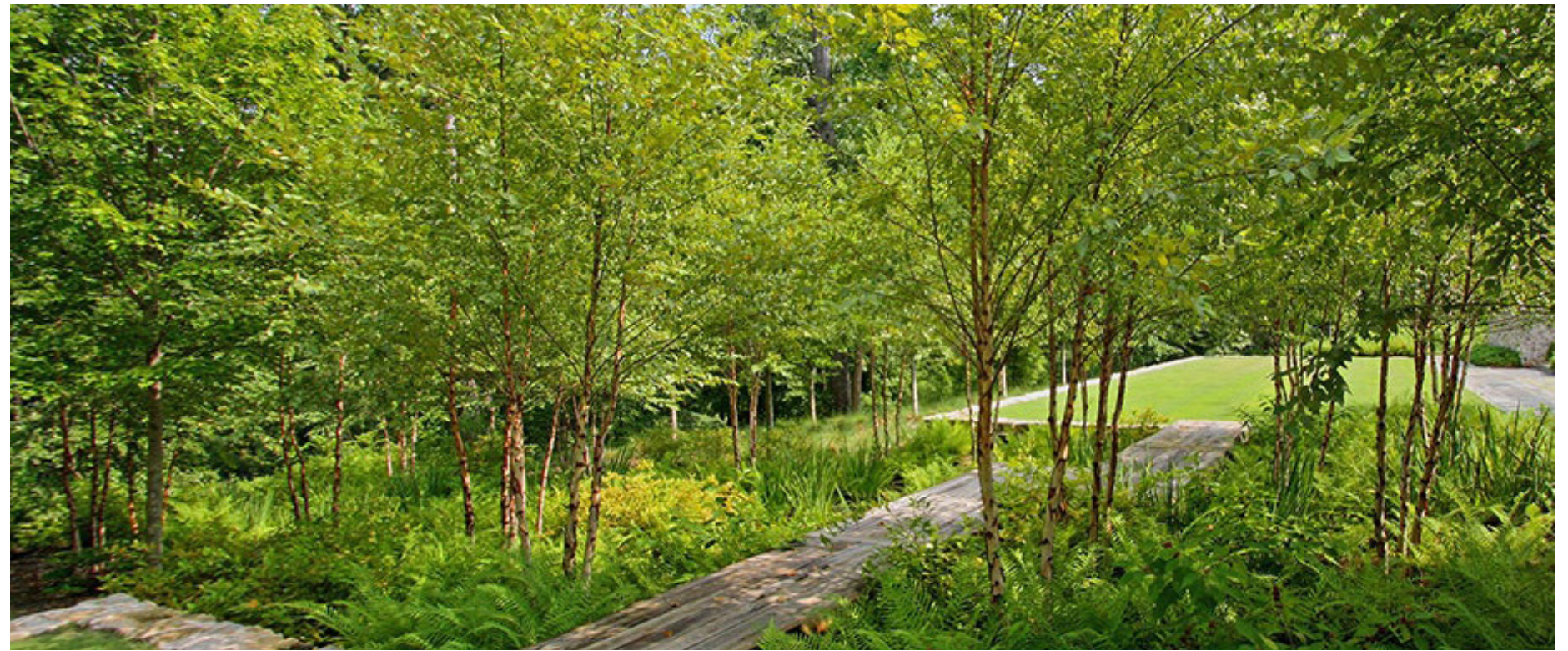


*Sesleria autumnalis*



*Stipa arundinacea*





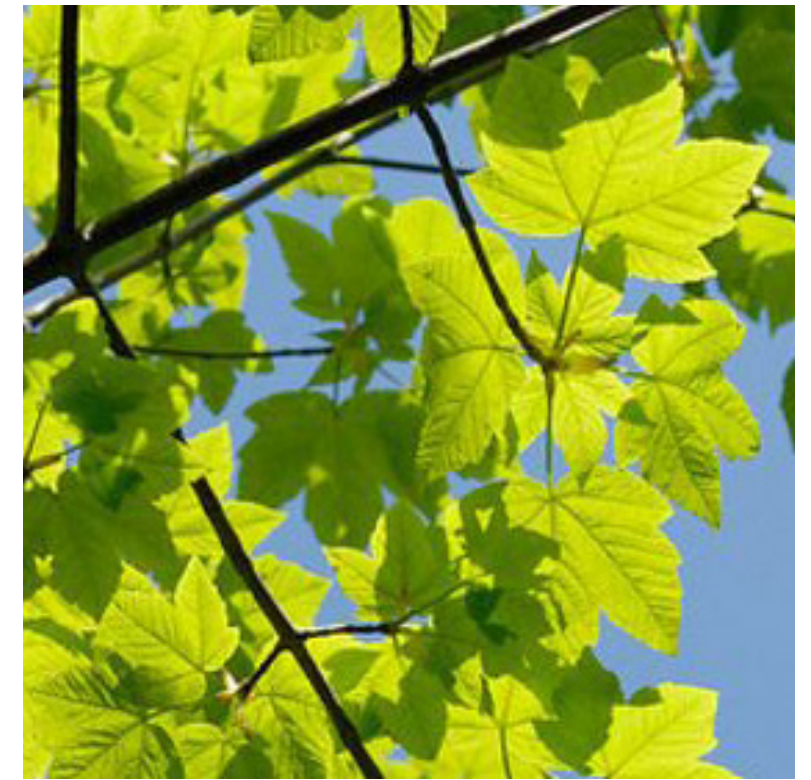
## PLAZA TREE

BETULA  
NIGRA

- Form: Multistem
- Size: 10m high x 4m wide (after 25 years)
- Environment: A hardy tree which will thrive in most soil conditions. Tolerates both extremely wet and dry locations.
- Other:
  - Ornamental Peeling Bark
  - Attractive Autumn Colour







## CRATAEGUS LAEVIGATA

- **Form:** It forms a thorny bush that grows into a tree with a more or less rounded crown. They grow in umbels, have two styles and are pleasantly scented. In the autumn pear-shaped fruits appear,
- **Size:** 5-6m (after 25 years)
- **Environment:** Tolerates both extremely wet and dry locations.
- **Other:**
  - provides food for birds
  - Suitable for coastal areas

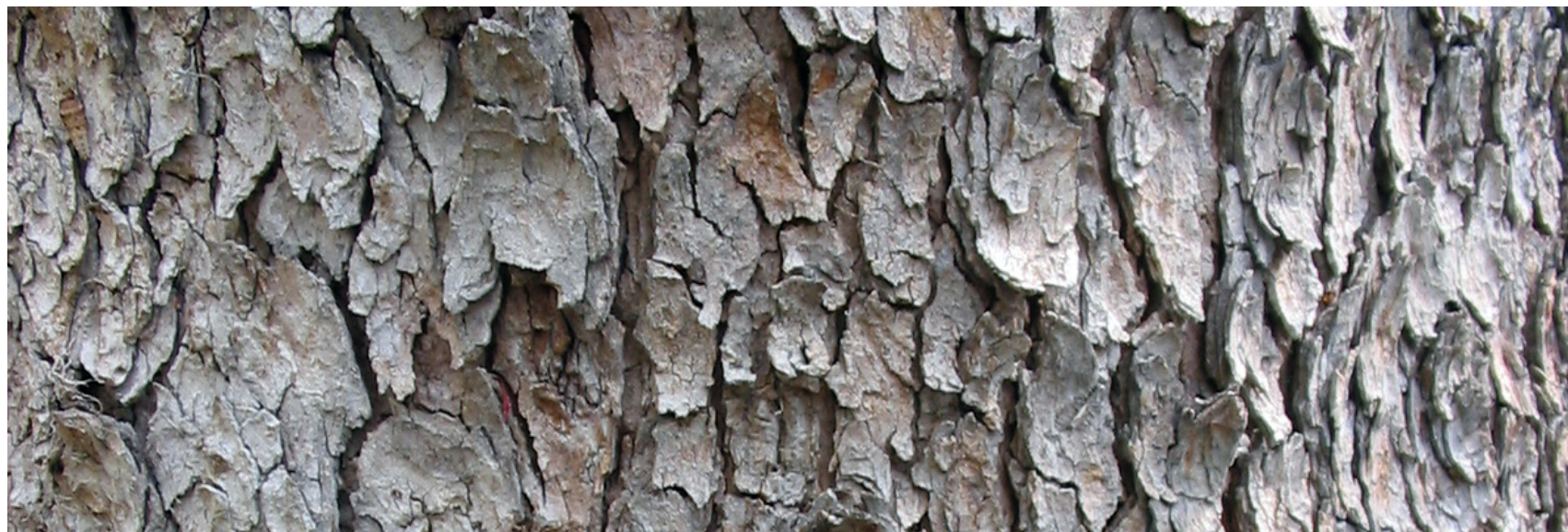






## ACER CAMPESTRE

- **Form:** Imposing tree with a thick, undulating crown. Crown shapes can vary with seedlings. It has green leaf buds. The decorative grey trunk flakes off in small pieces. Deep rooting. Tolerant to wet and cold soils, can not stand in water for a long time.
- **Size:** 20-30m (after 25 years)
- **Environment:** Tolerates both extremely wet and dry locations.
- **Other:**
  - Ornamental Peeling Bark
  - Suitable for coastal areas







