



- LANDSCAPE - NUMBERED KEY**
1. Graded area landscaped with rough grass/wildflower meadow and planted with native species shrubs
 2. Threshold detail to 'Home Zone' area
 3. Planted privacy buffer to mark 'book-end' corner buildings and dwellings
 4. Clipped hedgerows to sub-divide gardens of dwellings
 5. 'Front' gardens provided with amenity grass lawn and multi-stemmed tree planting to ensure passive surveillance of streetscape
 6. New sculpture to mark focal point or thresholds in landscape and streetscape
 7. Durable permeable paving treatment to streetscape of HomeZone
 8. Secure cycle storage
 9. Seating and gathering space provided at 'book-end' building entrances to enliven the streetscape and provide residents with intimate gathering spaces near to their homes with a good sunny aspect and views over the riparian landscape
 10. Private dwelling entrances signalled with permeable paving and privacy buffer planting; side access routes to private rear gardens paved in in-situ concrete and secured with a wooden gate and fence
 11. Intermediate 'resting points' provided at street planter beds to ensure residents comfort and universal access principles. Such public realm seating provision helps to support the creation of informal 'stoops' at regular intervals, which ensures passive surveillance of streetscape. Streetscape tree planting placed where underground services routes permit. Some resting points to be provided with seats facing each other to support 'Spaces for Girls' space-planning principles
 12. Private rear dwelling gardens stepped with the contours of the landscape. No retaining wall height to exceed 0.60m ht. Patio terraces step beside retaining walls containing amenity shrub planting to a grass lawn provided to each garden. Each rear garden boundary treatment to be softened with a clipped hedge and an ornamental tree planting to help create a sense of intimacy and privacy
 13. Private rear gardens provided with patios, grass lawns, clipped hedgerows suitable for shady conditions near an existing hedgerow/treeline and an ornamental tree to each garden
 14. Mesh fencing and native species hedge to form the rear garden boundaries of the private housing backing onto the 'Millbrook' housing development. This will reduce excavation impacts on this important existing hedgerow and tree-line, and will allow wildlife to continue to 'commute' through the corridor and linking site boundaries. We will clear out the bramble underground and rubbish in this area underneath the Oak trees to leave the better quality trees and bushes, with the cleared areas being supplemented with new native species transplants suitable for shady conditions
 15. Sloped area planted with amenity shrubs, broadleaf deciduous tree planting and bulb drifts to create regular 'green pockets' within the housing blocks, which can accommodate bird and bat boxes, insect hotels etc
 16. Existing tree and hedge-line lining field drain which forms the north-eastern site boundary with adjacent residential housing. Much of the vegetation is growing out of the north-east side of the field drain, and comprises numerous larger individual trees (mostly Oak and Ash) with an understory planting of Ash, Willow, Blackthorn and Hawthorn. Gaps are to be infilled with fresh planting; coppice and lay existing growth where appropriate to regenerate and thicken the understory. The majority of the hedgeline provides good landscape screening from the 'Millbrook' housing estate when in leaf.
 17. New shade-tolerant transplant hedge planting to the rear of each domestic garden; boundary formed by mesh post and panel fencing.

- GENERAL NOTES**
1. For details of existing ecology, please refer to ecologist's reports if available.
 2. For details of existing vegetation and vegetation to be removed and retained, please refer to arborist's reports if available.
 3. For details of signage and services, please refer to consulting civil, lighting, mechanical and electrical engineer's drawings and reports.
 4. Indicate layout 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.
 5. All materials to be agreed with local authority by way of compliance.
 6. This drawing is to be read in conjunction with all relevant architect, engineer and other specialist drawings and specifications.
 7. All levels are in metres and relate to Mean Head Ordnance Data.
 8. The site layout is based on the topographical site survey.
 9. 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.
 10. This drawing has not been prepared to indicate compliance with DAC, BS4848 or Disability Access Act.
 11. All paving bedding, site-specific sub-bases, build-ups, joints, footings, foundations, joint detailing, reinforcing bar details and bolts to consulting engineer's design, detail and specification, and to BS7987.
 12. Levels and falls, coverings and slitter 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.
 13. All services across covers and underground services shall be coordinated with landscape finishes, tree pit locations and street furniture locations.
 14. Services across covers to be located 100% in one finish or the other.



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 rotavator. 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 BS3882 on depth free-draining subsoil. Top with min. 75mm settled depth medium-grade bark 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 m ² , 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, Buckthorn, 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 m ² , 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 - 1.20m 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 height along the hedgerow.

W1	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 m ² density.
W2	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 levelled 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 Sticwort. 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 Sticwort. Plant with bulbs as per drawing.

