



LANDSCAPE MASTERPLAN - DETAIL OPEN SPACE 2  
RIVERSIDE AMENITY OPEN SPACE SCALE 1:200@A1

LANDSCAPE 'SOFT' MATERIALS - OUTLINE SPECIFICATION KEY

Detailing of site entrance, drainage, dwelling, levels crossings, paving bedding and sub-bases, geotextiles etc. all to architect's and consulting engineer's design detail and specification. Refer to Planting Details, Planting Schedule and Planting Maintenance programme. 18-month long landscape maintenance and LA-certified Defects Liability Period required post-Practical Completion. The planting stock should be sourced from a reputable supplier and be of Irish origin/provenance. Trees to have Plant Passport.

PLANTER BEDS GENERALLY

Rip subsoil to a depth of min. 750mm from finished landscape levels. Min. depth of subsoil 450mm. Cultivate the planting beds with three passes of a rotator. Topsoil operations only to be carried out during favourable working conditions. No bare-root (BR) trees, transplants or hedge plants permitted outside the planting season, October-March. Work in 100mm depth multi-purpose organic compost to multi-purpose grade topsoil to BS:3882 on depth free-draining subsoil. Top with min. 75mm settled depth medium-grade mulch topping to suppress weed growth.

EXISTING LANDSCAPE FINISH TO BE RETAINED

Existing landscape of improved agricultural grassland to be managed and allowed to develop successional as a wildflower meadow.

H1 - WILDLIFE FRUITING BR TRANSPLANT HEDGE (NATIVE)

Hawthorn, Hazel, Elder, Holly, Crab Apple, Guelder Rose etc. transplant whips planted in groups of varieties that repeat themselves along the hedge, to mature as a 'natural' hedgerow. Plant in staggered rows, 4 hedging transplants per m², 1 no. climbing plant per 0.5m length (e.g. Honey-suckle, Ivy, Dog Rose). Bark mulch at base with protective chestnut pale fencing.

H2 - NUTTING + FRUITING BR TRANSPLANT HEDGE (NATIVE)

Species such as Hawthorn, Hazel, Elder, Bird Cherry, Buckhorn, Crab Apple, Wayfarer Tree, Holly; transplant whips planted in groups of varieties that repeat themselves along the hedge, to mature as a 'natural' hedgerow. Plant in staggered rows, 4 hedging transplants per m², 1 no. climbing plant per 0.5m length (e.g. Honey-suckle, Ivy, Dog Rose). Bark mulch at base with protective chestnut pale fencing.

H3 - NEW YEW + HORNBREAM CG HEDGEROWS

Taxus baccata (Yew) and Carpinus betulus (Hornbeam) 1.00 x 0.20m ht. potted plants, bushy to base in double staggered row, with 2 planted per 500mm length. Provide 75mm depth, 1200mm width, medium-grade bark mulch topping to reduce future weed growth at base. Cut hedge to 1.00m ht after planting to ensure an even hedge along the hedgerow.

W1 + W2: NATIVE TRANSPLANTS - WOODLAND COPSES

Native shrub transplant mixes suitable for good water up-take and to provide distinctive habitat and food resources for wildlife, as well as to mature to provide visual screening to the development. Provide 75mm depth, medium-grade bark mulch topping to reduce weed growth and help transplants establish easily. 1 per m² density.

W3: NATIVE SHRUBS + TRANSPLANTS - SHADY SCRUB

Native shrub + transplant mix with good water up-take, tolerance for partial shade and sloping environments, and to provide good habitat and food resources for wildlife. This primarily deciduous mix will mature to provide visual screening to the development. Provide 75mm depth, medium-grade bark mulch topping to reduce weed growth and help transplants establish easily. Naturalised bulbs.

GRASS VERGE TO ROAD VERGES (CARLEY'S BRIDGE ROAD)

Seed with conservation native species wildflower and 'rough grass' meadow seed such as 'Short Cut Floral Lawn' by DBN, to be mown 6-8 weeks, or equivalent approved such as 'WF04 Tidy Town - Avenue and Approach Roads'.

GRASS LAWN TO DWELLINGS + OPEN SPACES

Areas to be leveled and topsoil spread to provide a multi-purpose lawn suitable for amenity play by children, or planting as a vegetable garden or orchard. 250mm depth multi-purpose grade topsoil to lawns; amenity grass lawns seeded with a hard-wearing amenity non-rye grass seed mix by Coburns and mown regularly.

NEW GRASS VERGE TO FOOTPATH VERGES (WITHIN SITE)

Seed with conservation native species wildflower and 'rough grass' meadow seed such as 'Short Cut Floral Lawn' by DBN or equivalent approved, to be mown every 6-8 weeks.

