Residential Development Block 5 & 6 at Clongriffin, Dublin 13

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants

RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS

LANDSCAPE DESIGN RATIONALE

August 2024
Client: LDA

LDA
Ghníomhaireacht Forbartha Talún
Land Development Agency

Executive Summary

Clongriffin lies approximately 9km to the northeast of Dublin City Centre adjacent the City Council's boundary with Fingal County Council. Located between Dublin Airport and the M1/M50 to the northwest/west and the coast in the east. The LDA Clongriffin Lands are bordered by multiple existing residential developments to the south (Beau Park) and west (Belltree). The lands are bordered to the north by the Mayne river and to the east by the DART railway line.

The site area is c. 2.2Ha and the proposed development will consistof 2 no. apartment blocks (Block 5 and Block 6) and one landscaped pocket park (Grant Park). The scope of this planning application comprises the whole site including all associated infrastructure and public realms.

The buildings comprise two urban blocks ranging in height between 3- to 7-storeys to provide 408 no. apartments together with ancillary car, bicycle and motorcycle parking provision. Ancillary communal amenity spaces are provided at podium level within the respective courtyards and at 4th floor roof terrace level.

At ground floor level provision is made for 1,209 sq.m Community / Arts and Cultural floorspace and a childcare facility of 413 sq.m (with an ancillary play area of 125 sq.m). Other facilities provided at ground floor level include refuse / bin stores; energy centre, plant rooms and integrated ESB substations and associated switch rooms. On-street loading bays are provided along Lake Street and Dargan Street.

Other works include the provision of road infrastructure and green infrastructure (in the form of a public open space / landscaped pocket park extending to 1,433 sq.m in area) together with street planting and public lighting throughout plus all associated engineering and site works (including an external multi-functional community / arts and cultural events space of 315 sq.m along Market Street and all underground services and utility connections) necessary to serve the proposed development.

Figure 0.1- Proposed site layout

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All-Ireland Pollinator Plan
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Managed for Wildlife

1. CONTEXT

Clongriffin Green Infrastructure Amenity

Blocks 5 and 6 sit within an existing infrastructure of green spaces in Clongriffin. The scale and type of public open space within the vicinity varies from the large expanses of Fr. Collins Park to smaller pocket parks such as King Street Park and Belltree Green to the hardscaped public plaza at Station Square. The River Mayne linear park allows a walking route within a biodiverse natural habitat adjacent to the river while Belltree Park forms a key link in the pedestrian and cycle priority route to Station Square. Market Street shared surface which is proposed to the south of Block 5 will further strengthen this connection.

Grant Park is proposed as a new public park adjacent to Blocks 5 and 6. Its central location and smaller scale will provide a new type of public open space to both existing and new residents and offer opportunities for pause and sociability.

The variety of different types of existing and proposed Public Open Space within a 10 minute walking distance of Blocks 5 and 6 is a fantastic advantage for future residents.

Subject Site

Existing Public Open Spaces

- Father Collins Park
- Marrsfield Pond Green Space & River Mayne Corridor
- Belltree Green
- Station Square
- King Street Park
- Belltree Park
- Beaupark

Figure 1.1 - Clongriffin Green Infrastructure

Context

1. Fr. Collins Park

2. Marrsfield Pond Green Space

3. Belltree Green

4. Station Square

5. King Street Park

6. Belltree Park

7. Beaupark

Permeability Strategy within Clongriffin

Clongriffin was designed following the principles of DMURS, with a focus on the Four Key Characteristics of Place-Based Design—connectivity, enclosure, active edge, and pedestrian facilities/ activity. These elements are central to the overall design and function of the town, ensuring that the area is not only accessible and safe but also vibrant and community-oriented.

The connectivity network is strategically designed for efficient permeable movement throughout, allowing for easy navigation and reducing congestion. A hierarchy of routes has been established to guide different modes of traffic onto appropriate paths, whilst outright barriers to movement have generally been avoided. The primary road network directs main vehicular traffic to the outer edges, while Main Street, Station Street, and Marrsfield Avenue form a loop that connects back to Hole in the Wall Road, leading into the city center. Secondary routes run north-south, linking the primary roads to create a highly permeable grid that enhances both vehicular and pedestrian connectivity. A network of green spaces serves as destinations and rest points along this grid of smaller streets. High-quality, direct connections encourage active transportation modes, with cycling and walking taking precedence for 'last mile' and local journeys.

Streets and public spaces within Clongriffin are framed by surrounding buildings and landscapes to create a sense of enclosure. Buildings along Main Street, Station Street, and other key roads are positioned to provide a continuous street frontage, which helps to enclose the space and create a more intimate, human-scale environment. This sense of enclosure makes public areas more inviting, encouraging residents and visitors to spend time outdoors and engage with the community.

Active edges are a critical component of Clongriffin's design, particularly along Main Street and Station Street. These streets are lined with buildings that have active frontages which directly interact with the public realm. This design promotes street-level activity, drawing people into these areas, fostering social interaction and ensuring the safety and liveliness of the public realm.

Pedestrian facilities and activity are prioritized throughout Clongriffin, ensuring that walking is a safe, convenient, and enjoyable mode of transportation. The road infrastructure is specifically designed to create a pedestrian-friendly environment. Long, straight sections of road have been avoided where possible to reduces the risk of accidents and creates a more pedestrian-friendly environment. Road junctions feature raised tables that improve pedestrian crossing facilities, especially for disabled users and those with prams or buggies, and serve as a traffic calming measure.

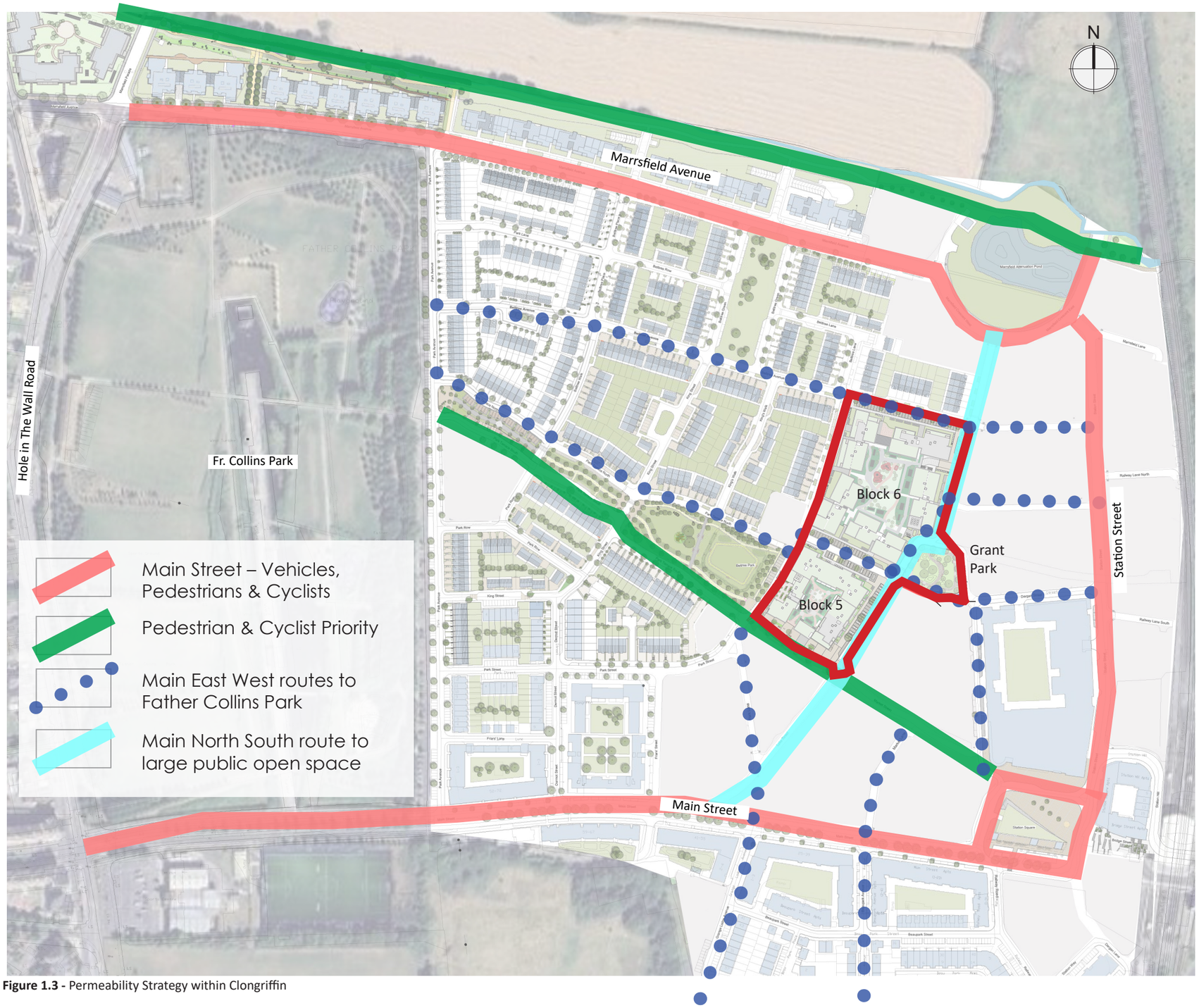


Figure 1.3 - Permeability Strategy within Clongriffin

Arboricultural Impact

There are no existing trees on the subject site as illustrated in the photos adjacent.

Figure 1.4 - Aerial view of site from the north

Figure 1.5 - Aerial view of site from the south

Invasive Plant Species

The site has been cleared and a visual inspection confirms that there are currently no Invasive Species present within the site boundary.

Please also refer to Deskstop Ecology Study prepared by Altemar Marine & Environmental Consultants.

Figure 1.6 - Japanese Knotweed (Reynoutria japonica) (purple) and Giant Hogweed (Heracleum mantegazzianum) (yellow) (Source NBDC) (Site: red circle)

Figure 1.7 - Aerial map showing single point of invasive theories outside of site boundary Source: Google Maps)

2. LANDSCAPE MASTERPLAN

Site Layout

The landscape design for Blocks 5 and 6 aims to provide a variety of quality public open space and communal amenity spaces for residents which knits into the existing green infrastructure network of Clongriffin.

The streetscape design allows for street tree planting interspersed with the on-street parking. Sustainable drainage tree pits are employed to integrate with the permeable paving at the adjacent parking spaces. The SUDS strategy is fully coordinated between the engineering and landscape disciplines. Tree species at the SUDS tree pits are chosen for their suitability in accordance with Sustainable Drainage Tree Pits Planning Guidelines and Policy Advice 2024. Threshold space for ground floor apartments is carefully considered with hedge planting and railings designed to ensure privacy of residents is maintained.

A new centrally located local park, Grant Park, is proposed within Clongriffin, offering public open space. Thoughtful planting selections will create a green sanctuary, providing a tranquil retreat for both new and existing residents.

Communal amenity space for Block 5 residents is provided at first floor level with a landscaped podium courtyard and at the 4th floor roof terrace which allows views west to Belltree Park and Fr. Collins Park. The landscaped podium is overlooked by the private terraces and balconies of the apartments above. A central play area allows children to play with the benefit of passive surveillance from surrounding apartments. Seated spaces are sited amongst the planting also to allow residents to meet or relax outdoors. Linear vents from the car park below are sited at the edges and screened with shrub planting. This allows an enhanced threshold space to the podium level apartment terraces beyond. The roof terrace will have seating among the planters allowing a quiet relaxing space different in nature from the podium.

Block 6 is a large scale urban block with the apartments located 5 sub-blocks around the perimeter. This allows for a large podium level courtyard to serve as communal amenity space for residents. A similar design approach is taken here with a centralised play space and a range of seating areas within the planting.

Market Street will provide a new high quality public realm to the south of Block 5 with shared surface street, street trees, shrub planting and seating areas. This key link from Belltree Park will encourage low traffic speeds and cycle and pedestrian priority.

Figure 2.1 - Landscape site layout plan for Blocks 5 and 6 and Grant Park

Open Space

Grant Park

Figure 2.2 - View to Block 6 from within Grant Park

Figure 2.3 - View to Grant Park from Clongriffin Road with Block 6 behind

Market Street

Figure 2.4 - View of Market Street public realm looking east

Figure 2.5 - View of Market Street public realm at junction with Lake Street

Residential Blocks

Block 5

Figure 2.6 - Block 5 landscaped podium viewed from south

Figure 2.7 - Block 5 roof terrace looking south

Block 6

Figure 2.8 - Block 6 landscaped podium with play space located centrally

Figure 2.9 - Block 6 landscaped podium looking south

Biodiverse Urban Planting Strategy

Implementing a Biodiverse Urban Planting Strategy on the subject site involves transforming the space into a thriving, ecologically rich environment that enhances both biodiversity and community well-being. The design will incorporate a diverse array of native and adaptive plant species to create a resilient landscape that supports local wildlife, including pollinators and birds. The tree planting species proposed for SUDS follow the guidelines issued by Dublin City Council.

Key elements will include:
Diverse Plant Species
- Use a wide range of native and adaptive plants.
- Ensure year-round visual interest and ecological resilience.

Native Plantings
- Prioritize native trees, shrubs, and perennials.
- Support pollinators and local wildlife habitats.

Green Infrastructure
- Implement green roofs.
- Integrate permeable surfaces for stormwater management.

Public Spaces
- Create inviting, biodiverse urban green spaces.

Ecological Connectivity
- Connect green spaces to create a cohesive urban ecosystem.

Public pathways and seating areas are thoughtfully designed to encourage community interaction and foster ecological connectivity with surrounding green spaces. this strategy aims to create a cohesive urban ecosystem, promoting a healthier environment and offering residents a vibrant, green sanctuary within the city.

Section 15.6.7 of the Development Plan requires that all planting takes place in the first planting and seeding seasons following occupation of the building or completion of the development, whichever is the sooner. Furthermore, all trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased will be replaced in the next planting season.

Proposed Open Space Tree Planting

No.	Name.	Size.
T4	Acer campestre 'Elsrijk'	16-18cm
T9	Quercus ilex	16-18cm-400cm
T10	Pinus sylvestris	16-18cm-250cm
T11	Sequoia sempervirens	16-18cm-400cm
T12	Ilex aquifolium	16-18cm-250cm
T13	Cedrus deodara	16-18cm-400cm
T14	Taxus baccata	16-18cm-300cm

Proposed Small Tree Planting

No.	Name.	Size.
T15	Acer palmatum	150cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier lamarckii	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
T22	Betula papyrifera	14-16cm
T23	Crinodendron hookerianum	50L
T24	Laurus nobilis 'Cone Shaped'	200cm
T25	Laurus nobilis(3 stem min.)	200cm
T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm
T29	Viburnum opulus	14-16cm
T30	Cotinus coggygria	150cm

Proposed SuDS Tree Pit Planting

No.	Name.	Size.
T31	Gleditsia sinensis	200cm
T32	Alnus Cordata	200cm
T33	Liquidambar styraciflua 'Fastigiata'	200cm

Figure 2.10 - Tree T21 - Betula pendula

Figure 2.11 - Tree T15 - Acer palmatum

Figure 2.12 - Specimen Tree T10 - Pinus Sylvestris (Scots Pine)

Figure 2.13 - Specimen Tree T17 - Acer griseum

Figure 2.14 - Specimen Tree T18 - Amelanchier lamarckii

Figure 2.15 - Specimen Tree T19 - Arbutus unedo

Figure 2.16 - Specimen Tree T26 - Rhus typhina

Figure 2.17 - Specimen Tree T29 - Viburnum opulus

3. GRANT PARK

Landscape Plan

Grant Park is designed to enhance residents' quality of life and foster community interaction. It features open lawns for recreation, shaded seating areas for relaxation, and native plantings for biodiversity and seasonal interest. Thoughtfully designed pathways ensure smooth connectivity with the surrounding residential blocks. The design creates a welcoming, functional extension of the residential community, promoting health and well-being. It will fit into the existing green network in Clongriffin which includes Station Square, Belltree Park, Belltree Green, River Mayne Linear Park and Fr. Collins Park.

