



#### LANDSCAPE - NUMBERED KEY

- Home Zone area threshold
- Focal element large trees with seating to signal presence of ginnel streets to rear of housing terraces
- Green-roofed cycle shelters with wildlife panels and bird nesting boxes
- Green-roofed bin docks to dwellings with wildlife panels and bee nesting posts
- Street tree planting in bay to enliven and soften the streetscape of the Home Zone area every 5-7 car-parking spaces. Trees to be 'clear-stemmed' to min. 2.00m ht. to ensure clear visibility sight-lines for manoeuvring vehicles, ground cover vegetation to be maintained at 0.50m height.
- Bench seating to be provided at approx. 20.00m distance from each other to encourage residents outdoors to the street, and to provide ergonomic comfort for people of all ages and abilities.
- Privacy buffers of planting to dwellings
- 'Ginnel' street surfaced in in-situ concrete paving/permeable golden gravel
- Min. 2.00m width loop path through site for fitness and well-being, paved in golden gravel, linking through the amenity open recreation spaces along the existing hedgerow and watercourse forming the site boundary with Millbrook
- Mown grass lawn recreation space
- 'Orchard' planting on 1:3 max sloped gradient to meet existing site levels. Pollinating and fruiting trees, under-planted with bulbs and ground covers. This will ensure clear views and over-looking of the amenity open spaces from the new dwellings to enable passive supervision
- Site boundary formed by an existing hedgerow and tree-line bounding the site with the 'Millbrook' housing, containing a number of high-quality *Quercus robur* 'Common Oak' trees which we propose to protect and retain. This existing hedgerow and field drain provide a valuable wildlife corridor as well as screening views into the site.
- Footpath in adjacent 'Millbrook' housing development
- Home-Zone area surfaced in permeable paving
- Path connection west towards northern pedestrian entrance off Carley's Bridge Road
- Path connection north towards creche and junior children's play area; connection to loop path walk
- 'Rocky step short-cut' made of natural stone boulders and as-quarried stone slabs to link ginnel street and loop walk
- Link to 'Green Ginnel' walk between terraces of housing stepping down the slope towards the riverside amenity open space
- Exercise activity/play-along-the-way' station with picnic set and new large tree planting so that families have a 'family base' near the grass lawns

#### 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 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 m<sup>2</sup>, 1 no. climbing plant per 0.5m length (e.g. Honeysuckle, 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<sup>2</sup>, 1 no. climbing plant per 0.5m length (e.g. Honeysuckle, 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 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 + 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<sup>2</sup> 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 provide 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

plus-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/m<sup>2</sup> 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 perennial planting 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 + LAY'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 4.00m<sup>2</sup>, 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**  
*Alnus glutinosa*, 4xtr/wrb/25-30cmg/5.00-5.50m ht  
*Ps* *Pinus sylvestris*, 4xtr/wrb/25-30cmg/5.00-5.50m ht  
*SbP* *Salix babingtonii* 'Pendula', 4xtr/wrb/25-30cmg/5.00-5.50m ht  
*Q* *Quercus petraea*, 4xtr/wrb/25-30cmg/5.00-5.50m ht (grown in Ireland)

**SEMI-MATURE TREES + HEAVY STANDARD TREES**  
*AcE* *Acer campestre* 'Elsrijk', 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*GIS* *Gleditsia triacanthos* 'Skyline', 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*La* *Liquidambar styraciflua* 'Worplesdon', 3xtr/wrb/20-25cmg/4.50-5.00m ht  
*Li* *Liriodendron tulipifera* 'Fastigiata', 3xtr/wrb/20-25cmg/4.50-5.00m ht  
*Ns* *Nyssa sylvatica*, 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*Qr* *Quercus robur* 'Fastigiata', 3xtr/wrb/18-20cmg/4.50-5.00m ht  
*TcG* *Tilia cordata* 'Green Spire', 3xtr/wrb/18-20cmg/4.50-5.00m ht