NEW WILDFLOWER MEADOW/ROUGH GRASS SLOPES

Seed with conservation native species wildflower and 'rough grass' meadow seed such as 'Wild Flora for Earth Banks, Bunds and Ditches' by DBN or equivalent approved, to be mown every 6-8 weeks. Add Bluebells and Hedge Stichtwort. Plant with bulbs as per drawing.

NEW WETLAND WILD FLORA MEADOW

Seed with conservation native species wildflower and 'rough grass' meadow seed such as 'Wetland Wild Flora (Seasonally Flooded)' by DBN or equivalent approved, to be mown every 6-8 weeks. Add Bluebells and Hedge Stichtwort. Plant with bulbs as per drawing.

DRIFTS OF BULB PLANTING

plug-planted with top size 5/6 bulbs *Crocus* vars., *Galanthus nivalis*, *Allium ursinum*, *Anemone nemorosa*, *Hyacinthoides non-scripta* etc., variety and species depending on soil type and landscape conditions

PERENNIAL PLANTING - CG p9, 1L, 2L 3-9/m² density

Moisture-tolerant perennial pollinator-friendly container-grown plants to planter beds with a diverse mix of ornamental grasses, bulbs, corms, ferns, ground-cover plants, sedums and flowering perennials of both native cultivars and exotic species to ensure a pollinator-friendly planting mix in line with the 'National Pollinator Plan'. These plants should establish quickly requiring minimised maintenance.

PERENNIAL PLANTING TYPES: P1 P2 P3 P4

P1, P2, P3 and P4 primarily 'rain-garden' type ornamental grasses/ferns; flowering perennial planting in an approximate ratio of 70:30 suitable for bio-retention in a mix of ferns, bulbs, corms, ornamental grasses and flowering perennials as per the planting schedule.

TREE PLANTING GENERALLY

All tree pits to be approved by Landscape Architect prior to planting. All trees to have a 2.0m ht clear stem unless otherwise specified as multi-stemmed or feathered trees, to ensure clear visibility for pedestrians. Trees either triple-staked, double-staked, guyed underground & supplied with planting accessories as per BS 5837:2012 + LA's Planting Details. Root barriers to be provided to all trees within 2.00m of underground services, foundations or walls. Trees planted in excavated tree pits, desired pit area approx 4.00m², 1.00m depth. No services routes to be planned through tree-pits. Appropriate Plant Passports to be provided for trees. Trees to be 'hardened off' in a nursery in Ireland for min. two years before planting, preferably grown in Ireland for bio-succession reasons.

SEMI-MATURE TREES

*Aesculus hippocastanum*, 4xtr/wrb/25-30cmg/5.00-5.50m ht  
*Pinus sylvestris*, 4xtr/wrb/25-30cmg/5.00-5.50m ht  
*Salix babingtonii* 'Pendula', 4xtr/wrb/25-30cmg/5.00-5.50m ht  
*Quercus petraea*, 4xtr/wrb/25-30cmg/5.00-5.50m ht (grown in Ireland)

SEMI-MATURE TREES + HEAVY STANDARD TREES

*Acer campestre* 'Eisrijk', 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*Gleditsia triacanthos* 'Skyline', 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*Liquidambar styraciflua* 'Norselegend', 3xtr/wrb/20-25cmg/4.50-5.00m ht  
*Liriodendron tulipifera* 'Fastigiata', 3xtr/wrb/20-25cmg/4.50-5.00m ht  
*Nyssa sylvatica*, 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*Quercus robur* 'Fastigiata', 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*Tilia cordata* 'Green Spire', 3xtr/wrb/18-20cmg/4.50-5.00m ht