Materials are chosen to be robust and durable. The hard landscape at the entrance and adjacent to seated areas will be natural grey concrete setts with beige tarmacadam paths through the park. A 1.2 metre high estate railing will surround the park. Low shrub planting at the park edges will allow for passive surveillance between the park and surrounding streets to maximise safety and security for park users. Tree planting includes holm oak, scots pine and coast redwood creating the feel of an urban oasis. Double yellow lines are proposed to the perimeter roads boundary around the park to deter ad hoc parking.

An archaeology panel will be placed in Grant Park to recognize and honor the area's rich archaeological heritage, as outlined in Courtney Deery Heritage Consultants' Archaeological Impact Assessment for the site. Signage and place-making are intended to emphasize the importance of the archaeology significance in the development. Soil investigations have been completed at the location where Grant Park will be established, and replacement soil will be specified to ensure a healthy foundation for the new park. The plan includes replacing the top 600mm of existing soil with 600mm of high-quality imported topsoil, ensuring optimal growth for the proposed evergreen trees.The archaeological significance of the area is highlighted in the LRD opinion.

Figure 3.1 - Verified View Montage 1 showing Grant Park viewed from Clongriffin Road with Blocks 5 and 6 beyond.

Figure 3.2 - An archaeology panel could be sited in Grant Park to give information about the rich archaeological heritage of the area.

Figure 3.3 - Plan view of Grant Park

Soft Landscape

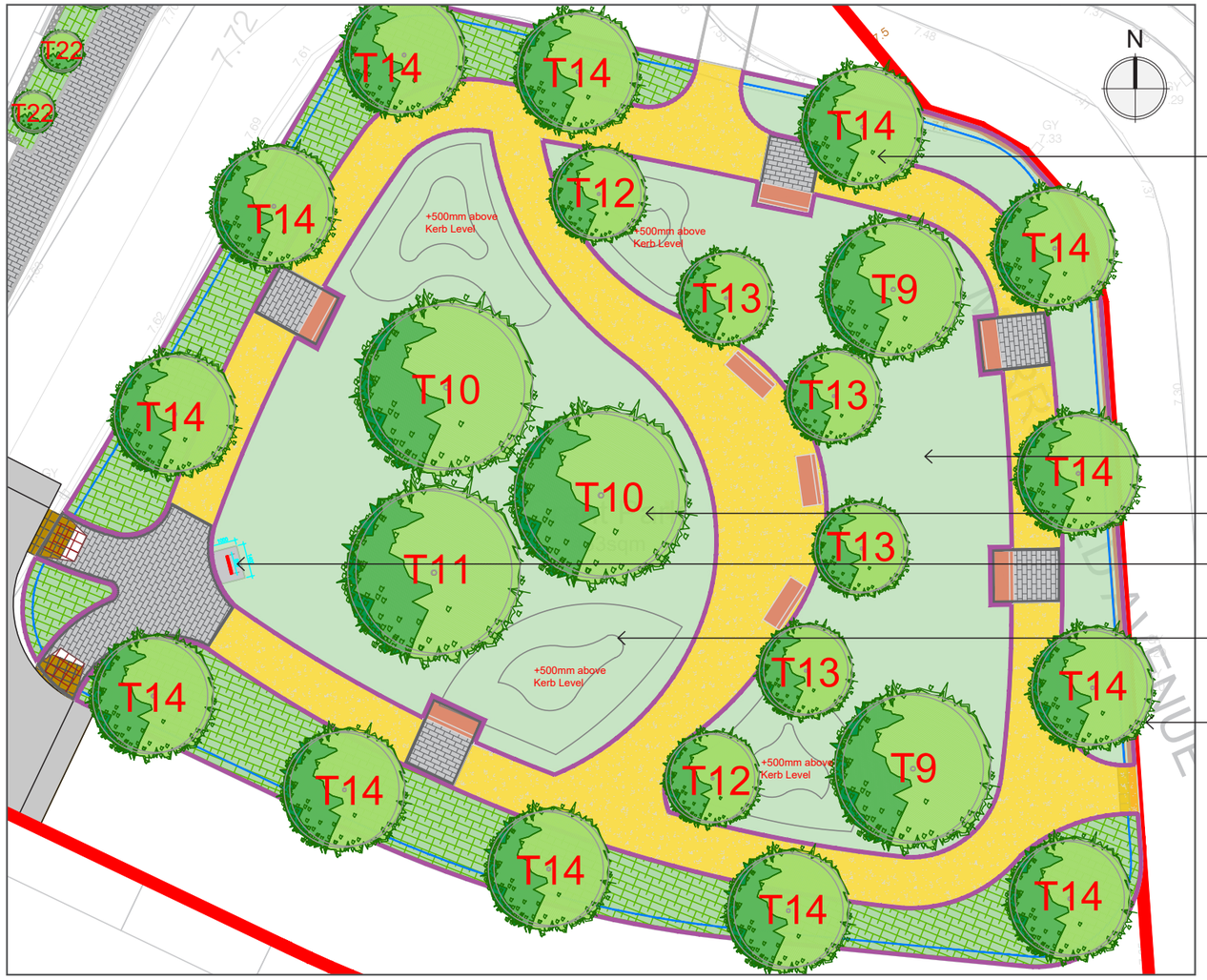


Figure 3.4 - Specimen Tree T9 - Quercus Ilex (Holm Oak)

Figure 3.5 - Specimen Tree T10 - Pinus Sylvestris (Scots Pine)

Figure 3.6 - Specimen Tree T11 - Sequoia Sempervivens (Coastal Redwood)

Proposed Open Space Tree Planting		
No.	Name.	Size.
T4	Acer campestre 'Elsrijk'	16-18cm
T9	Quercus ilex	16-18cm-400cm
T10	Pinus sylvestris	16-18cm-250cm
T11	Sequoia sempervirens	16-18cm-400cm
T12	Ilex aquifolium	16-18cm-250cm
T13	Cedrus deodara	16-18cm-400cm
T14	Taxus baccata	16-18cm-300cm

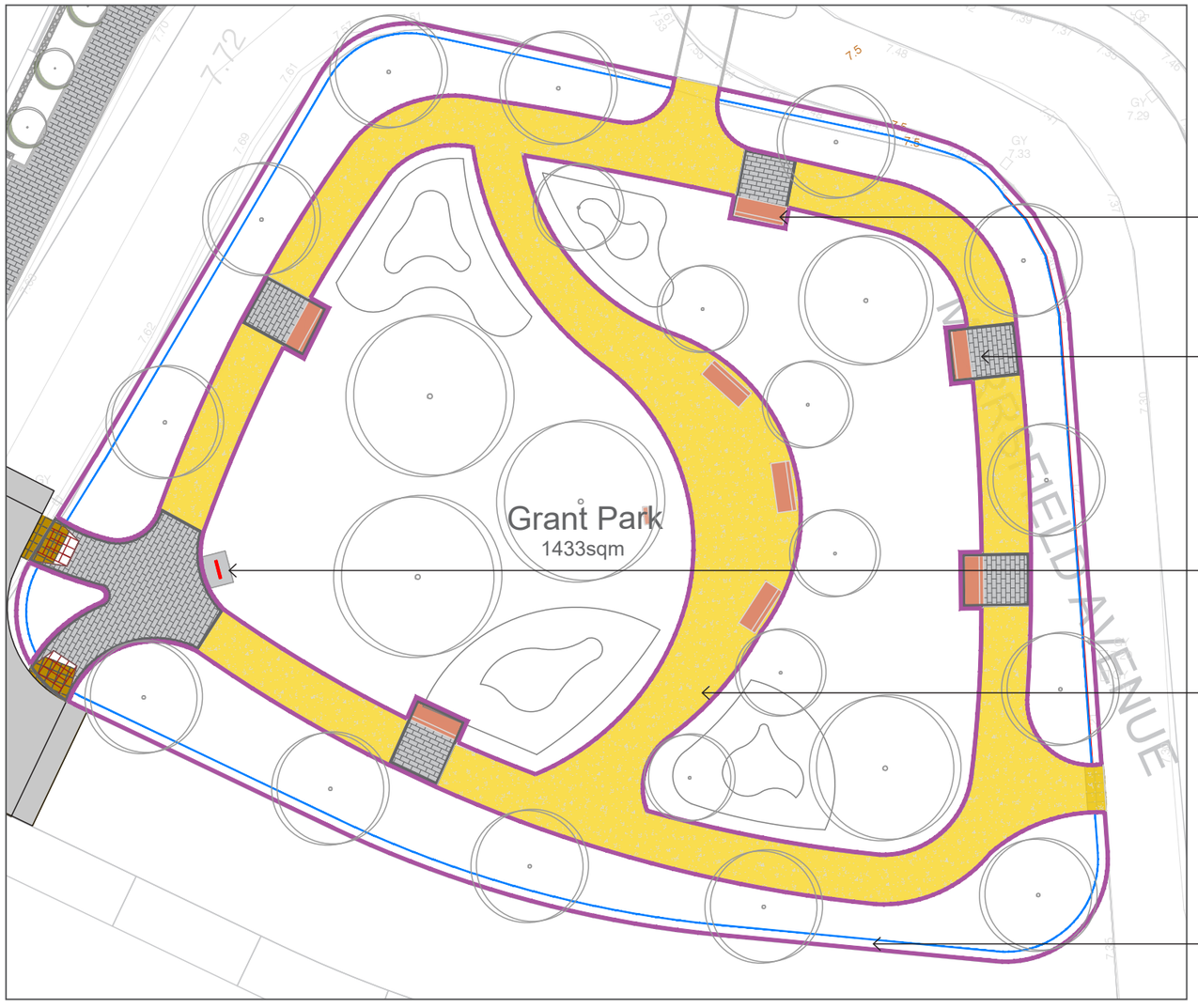
Proposed Shrub Planting		
No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Hebe spp.	3L
S5	Ribes spp.	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L

Proposed Ground Cover Planting (Included in Shrub		
No.	Name.	Size.
G1	Bergenia cordifolia	1L
G2	Persicaria affinis	1L
G3	Geranium 'Rozanne' (Jolly bee)	1L
G4	Hedera helix 'Hibernica'	1L
G5	Salvia nemorosa	1L
G6	Helleborus niger	1L
G7	Paeonia suffruticosa	1L
G8	Ceanothus repens	1L
G9	Rubus idaeus	1L
G10	Rubus tricolor	1L

Proposed Perennial/Bulb Planting (Included in Shrub		
No.	Name.	Size.
P1	Erysimum 'Bowle's mauve'	3L
P2	Verbena grandiflora	2L
P3	Achillea spp.	1L
P4	Centaurea cyanus	1L
P5	Geranium sanguineum	1L
P6	Chrysanthemum maximum	1L
P7	Verbascum spp.	1L
P8	Perovskia atriplicifolia	3L
P9	Hemerocallis	2L
P10	Kniphofia uvaria	3L
P11	Agapanthus africanus	1L
P12	Allium hollandicum	1L
S13	Verbena grandiflora	2L

Grant Park

Hard Landscape



HC2000S Seat (Root Fixed)

Natural Cobblesett

Size: 200x100x60mm.

Suggested location for archaeology/ heritage panel

Beige Tarmacadam

1.2m high estate railing

4. PRECEDENT IMAGERY

Moodboard

Figure 4.1 - Landscaped podium at Bushy Park House, Dublin.

Figure 4.2 - Linear vent and shrub planting provide privacy to private terraces at Bushy Park House, Dublin.

Figure 4.3 - Landscaped podium at Hamilton Gardens, Cabra, Dublin.

Figure 4.4 - Landscaped podium at Cherrywood, Dublin.

5. BLOCK 5

Overall Landscape Design

The primary communal open space at Block 5 is a central podium level landscaped courtyard. The podium design serves as a crucial interface that integrates the building structure with its surrounding environment, enhancing both functionality and aesthetics. Elevated above street level, the podium creates valuable green spaces, recreational areas, and communal amenities improving urban livability. In addition to the podium amenity space, Block 5 has a small roof terrace overlooking Belltree Park to the west. Each landscaped area provides different types of outdoor amenity space for the residents. Care has been taken to provide a biodiversity rich planting mix within the landscaped podium to enhance biodiversity in the urban environment. There is a requirement for ventilation of the off-street car parking beneath the podium. The linear vents have been incorporated into the landscape design and where necessary are hidden with shrub and tree planting. More detail can be found on this design evolution in the following pages.

At street level, the building is set back from the footpath with a landscape threshold space to allow privacy for ground floor residents. Shrub planting and hedging at ground floor private terraces allow for maximum amenity and privacy of these spaces by residents.

Market Street to the south of Block 5 will be a key pedestrian and cycle priority link within the neighbourhood of Clongriffin. Flush kerbs and a paved shared surface streetscape with raised tables at junctions will encourage its use as a low-traffic street. with the potential for use as event space also given its generous proportions.

Figure 5.2- View 4- Block 5 landscaped podium viewed from terrace on west side of block

Figure 5.1- View 5-Block 5 landscaped podium viewed from north east corner looking south

Figure 5.3 - View 1 - Block 5 landscaped podium viewed from south (Key plan on p.18)

Overall Landscape Plan

Landscape Treatments

- Tree Planting — See Planting List
- Hedge Planting — Structural Hedge
- Hedge Planting — Native Hedgerow
- Shrub Planting — See Planting Lists
- Grassed Area
- Mounding

- Boundary Treatment 1 — 1.8m Butt Wall & Railing (or similar approved)
- Boundary Treatment 2 — Balcony Boundary. To Architects Detail (or similar approved)
- Boundary Treatment 3 — 1.2m High Railing. 4 Bar. Galvanised & Painted Black (or similar approved)
- Boundary Treatment 4 — 1.8m High Railing. Boundary to Creche Outdoor Area (or similar approved)

- Seating (Or Similar Approved)

- Play Item — Multispinner Carousel (Or Similar Approved)
- Play Item — Seesaw (Or Similar Approved)
- Play Item — Play Tower with Slide (Or Similar Approved)
- Play Item — Springer (Or Similar Approved)
- Play Item — Wooden Stepping Logs (Or Similar Approved)
- Play Item — Player Tower with curved slide (Or Similar Approved)
- Play Item — Triple Balance Beam (Or Similar Approved)
- Play Item — Triple Balance Beam (Or Similar Approved)

- Surface Treatment 1 - Footpaths — Rectangular Permeable Paving. 200x100x60mm. Natural Grey - Stretcher Bond **Border**: Rectangular Permeable Paving. 200x100x60mm. Charcoal - Soldier Course Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 2 - Entrance Paving — Rectangular Rumbled Paving. Charcoal Colour 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Paving. Natural Grey. 2 size mix. 240x160x60mm & 160x160x60mm - Soldier Course Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 3 - Parking Paving — Rectangular Permeable Paving. Rustic Colour 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Permeable Paving. 240x160x60mm. Natural Grey - Soldier Course Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 4 - Block 5 Entrance — Rectangular Paving. Silver Granite 2 size mix. 480x120x80mm & 360x120x80mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x80mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 5 - Block 5 Street Paving — Rectangular Paving. Guangze Granite 200x100x80mm. - Stretcher Bond **Border/Banding**: Rectangular Rumbled Paving. Charcoal Colour 160x160x80mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 6 - Block 5 Street Paving — **Surface Treatment 5 Banding**: Rectangular Paving. Silver Granite 480x120x80mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 7 - Podium Paving — Rectangular Paving. Natural Grey 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 8 - Podium Paving — Rectangular Paving. Curragh Blend Colour 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 9 - Balcony Paving — Rectangular Paving. Natural Grey 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 10 - Roof terrace Paving — Rectangular Paving. Natural Grey 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 11 - Play Area — Tiger Mulch Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 12 - Footpaths — Concrete - Brush finish with trowel edge. Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 13 - Drainage — Gravel Drain to building edge. 300mm wide. Timber edge. Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 14 - Open Space — Beige Tarmac (or similar approved)
- Surface Treatment 15 - Kerb — Natural 3 way kerb 200x160x160mm (or similar approved)
- Surface Treatment 16 - Kerb — Flush Pin Kerb 50x150x900mm (or similar approved)

Figure 5.12 - Overall landscape plan for Block 5

Block 5

Market Street

Market Street, when completed, will link Fr. Collins Park to Station Square, creating a pedestrian- and cyclist-friendly thoroughfare. The ground floor of Block 5 will feature 315m² of community, arts, and cultural spaces, contributing to the street's active frontage and vibrant atmosphere.