- **Form:** Greenspire' is a vigorous and narrowly conical medium sized deciduous tree with glossy, dark green, heart-shaped leaves and plentiful, fragrant pale yellow flowers
- **Size:** 12m high x 4m wide (after 25 years)
- **Environment:** A hardy tree which will thrive in most soil conditions. Tolerates both extremely wet and dry locations.
- **Other:**
  - Ornamental Peeling Bark
  - Attractive Autumn Colour

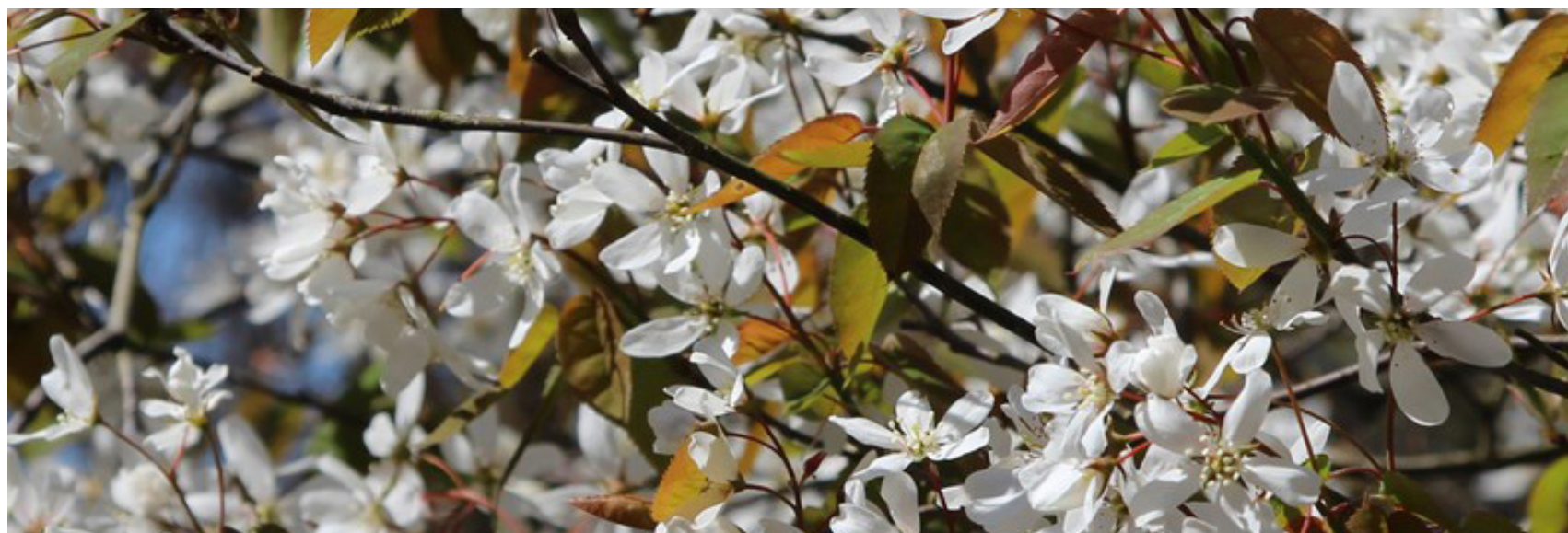






## AMELANCHIER LAMARCKII

- **Form:** Multistem
- **Size:** 5m high x 3m wide  
(after 25 years)  
//pruned to maintain lower hight
- **Environment:** A tough tree that is suitable for most soil types and locations.
- **Other:**
  - A profusion of creamy white, star shaped flowers enrich any area during the middle of March
  - Attractive Autumn Colour

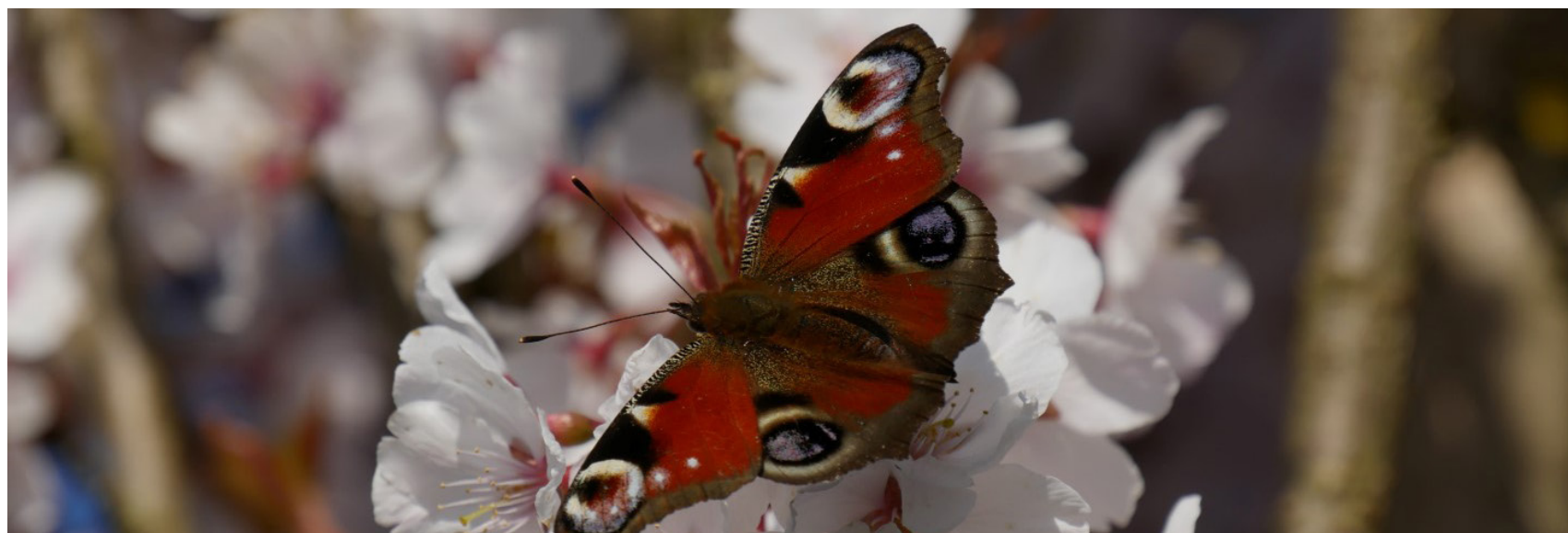






## PRUNUS ACCOLADE

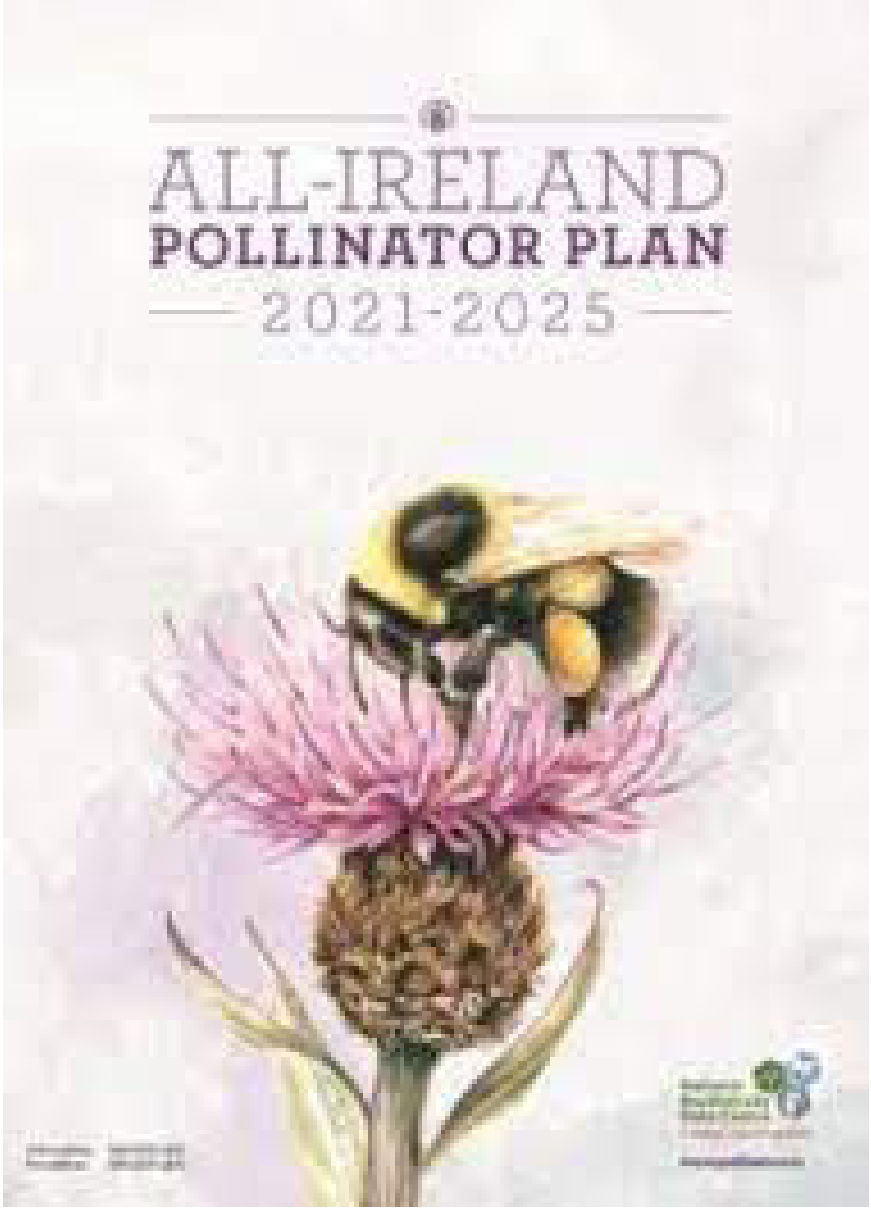
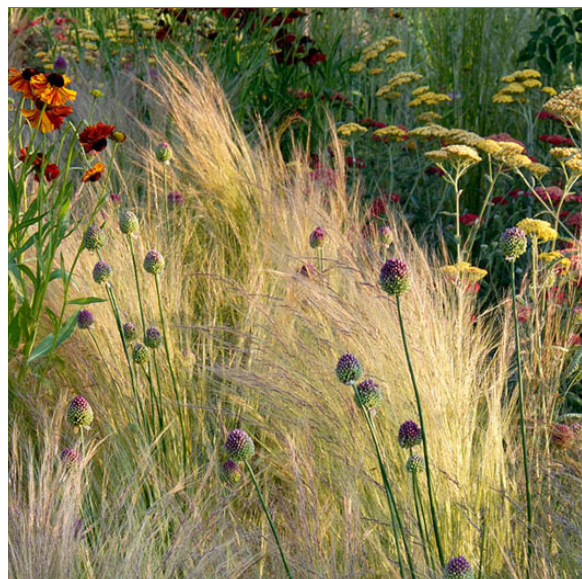
- **Form:** Small tree with overhanging twigs and a broad
- **Size:** 6m high x 4m wide (after 25 years)
- **Environment:** A tough tree that is suitable for most soil types which are free draining
- **Other:**
  - Attractive Autumn Colour
  - Valuable food source for bees and butterflies
  - Attractive light pink flowers