#### STANDARD TREES

**Ag** *Alnus glutinosa*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
**Bpa** *Betula pendula*, 3xtr/wrb/16-18cmg/4.00-4.50m ht  
**Bps** *Betula pendula*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
**Bps** *Betula pubescens*, 3xtr/wrb/multi-stemmed x3/4.00-4.50m ht  
**Bps** *Betula pubescens*, 3xtr/wrb/multi-stemmed x3/3.00m ht  
**Ca** *Corylus avellana*, 3xtr/wrb/multi-stemmed x3/3.00m ht  
**le** *Ilex aquifolium*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
**MeE** *Malus sylvestris* 'Evereste', 3xtr/wrb/16-18cmg/4.00-4.50m ht  
**Ps** *Pinus sylvestris*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
**Pl** *Populus tremuloides*, 3xtr/wrb/12-14cmg/2.50-3.00m ht  
**Pt** *Prunus avium* 'Pena', 3xtr/wrb/16-18cmg/4.00-4.50m ht  
**Pp** *Prunus padus*, 3xtr/wrb/16-18cmg/4.00-4.50m ht  
**Pc** *Pyrus calleryana* 'Chanticleer', 3xtr/wrb/16-18cmg/4.00-4.50m ht  
**Qr** *Quercus robur*, 3xtr/wrb/14-16cmg/3.50-4.00m ht  
**Sc** *Salix caprea*, 3xtr/wrb/multi-stemmed x3/2.00m ht  
**Sr** *Salix peltandra*, 3xtr/wrb/multi-stemmed x3/2.00m ht  
**Svs** *Salix viminalis*, 3xtr/wrb/multi-stemmed x3/2.00m ht  
**MLT-STEMMED TREES + LARGE SHRUBS**  
**Al** *Amelanchier lamarckii*, 2xtr/wrb/2.50-3.00m ht  
**Au** *Arbutus unedo*, 2xtr/wrb/2.00-2.50m ht  
**Cc** *Cercis canadensis*, 2xtr/wrb/1.50-2.00m ht  
**Ci** *Cornus stolonifera*, 2xtr/wrb/2.50-3.00m ht  
**Hi** *Hamamelis intermedia* 'Jelena', 2xtr/wrb/2.00-2.50m ht  
**MB** *Magnolia kobus*, 2xtr/wrb/1.50-2.00m ht  
**PK** *Prunus serrulata* 'Blacklyn', 2xtr/wrb/1.50-2.00m ht  
**Sr** *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 - HOME-ZONE + OAK LAWN

The existing hedgerow bounding the site with the Millbrook housing contains a number of high-quality *Quercus robur* 'Common Oak' trees which we propose to retain and supplement where necessary. This hedgerow and drain provide a valuable wildlife corridor as well as screening views into the site.

We have introduced the rounded 'biotopes' derived from the islands in the Urrin, as used in the riverside amenity open space, but here in the Oak Lawn seeded and planted with native species ornamental grasses and some isolated native and exotic trees. This space has been designed as a quieter communal amenity open space for passive recreation, with an open lawn.

The 'orchard' type planting to the rear of the proposed housing blocks will provide a visual, aesthetic and pollinating/fruiting amenity, while allowing open views for passive surveillance from the new dwellings of the amenity open space and the loop path through it. Buffer strips of amenity planting have been located to act as privacy buffers to dwellings from the streetscapes and paths through the development in this location.

The sloped 'orchard' type planting to the rear of the proposed housing blocks 08, 09 and 10 will provide a visual, aesthetic and pollinating/fruiting amenity, while allowing open views for passive surveillance from the new dwellings of the amenity open space immediately to the north and the loop path through it. This area has been simply landscaped as an amenity lawn outside of the designated Tree Protection Measure fencing, as the existing tree-line of Common Oak, hedgerow and field drain has their own inherent aesthetic beauty, function and benefit to wildlife.



# landscape design services

LANDSCAPE ARCHITECTS & CONSULTANTS

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CLIENT	TORCA DEVELOPMENTS LTD.	PROJECT ARCHITECT	BRIAN DUNLOP ARCHITECTS
JOB NO.	20_174	STAGE	PLANNING
DRAWING	LANDSCAPE MASTERPLAN - DETAIL OPEN SPACE 6 - TYPICAL STREETSCAPE IN HOME-ZONE + OAK LAWN		
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DRAWN BY	J COUGHLAN MLI	CHECKED	COLM KENNY MLI
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		REVISION	D

NOTES:  
All dimensions are in millimeters 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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