

General Notes:

- This drawing is the copyright of Landscape Design Services landscape architects.
- This drawing must be read in conjunction with all relevant design team and surveyor's drawings, details and specifications. Unless otherwise stated all dimensions are in millimetres.
- Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. Similarly if the drawings contain conflicting details or dimensions.
- If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect.
- All dimensions must be checked on site prior to construction or fabrication.
- The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.
- This drawing has not been prepared for BCAR, BCMS or DAC purposes, and has not been prepared to demonstrate compliance with the Building Regulations.

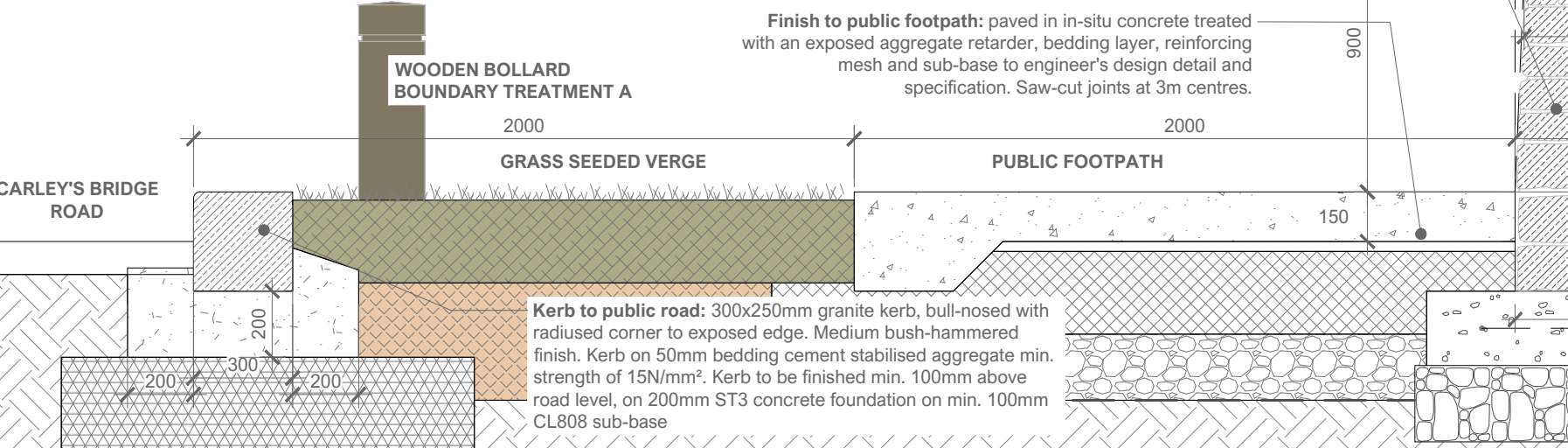


BOUNDARY TREATMENT A: WOODEN BOLLARDS

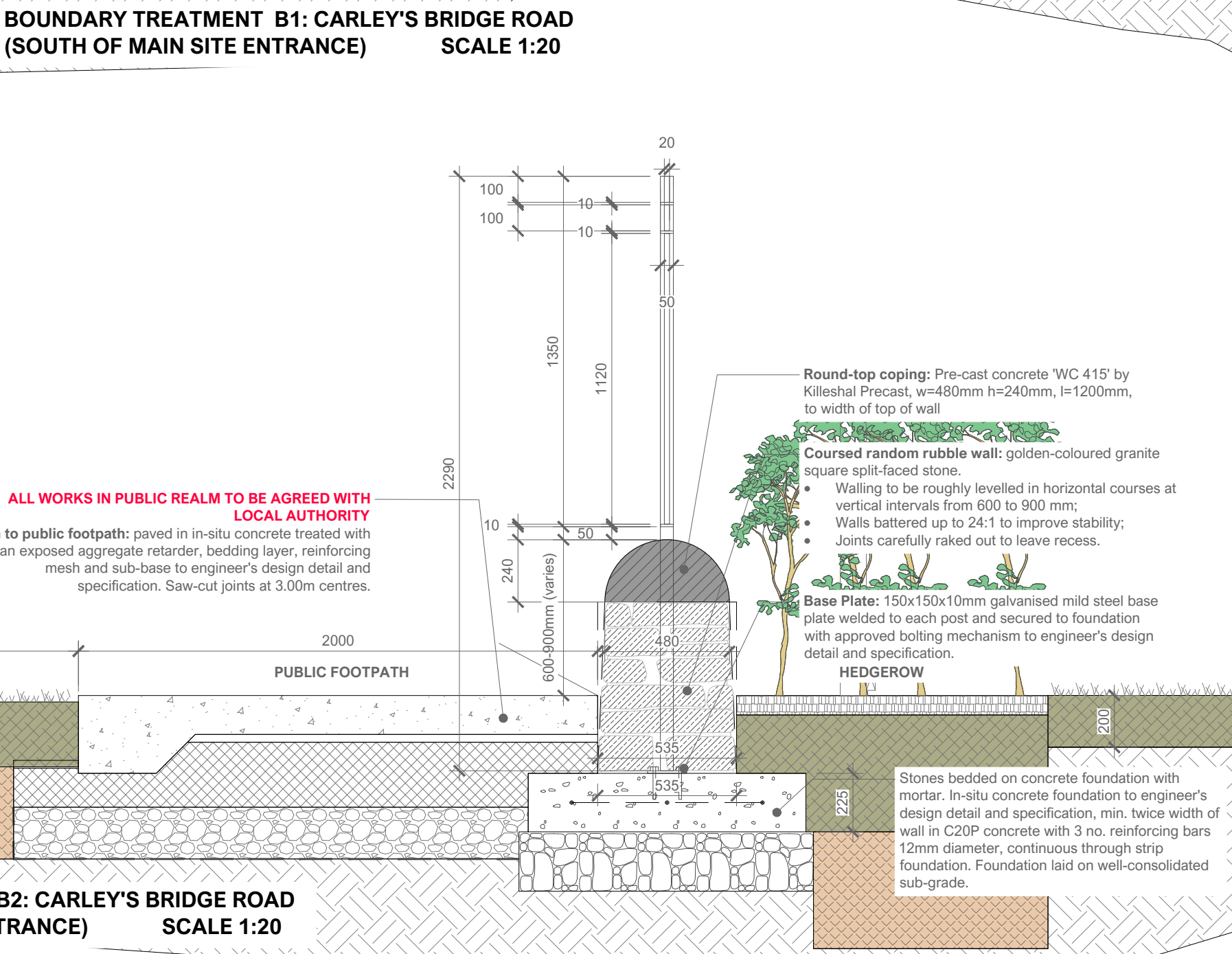
ABOVE: Typical verge protection detail in grass verge along the public road, comprising 0.60m ht. from FGL (finished ground levels) weather-struck FSC (hardwood or pressure-treated softwood) 200x200mm size bollards

Notes:

1. **ALL WORKS IN PUBLIC REALM TO BE AGREED WITH LOCAL AUTHORITY**
2. Stone piers are to be located at all changes in direction, steps and at max. 7.235m c/c's.
3. Vary granite random rubble coursing by laying two smaller stones within a course. Running vertical joints to be avoided.
4. Cavities in random rubble wall to be filled with adequate mortar: stones bedded one a time. Mortar mix to be specified in accordance with local limestone stone.