BIODIVERSITY  
MEASURES






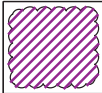
## PLANTING SCHEDULE



Bn



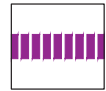
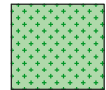
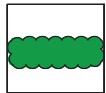
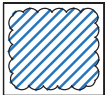
Al



TREES - SALLYNOGGIN ROAD							
TAG	SPECIES	HEIGHT	STOCK	SPEC	GIRTH	ROOTBALL	QUANTITIES
Tt	Tilia tomentosa	5.5-6.00m	RB	4 x tr.	16-18cm	70x45cm	21
Ap	Acer campestre	6.5-7.00m	RB	4 x tr	20-25cm	70x45cm	4
Bn	Betula nigra	6.5-7.00m	RB	4 x tr	20-25cm	70x45cm	13
Bn*	Betula nigra (Multistem)	3.0-3.5m	RB	4 x tr	-	70x45cm	25

TREES - PODIUM							
TAG	SPECIES	HEIGHT	STOCK	SPEC	GIRTH	ROOTBALL	QUANTITIES
Al	Amelanchier lamarckii (Multistem)	2.0-2.5m	RB	3 x tr.	-	60x40cm	10
Ps	Prunus serrulata (Multistem)	4.5-5.0m	RB	4 x tr	-	70x45cm	40
Cl	Crataegus levigata	4.5-5.0m	RB	4 x tr	14-16cm	70x45cm	26

RAISED PLANTER MIX - 735sqm					
SPECIES		STOCK	SPEC	DENSITY /m2	QUANTITIES
Sarcococca hookeriana		C5	Branched	2	50
Hebe rakiensis		C2	Bushy	3	75
Lavandula angustifolia 'Hidcote'		C2	Bushy	3	75
Salvia x sylvestris 'Mainacht'		C2	Full Pot	5	125
Echinacea purpurea		C2	Full Pot	5	125
Rudbeckia fulgida 'Early Bird Gold'		C2	Full Pot	5	125
Penstemon 'Andenken an Friedrich Hahn		C2	Full Pot	5	125
Polypodium vulgare		C2	Full Pot	5	125
Liriope muscari		C2	Full Pot	5	125
Allium hollandicum		C2	Full Pot	5	125
Allium sphaerocephalon		C2	Full Pot	5	125
Agapanthus africanus		C2	Full Pot	5	125
Dianthus carthusianorum		C2	Full Pot	5	125
Stipa tenuissima		C2	Full Pot	5	125
Skimmia 'Kew Green'		C2	Full Pot	5	125
Hakonechloa macra		C2	Full Pot	5	125
Panicum virgatum 'Redbraun'		C2	Full Pot	3	75
Carex testacea		C2	Full Pot	1	25
Dryopteris affinis 'Cristata'		C2	Full Pot	1	25
Sesleria autumnalis		C2	Full Pot	5	125
Stipa arundinacea		C2	Full Pot	3	75
Carex divulsa		C2	Full Pot	5	125
Iris sibirica 'Caesar's Brother'		C2	Full Pot	5	125
Sanguisorba 'Tanna'		C2	Full Pot	5	125
Molinia caerulea subsp. caerulea 'Heidebraut'		C2	Full Pot	5	125
Blechnum spicant		C2	Full Pot	4	100
Asplenium scolopendrium		C2	Full Pot	4	100
Calamagrostis x acutiflora 'Karl Foerster'		C2	Full Pot	3	75
Fatsia japonica		C2	Full Pot	1	25



SUDs PLANTER MIX 10sqm						
SPECIES	STOCK	HEIGHT	SPEC	DENSITY /m2		QUANTITIES
Iris pseudoacorus	C2	30-40cm	Bushy	4	5%	3
Geranium 'Gerwat'	C2	30-40cm	Full Pot	4	5%	5
Miscanthus sinensis 'Kleine Fontäne'	C2	30-40cm	Full Pot	4	10%	5
Primula prolifera	C2	30-40cm	Full Pot	4	15%	5
Lythrum salicaria	C2	30-40cm	Full Pot	4	5%	5
Schizostylis coccinea	C2	30-40cm	Full Pot	4	20%	5
Hemerocallis 'Luxury Lace'	C2	30-40cm	Full Pot	4	20%	5
Primula japonica 'Miller's Crimson'	C2	30-40cm	Full Pot	4	10%	3
Caltha palustris	C2	30-40cm	Full Pot	4	10%	5

HEDGE PLANTING - 85lm			
QUANTITIES	SPECIES	DENSITY	SPECIFICATION
30	Fagus sylvatica	3/lm	RB, 120-140cm high, bushy

TURF GRASS LAWN - 550 sqm		
	SPECIES	MIX
	Perennial Ryegrass	50%
	Slender Creeping Red Fescue	25%
	Strong Creeping Red Fescue	10%
	Chewings Fescue	15%

Sedum Blanket	
	SPECIES
	Sedum Acre Aureum
	Sedum Album Coral Carpet
	Sedum Album Mini
	Sedum Album Athoum
	Sedum Hispanicum
	Sedum Summer Glory
	Sedum Reflexum
	Sedum Weihenstephaner Gold
	Sedum Voodoo
	REFER TO EXCEL ROOFING SPECIFICATION

