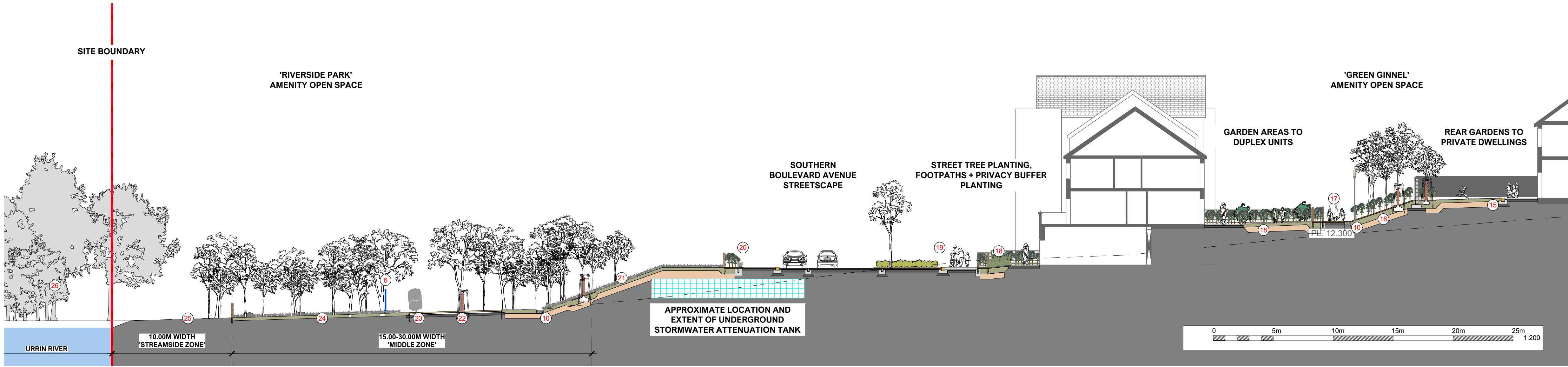
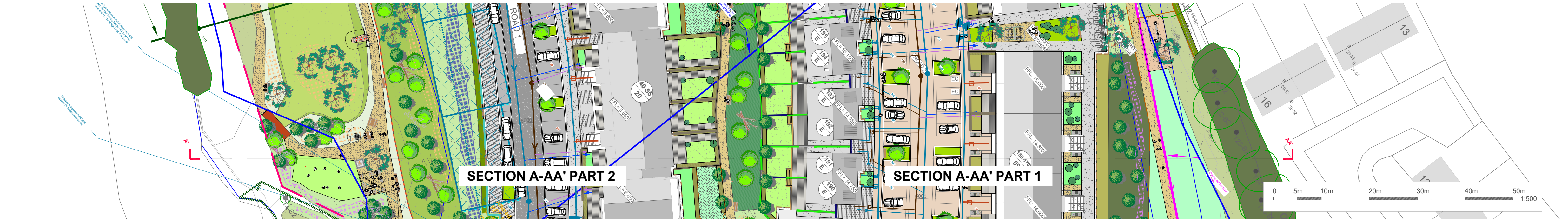




SECTION A-AA' PART 1 SCALE 1:200@A1



SECTION A-AA' PART 2 SCALE 1:200@A1



PLAN REFERENCE: SECTION A-AA' PARTS 1 + 2 SCALE 1:500@A1

LANDSCAPE - NUMBERED KEY TO SECTION A-AA'

- This landscape section has been overlaid on Section 7-7, looking west, by BDA Architects
  - Landscape proposals are illustrated at Year 1, i.e. 'implementation' and are pre-establishment and maturity.
- Existing tree T23-B2 in consulting arborist's survey (to be retained and protected by Tree Protection Measures during the works) shown in elevation. This tree is categorised as a mature *Quercus robur* Common Oak, 11.00m ht, in 'Fair' condition.
  - Existing tree T22-B2 in consulting arborist's survey (to be retained and protected by Tree Protection Measures during the works) shown in elevation. This tree is categorised as a mature *Quercus robur* Common Oak, 14.00m ht, in 'Fair' condition.
  - Existing linear group of trees and bushes following the field ditch along the north-eastern boundary 'Group G1' (to be retained and protected by tree protection measures during the works), varying between 3.00-14.00m ht and comprising species such as Oak, Ash, Alder, Willow, Hawthorn, Blackthorn, Elder and Holly).
  - Existing Paladin-type fencing to 'Millbrook'
  - Gaps in 'G1' to be infilled with new native species transplant hedgerow planting
  - Location of temporary fencing (Tree Protection Measures) as designated by consulting arborist to protect the existing retained vegetation during the works. Hand-dig only excavations works to occur in this area; existing levels to be maintained
  - New 'Orchard' tree planting on 1:3 planted and graded slope
  - New large tree planting to act as focal elements within the landscape
  - New loop path through Oak Lawn, surfaced in hard-binding golden gravel
  - 0.50m width, 0.30m depth pea gravel trim to base of slope
  - In-situ concrete surfacing to footpath
  - Bin dock for dwellings with green roof and larch posts drilled for bee nesting
  - Privacy buffer planting to front of dwellings with estate railing fencing
  - Wide footpaths with seating located at intermediate tree planting bays (at approx 5-7 no. car-parking bays distance from each other)
  - 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. 2.00m ht walls to rear and side of private gardens.
  - 1:3 steepest gradient slope down from rear of residential gardens to path level of Ginnel, planted with a dense shelter belt of native species transplants and semi-mature trees, to mature to settle the development into the receiving environment, and screen the rear gardens from views
  - 'Green Ginnel' walk, paved in hard-binding golden gravel and provided with bench seating elements at max 20.00m centres, to support regular use by people of all ages and abilities
  - 'Front' gardens provided with patio terrace, clipped hedgerow, amenity grass lawn and multi-stemmed tree planting to ensure passive surveillance of streetscape
  - 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.
  - 3.00m width boulevard pathway paved in permeable paving and fenced with combination wood and steel roadside safety guardrail along park-side to protect against accidental vehicular ingress. 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.
  - 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'
  - 'Cow Path' path surfaced in gravel, min. 1.80m width, looping around the flood compensatory measures located in the 'Middle Zone'; the slopes at the side of the flood compensatory zone (FCZ) 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.
  - 'Turning Stone' granite contemporary interactive sculpture to mark gathering space at the eastern end of the FCZ
  - 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.
  - 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
  - Narrow riparian woodland strip along the site boundary following the south-western boundary of the site 'Group G3' (to be retained and protected by tree protection measures during the works), varying between 6.00-12.00m ht and comprising species such as Alder, Willow, Ash, Hawthorn, Blackthorn and Elder).



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JOB NO. 20_174	STAGE PLANNING	
DRAWING SITE SECTION A-AA' WITH LANDSCAPE PROPOSALS ILLUSTRATED (BASED ON BDA SITE SECTION 07)		
DRAWING NO. 20_174-PD-014	FIRST ISSUED 13.09.2021	
DRAWN BY J COUGHLAN MILI	CHECKED COLM KENNY MILI	DATE 11.10.2021
STATUS: PLANNING	SCALE 1:200, 1:500 @ A1	REVISION C
<small>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. © THIS DRAWING IS COPYRIGHT OF LANDSCAPE DESIGN SERVICES</small>		