5. Tie granite stones to width of wall. Stones to be laid with the natural grain horizontal to avoid splitting under the weight of the wall.
6. A DPC will be required under the coping stone; all copings to be laid on 1:3 cement/sand or 1:0.5:3 cement/lime/sand/mortar.



BOUNDARY TREATMENT B1: CARLEY'S BRIDGE ROAD (SOUTH OF MAIN SITE ENTRANCE) SCALE 1:20



BOUNDARY TREATMENT C: 'ALPINE' ROAD SAFETY BARRIER WOOD + STEEL GUARDRAIL

ABOVE + ABOVE RIGHT: Wood and steel guardrail 'Birsta TM 18' 4MS2 level N2 fence by Tertu or equivalent approved to southern verge of southern



BOUNDARY TREATMENT D: RIPARIAN BUFFER ZONE FENCING

ABOVE + ABOVE RIGHT: 1.20m ht cleft chestnut pale fencing in 5.0m lengths to the riparian buffer

boulevard avenue, to protect against accidental vehicular ingress into the riverside park area. CE-certified guardrail system, with posts at 4.00m centres. 0.69m ht fence, 0.395m depth, 180mm Ø round log, backed with a steel U channel and fixed to a C100 steel post 1.50m length, covered with



zone, works to be undertaken in this area by hand. Pressure-treated softwood gates and posts at regular intervals as indicated in the precedent images above to ensure that anglers can gain access to the riverbank and that maintenance can

wood. Steel tensioner every 72.0m distance. Pressure-treated wood with chromium and arsenic-free preservatives. Concrete foundations to engineer's design detail and specification. Fence to be tested in accordance with EN 1317-1-2-5.



be undertaken. Provide 4 no. galvanised horizontal wires for additional stability; and ensure that the fencing can deal with contoured slopes and riverbanks.