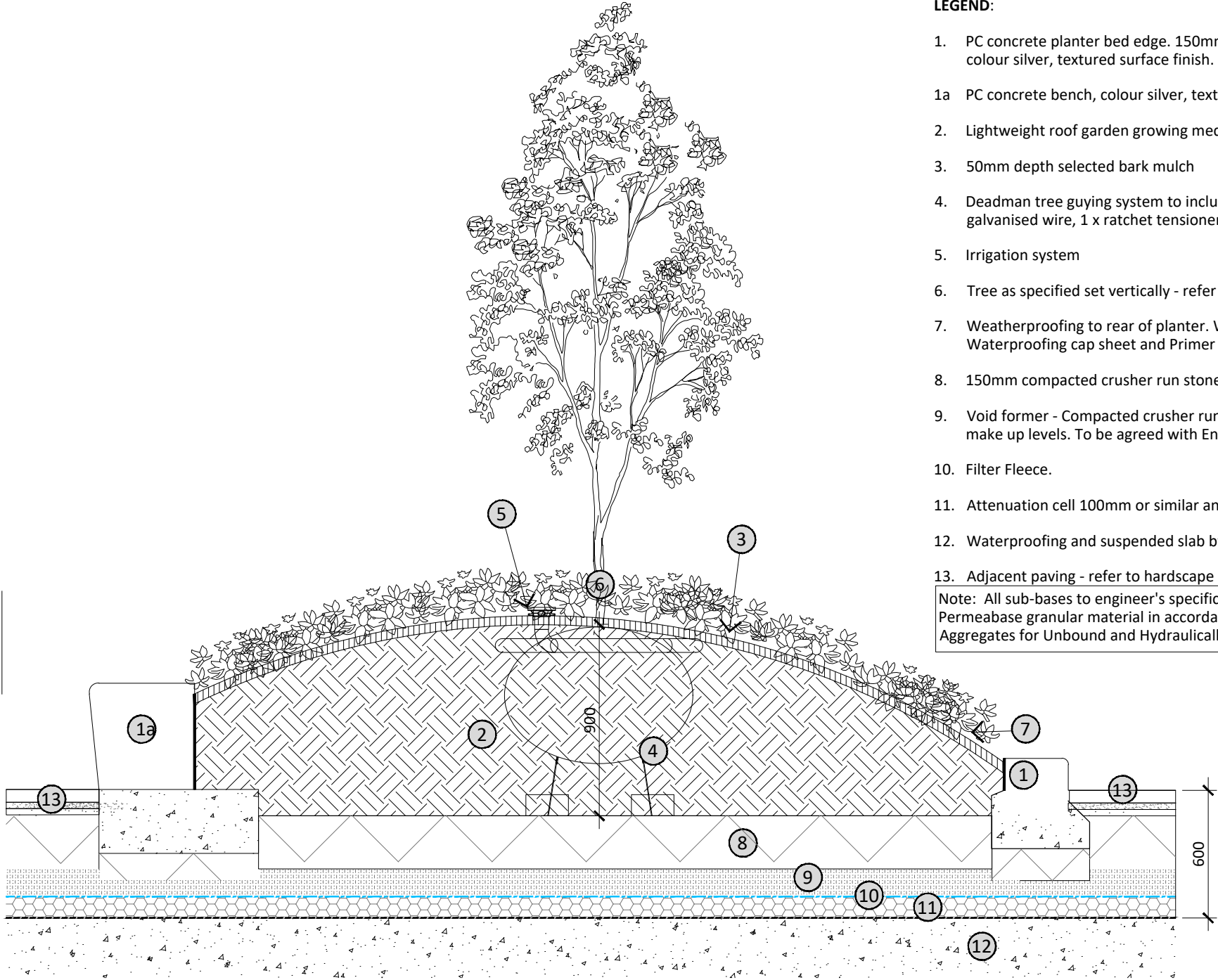
CLIMBERS MIX - 32lm					
SPECIES	STOCK	SPEC	DENSITY /lm	Height	QUANTITIES
Hedera colchica 'Sulphur Heart'	Through	Pre-grown	1/lm	1.2m	16
Trachelospermum jasminoides	C2	Full Pot	1/lm	1.5/2m	16



# PLANTING DETAILS

Please refer to Drawing:

- 7655-L-1600-SOFTSCAPE DETAILS



**LEGEND:**

- 1. PC concrete planter bed edge. 150mm show x 300mm wide, colour silver, textured surface finish.
- 1a PC concrete bench, colour silver, textured surface finish.
- 2. Lightweight roof garden growing medium
- 3. 50mm depth selected bark mulch
- 4. Deadman tree guying system to include: 3 x wire chockers, 4m galvanised wire, 1 x ratchet tensioner & 3 x Mats
- 5. Irrigation system
- 6. Tree as specified set vertically - refer to planting plan
- 7. Weatherproofing to rear of planter. Waterproofing base sheet, Waterproofing cap sheet and Primer
- 8. 150mm compacted crusher run stone 110mm nominal size
- 9. Void former - Compacted crusher run sub base or inert fill to make up levels. To be agreed with Engineer's.
- 10. Filter Fleece.
- 11. Attenuation cell 100mm or similar and approved.
- 12. Waterproofing and suspended slab by others.
- 13. Adjacent paving - refer to hardscape plan

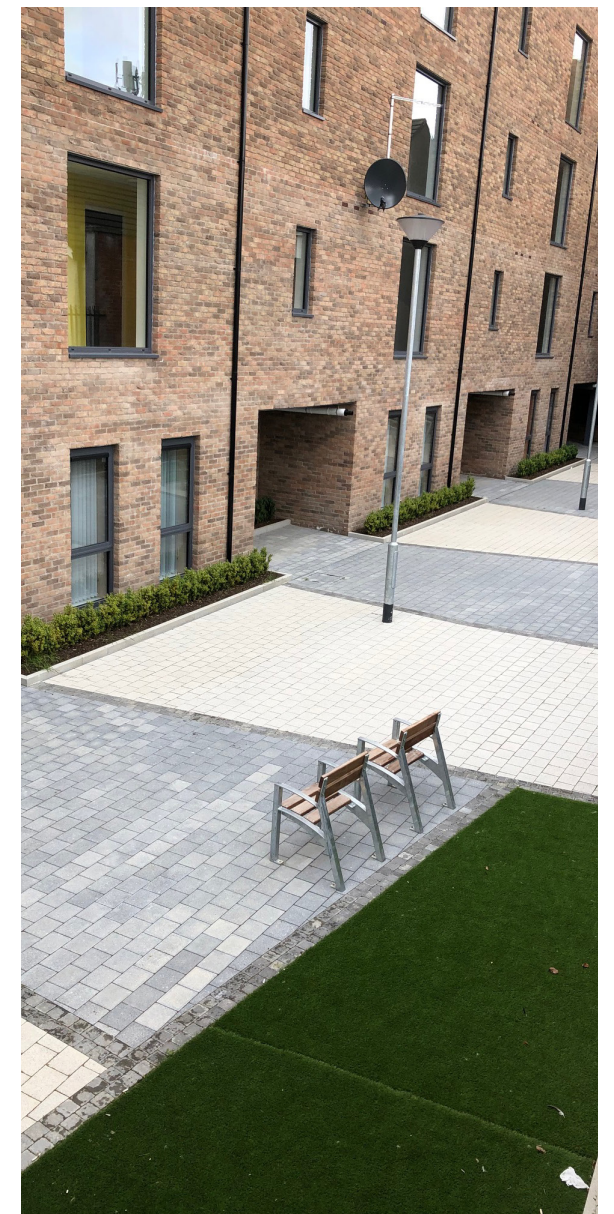
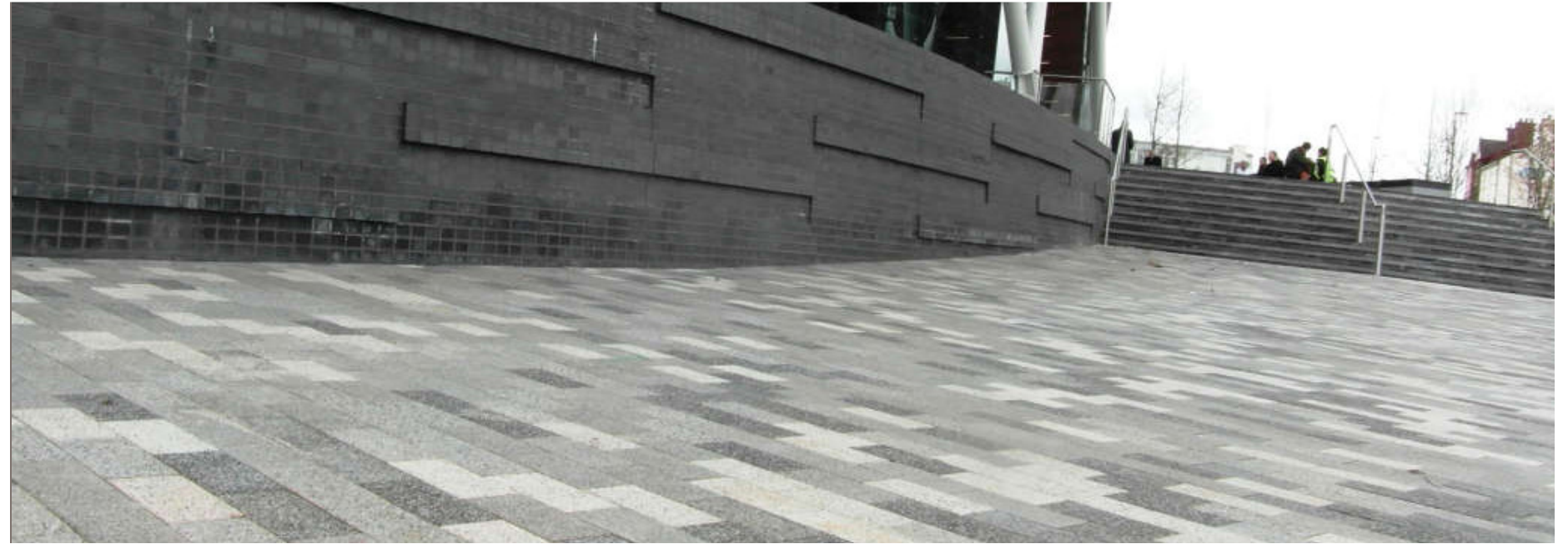
Note: All sub-bases to engineer's specification - Roadstone Permeabase granular material in accordance with EN 13242: Aggregates for Unbound and Hydraulically Bound Materials.