This street is carefully designed to prioritize pedestrians and cyclists, with vehicular traffic minimized and directed to other roads. Limited vehicle access will be allowed for essential purposes, such as drop-offs. Raised tables at minor junctions will clarify the street hierarchy, promoting a safe and inviting environment.

High-quality landscaping, tree planting, and bicycle stands, along with active frontages, will create a lively and welcoming space. Public benches will be installed to encourage people to linger and engage in informal interactions.

Market Street's shared surface and generous proportions allow for future flexibility, making it an ideal location for outdoor events such as pop-up markets, street performances, and workshops. The event space will be clearly marked by contrasting paving bands and stainless steel studs.

Overall, the combination of active frontages, minimal car traffic, limited on-street parking, and passive surveillance from residential units above will create a balanced, human-scaled street that fosters safety and community engagement.

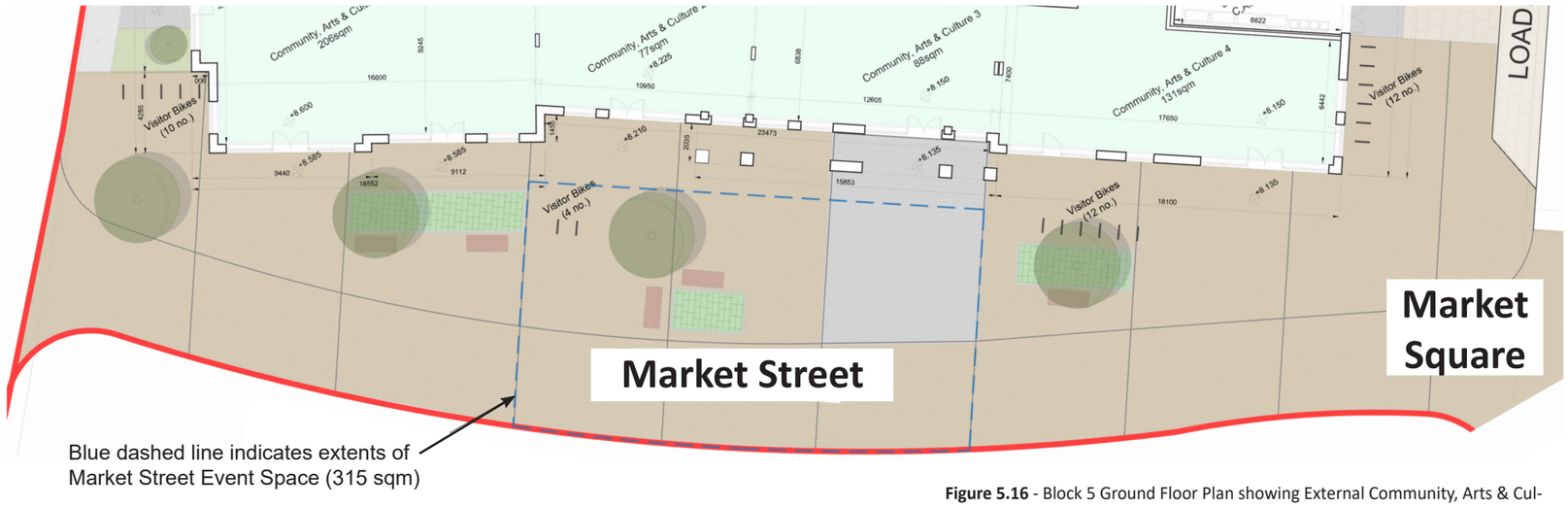


Figure 5.16 - Block 5 Ground Floor Plan showing External Community, Arts & Cultural event space at Market Street

Figure 5.17 - Artist's impression of External Community, Arts & Cultural event space at Market Street

Figure 5.18 - Artist's impression of External Community, Arts & Cultural event space at Cherry Orchard Point, Dublin

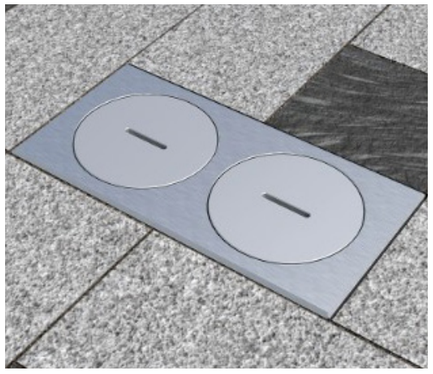


Figure 5.19 - Utillity points within paving bands

Figure 5.20 - Stainless steel demarcation studs to the perimeter of the area

Podium Level Communal Amenity Space - Design Evolution and Vents at Blocks 5 & 6

What are the vents needed for?
Part F of the Building Regulations Section 1.3.3.1 (i) requires a naturally ventilated car park to be provided with well distributed permanent natural ventilation openings with an aggregate area equal to at least 1/20th of the floor area of that level.

Why are they located within the podium?
Both blocks 5 and 6 have a perimeter block design with a central podium courtyard at first floor level. Strong edges to the street provide excellent enclosure of the street space while also giving the advantage of passive surveillance of the street below. Perimeter blocks also allow the off street car parking to be contained in the center of the urban block with active edges to the street maintained at ground floor level.

Given that the street sides of the blocks will have active uses as far as possible such as residential units and community, arts and cultural spaces at the ground floor level, this limits the wall area available for ventilation of the centrally located car park. The podiums have thus been designed with linear vents to allow for natural ventilation of the car park below.

What steps have been taken in the design to alleviate their impact?
In the design evolution, different types of vent were considered and tested by the design team.

Option 1 - Linear vent with low upstand and metal mesh over horizontal surface to allow free air movement and protect against fall danger.

Option 2 - Linear vent with higher upstand of 1.2m, planting on top and louvred vents to the sides. Louvres only allow 50% efficiency for ventilation so this option would require a greater extent of upstand vents than Option 1.

The scale of the urban block at Block 5 is smaller than that at Block 6 so a decision was taken to proceed with Option 1 for the vent design which would be screened with shrubs within the landscape to keep their impact as minimal as possible. The vents are kept to a linear form and located at the edges of the podium space to keep the central space as clear and functional as possible. Siting them at the edges also strengthens the threshold space for podium level terraces.

Figure 5.4 - Option 1 - Linear vent with low upstand and metal mesh over horizontal surface to allow free air movement and protect against fall danger.

Figure 5.5 - Option 2 - Linear vent with higher upstand of 1.2m, planting on top and louvred vents to the sides.

Podium Level Communal Amenity Space - Design Evolution and Vents at Blocks 5 & 6

Steps taken in the design to alleviate the impact of the vents at Block 5 Podium

- Linear vent design with low upstand and metal mesh over horizontal surface.
- Minimal visual impact for residents walking through the podium or sitting on their terrace.
- Linear vents sited around the perimeter of the podium space to allow maximise free area for grass, seated areas, planting and play equipment. Earlier design had larger scale vents centrally located.
- Shrub planting surrounding the vents screens their impact.

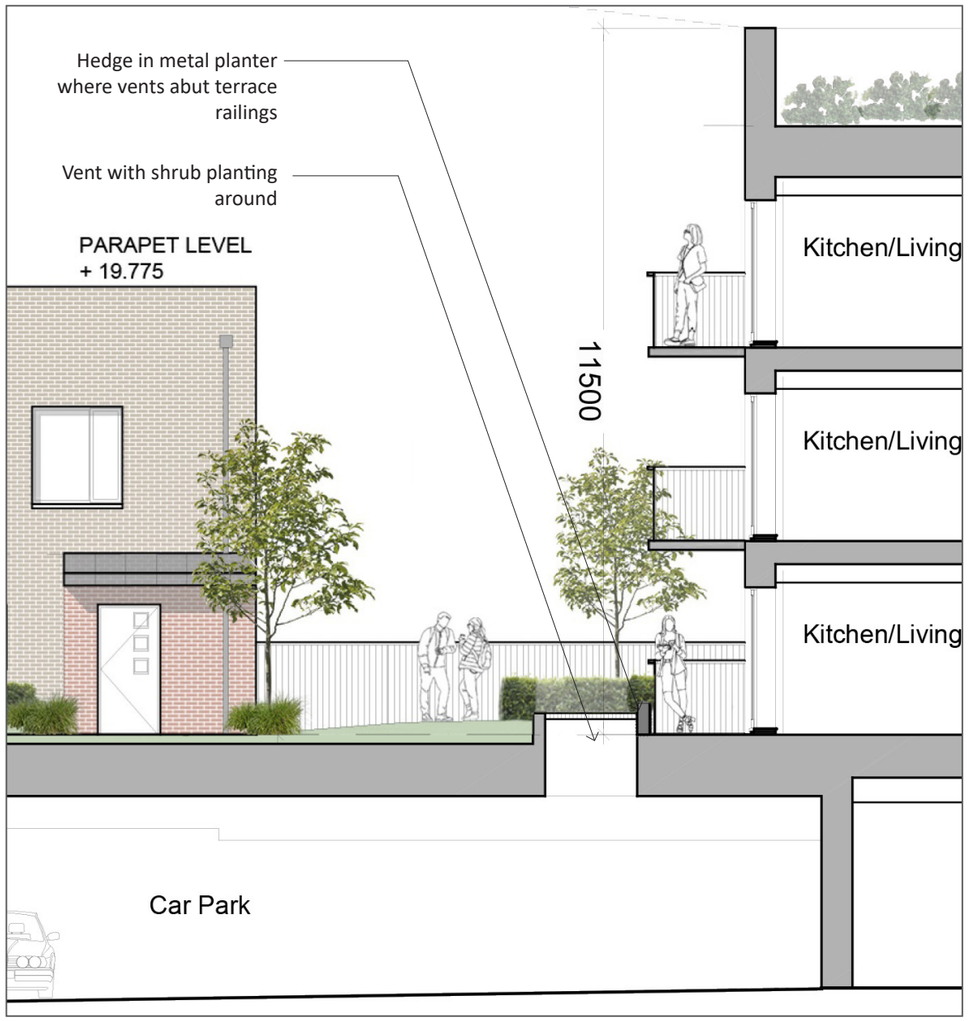


Figure 5.6 - Section A-A through podium terrace and vent at Block 5 looking southwards

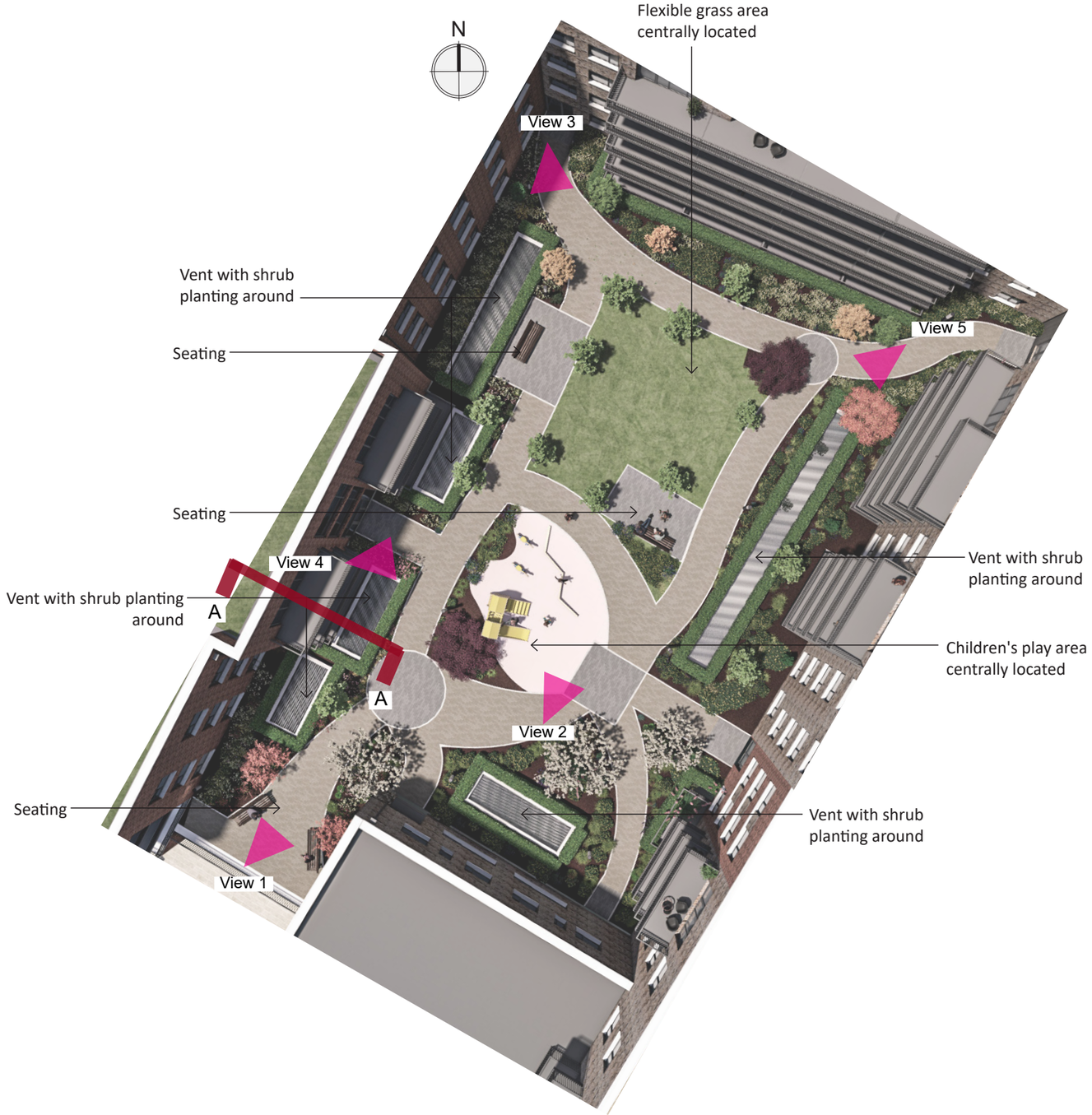


Figure 5.7 - 3D Aerial view of Block 5 podium level communal amenity space

Podium Level Communal Amenity Space

Figure 5.8 - View 3 of Block 5 podium level communal amenity space from Core 3 entrance in north-west corner

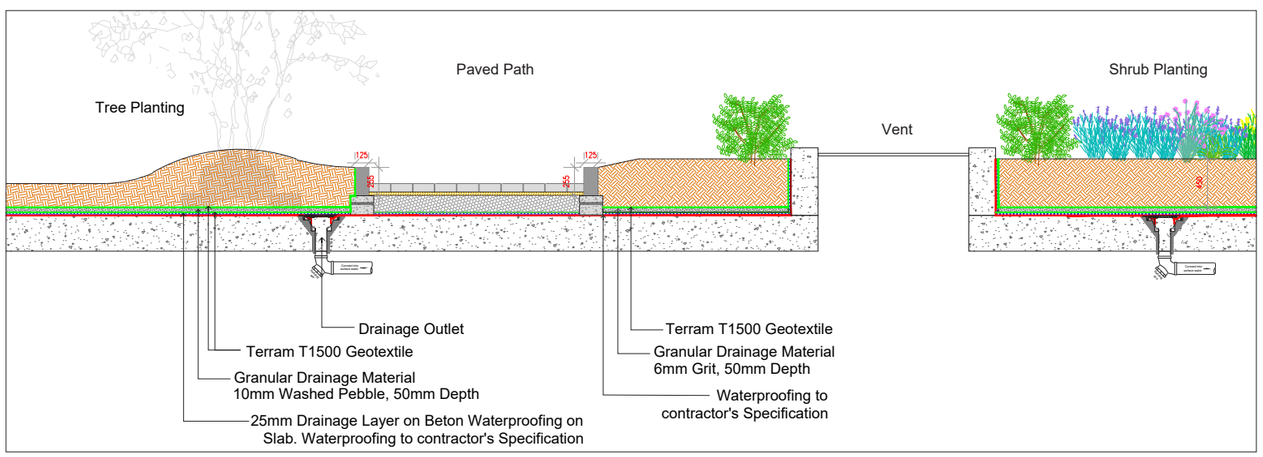
Figure 5.9 - View 4 of Block 5 podium level communal amenity space looking to northeast