Support Fencing for Hedgerows: Pressure-treated and planed smooth timber support fencing, all timber above finished ground levels to be stained black Cuprinol Timbercare or equivalent approved. 100x35mm top and bottom rails fixed to 1800x80mm rounded driven posts at max. 2700mm centres with straining posts, with 3 no. 4mm Ø galvanised straining wires stapled to posts

Round-top coping: Pre-cast concrete 'WC 415' by Killeshal Precast, w=480mm h=240mm, l=1200mm, to width of top of wall

Coursed random rubble wall: locally sourced natural stone (granite) square split-faced stone. Walling to be roughly levelled in horizontal courses at vertical intervals from 600 to 900 mm; wall battered up to 24:1 to improve stability; joints carefully raked out to leave recess. Lime-based mortar; wall to step regularly with site contours at coursing levels.

Finish to public footpath: paved in in-situ concrete treated with an exposed aggregate retarder, bedding layer, reinforcing mesh and sub-base to engineer's design detail and specification. Saw-cut joints at 3m centres.

Kerb to public road: 300x250mm granite kerb, bull-nosed with radiused corner to exposed edge. Medium bush-hammered finish. Kerb on 50mm bedding cement stabilised aggregate min. strength of 15N/mm². Kerb to be finished min. 100mm above road level, on 200mm ST3 concrete foundation on min. 100mm CL808 sub-base

Planting Surface:
- 75mm depth medium grade bark chip by Enrich.ie or similar, no splinters or fines on 90gsm/m² geotextile, 'Weedguard' by Terram.
- Spread mulch with 20mm clearance from base of tree or plants.
- Silt-cut geotextile to plant plants, not cross-cut.
- Ground-cover planting - refer to Planting Plan + Schedule.

Growing medium: Cultivate the planting beds to a min. depth of 450mm with three passes or a rotavator. Planter back-filled with min. 600mm deep multi-purpose grade BS3882 topsoil/compost mix in a 3:1 ratio. Compost: 'Multi-purpose Organic Compost', available from www.enrich.ie or similar approved.

Subsoil: Rip subsoil to a depth of min. 750mm from finished landscape levels to ensure free drainage and no standing water in planting pit. Min depth of subsoil 450mm.

Boundary Planting: 1200mm wide planting pit for native species transplant hedgerow of mixed evergreen and deciduous plants to provide a visual screen as it matures, and an ecological wildlife corridor containing pollinating plants. Regular planting of fastigate Oak or Beech trees to create an distinctive avenue along the site boundary

Grass lawn/ 'rough grass' meadow: provide 200mm depth multi-purpose grade topsoil and seed as per planting schedule.

Stones bedded on concrete foundation with mortar. In-situ concrete foundation to engineer's design detail and specification, min. twice width of wall in C20P concrete with 3 no. reinforcing bars 12mm diameter, continuous through strip foundation. Foundation laid on well-consolidated sub-grade.

Notes on stone wall with mild steel fence:

1. **ALL WORKS IN PUBLIC REALM TO BE AGREED WITH LOCAL AUTHORITY**
2. All mild steel to be hot-dip galvanised and painted with two coats polyester powder-coating of paint to RAL 1020 'Olive Yellow' or equivalent approved.
3. Stone piers are to be located at all changes in direction, steps and at max. 7.235m c/c's.
4. Vary granite random rubble coursing by laying two smaller stones within a course. Running vertical joints to be avoided.
5. Cavities in random rubble wall to be filled with adequate mortar: stones bedded one a time. Mortar mix to be specified in accordance with granite stone.
6. Tie granite stones to width of wall. Stones to be laid with the natural grain horizontal to avoid splitting under the weight of the wall.
7. A DPC will be required under the coping stone; all copings to be laid on 1:3 cement/sand or 1:0.5:3 cement/lime/sand/mortar.

ALL WORKS IN PUBLIC REALM TO BE AGREED WITH LOCAL AUTHORITY

Finish to public footpath: paved in in-situ concrete treated with an exposed aggregate retarder, bedding layer, reinforcing mesh and sub-base to engineer's design detail and specification. Saw-cut joints at 3.00m centres.