01 | RAISED CONCRETE PLANTER - PODIUM  
Typical Section

Scale 1:25



# HARDSCAPE MATERIALS TYPE





## FI ITEM 3C - HARDSCAPE DETAIL

### HIGH QUALITY PERMEABLE PAVING

**PRODUCT NAME:**Xflo Home Pave

**LENGTH:** 200mm

**WIDTH:** 100mm

**DEPTH:** 80mm





## FI ITEM 3C - HARDSCAPE DETAIL

### HIGH QUALITY PC CONCRETE SETT

**PRODUCT NAME:** Plaza Setts Coarse Textured finish.

**LENGTH:** 90mm

**WIDTH:** 75mm

**DEPTH:** 75mm

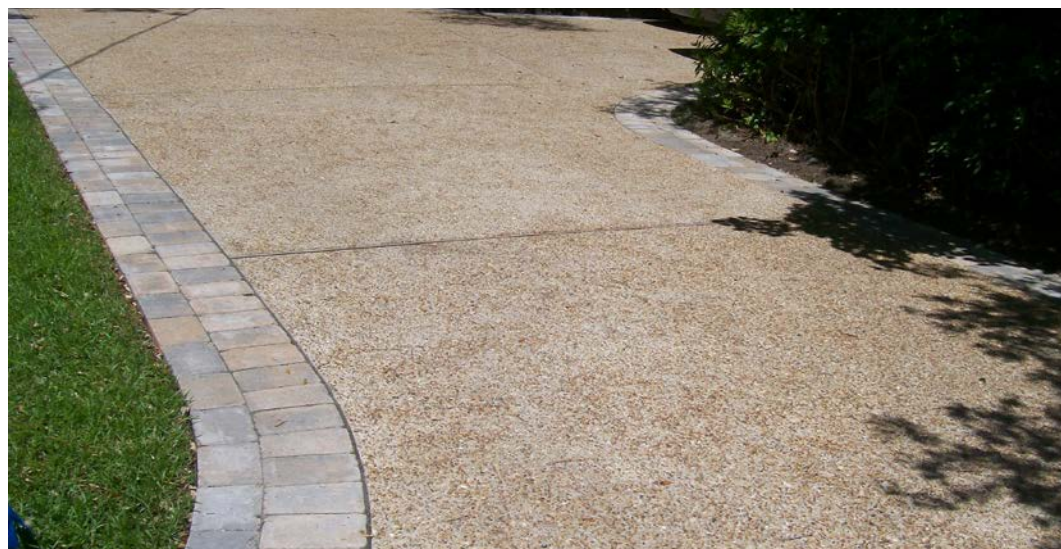
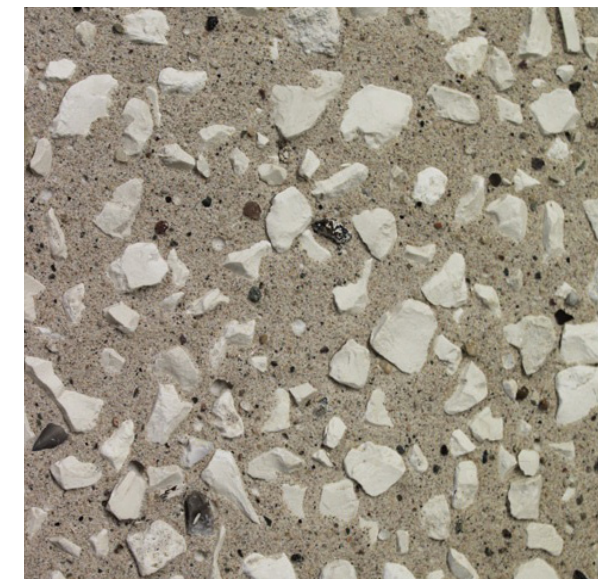




## FI ITEM 3C - HARDSCAPE DETAIL

### EXPOSED AGGREGATE CONCRETE PAVING

**PRODUCT NAME:** Exposa Aggregate Concrete





FI ITEM 3C - HARDSCAPE DETAIL

WETPOUR SURFACE

RED RAL3016	YELLOW RAL1012	SKY BLUE RAL5015	MAY GREEN RAL6017	LIGHT GREY RAL7035	PEARL RAL1013
ROSE RAL3017	EARTH YELLOW RAL1006	TEAL RAL5024	RESEDA GREEN RAL6011	MEDIUM GREY RAL7012	BROWN RAL8024
ORANGE RAL2004	BEIGE RAL1001	DARK BLUE RAL5009	RAINBOW GREEN RAL6025	ECO-FLECK®	CHOCOLATE BROWN RAL8017
HEATHER VIOLET RAL4003	EGGSHELL RAL1015	PURPLE RAL4005	WATER BLEND EPDM Blend	EARTH BLEND EPDM Blend	FIRE BLEND EPDM Blend

NOTE - RAL numbers are approximate. The colour and texture of the materials laid on site may differ from the samples provided.