Figure 5.10 - Section view through Block 5 landscaped podium land vent ooking south

Podium Level Communal Amenity Space

Figure 5.11 - Podium level communal amenity space plan for Block 5

Key Plan



Section A-A

Streetscape Design

Figure 5.15 - Block 5 street level landscape plan

Proposed Small Tree Planting

No.	Name.	Size.
T15	Acer palmatum	150cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier lamarckii	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
T22	Betula papyrifera	14-16cm
T23	Crinodendron hookerianum	50L
T24	Laurus nobilis 'Cone Shaped'	200cm
T25	Laurus nobilis(3 stem min.)	200cm
T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm
T29	Viburnum opulus	14-16cm
T30	Cotinus coggygria	150cm

Proposed Shrub Planting

No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Hebe spp.	3L
S5	Ribes spp.	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L

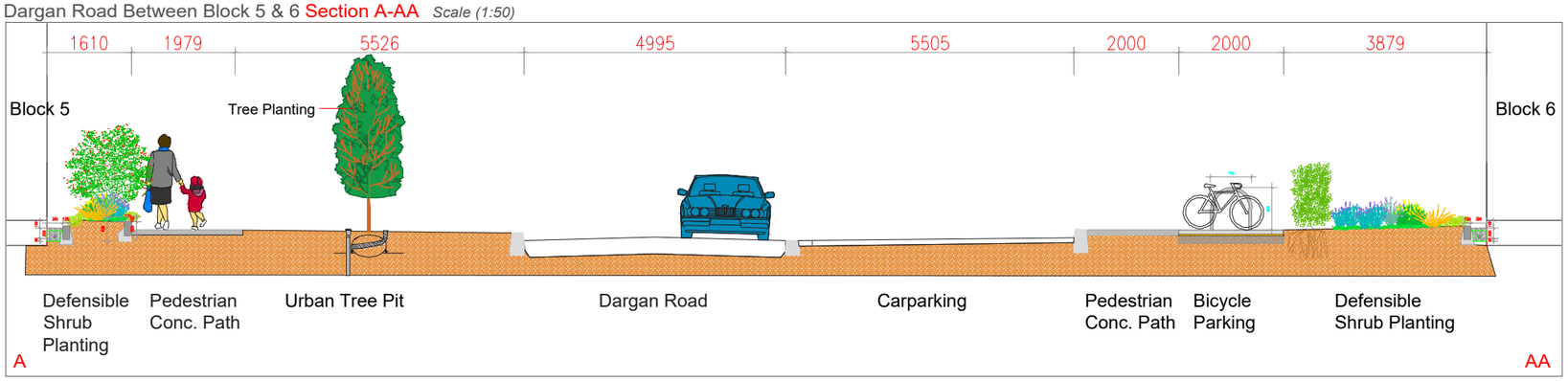
Proposed SuDS Tree Pit Planting

No.	Name.	Size.
T31	Gleditsia sinensis	200cm
T32	Alnus Cordata	200cm
T33	Liquidambar styraciflua 'Fastigiata'	200cm

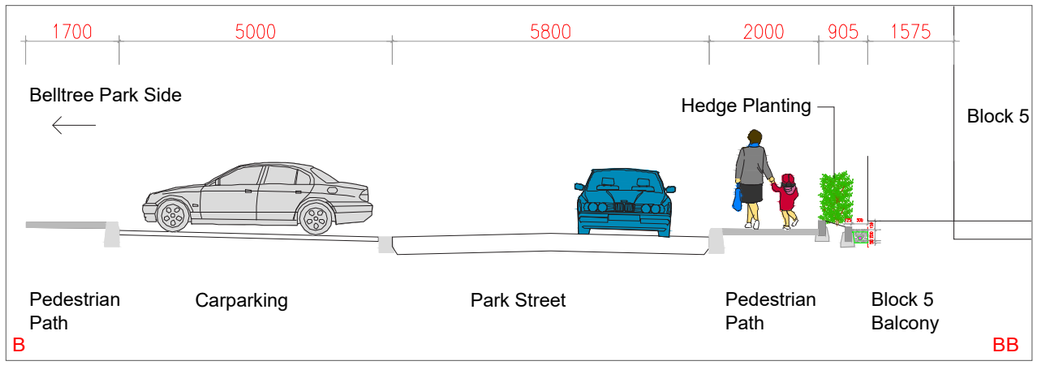
Block 5

Streetscape Sections

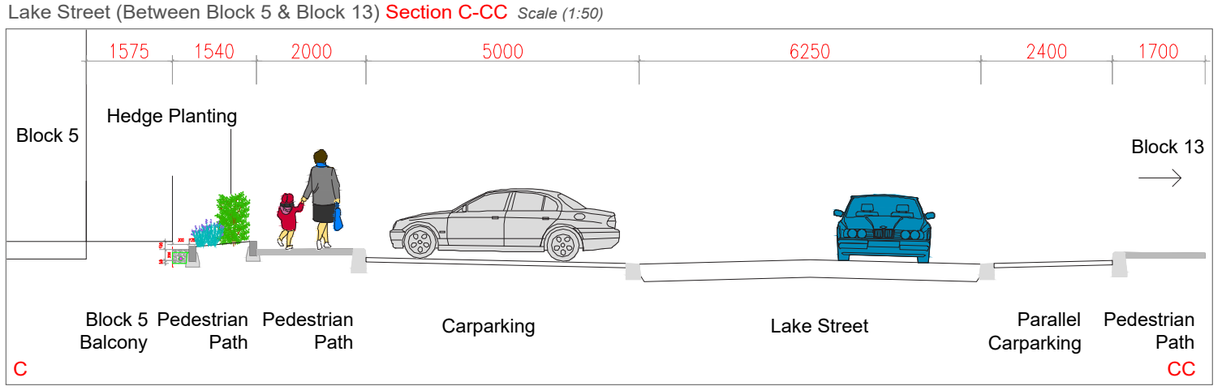
Dargan Road Between Block 5 & 6 Section A-AA *Scale (1:50)*

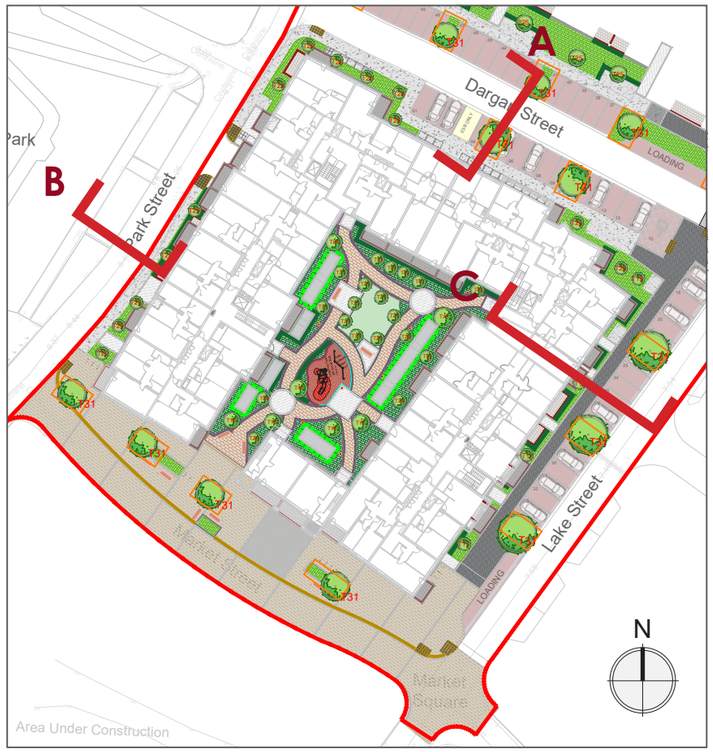


Park Street (Between Belltree Park & Block 5) Section B-BB *Scale (1:50)*



Lake Street (Between Block 5 & Block 13) Section C-CC *Scale (1:50)*



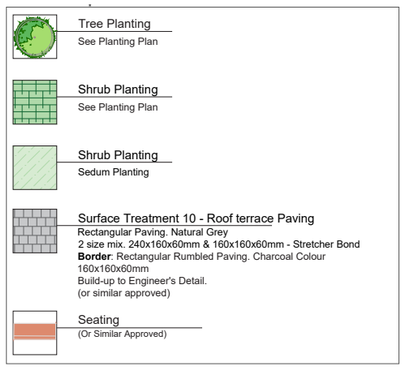


Key Plan

Block 5

Roof Terrace

The roof terrace at Block 5 has a west facing orientation to Belltree Park and the expanse of Fr. Collins Park beyond. It is located at 4th floor level and is much smaller in scale than the podium level amenity space. Seating is provided amongst the planters to provide an alternative quality of space from the podium level below. Access is via lift and stair core.

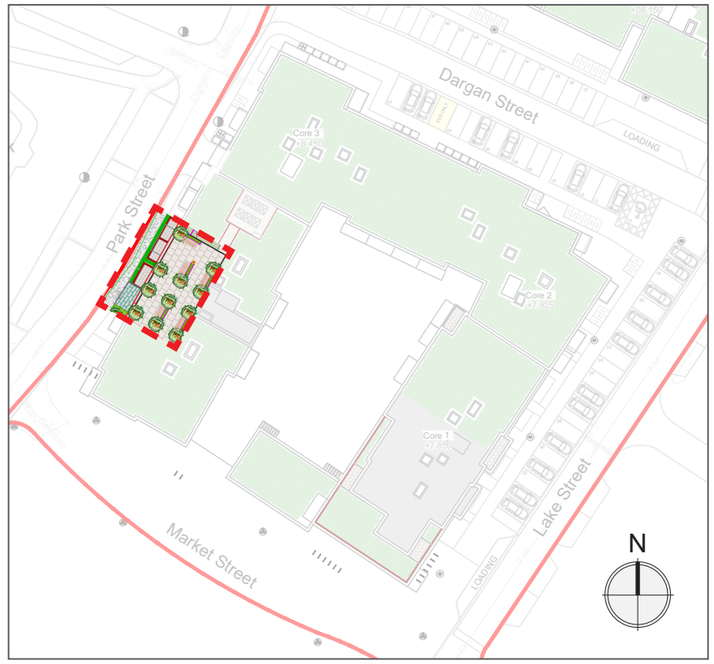


Proposed Small Tree Planting

No.	Name.	Size.
T15	Acer palmatum	150cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier lamarckii	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
T22	Betula papyrifera	14-16cm
T23	Crinodendron hookerianum	50L
T24	Laurus nobilis 'Cone Shaped'	200cm
T25	Laurus nobilis(3 stem min.)	200cm
T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm
T29	Viburnum opulus	14-16cm
T30	Cotinus coggygria	150cm

Proposed Shrub Planting

No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Hebe spp.	3L
S5	Ribes spp.	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L



Key Plan

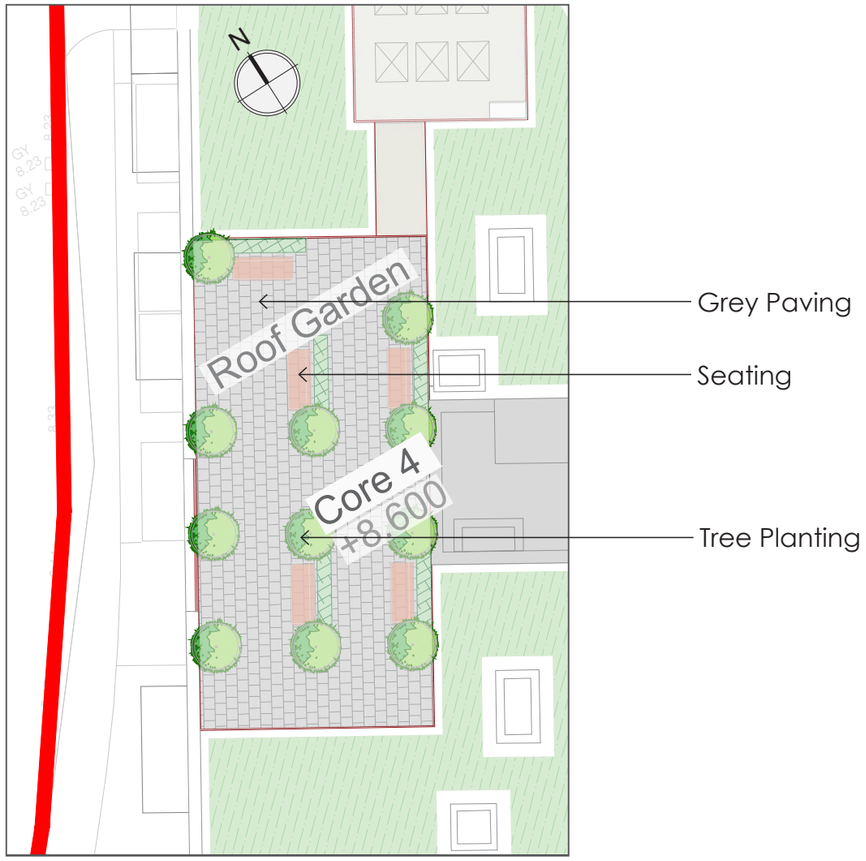


Figure 5.13 - Roof level communal amenity space plan at Block 5

Figure 5.14 - Block 5 roof terrace looking south

6. BLOCK 6

Overall Landscape Design

The communal open space at Block 6 is a central podium level landscaped courtyard. The apartments are arranged in five blocks which are tied together by the podium courtyard space. Similar to Block 5 the podium design serves as an important interface that integrates the building structure with its surrounding environment, enhancing both functionality and aesthetics. Also similar to Block 5, a centrally located car park is located below the podium which requires venting to comply with Building Regulations.

The podium incorporates sustainable elements such as green roofs, stormwater management systems, and energy-efficient materials. Acting as a transitional zone, the podium softens the building's interaction with the streetscape, promoting pedestrian activity and fostering community engagement. This thoughtful integration ensures the podium serves as a vibrant, multi-functional area that enriches the resident experience. Care has been taken to provide a biodiversity rich planting mix within the landscaped podium to enhance biodiversity in the urban environment. In terms of sunlight, tree planting is strategically proposed to minimise the level of shadow cast over the central open space. The linear vents have been incorporated into the landscape design and visually screened with shrub and tree planting. More detail can be found on this on the next pages.

At street level, the building is set back from the footpath with a landscape threshold space to allow privacy for ground floor residents. Shrub planting at the footpath edge and grassed areas allow for maximum amenity and privacy of these spaces by residents.