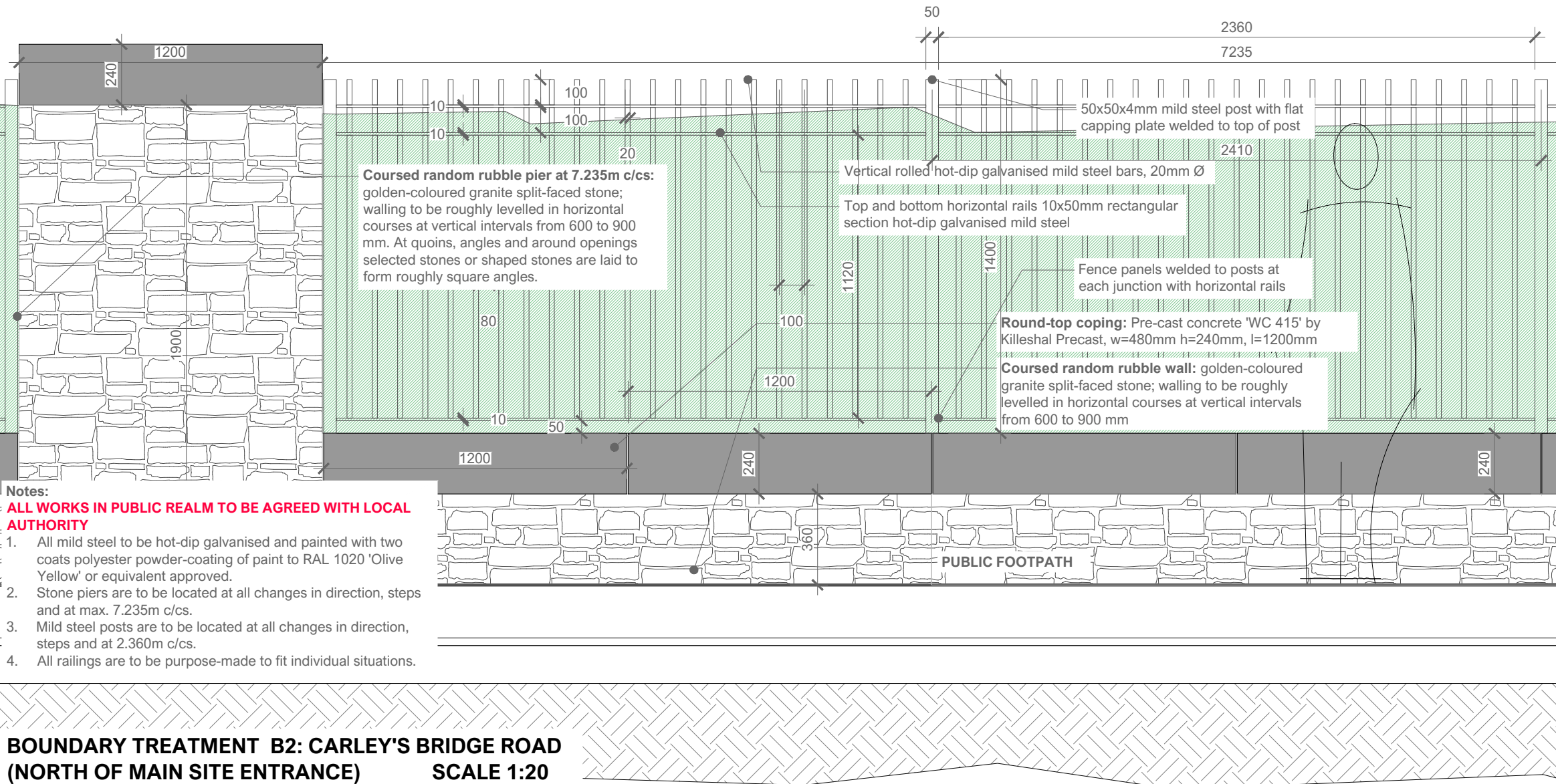
Round-top coping: Pre-cast concrete 'WC 415' by Killeshal Precast, w=480mm h=240mm, l=1200mm, to width of top of wall

Coursed random rubble wall: golden-coloured granite square split-faced stone.

Walling to be roughly levelled in horizontal courses at vertical intervals from 600 to 900 mm; Walls battered up to 24:1 to improve stability; Joints carefully raked out to leave recess.