CONCRETE SEAT WALL AND PLANTER



CYCLE STAND AND CYCLE SHELTER

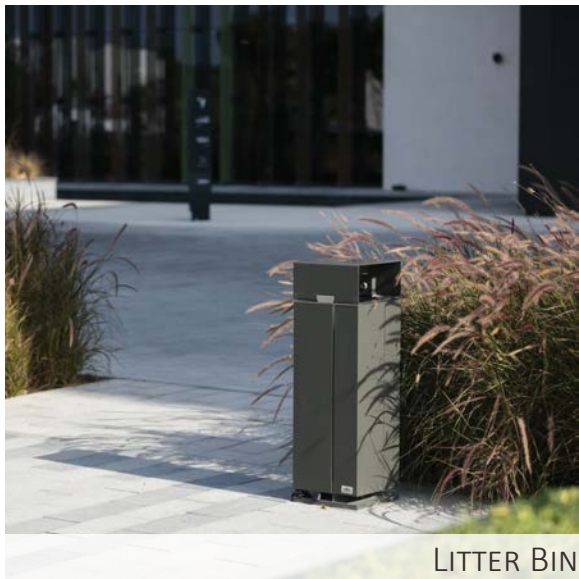


TREE IN PLANTER

STREET FURNITURE



CONCRETE SEAT WALL AND PLANTER



LITTER BIN

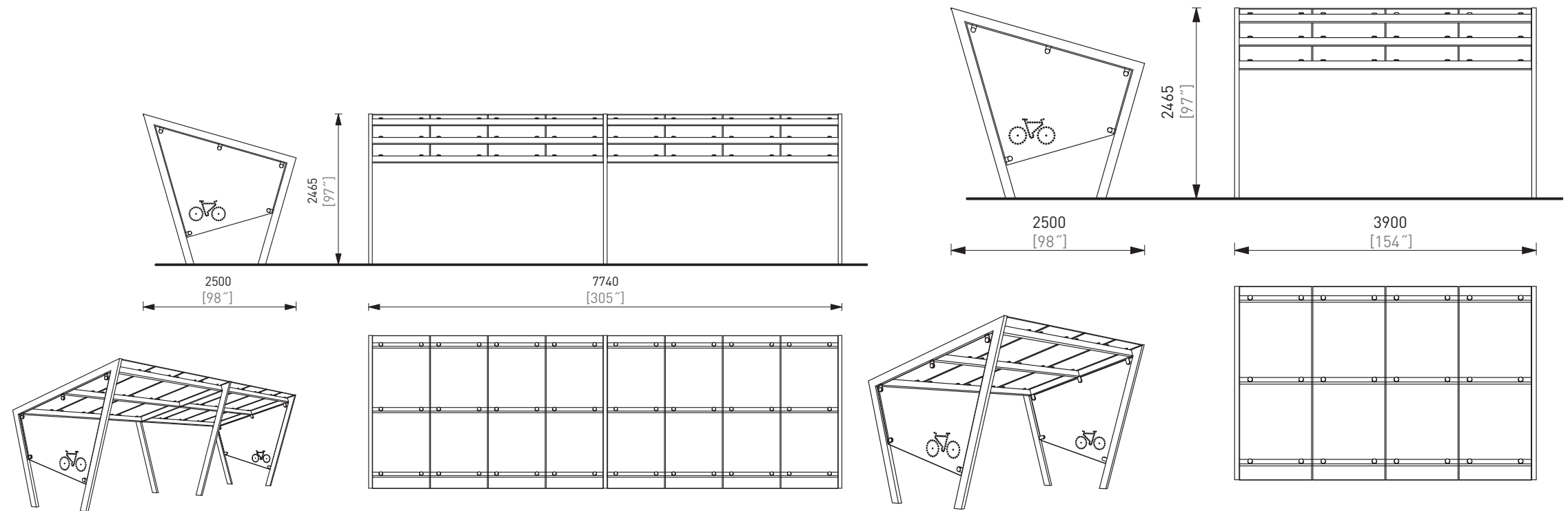


TIMBER BENCH

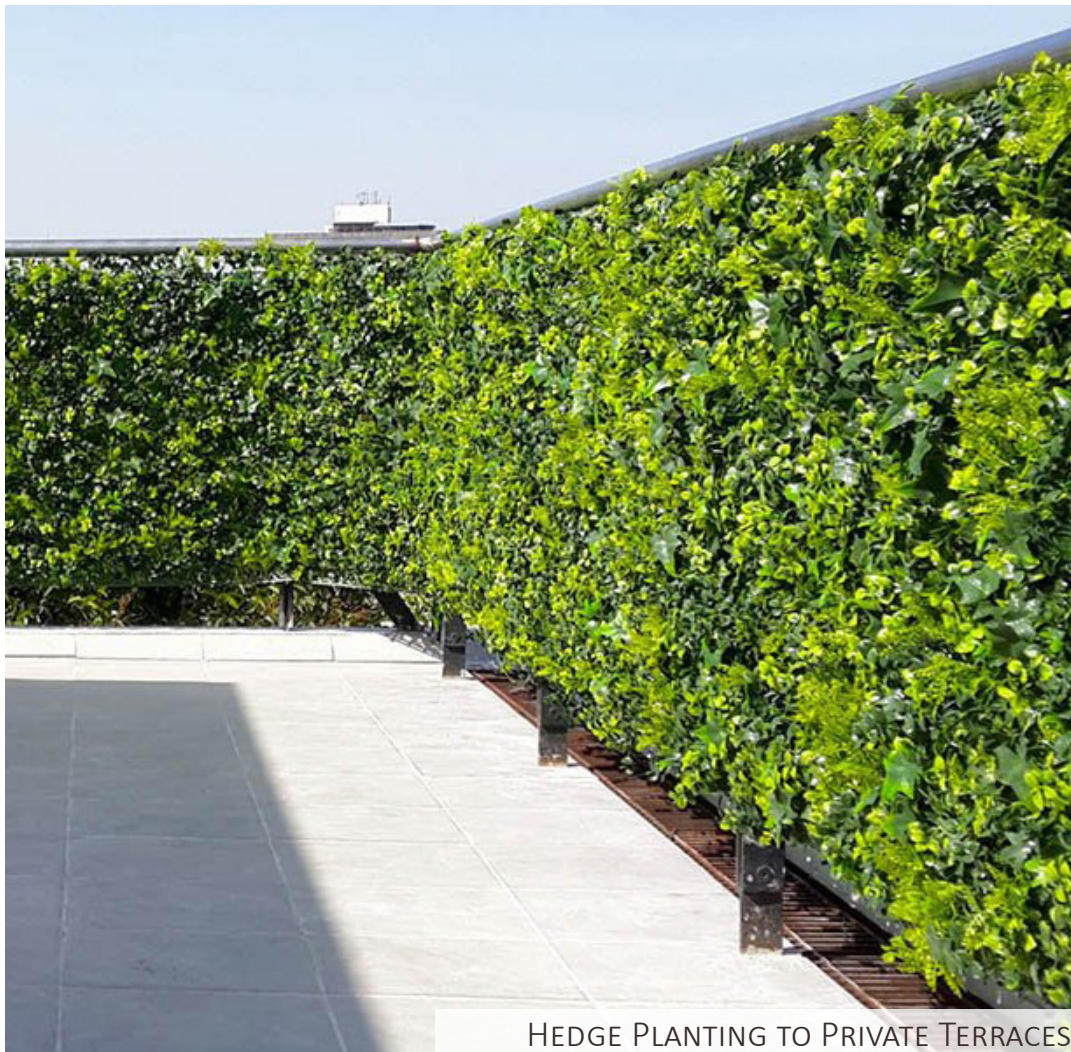


# BIKE SHELTER STUDY

- Images and details illustrate a proposed covered cycle parking space.
- The bicycle shelter of an uncompromising dynamic shape, combining a robust supporting structure and visually light glass, supported by sophisticated stainless steel holders. A novelty is a possibility of having a photovoltaic roof or a green roof.
- Galvanised steel structure treated with powder coating. Side walls are made of tempered glass. Roof is made of safety glass or trapezoidal metal sheet. Optionally with bicycle stands. 50% of the cycle parking is to be covered.
- There are three cycle racks to be covered, one for the cargo bikes, one next to the crèche (shown in the plan), and one under the bridge, the three remaining are uncovered.







HEDGE PLANTING TO PRIVATE TERRACES



TIMBER VERTICAL SLAT FENCE BOUNDARY TO RATOATH ROAD

BOUNDARY  
TREATMENTS



1.1M RAILINGS TO PODIUM EDGE



PLANTING PRIVACY SCREEN BETWEEN PRIVATE TERRACES



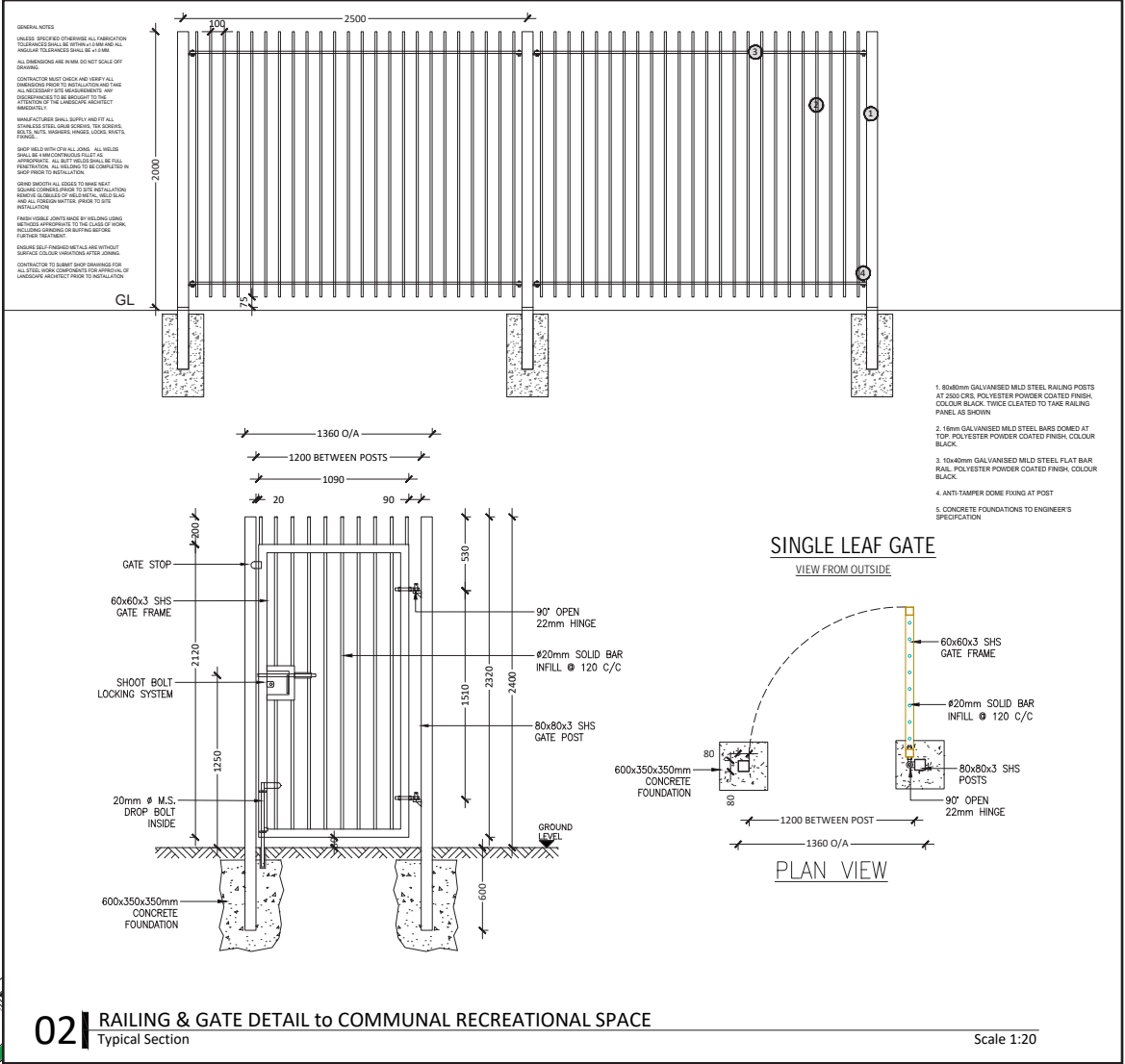
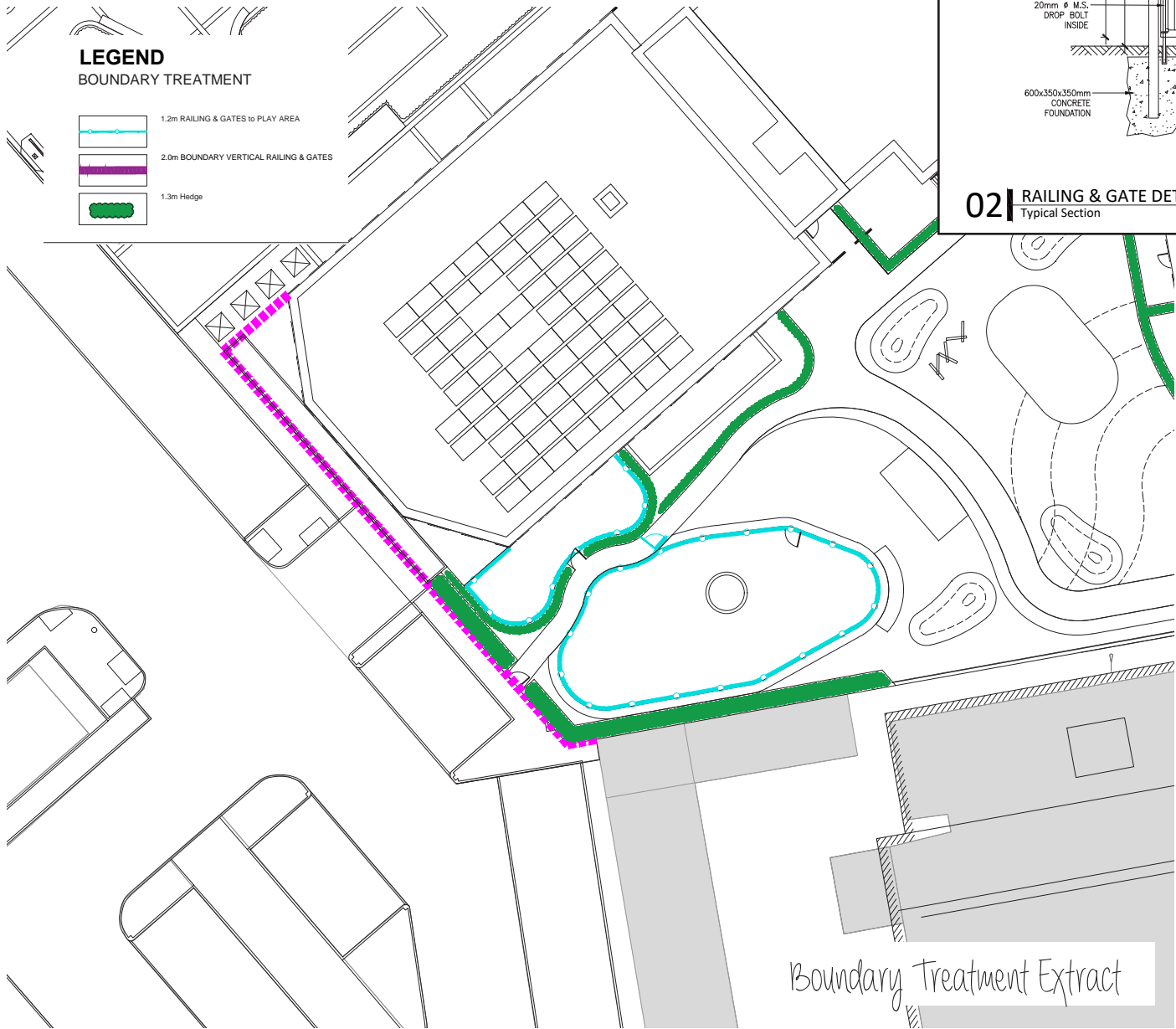
PLANTING HEDGE TO PRIVATE TERRACES