Figure 6.1- View 1- Block 6 landscaped podium looking towards north east corner

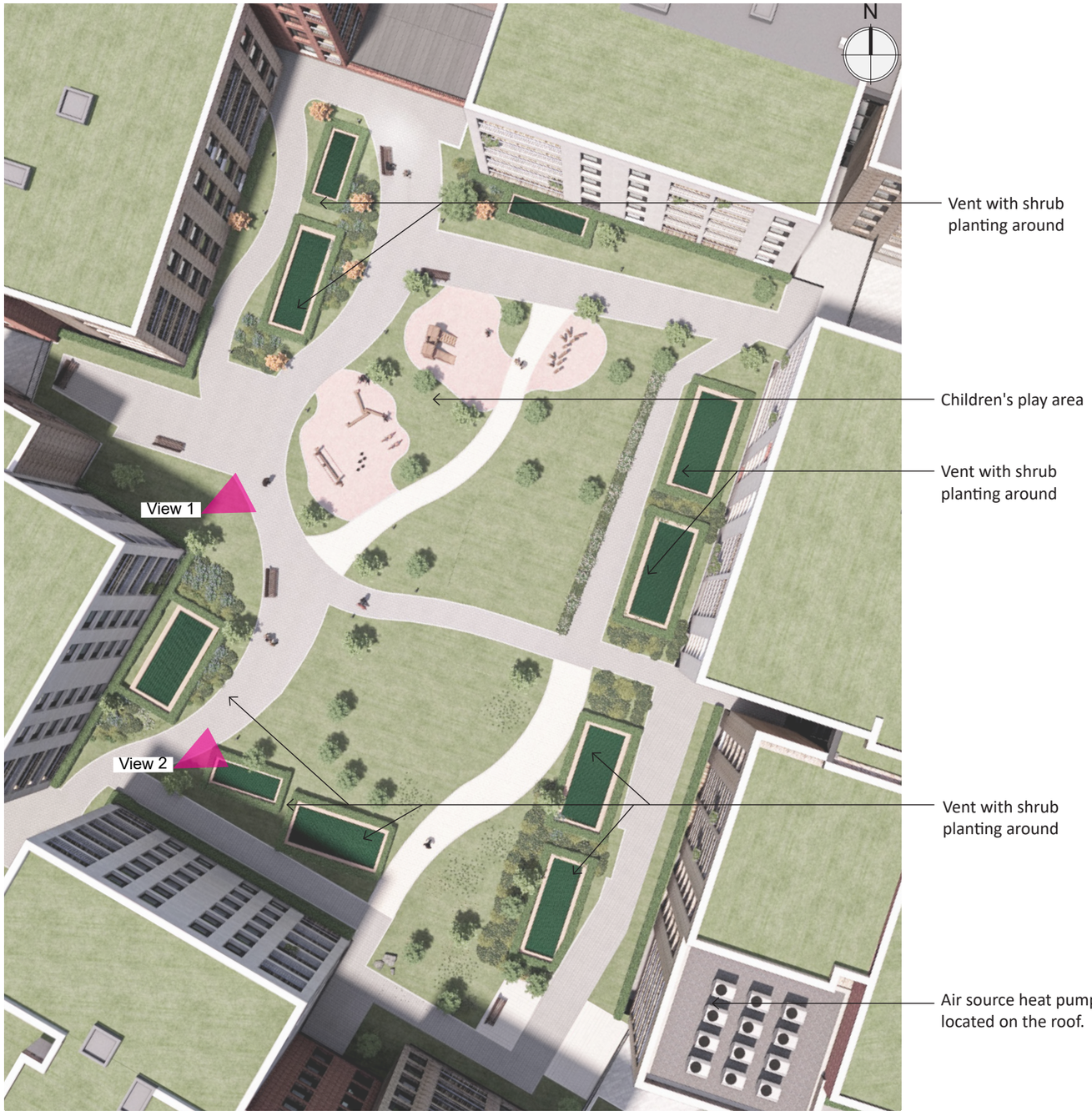


Figure 6.2 - Aerial view of Block 6 podium landscaped space

Block 6

Landscape Plan

Landscape Treatments

- Tree Planting — See Planting List
- Hedge Planting — Structural Hedge
- Hedge Planting — Native Hedgerow
- Shrub Planting — See Planting Lists
- Grassed Area
- Mounding

- Boundary Treatment 1 — 1.8m Butt Wall & Railing (or similar approved)
- Boundary Treatment 2 — Balcony Boundary. To Architects Detail (or similar approved)
- Boundary Treatment 3 — 1.2m High Railing. 4 Bar. Galvanised & Painted Black (or similar approved)
- Boundary Treatment 4 — 1.8m High Railing. Boundary to Creche Outdoor Area (or similar approved)

- Seating — (Or Similar Approved)

- Play Item — Multispinner Carousel (Or Similar Approved)
- Play Item — Seesaw (Or Similar Approved)
- Play Item — Play Tower with Slide (Or Similar Approved)
- Play Item — Springer (Or Similar Approved)
- Play Item — Wooden Stepping Logs (Or Similar Approved)
- Play Item — Player Tower with curved slide (Or Similar Approved)
- Play Item — Triple Balance Beam (Or Similar Approved)
- Play Item — Triple Balance Beam (Or Similar Approved)

- Surface Treatment 1 - Footpaths — Rectangular Permeable Paving. 200x100x60mm. Natural Grey - Stretcher Bond **Border**: Rectangular Permeable Paving. 200x100x60mm. Charcoal - Soldier Course Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 2 - Entrance Paving — Rectangular Rumbled Paving. Charcoal Colour 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Paving. Natural Grey. 2 size mix. 240x160x60mm & 160x160x60mm - Soldier Course Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 3 - Parking Paving — Rectangular Permeable Paving. Rustic Colour 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Permeable Paving. 240x160x60mm. Natural Grey - Soldier Course Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 4 - Block 5 Entrance — Rectangular Paving. Silver Granite 2 size mix. 480x120x80mm & 360x120x80mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 5 - Block 5 Street Paving — Rectangular Paving. Guangze Granite 200x100x80mm. - Stretcher Bond **Border/Banding**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 6 - Block 5 Street Paving — **Surface Treatment 5 Banding**: Rectangular Paving. Silver Granite 480x120x80mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 7 - Podium Paving — Rectangular Paving. Natural Grey 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 8 - Podium Paving — Rectangular Paving. Curragh Blend Colour 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 9 - Balcony Paving — Rectangular Paving. Natural Grey 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 10 - Roof terrace Paving — Rectangular Paving. Natural Grey 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 11 - Play Area — Tiger Mulch Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 12 - Footpaths — Concrete - Brush finish with trowel edge. Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 13 - Drainage — Gravel Drain to building edge. 300mm wide. Timber edge. Build-up to Engineer's Detail. (or similar approved)
- Surface Treatment 14 - Open Space — Beige Tarmac (or similar approved)
- Surface Treatment 15 - Kerb — Natural 3 way kerb 200x160x160mm (or similar approved)
- Surface Treatment 16 - Kerb — Flush Pin Kerb 50x150x900mm (or similar approved)

Podium Level Communal Amenity Space - Vents

Vents

The requirement for the vents at Block 6 and design evolution is as outlined for both blocks on page 17.

Steps taken in the design to alleviate the impact of the vents at Block 6 Podium

- Linear vent design with low upstand and metal mesh over horizontal surface.
- Minimal visual impact for residents walking through the podium or sitting on their terrace.
- Linear vents sited around the perimeter of the podium space to allow maximise free area for grass, seated areas, planting and play equipment.
- Shrub planting surrounding the vents screens their impact.

Air Source Heat Pumps

The air source heat pumps for Block 6 are located on the roof.

What are the air source heat pumps needed for?
The approved SHD design for Blocks 5 and 6 proposed a district heating system using gas and CHP. To comply with TGD Part L 2022 the current proposal is for a heating system using Air Source Heat Pumps.

In response to the LRD opinion, a technical review was undertaken and concluded that it would be feasible to move the mechanical plant from the podium to roof level. There is now no mechanical plant proposed on the podium of Block 6. The plant will now be sited on the lower roof on Core C, behind parapets and out of sight from the street and all apartments. The space on the podium formerly allocated to plant is now proposed to be part of, and be integrated with, the open space on the podium, enhancing the visual quality and usability of the space.

Figure 6.3 - View 2 of Block 6 podium showing vent in foreground.

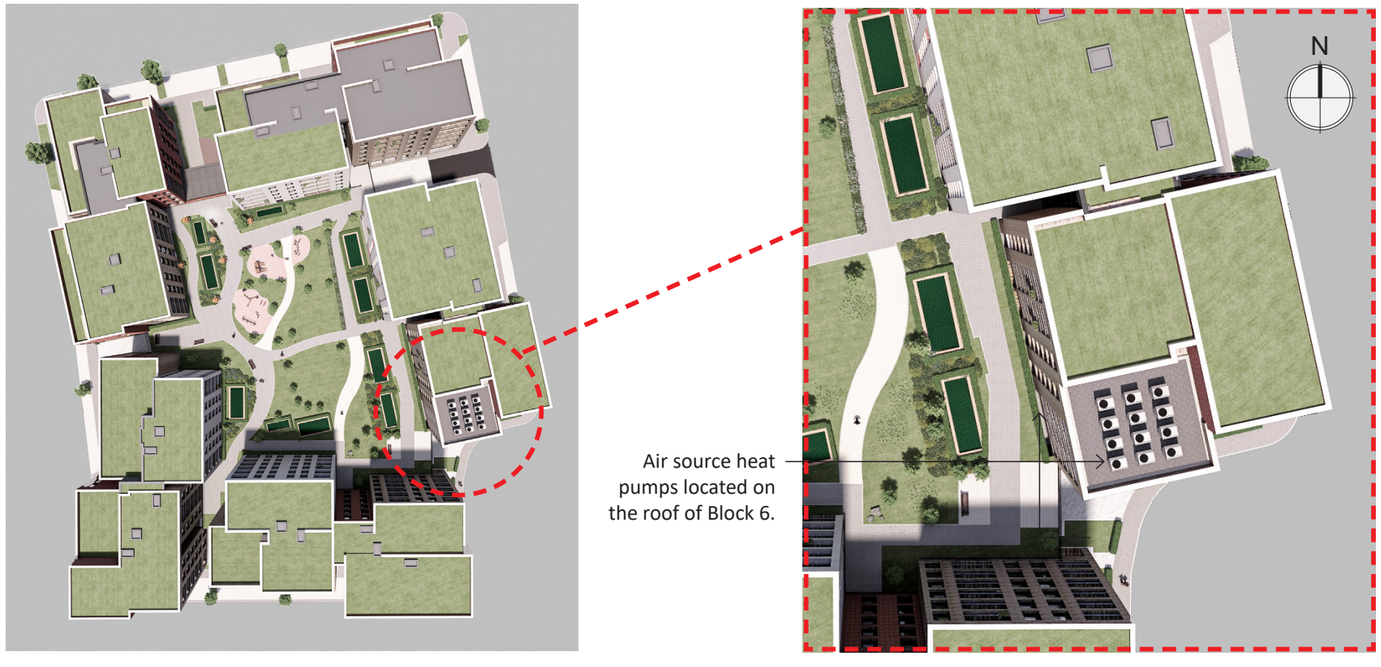


Figure 6.4 - Showing the location of air source heat pumps on the roof of Block 6.

Block 6

Podium Level Communal Amenity Space

Proposed Small Tree Planting

No.	Name.	Size.
T15	Acer palmatum	150cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier lamarckii	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
T22	Betula papyrifera	14-16cm
T23	Crinodendron hookerianum	50L
T24	Laurus nobilis 'Cone Shaped'	200cm
T25	Laurus nobilis(3 stem min.)	200cm
T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm
T29	Viburnum opulus	14-16cm
T30	Cotinus coggygria	150cm

Proposed Climber Planting

No.	Name.	Size.
C1	Clematis Montana	3L
C2	Hedera	2L
C3	Hydrangea petiolaris	3L
C4	Parthenocissus quinquefolia	3L

Proposed Perennial/Bulb Planting (Included in Shrubs)

No.	Name.	Size.
P1	Erysimum 'Bowle's mauve'	3L
P2	Verbena grandiflora	2L
P3	Achillea spp.	1L
P4	Centaurea cyanus	1L
P5	Geranium sanguineum	1L
P6	Chrysanthemum maximum	1L
P7	Verbascum spp.	1L
P8	Perovskia atriplicifolia	3L
P9	Hemerocallis	2L
P10	Kniphofia uvaria	3L
P11	Agapanthus africanus	1L
P12	Allium hollandicum	1L
S13	Verbena grandiflora	2L

Key Plan

Proposed Shrub Planting

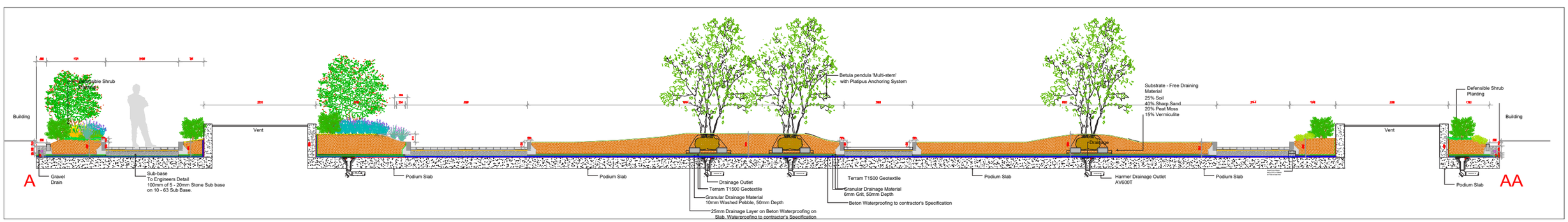
No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Hebe spp.	3L
S5	Ribes spp.	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L

Proposed Ground Cover Planting (Included in Shrubs)

No.	Name.	Size.
G1	Bergenia cordifolia	1L
G2	Persicaria affinis	1L
G3	Geranium 'Rozanne' (Jolly bee)	1L
G4	Hedera helix 'Hibernica'	1L
G5	Salvia nemorosa	1L
G6	Helleborus niger	1L
G7	Paeonia suffruticosa	1L
G8	Ceanothus repens	1L
G9	Rubus idaeus	1L
G10	Rubus tricolor	1L

Proposed Hedge Planting

No.	Name.	Size.
H1	Elaeagnus x ebbingei	3L
H2	Prunus laurocerasus	3L
H3	Fuchsia magellanica	3L
H4	Laurus nobilis	3L
H5	Buxus sempervirens	3L
H6	Mahonia aquifolium	3L
H7	Sarcococca spp.	3L
H8	Viburnum tinus	3L



Section A

Podium Level Communal Amenity Space

Figure 6.5 - View2 - Block 6 landscaped podium looking north to Core B

Figure 6.6 - View 3 - Block 6 landscaped podium looking towards south east corner to Cores C and D

Figure 6.7 - Section view through Block 6 landscaped podium showing vents.

Block 6

Streetscape

Proposed Small Tree Planting

No.	Name.	Size.
T15	Acer palmatum	150cm
T16	Acer shirasawanum	200cm
T17	Acer griseum	14-16cm
T18	Amelanchier lamarckii	200cm
T19	Arbutus unedo	200cm
T20	Betula pendula	14-16cm
T21	Betula pendula(3 stem min.)	350cm
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T26	Rhus typhina	120cm
T27	Salix tortuosa	300cm
T28	Malus 'John Downie'	14-16cm
T29	Viburnum opulus	14-16cm
T29	Viburnum opulus	14-16cm
T30	Cotinus coggygria	150cm

Proposed Shrub Planting

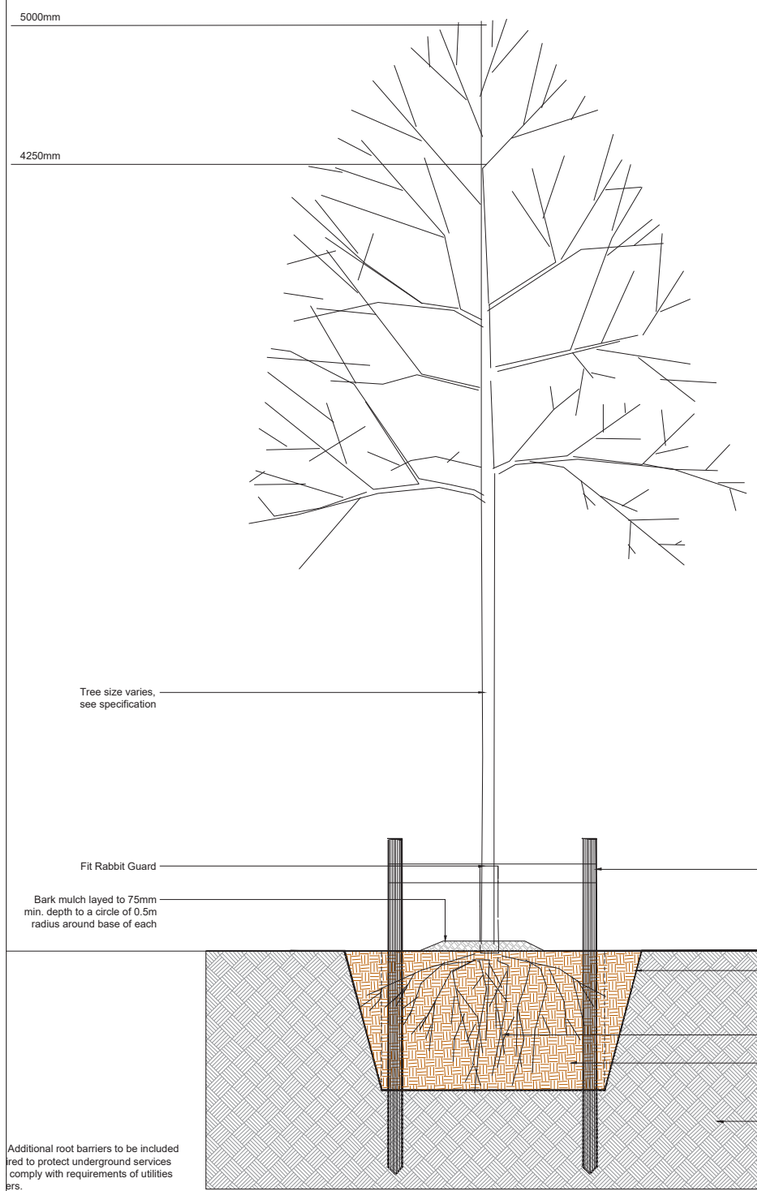
No.	Name.	Size.
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Hebe spp.	3L
S5	Ribes spp.	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L