Base Plate: 150x150x10mm galvanised mild steel base plate welded to each post and secured to foundation with approved bolting mechanism to engineer's design detail and specification.

Stones bedded on concrete foundation with mortar. In-situ concrete foundation to engineer's design detail and specification, min. twice width of wall in C20P concrete with 3 no. reinforcing bars 12mm diameter, continuous through strip foundation. Foundation laid on well-consolidated sub-grade.



BOUNDARY TREATMENT B2: CARLEY'S BRIDGE ROAD (NORTH OF MAIN SITE ENTRANCE) SCALE 1:20

- Notes:**
1. All mild steel to be hot-dip galvanised and painted with two coats polyester powder-coating of paint to RAL 1020 'Olive Yellow' or equivalent approved.
 2. Stone piers are to be located at all changes in direction, steps and at max. 7.235m c/c's.
 3. Mild steel posts are to be located at all changes in direction, steps and at 2.360m c/c's.
 4. All railings are to be purpose-made to fit individual situations.

METHOD STATEMENTS:
ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BS 5837 AND INFORMED BY NAUG VOLUME 4

PRECAUTION AREA:
EDUCATIONS FOR PREVENTION SHOULD NOT BE UNDERTAKEN WITHIN THIS AREA, UNLESS AGREED WITH RISH WATER.