DRIFTS OF BULB PLANTING plug-planted with top size 5/6 bulbs <i>Crocus</i> vars., <i>Galanthus nivalis</i> , <i>Allium ursinum</i> , <i>Anemone nemorosa</i> , <i>Hyacinthoides non-scripta</i> etc. etc. variety and species depending on soil type and landscape conditions	PERENNIAL PLANTING - CG p9, 1L, 2L 3-9m² density Moisture-tolerant perennial pollinator-friendly container-grown plants to planter beds with a diverse mix of ornamental grasses, bulbs, corns, 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 perennials in an approximate ratio of 70:30 suitable for bio-retention in a mix of ferns, bulbs, corns, 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 + LAs 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 4.00m ² , 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-security reasons.
SEMI-MATURE TREES P1 <i>Aesculus hippocastanum</i> , 4xtr/wrb/25-30cmg/5.00-5.50m ht P2 <i>Pinus sylvestris</i> , 4xtr/wrb/25-30cmg/5.00-5.50m ht P3 <i>Salix babingtonii</i> 'Pendula', 4xtr/wrb/25-30cmg/5.00-5.50m ht P4 <i>Quercus petraea</i> , 4xtr/wrb/25-30cmg/5.00-5.50m ht (grown in Ireland)	SEMI-MATURE TREES + HEAVY STANDARD TREES AcE <i>Acer campestre</i> 'Elsrijk', 3xtr/wrb/18-20cmg/4.50-5.00m ht GrS <i>Gleditsia triacanthos</i> 'Skyline', 3xtr/wrb/18-20cmg/4.50-5.00m ht La <i>Liquidambar styraciflua</i> 'Norselebor', 3xtr/wrb/20-25cmg/4.50-5.00m ht Li <i>Liriodendron tulipifera</i> 'Fastigiata', 3xtr/wrb/20-25cmg/4.50-5.00m ht Nf <i>Nyssa sylvatica</i> , 3xtr/wrb/18-20cmg/4.50-5.00m ht Qr <i>Quercus robur</i> 'Fastigiata', 3xtr/wrb/18-20cmg/4.50-5.00m ht TcG <i>Tilia cordata</i> 'Green Spire', 3xtr/wrb/18-20cmg/4.50-5.00m ht

STANDARD TREES Ag <i>Ainus glutinosus</i> , 3xtr/wrb/12-14cmg/2.50-3.00m ht Bp <i>Betula pendula</i> , 3xtr/wrb/16-18cmg/4.00-4.50m ht Bps <i>Betula pubescens</i> , 3xtr/wrb/multi-stemmed x3/4.00-4.50m ht Bps <i>Betula pubescens</i> , 3xtr/wrb/multi-stemmed x3/3.00m ht Ca <i>Corylus avellana</i> , 3xtr/wrb/multi-stemmed x3/3.00m ht Ia <i>Ilex aquifolium</i> , 3xtr/wrb/12-14cmg/2.50-3.00m ht MeE <i>Malus sylvestris</i> 'Evereste', 3xtr/wrb/16-18cmg/4.00-4.50m ht Ps <i>Pinus sylvestris</i> , 3xtr/wrb/12-14cmg/2.50-3.00m ht Pt <i>Populus tremuloides</i> , 3xtr/wrb/12-14cmg/2.50-3.00m ht Pr <i>Prunus avium</i> 'Pena', 3xtr/wrb/16-18cmg/4.00-4.50m ht Pr <i>Prunus padus</i> , 3xtr/wrb/16-18cmg/4.00-4.50m ht Pc <i>Pyrus calleryana</i> 'Chanticleer', 3xtr/wrb/16-18cmg/4.00-4.50m ht Qe <i>Quercus petraea</i> , 3xtr/wrb/14-16cmg/3.50-4.00m ht Qr <i>Quercus robur</i> , 3xtr/wrb/14-16cmg/3.50-4.00m ht Sa <i>Salix caprea</i> , 3xtr/wrb/multi-stemmed x3/2.00m ht Sc <i>Salix petandra</i> , 3xtr/wrb/multi-stemmed x3/2.00m ht Sv <i>Salix viminalis</i> , 3xtr/wrb/multi-stemmed x3/2.00m ht Svs <i>Salix viminalis</i> , 3xtr/wrb/multi-stemmed x3/2.00m ht Mk <i>Magnolia kobus</i> , 3xtr/wrb/15.0-2.00m ht Pr <i>Prunus serotina</i> 'Blacklyn', 3xtr/wrb/15.0-2.00m ht Sv <i>Syringa vulgaris</i> , 3xtr/wrb/15.0-2.00m 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 - TYPICAL STREETSCAPE + DWELLING

The design intent in the dwelling public realm areas and private amenity recreational spaces is to create a quality legible streetscape with a clear hierarchy of space. The streetscape of the Home Zones and housing streets has been greened by the inclusion of a large street tree planter or planter bed regularly between car-parking bays, where underground services permit. This will improve the green-blue resilience of the streetscape, allowing stormwater to drain into the tree pit, creating shade and improving air quality.

Each private dwelling has been provided with a privacy screen of a hedgerow and perennial planting to the streetscape, with a generous garden to the rear. In the rear gardens of the private housing, we have proposed to plant a decorative tree per garden to provide immediate screening to views into and out of the development, along with a screen hedge of native species transplants to mature to provide year-round evergreen screening and act as a wildlife corridor. A grass lawn suitable for amenity play will also be provided as part of the soft landscape works to each private garden.

In consultation with the consulting project arborist and architect, we have proposed a mesh fencing and native species hedge to form the rear garden boundaries of the private housing backing onto the 'Millbrook' housing development. This will reduce excavation impacts on this important existing hedgerow and tree-line, and will allow wildlife to continue to 'commute' through the corridor and linking site boundaries. We will clear out the bramble underground and rubbish in this area underneath the Oak trees to leave the better quality trees and bushes, with the cleared areas being supplemented with new native species transplants suitable for shady conditions.

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<small>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. © THIS DRAWING IS COPYRIGHT OF LANDSCAPE DESIGN SERVICES</small>			