# BOUNDARY TREATMENT

- The boundary treatment along LIDL side is characterised by two key elements: 1.8m vertical bar railing and gate and 1.3m height hedge.
- This will provide security because gate will be locked and create screening to the adjacent play ground area.

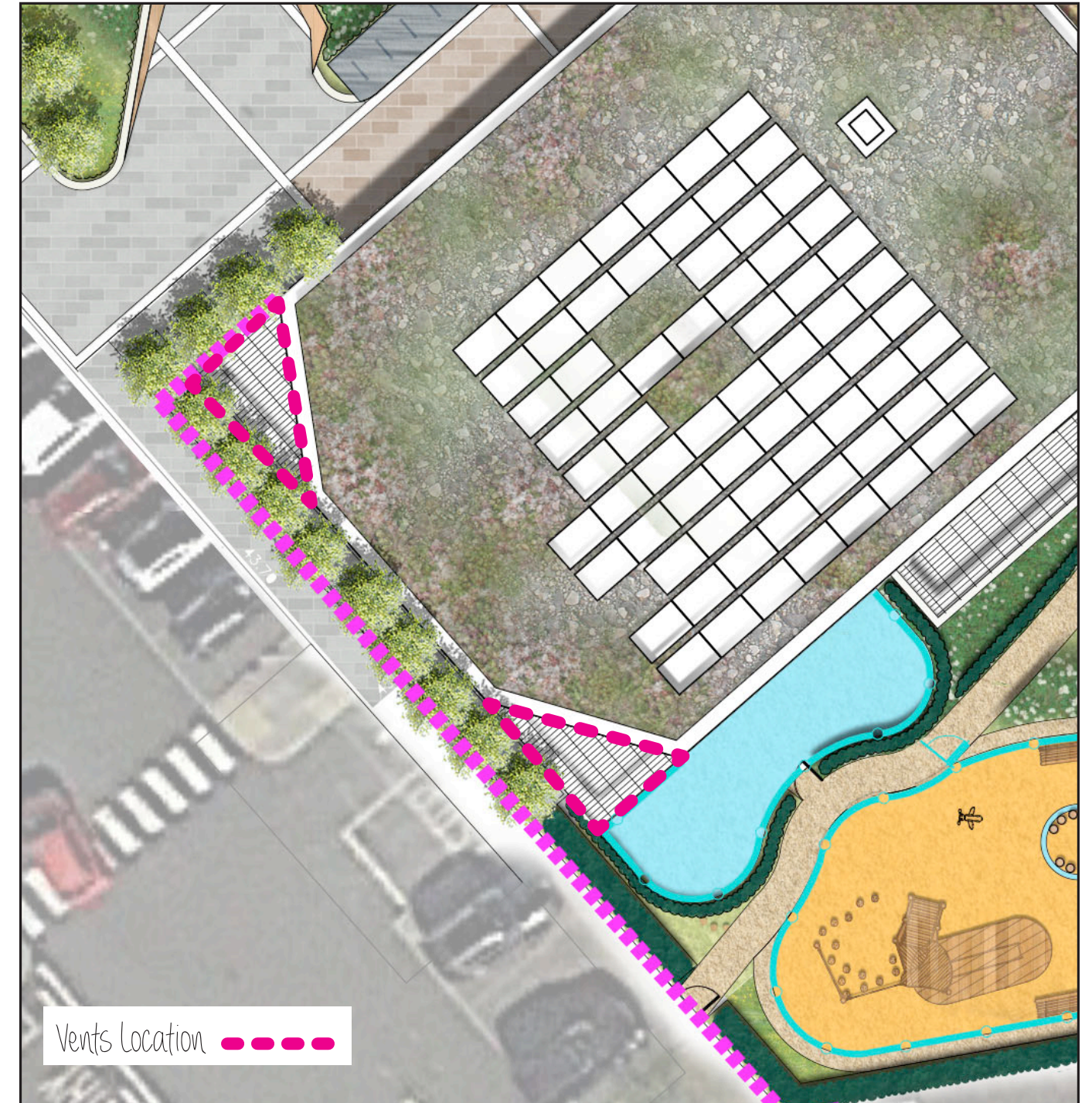
Please refer to Drawing:  
• **7655-L-1401-BOUNDARY TREATMENT**





# BOUNDARY TREATMENT

- Along LIDL side and inside the Crèche area provided are some movable planters.
- As shown on the extract, the actual vents location are on each side of Block B and not underneath the proposed planters.
- Proposed trees Betula nigra (Multistem) with a maximum height of 3m will provide screening for the back side of Block B and the oversized planters will ensure the growth of the tree.
- See concept images for reference.
- Please refer to **7655-L-1200-Softscape Plan**





# DRAINAGE/SUDS

Sustainable drainage is a key focus of the landscape treatment for the entire development. The Green Spine will have a combination of swales and below ground storage tanks to help attenuate surface water. Attenuation areas will also be located in the Coastal Gardens.

The roof and podium areas of all apartment blocks will be a combination of permeable hard landscape materials, planting areas and sedum/wild-flower green roof treatments to slow down the flow of water from areas that traditionally contribute to high runoff flow rates during rainfall.

The landscape proposals also seek to create attenuation areas along the Home Zones and all on-street car parking areas by channelling runoff to large planted areas that also aim to visually break up the streetscape and ensure carparking is not visually dominant. These planted areas will contain suitably tolerant planting species.

All relevant SUDs measures have been developed in line with *Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas* best practice guidelines.