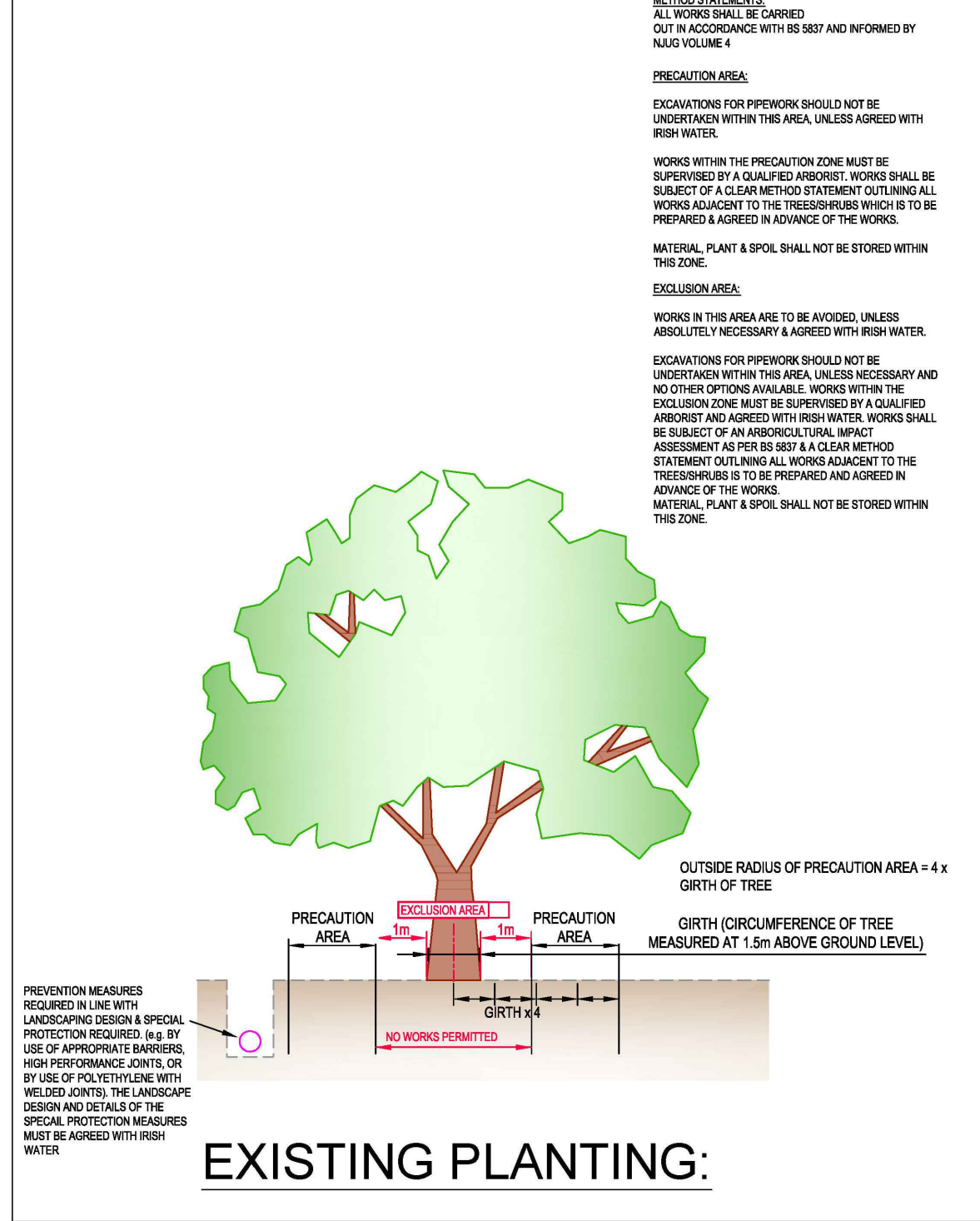
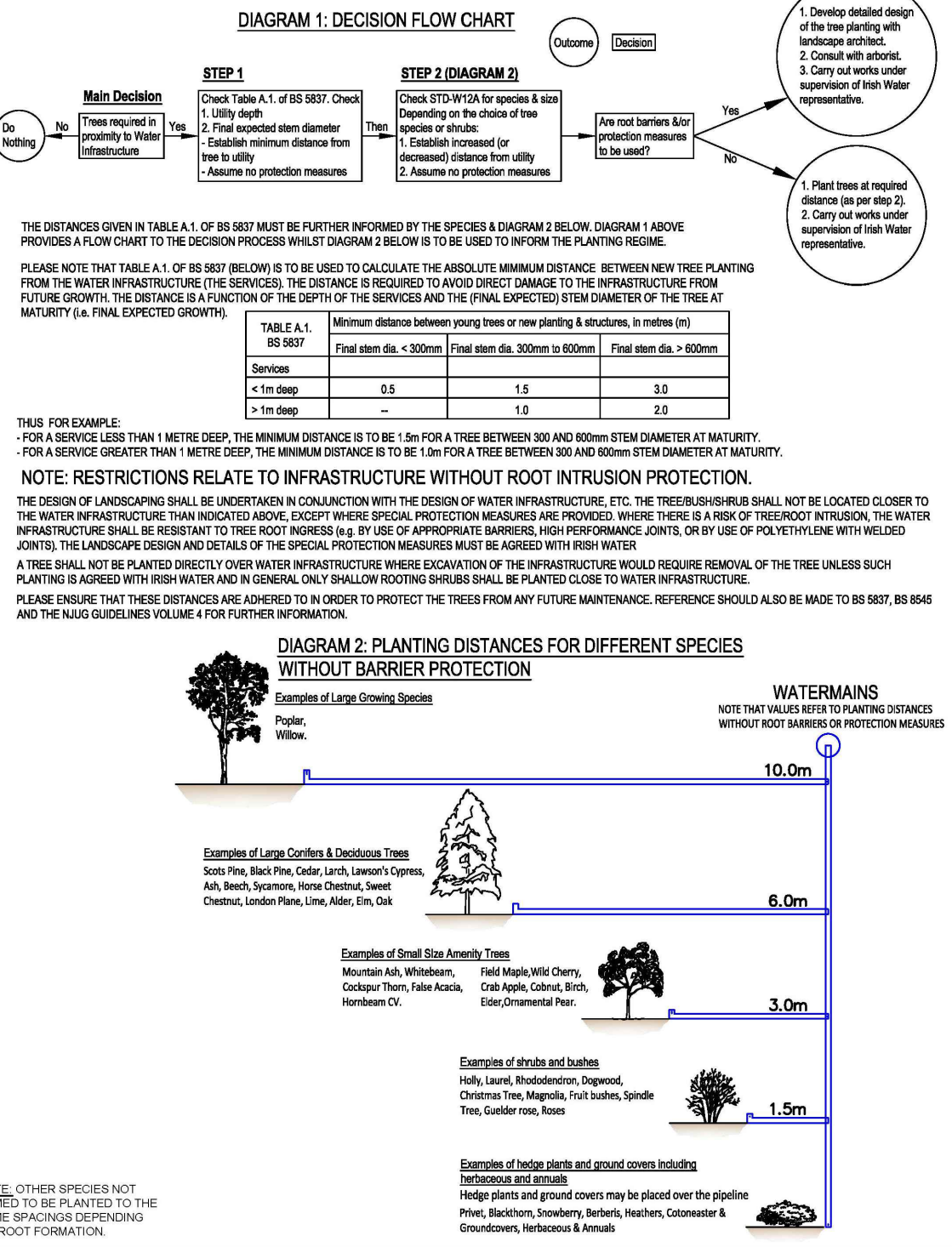
WORKS WITHIN THE PRECAUTION ZONE MUST BE SUPERVISED BY A QUALIFIED ARBORIST. WORKS SHALL BE SUBJECT OF A CLEAN METHOD STATEMENT OUTLINING ALL WORKS ADJACENT TO THE TREES/SHRUBS WHICH IS TO BE PREPARED & AGREED IN ADVANCE OF THE WORKS.