Proposed SuDS Tree Pit Planting

No.	Name.	Size.
T31	Gleditsia sinensis	200cm
T32	Alnus Cordata	200cm
T33	Liquidambar styraciflua 'Fastigiata'	200cm

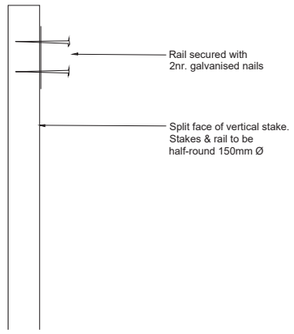
Soft Landscape Details

D5 **Tree Planting Detail - Double Staking**
Extra heavy standard trees (in excess of 14cm girth)
Scale 1:20



Note : Trees to be a minimum of 5-7m away from Light Standards

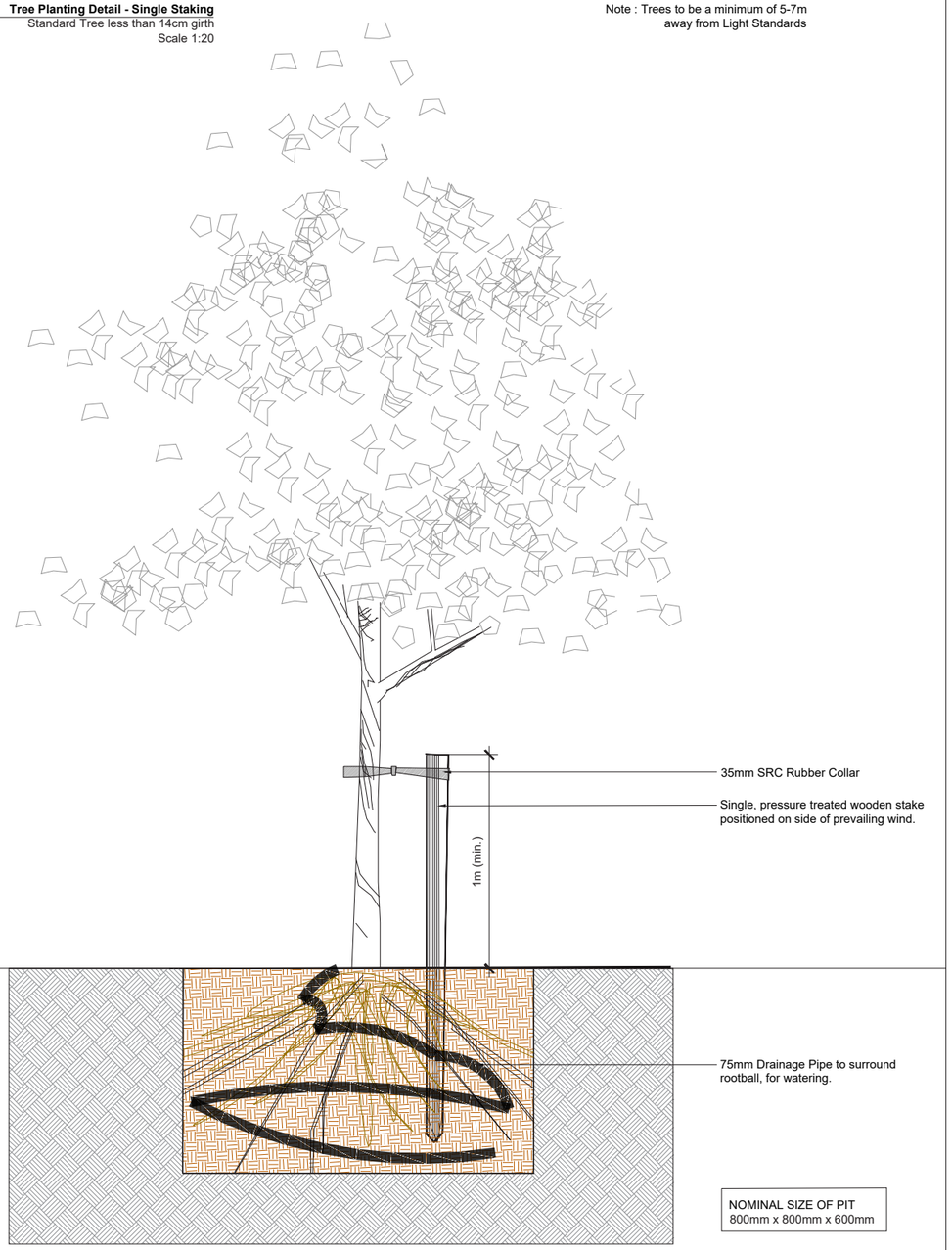
End Elevation
(not to scale)



Additional root barriers to be included
ired to protect underground services
comply with requirements of utilities
ers.

D6 **Tree Planting Detail - Single Staking**
Standard Tree less than 14cm girth
Scale 1:20

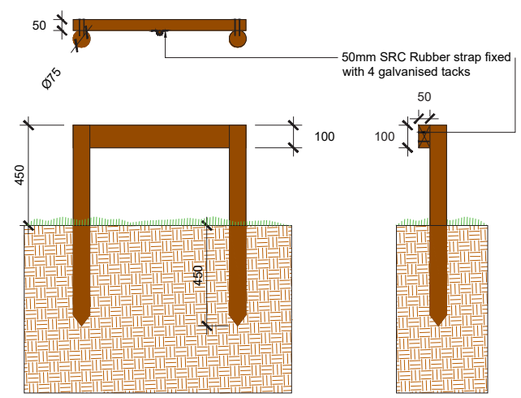
Note : Trees to be a minimum of 5-7m away from Light Standards



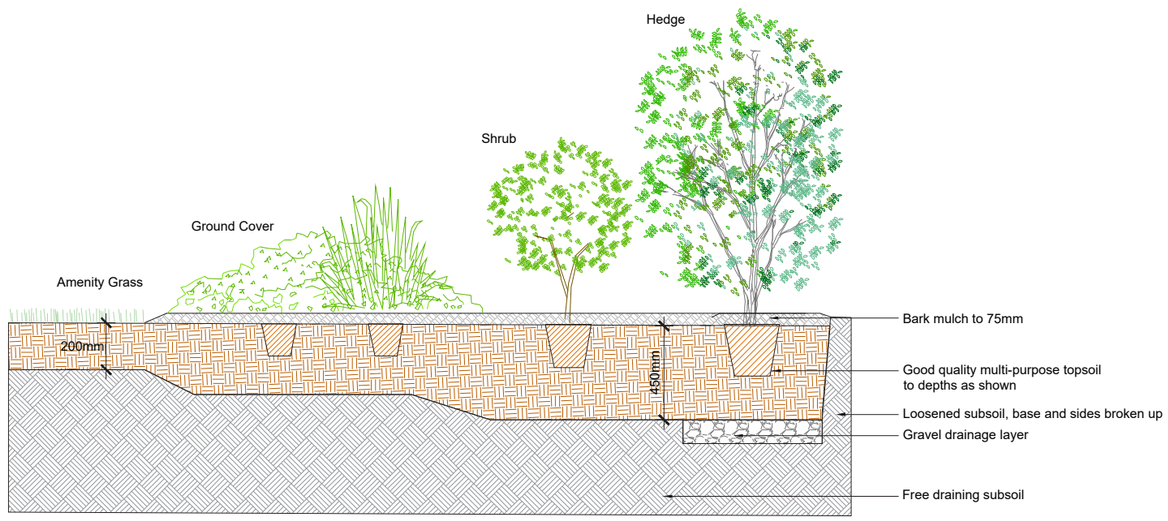
Detailed Design

Soft Landscape Details

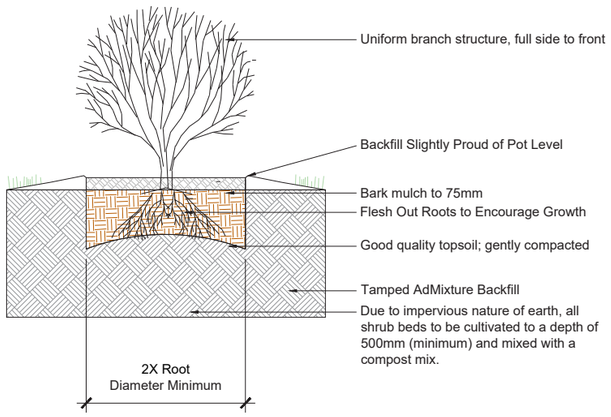
D1 **Staking Detail**
Scale 1:20



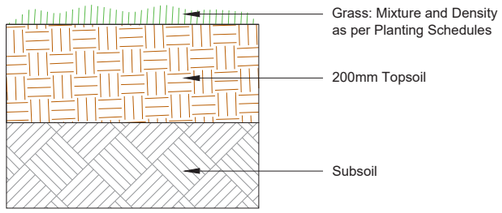
D2 **Minimum Soil Depths**
Scale 1:20



D3 **Shrub Planting Detail**
Scale 1:20



D4 **Amenity Grass Planting**
Scale 1:10



Detailed Design

Natural Play Items

1 **Balancing Beam**

2 **Stepping Logs**

3 **Sway Alley**

4 **Slide**

Block 5 Play Equipemt Location

As per the *Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities* (2022) The quantum of play space. 85-100m^2 for children to the age of 6 and 200-400m^2 for older children and teenagers.

The following objectives and principles have guided the approach to play space design, as per the *What Play Provision Should For Children* (2000), published by National Playing Fields

Movement
Tree planting and gentle grass mounding are ideal places to hide. These changes in levels are suitable for jumping and running down gentle hills.
Some Wooden seating areas could be suitable for climbing.
Proposed playground located in open space and on podiums will accommodate climbing.

Stimulation of the five sense
Natural elements throughout open space and on podiums provide quiet places, dark and bright areas that appeals to a child senses.
Sensory and textured plants planted throughout the spaces will appeals to the senses.

Experiencing change in the natural and built environment. Experiencing the seasons
The contrast between open space and paving provide opportunities to learn and play.
Natural element in open space such as trees will allow Children to experience changes in seasons.

Social interactions
Meeting points and a number of seating areas will encourage social interaction.
Kick about spaces also encourage interaction

Playing with identity
Role play, Places to hide in the natural elements of open space.

Experiencing a range of emotions
This bespoke designed open space will appeal and evoke children's emotions.

Capabilities of play such as tumble ,chase game.
Extensive grass areas throughout the open space are ideal for kickabout and chasing games.

Varied and interesting physical environment.
A bespoke designed space that has gentle grass mounding thus providing a change in levels. This provides a varied and interesting physical play environment.

Block 6 Play Equipemt Location

Detailed Design

Sedum Roof Detail

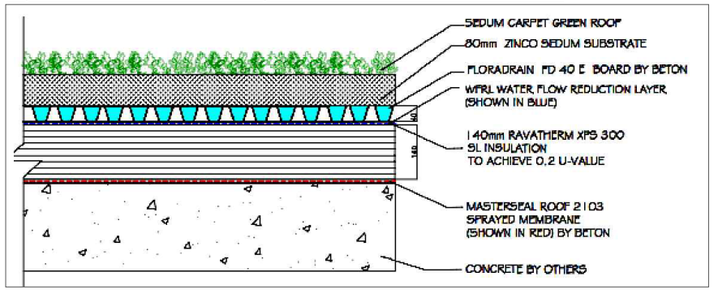
Landscape Treatments

- Tree Planting — See Planting Plan
- Shrub Planting — See Planting Plan
- Shrub Planting — Sedum Planting
- Surface Treatment 10 - Roof terrace Paving — Rectangular Paving. Natural Grey. 2 size mix. 240x160x60mm & 160x160x60mm - Stretcher Bond. **Border**: Rectangular Rumbled Paving. Charcoal Colour 160x160x60mm. Build-up to Engineer's Detail. (or similar approved)
- Seating — (Or Similar Approved)

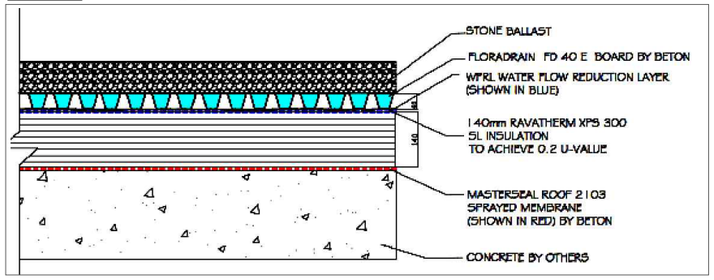
Proposed Green Roof Sedum Planting

No.	Name.	Size.
S1	Sedum reflexion	10gr/m^2
S2	Sedum spathulifolium	10gr/m^2
S3	Sedum aizoon	10gr/m^2

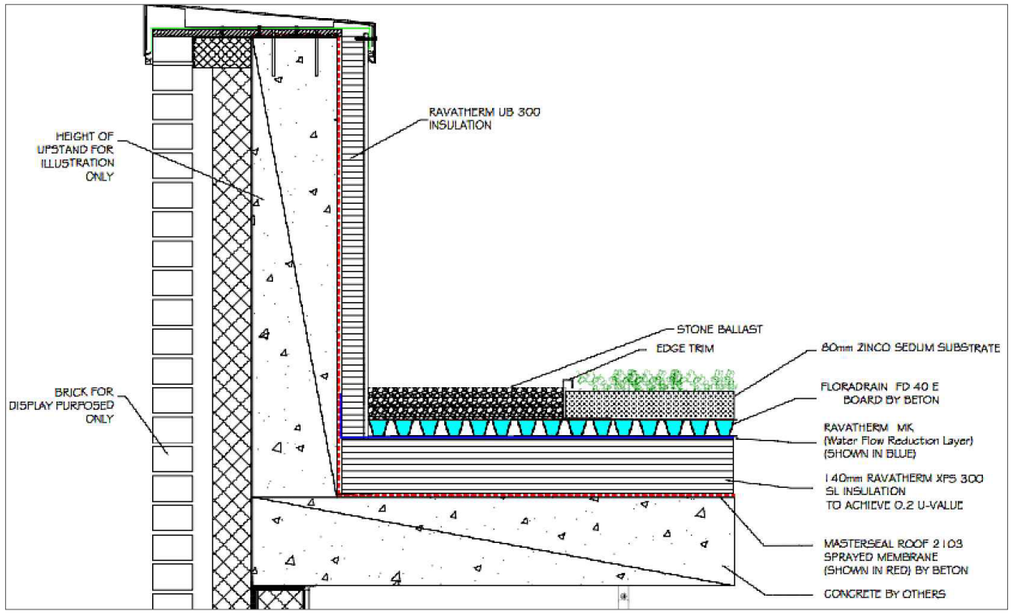
Typical Detail through inverted Green Roof Scale : 1:10 @ A1



Detail through inverted Roof Ballast Covered Under PV Areas Scale : 1:10 @ A1



Typical Parapet Green Roof Detail - Showing Install Locations of Proposed Materials Scale : 1:10 @ A1