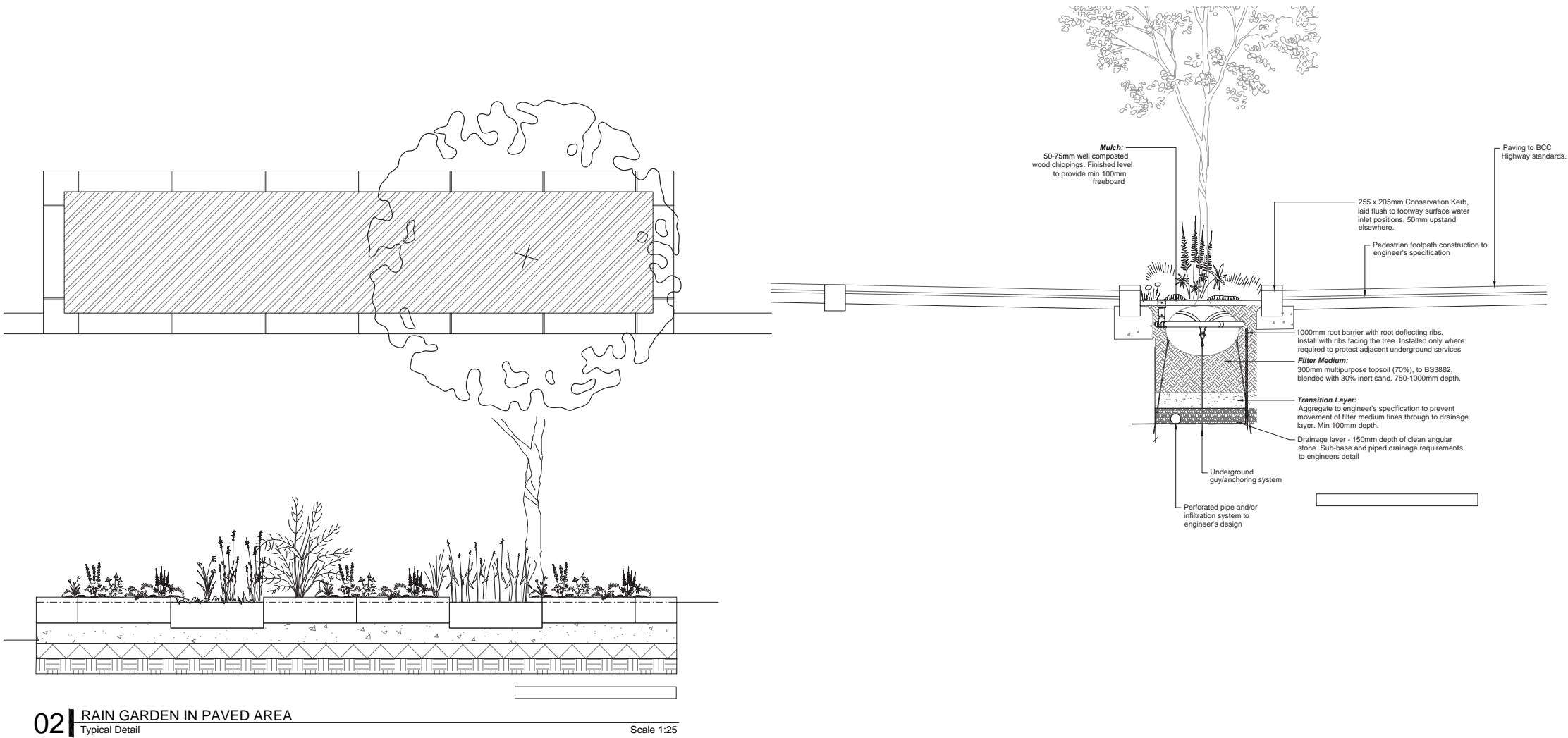


# SUDS PLANTERS

Section detail as follow:

Please refer to Drawing:

- **7655-L-1600-SOFTSCAPE DETAILS**





# UNIVERSAL ACCESS

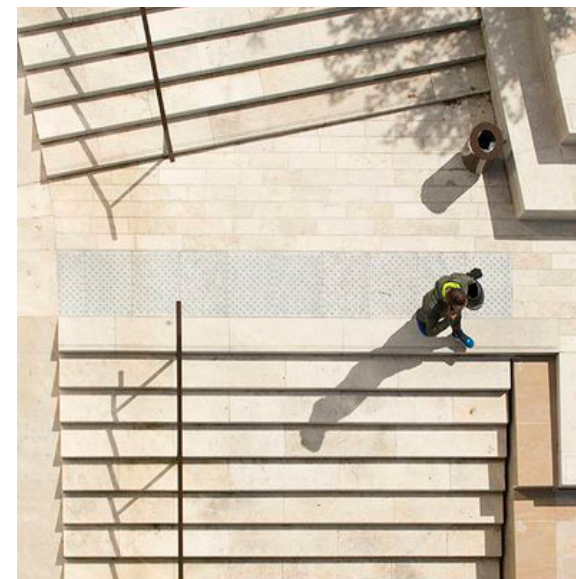
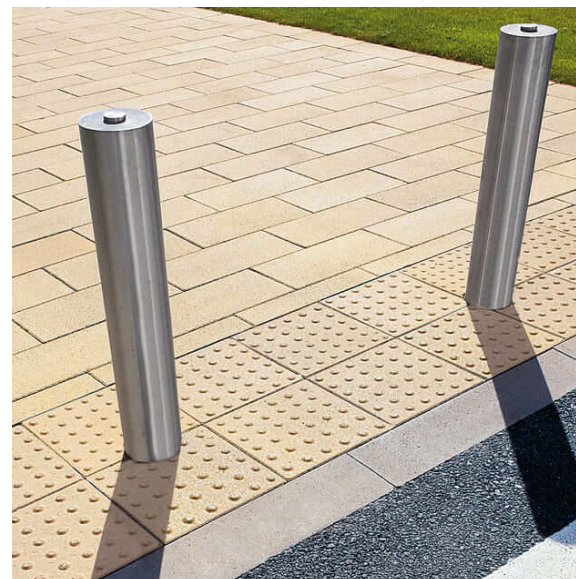
All areas of the proposed development will be fully accessible with hard landscape materials selected to ensure universal access. All street furniture within public and semi-private areas of the development will meet the required levels of visual contrast with adjacent surroundings to ensure they do not represent a hazard and all stepped level changes will be fully demarcated.

Paving selection will comply with current regulations in regard to Part M of the Building Regulations, ensuring safe entry, exit and safe passage throughout the space. LRV values will be compliant to ensure good visual contrast between various landscape elements such as step treads and risers. All designated road crossing points will be defined by tactile paving to the appropriate standards and this has been fully coordinated with the roads engineers.

Permeable paving will be used for all vehicular parking areas to assist with the SuDS capabilities of the development.

Exposed aggregate concrete paving is proposed for pathways throughout the public open space to provide a safe and robust surface with a high quality of visual aesthetic to match the desired quality level of the public space areas.

A mix of high quality natural aggregate finish paving setts and flags will be used for the key public spaces at the Market Square and the entrance plazas to the main apartment blocks to identify these areas as key nodes within the development and maintain the quality feel of the public realm.





# LANDSCAPE SPECIFICATION

## GENERALLY

Landscape works to be undertaken by an ALCI approved landscape contractor and in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). When using pesticides the Contractor must use a certified operator and take appropriate safety precautions in accordance with the Control of Pesticides Regulations 1986 (COPR) and the Plant Protection Products Regulations 1993 (PPPR). All fertilisers are to be applied by qualified staff to avoid the action of plasmolysis.

Top soil to be tested and approved by a Top Soil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst’s report, if necessary, according to BS 4428: 1989 ‘Code of Practice for General Landscape Operations’.

All Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.  
All tree works shall conform with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.  
All top soil to conform to BS 3882:2015 - Specification for Topsoil.

All planting species shall be carefully selected to survive the potentially harsh coastal conditions.

## GROUND PREPARATION

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 25mm in diameter, roots, and other extraneous matter. Grass and weeds shall be sprayed with ‘Glyphosate’ or similar COSHH approved herbicide. Topsoil Depths: spread over prepared subsoil in layers not exceeding 150 mm, each layer firmed before spreading the next. Top Soils shall comply with BS 3882:2015 - Specification for Top Soil. Overall minimum depths after firming and settlement to be:

Shrub areas	500 mm
Grass areas	150mm

Planted areas to be cultivated to a depth of 300mm by hand or rotovator, incorporating planting compost, soil improver and fertilizer base dressing of the types. The topsoil shall have been reduced to a fine tilth on completion of the cultivation works. Lightweight soil mixes to be used for podium level and roof terrace planting beds.

## PROPOSED TREE PLANTING

Trees supply and planting shall correspond to BS 8545:2014 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 unless trees have been prepared for out of season planting.

Tree pits shall be excavated to suitable dimensions to accommodate root-balls with bases and sides broken up to a minimum depth of 150mm to assist drainage and root penetration. Any unsuitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off-site. All tree pits shall be backfilled, after planting, with a 3:1 volume mixture of topsoil and mulching compost/manure or similar approved.

The planted trees shall be full and well-shaped with crowns thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 4043:1989 Recommendations for transplanting root-balled trees.

## PROPOSED HEDGE PLANTING

Screen hedge to be planted at 4 per linear metre.  
Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting strip to be 500mm wide x 300mm deep with cultivated and evenly incorporated organic manure 100mm layer over area of strip, fertiliser 35g. 50mm depth bark mulch dressing on completion of planting.

## PROPOSED SHRUB PLANTING

Shrub plants to be planted at 3 to 4 plants per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g. 75mm depth bark mulch dressing on completion of planting.

## PROPOSED TURF AREAS

All grass areas to be high grade turf rolls laid on 150mm depth lightweight soil mix.

## PERFORMANCE CRITERIA

Performance criteria are indicators for assessing the quality and success of the particular plant mixtures used for a purpose i.e. screen planting, seeding, tree planting etc.  
Such indicators will be based upon aspects such as:  
Health and condition of planting;  
Plant growth;  
and Achievement of desired visual effect.

## MAINTENANCE

A Landscape Management & Maintenance Plan will be prepared to include details on weeding, spot herbiciding, watering, planting management, control of insects/diseases and grass mowing.

Initial landscape operations will be undertaken by an ALCI member.

The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.