MATERIAL, PLANT & SPILS, SHALL NOT BE STORED WITHIN THIS ZONE.

WORKS IN THIS AREA ARE TO BE AVOIDED, UNLESS ABSOLUTELY NECESSARY & AGREED WITH RISH WATER.

EDUCATIONS FOR PREVENTION SHOULD NOT BE UNDERTAKEN WITHIN THIS AREA, UNLESS NECESSARY AND NO OTHER OPTIONS AVAILABLE. WORKS WITHIN THE EXCLUSION ZONE MUST BE SUPERVISED BY A QUALIFIED ARBORIST AND AGREED WITH RISH WATER. WORKS SHALL BE SUBJECT OF AN ARBORICULTURAL IMPACT ASSESSMENT AS PER BS 5837 & A CLEAN METHOD STATEMENT OUTLINING ALL WORKS ADJACENT TO THE TREES/SHRUBS IS TO BE PREPARED & AGREED IN ADVANCE OF THE WORKS.

MATERIAL, PLANT & SPILS, SHALL NOT BE STORED WITHIN THIS ZONE.



EXISTING PLANTING:

ABOVE: Standard Irish Water Detail STD-W-12A Rev 0 pertaining to 'Restrictions on New Trees/Shrubs Planting Adjacent to Water Mains' from 'Water Infrastructure Standard Details Connections and Developer Services - Construction Requirements' by Irish Water/Uisce Eireann, July 2020 Revision 4.

ABOVE: Standard Irish Water Detail STD-W-12 Rev 2 pertaining to 'Restrictions on Water Infrastructure Adjacent to Existing Trees' from 'Water Infrastructure Standard Details Connections and Developer Services - Construction Requirements' by Irish Water/Uisce Eireann, July 2020 Revision 4.

BOUNDARY TREATMENTS OUTLINE SPECIFICATION KEY
All foundations, piers, reinforcing mesh, concrete sub-bases and geotextiles to engineers'/architects' design detail and specification. All retaining walls to engineer's design detail and specification.

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 protection fencing must be erected before demolition or construction work commences on site, and should remain in place until their removal or relocation is authorised by a qualified arborist.

BOUNDARY TREATMENT A - WOODEN BOLLARDS IN VERGE
0.60m ht. from FGL (finished ground levels) weather-struck FSC (hardwood or pressure-treated softwood) 200x200mm size bollards at 1.80m centres, secured with counter-sunk galvanised steel dowel into concrete foundations to engineer's design detail and specifications, free-draining under wooden bollard with pea gravel

BOUNDARY TREATMENT B - WALL TO CARLEY'S BRIDGE ROAD
0.90m ht. coursed random rubble locally-sourced granite wall with rounded granite ashlar cappings and quoins, railings and integrated development signage along the public road (Carley's Bridge Road) frontage. Rear of wall on site-side to be planted with mix native species transplant hedgerow.

BOUNDARY TREATMENT C - 'ALPINE' ROAD SAFETY BARRIER
0.69m ht. semi-rigid composite barrier of steel U-beams and rails with horizontal 18cm Ø round log wooden rail cladding (e.g. 'Birsta TM18' or equivalent approved) to prevent vehicles from leaving the road and hitting roadside hazards such as slopes or accidentally entering the riverside park, along the boulevard road. Fence must be motorcycle friendly, manufactured in accordance with ISO 9001, compliant with EN 1317 and crash-rated to N1, N2 and H2 containment levels, CE certified, 39.5cm overall thickness to fence, C100 steel posts in 1.50m lengths, covered with wood. New hornbeam hedgerow to be planted to southern side of road safety barrier along the length of the boundary to the riverside amenity open space.