Detailed Design

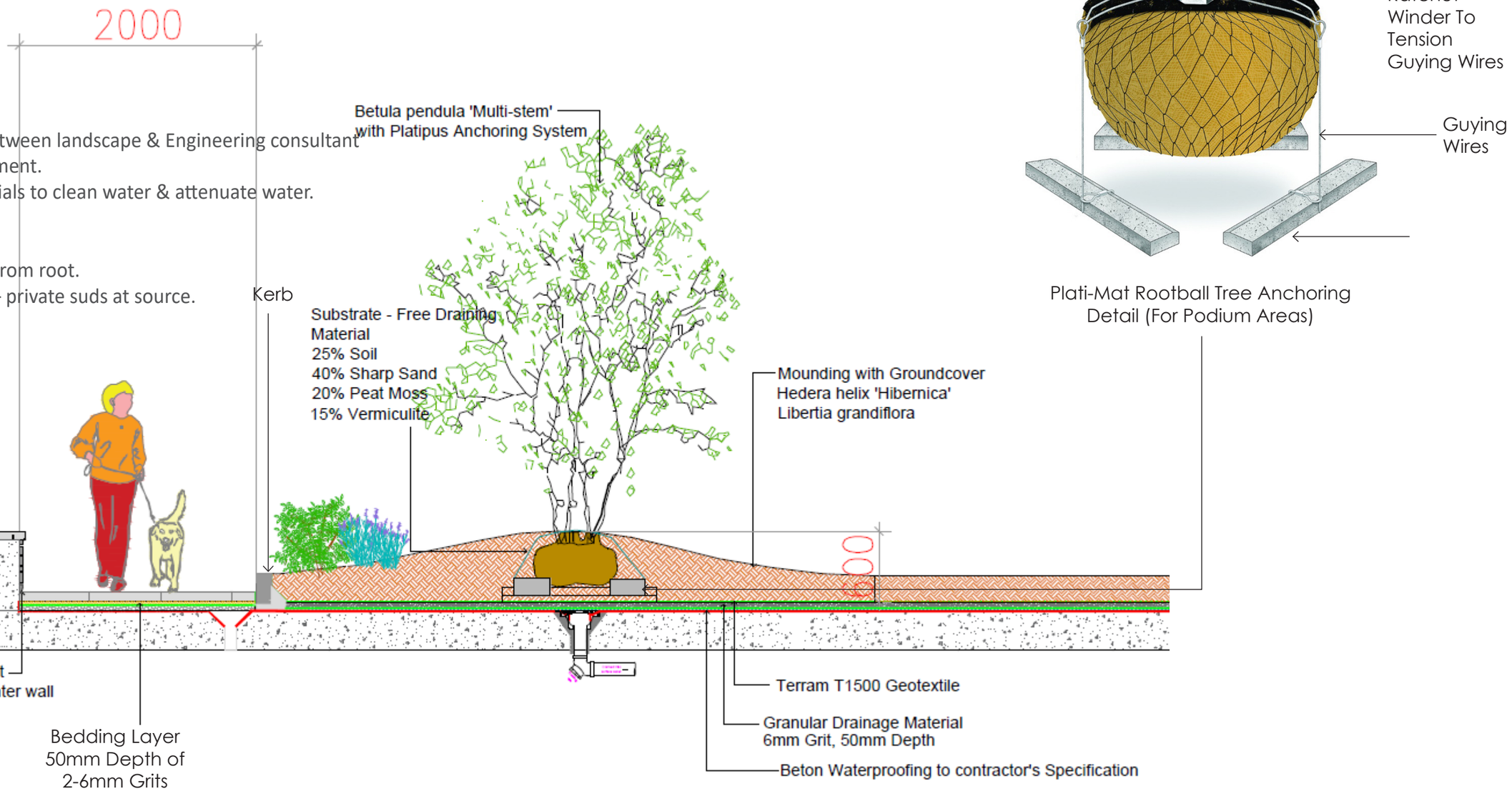
Podium Planting Build-up using Kerb

SUDs Approach

Integrated approach, between landscape & Engineering consultant
- Sustainable development.
- Use of natural materials to clean water & attenuate water.

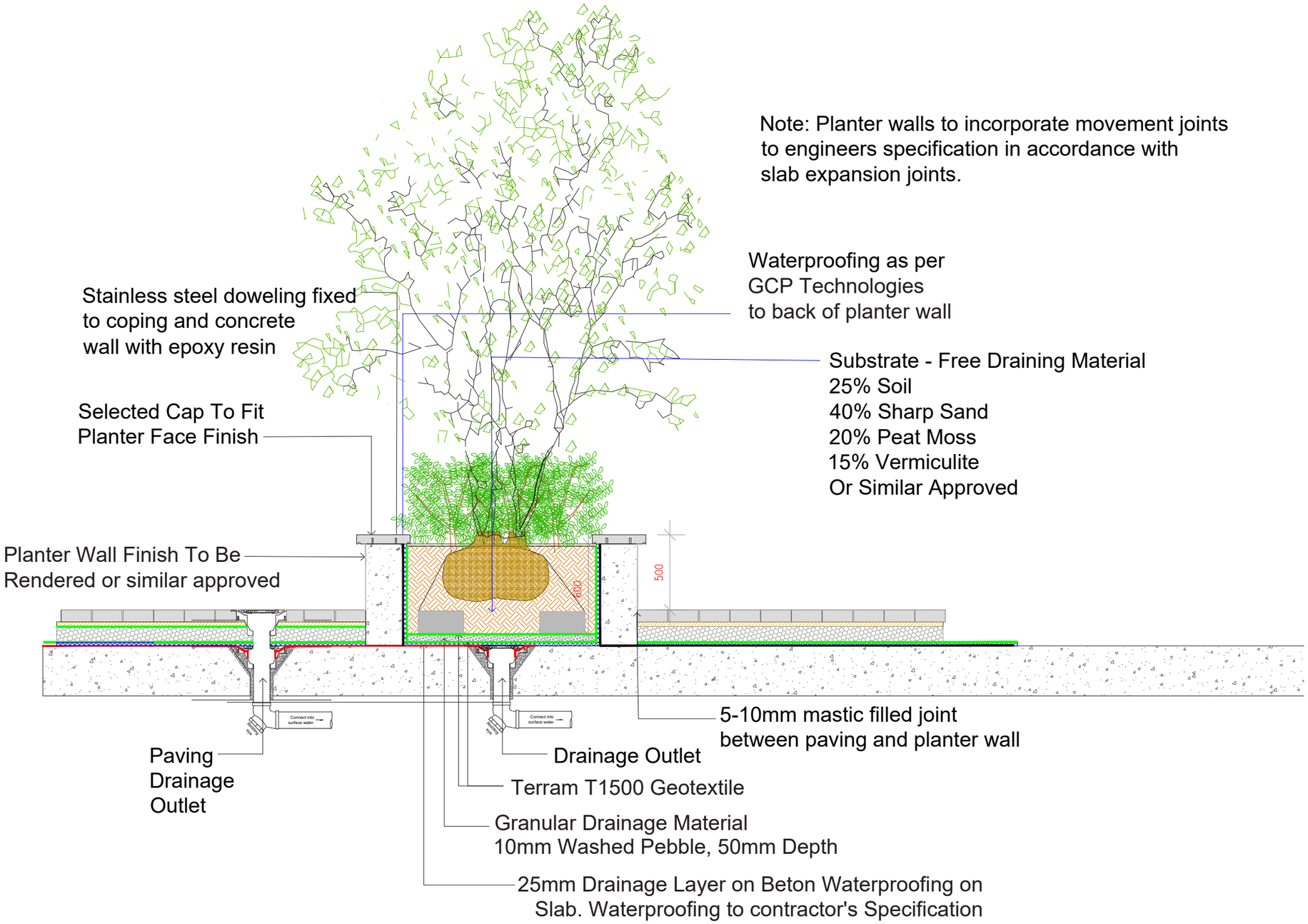
Private realm
- Rain gardens – flow from root.
- Garden/Courtyards – private suds at source.

Public realm
- Tree pits.
- Rain garden.
- Permeable paving.

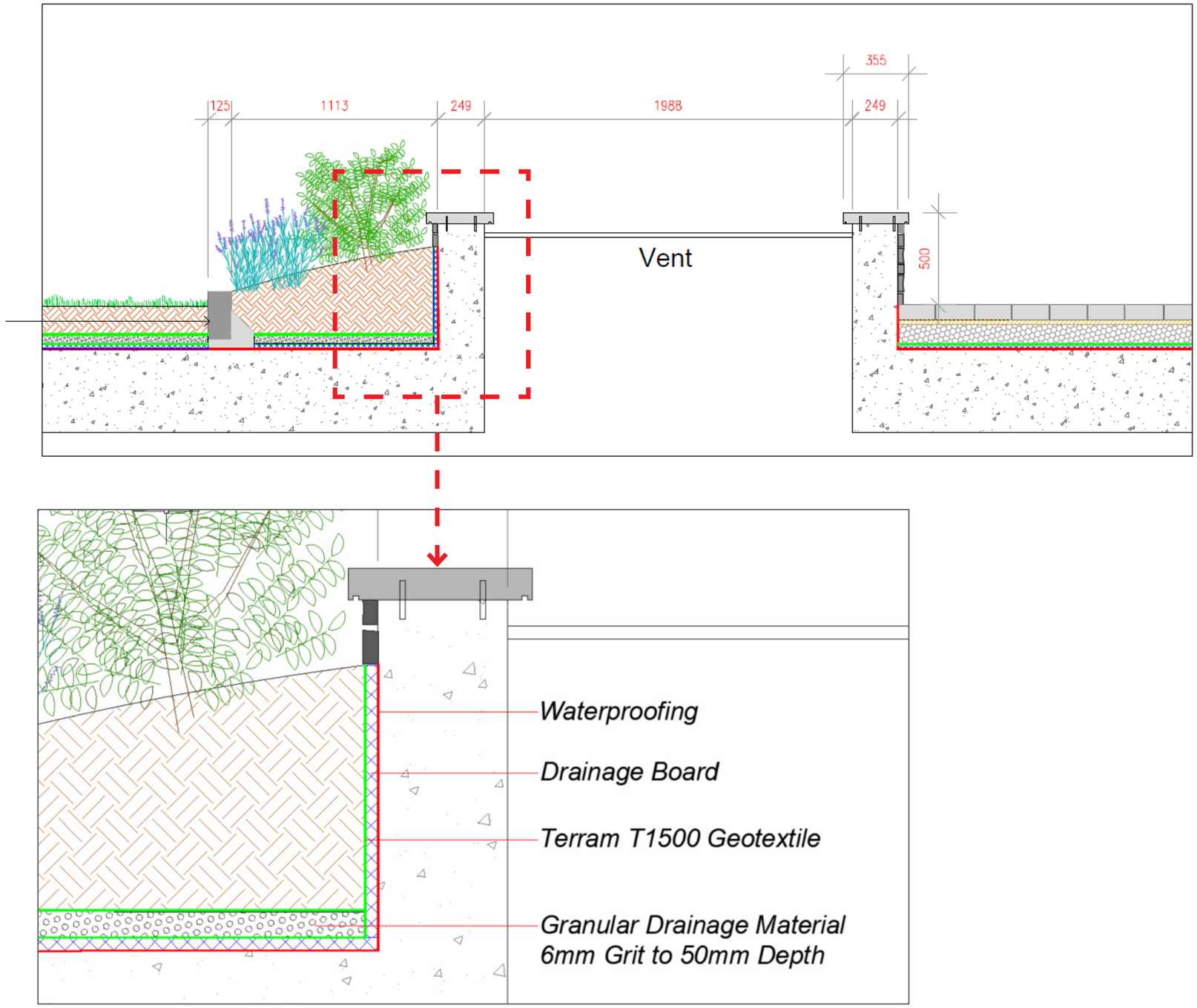


Plati-Mat Rootball Tree Anchoring
Detail (For Podium Areas)

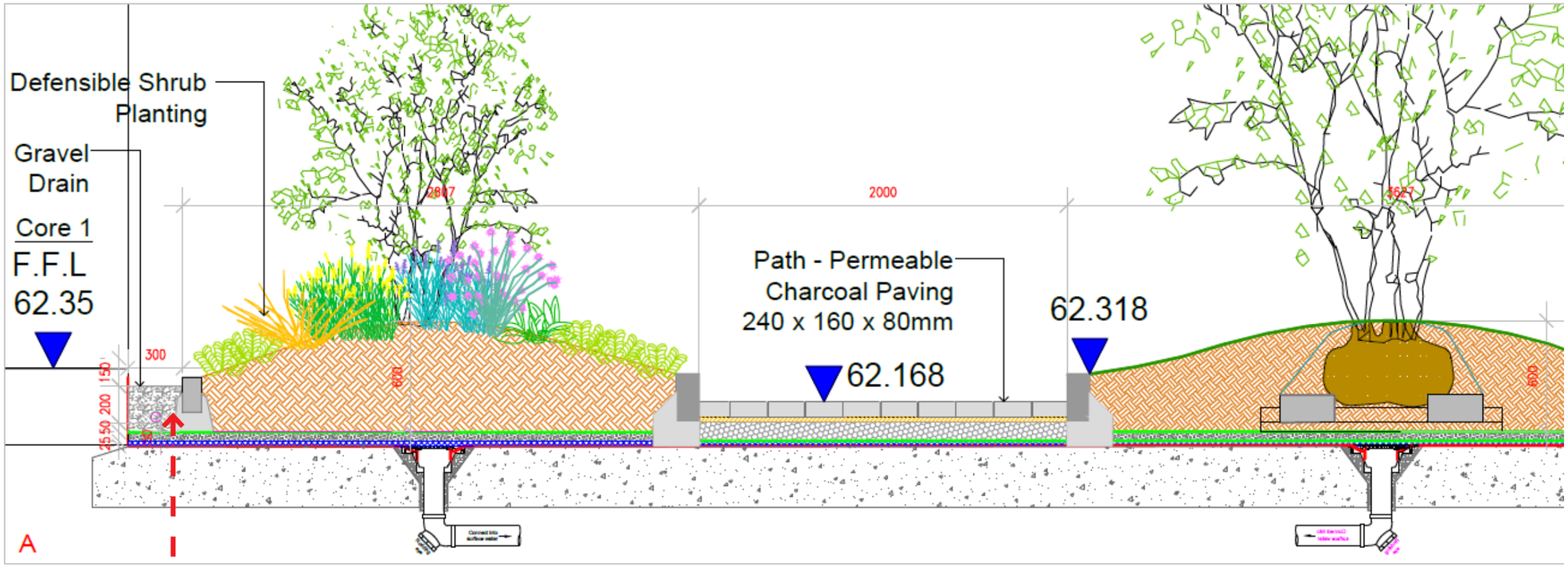
Typical Planter Detail on Podium Slab



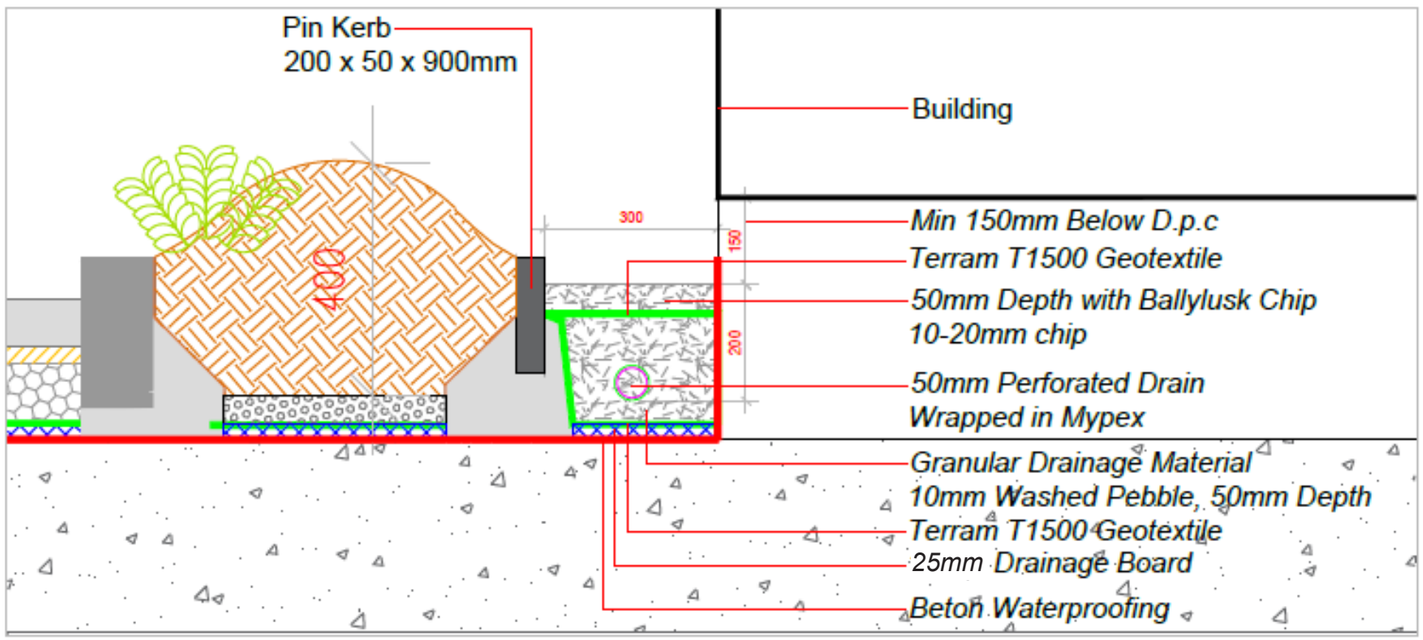
Podium Planting Build-up Against Vent Opening using Kerb