STANDARD TREES

*Alnus glutinosa*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
*Betula pendula*, 3xtr/wrb/16-18cmg/4.00-4.50m ht  
*Betula pubescens*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
*Betula pubescens*, 3xtr/wrb/multi-stemmed x3/3.00m ht  
*Corylus avellana*, 3xtr/wrb/multi-stemmed x3/3.00m ht  
*Ilex aquifolium*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
*Malus sylvestris* 'Evereste', 3xtr/wrb/16-18cmg/4.00-4.50m ht  
*Pinus sylvestris*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
*Populus tremuloides*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
*Prunus avium* 'Pena', 3xtr/wrb/16-18cmg/4.00-4.50m ht  
*Prunus padus*, 3xtr/wrb/16-18cmg/4.00-4.50m ht  
*Pyrus calleryana* 'Chanticleer', 3xtr/wrb/16-18cmg/4.00-4.50m ht  
*Quercus petraea*, 3xtr/wrb/14-16cmg/3.50-4.00m ht  
*Quercus robur*, 3xtr/wrb/14-16cmg/3.50-4.00m ht  
*Salix caprea*, 3xtr/wrb/multi-stemmed x3/2.00m ht  
*Salix petandra*, 3xtr/wrb/multi-stemmed x3/2.00m ht  
*Salix viminalis*, 3xtr/wrb/multi-stemmed x3/2.00m ht  
**MULTI-STEMMED TREES + LARGE SHRUBS**  
*Amelanchier lamarckii*, 2xtr/wrb/2.50-3.00m ht  
*Arbutus unedo*, 2xtr/wrb/2.00-2.50m ht  
*Cercis canadensis*, 2xtr/wrb/1.50-2.00m ht  
*Betula nigra* 'Heritage', 2xtr/wrb/2.50-3.00m ht  
*Hamamelis intermedia* 'Jelena', 2xtr/wrb/2.00-2.50m ht  
*Magnolia kobus*, 2xtr/wrb/1.50-2.00m ht  
*Prunus serotina* 'Blacklyn', 2xtr/wrb/1.50-2.00m ht  
*Syringa vulgaris*, 2xtr/wrb/1.50-2.00m ht

LOCATION OF PROTECTIVE FENCING TO EXISTING TREES

Indicative line of Tree Protection Fencing for trees and vegetation to be retained as per consulting arborist's report and drawings, to meet BS 5837 'Trees in Relation to Design, Demolition & Construction'. Area indicating Work Exclusion Zone around trees to be retained, protected with protective fencing as per arborist's 'Tree Protection Measures'.

TREE TRUNKS + LOG PILES

Dead wood piles to mimic fallen trees and provide shelter and habitat for over-wintering and hibernating small mammals such as frogs, toads and insects and invertebrates.

LANDSCAPE DESIGN RATIONALE - RIVERSIDE AMENITY OPEN SPACE 2

The design team have designated this area south of the main boulevard as a new amenity open space for the development. This part of the site is currently arranged as improved agricultural pastureland, marginal scrub and reeds. An existing Alder and Crack Willow carr follows the River Urrin's edge for most of the site's boundary with the river and a cow path created by the cattle which have grazed on the site is clearly visible on aerial photography.

The design generators for this part of the amenity open space are driven by the following issues: the existing field drain running through this part of the site and draining to the River Urrin; the River Urrin itself and its associated riparian buffer zones; the underground storm-water attenuation tank; the flood compensatory area; and the need to provide universal access from the boulevard avenue street level down to the riverside park; as well as eastwards towards a play area for junior children.

The riparian buffer areas to the River Urrin and its tributary field drain are protected from human trafficking by a 1.20m ht wooden chestnut pale fence, to allow the existing planting to mature successional as per the IFI guidelines. The Cow Path walk loops around the excavated area of the flood compensatory zone (FCZ), with seats, benches and picnic sets at regular intervals. The theme of 'Play Along The Way' in the riverside amenity park is continued to ensure that the space is welcoming and supportive to local families. At the eastern end of the FCZ, a grass lawn will support kick-about play and recreational play, supervised by an all-weather shelter. A contemporary corten bridge links the space to the junior play space immediately east, over the tributary field drain.