BOUNDARY TREATMENT D - RIPARIAN BUFFER ZONE FENCING
1.20m ht. sweet chestnut cleft post-and-pale fencing with steel stabilising wire mesh, along the Urrin River and tributaries, to ensure the streamside zone is protected, and left intact in an undisturbed natural state. Works along the min. 10.00m width 'Streamside Riparian Zone' buffer to be undertaken by hand-only only to comply with Inland Fisheries Ireland guidelines 'Planning for Watercourses in the Urban Environment', 2020. Provide matching chestnut gates at intervals to ensure access for anglers is maintained.

BOUNDARY TREATMENT E - SECURE WELDMESH FENCING
2.00m ht. striped mesh fence e.g. 'Kilbarray' by Irish Fencing Services with V-crimps for rigidity with proprietary double leaf swing self-closing gates at entrances, all to BS1722-14 category 1. Panels to be fixed with steel clips and anti-vandal bolts to 60x60 galvanised posts. All to be finished with polyester powder coating to EN 1722 Pt 16, colour 'Olive Grey' RAL 7002. Provide open suitable for hedgerow commuting. Hedge planting to be provided to garden-side of all mesh fencing in rear domestic dwelling gardens; locking system + intercom to be provided to double gates provided to amenity open space of orchard to ensure access and secure staff entrance/occasional maintenance access if required.

BOUNDARY TREATMENT F - DWELLING GARDEN WALLS
2.0m ht. 'rough-cast' rendered both sides concrete blockwork boundary wall with pre-cast round-top concrete capping 200mm ht. Walls to be painted to selected RAL colour to harmonise with landscape. Where walls form rear garden boundaries, they are to be planted with a hedgerow on the garden side

BOUNDARY TREATMENT G - GARDEN FENCES
1.80m ht. wooden panel fence with concrete posts to rear gardens of dwellings. Wooden gates to side access footpaths. Provide open suitable for hedgerow commuting.

BOUNDARY TREATMENT H - LANDSCAPE FENCES
1.20m ht. sweet chestnut cleft post-and-pale fencing with steel stabilising wire mesh with an expected lifespan of 20 years or more, made from sustainable natural resources from coppices plantation. Fencing to be suitable to accommodate changes in topography, 4 no. horizontal galvanised 2.00mm wire strands per row of fencing with support posts, struts and anchor posts of treated softwood. Pales to be cleft, peeled and pointed one end; with approx 81 pales in a 9.10m length roll. Intermediate rounded 75mm Ø 1.65m length posts at 2.50m intervals, with 100mm Ø corner and end-posts at 45.00m intervals, corners and changes of direction. Provide 200x200mm 2.40m length pressure-treated Douglas Fir heavy duty gate posts and closed goose-neck style 1.50/1.20m softwood gate with stainless steel ironmongery and fixings to communal amenity open spaces or playspaces where indicated.

BOUNDARY TREATMENT J - INFILL PLANTING
Gaps identified by consulting arborist in existing hedgerows to be in-filled with new mixed native species transplant hedgerow planting. Hedgerows to be protected by cleft sweet chestnut pale and post fencing

BOUNDARY TREATMENT K - ESTATE RAILING
1.20m ht. 5-rail estate railing ('Kilbarray' by Irish Fencing Systems or EQA) modular fence to enclose front gardens to dwellings. 50x60mm solid flat posts at 1.00m centres. Hot-dip galvanised mild steel, powder-coated to 'Olive Grey' RAL 7002. Hedge to be planted on garden side of estate rail fencing. 1 no. 20mm Ø top horizontal rail, 4 no. 28x6mm solid horizontal flat rails, welded to posts. Proprietary estate type railing gates to gardens. Fence to be backed by sweet chestnut pale and post fencing. Fence to be mounted behind 300mm width granite kerb at junction with concrete paths.

landscape design services

LANDSCAPE ARCHITECTS & CONSULTANTS

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PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT CARLEY'S BRIDGE, ENNISCORRY, CO. WEXFORD

CLIENT TORCA DEVELOPMENTS LTD **PROJECT ARCHITECT** BRIAN DUNLOP ARCHITECTS

JOB NO. 20_174 **STAGE** PLANNING

DRAWING PROPOSED BOUNDARY DETAILS 1-3

DRAWING NO. 20_174-PD-017

DRAWN BY J COUGHLIN ML1	CHECKED COLM KENNY ML1	FIRST ISSUED 03.06.2020	REVISION C
STATUS: PLANNING	SCALE: 1:20, NTS	THIS ISSUE 11.10.2021	

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 be undertaken only to the scale of the drawing. Do Not Scale. Use Figure Dimensions Only. Not for Construction Purposes unless Specifically Marked.
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