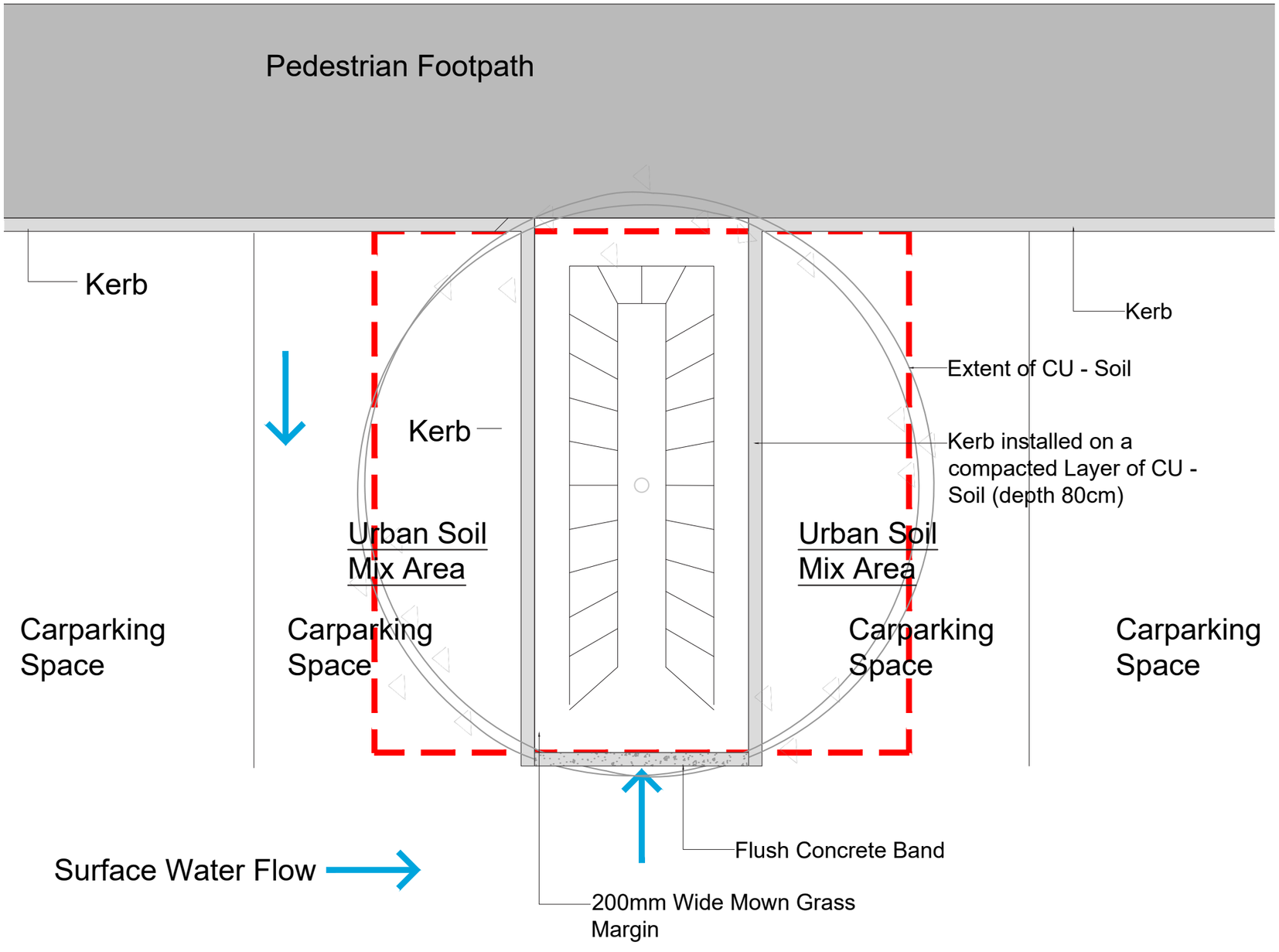
Kerb & Gravel Drain Details on Podium Area



Drainage Detail



Typical Urban Tree Pit Plan (Outside Podium Area)



Proposed SuDS Tree Pit Planting

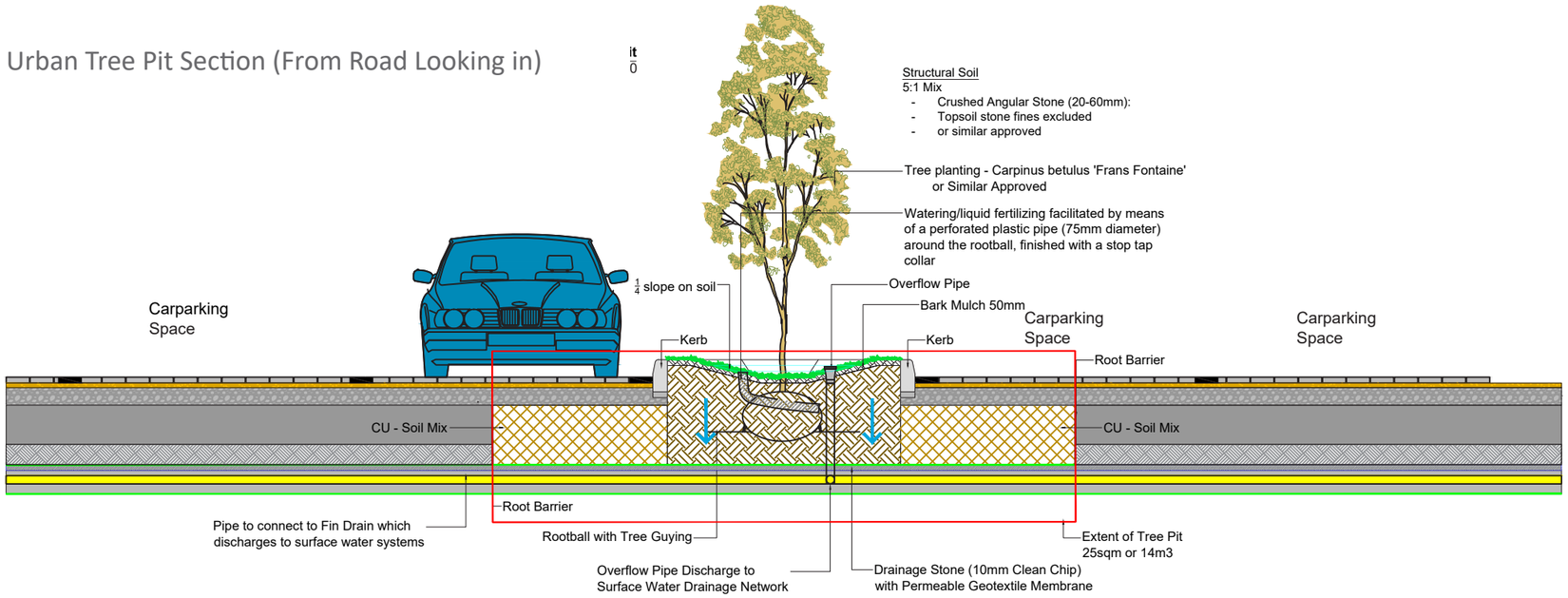
No.	Name.	Size.
T31	Gleditsia sinensis	200cm
T32	Alnus Cordata	200cm
T33	Liquidambar styraciflua 'Fastigiata'	200cm

Tree Pit Locations

Detailed Design

Urban Tree Pit Sections

Urban Tree Pit Section (From Road Looking in)



SUDs Approach

Integrated approach, between landscape & Engineering consultant'

- Sustainable development.
- Use of natural materials to clean water & attenuate water.

Private realm

- Rain gardens – flow from root.
- Garden/Courtyards – private suds at source.

Public realm

- Tree pits.
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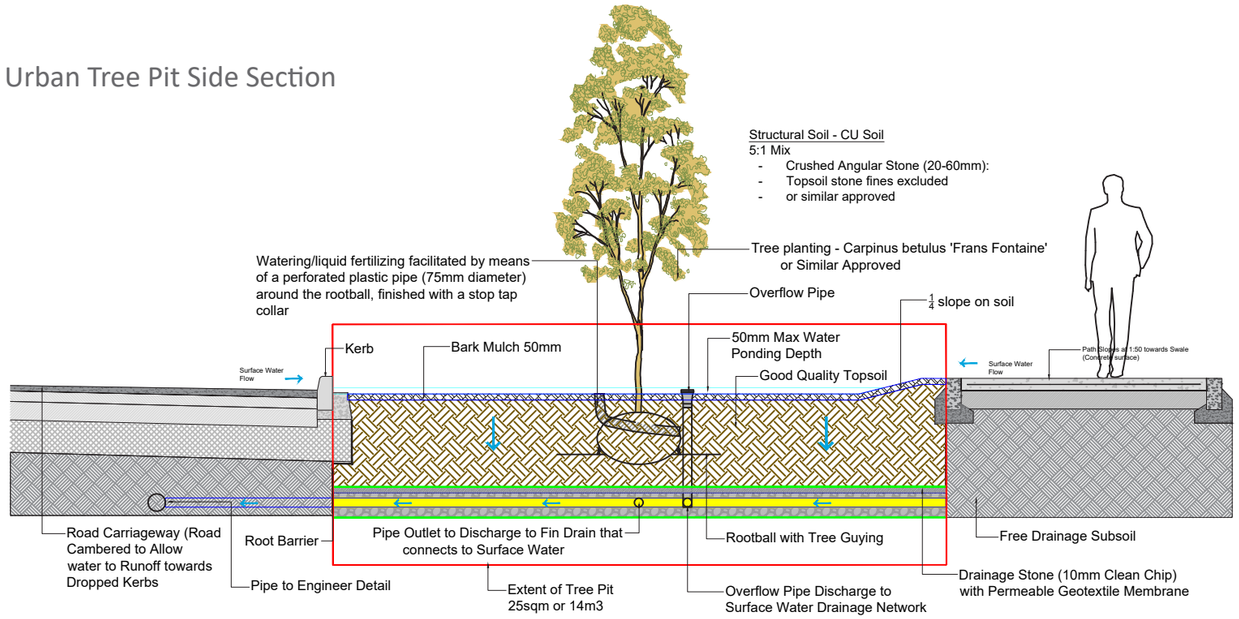
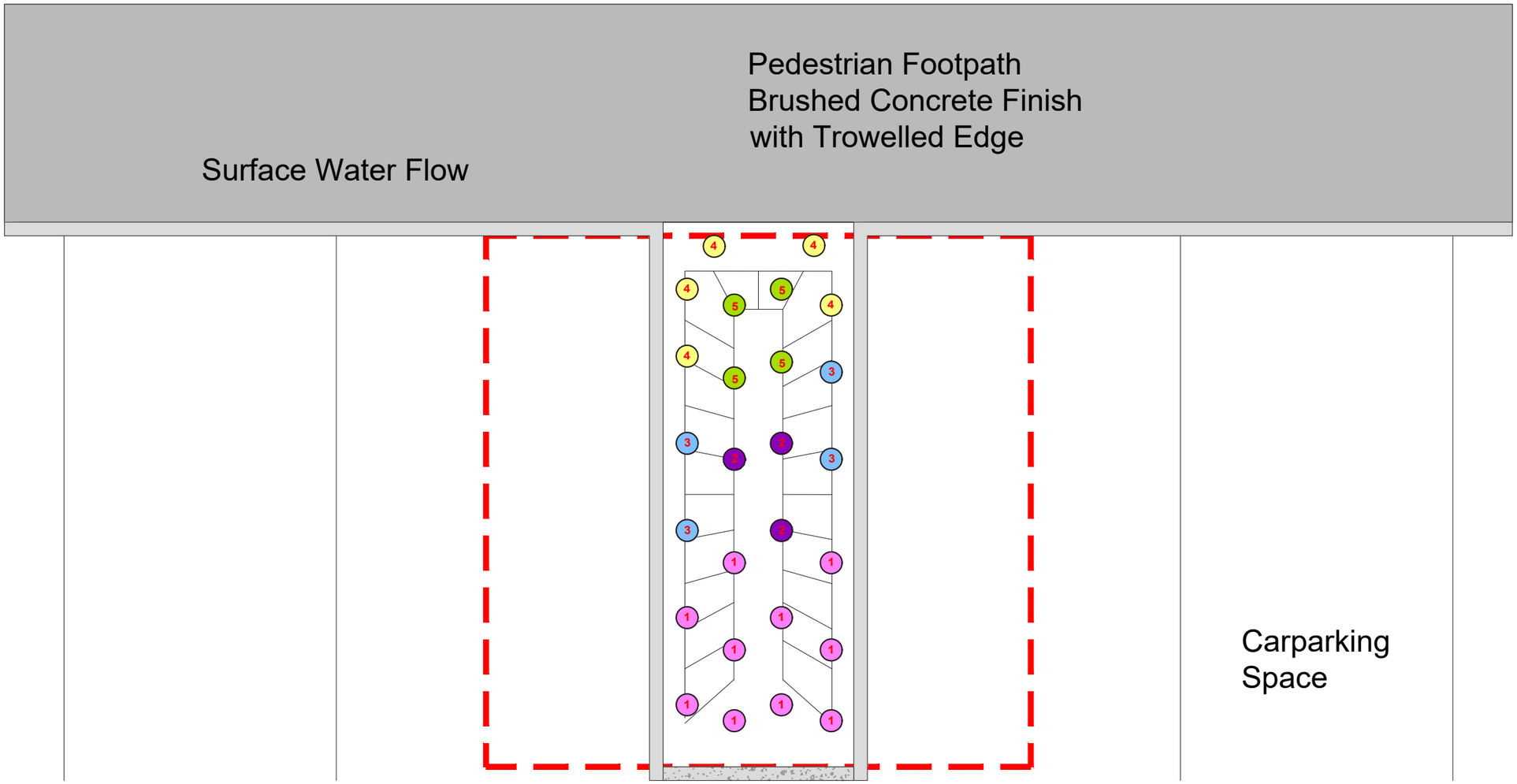
Urban Tree Pit Side Section



Urban Tree Pit Planting Plan



Planting Mix 1 - Tree Pit 12.5m²

No.	Name	Size	%	Qty:
1	Persicaria affine	1Ltr.	40%	10
2	Astible *(False spirea)*	2Ltr.	10%	3
3	Iris siberica *(Siberian Flag)*	2Ltr.	15%	4
4	Helleborus *(Lenten rose)*	2Ltr.	20%	5
5	Carex pendula *(Weeping Sedge)*	1Ltr.	15%	4

CLIENT

LDA

MULTIDISCIPLINARY DESIGN TEAM

RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS

Ronan Mac Diarmada & Associates
Landscape Architects & Consultants

Gort na Sí, Newcastle, Co. Dublin
TEL 01 4124476
EMAIL info@rmda.ie
WEB www.rmda.ie

Declan Brassil & Company Ltd

CONROY CROWE KELLY
Architects & Urban Designers

CS CONSULTING
GROUP