LANDSCAPE - NUMBERED KEY

- 'Cow Path' path surfaced in gravel, min. 1.80m width, varying
- 3.00m width boulevard pathway paved in permeable paving and fenced with combination wood and steel 'T-40' guardrail by Tertu along park-side. Permeable paving to parallel car parking spaces alongside the path. Much of the path in this area is located over an underground stormwater attenuation tank which limits tree planting in this location.
- 3.00m width boulevard pathway paved in in-situ concrete treated with exposed aggregate surface retarder with avenue of streetscape tree planting in pits between the car-parking bays. Seating and planter beds at regular intervals.
- Ramped, stepped or gently-sloped access routes from boulevard avenue level to provide universal access to the riverside amenity; new pedestrian link surfaced in natural stone and self-binding gravel
- Area over underground attenuation tanks to be graded as per architect's and engineer's site levels. Area to be seeded with 'rough' grass and wildflower meadow conservation seed mix appropriate to the aspect, slope gradients and site conditions, such as 'EC12 Wild Flora for Earth Banks, Bunds and Ditches'
- Landscape levels graded down at steepest gradient 1:3 to the riverside amenity open space from the new boulevard avenue above. Area to be landscaped with wildflower meadow and new tree planting
- New sculpture to mark focal point
- Designated 'Streamside Zone', min. 10.00m width as per IFI guidelines, to protect the immediate riparian zone and the physical integrity of the watercourse. Within a 5.00m distance of the stream, a riparian buffer must be retained and protected to support natural regeneration of native wetland scrub. This area is fenced-off in the landscape proposals with a chestnut pale and post fence. Allowable uses in this area under the guidelines are fishing and walking trails.
- Designated 'Middle Zone' as per IFI guidelines of between 15.00-30.00m width, to provide distance between upland development and the 'streamside zone'. Natural SuDS elements such as the flood compensatory measures are allowed here and the area has been landscaped as managed woodland and meadows with amenity open space.
- 'Callow Meadows' areas of compensatory flood storage and seeded and managed as a wetland calcareous native species rough grass/ perennial wildflower meadow to encourage wildlife to colonise the development. Remoter from active play areas, the large meadow will be provided with reptilian *hiberniculae* and so be suitable to host solitary bees and bumblebees.
- The slopes at the side of the flood compensatory measures depression are provided with seating at 20.00m distances and 'play along the way' elements such as embankment slides, climbing ropes, balance logs and inclined climbing walls.
- Existing riparian scrub (Group G4-C2, Alder *Alnus glutinosa* and Crack Willow *Salix fragilis*) retained in riparian buffer 'Streamside Zone' to be allowed develop naturally.
- Existing field drain to be seeded with appropriate wildflower meadow seed mix, native bulb drifts for naturalising, and tree planting as landscape mitigation measures. The consulting engineers have detailed a wildlife tunnel under the boulevard avenue in compliance with the TII standards to ensure that commuting animals can gain safe access along this old field drain route through the site.
- New 'light touch' contemporary wood and corten bridge to be provided over the field drain to give universal access into the junior play area to the east.
- Larch all-weather shelter meeting house with shingle roof and 4 integrated benches (4.00x4.00m plan dimensions, 2.20m ht eaves and 3.25m ht roof.
- Location for fire pit or external barbecue feature
- Seeded grass lawn to accommodate active kick-about play or restful recreation
- Riparian buffer zones to existing field drain and Urrin River to be fenced with sweet chestnut pale and post fencing system to protect vegetation and wildlife corridor, roughly located on the line of the protective fencing to these areas as indicated by our consulting arborist.

GENERAL NOTES

- For details of existing ecology, please refer to ecologist's reports if available.
- For details of existing vegetation and vegetation to be removed and retained, please refer to arborist's reports if available.
- For details of signage and services, please refer to consulting civils, lighting, mechanical and electrical engineer's drawings and reports. Indicate any level of existing and proposed utilities shown to illustrate existing water mains, underground and overground services, drainage and ancillary infrastructure, as they relate to landscape. For details of same, please refer to consulting engineer's design, detail and specifications.
- All materials to be agreed with local authority by way of compliance.
- This drawing is to be read in conjunction with all relevant architect, engineer and other specialist drawings, details and specifications.
- All levels are in metres and relate to Main Head Ordnance Data.
- The site layout is based on the topographical site survey.
- For details of finished building and site levels, approaches to buildings such as sloped or level access, ramps or steps, and retaining walls, please refer to architect/consulting engineer's design detail and specification.
- For details of signage and services, please refer to consulting civils, lighting, mechanical and electrical engineer's drawings and reports. Indicate any level of existing and proposed utilities shown to illustrate existing water mains, underground and overground services, drainage and ancillary infrastructure, as they relate to landscape. For details of same, please refer to consulting engineer's design, detail and specifications.
- Levels and falls, crossings and other tactile surfacings, line markings etc. to consulting engineer's design detail and specification. For details of tactile paving to hazards such as steps and crossings, please refer to engineer's drawings.
- All services covers covers and underground services shall be coordinated with landscape finishes, tree pit locations and street furniture locations.
- Services access covers to be located 100% in one finish or the other.



# landscape design services

## LANDSCAPE ARCHITECTS & CONSULTANTS

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PROJECT	STRATEGIC HOUSING DEVELOPMENT, CARLEY'S BRIDGE, ENNISCORRY, CO. WEXFORD	
CLIENT	TORCA DEVELOPMENTS LTD.	PROJECT ARCHITECT
JOB NO.	20_174	BRIAN DUNLOP ARCHITECTS
DRAWING	LANDSCAPE MASTERPLAN - DETAIL OPEN SPACE 2 - RIVERSIDE AMENITY OPEN SPACE	
DRAWING NO.	20_174-PD-004	DATE
DRAWN BY	J COUGHLIN MLI	CHECKED
STATUS:	PLANNING	SCALE
		1:200 @ A1
		REVISION
		D

NOTES:  
All dimensions are in millimetres unless otherwise stated and shall be checked and confirmed by the contractor on site. Any discrepancies shall be immediately reported to the landscape architects. Work to figured dimensions only - Do not scale from drawing. Do Not Scale. Use Figured Dimensions Only. Not for Construction Purposes unless Specifically Marked.

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