



# Beo Properties Ltd. SHD Ratoath Landscape Design Rationale

PLANNING

May 2022



**BSM** Brady Shipman  
Martin.  
Built.  
Environment.  
Est.  
1968

## Landscape Masterplan

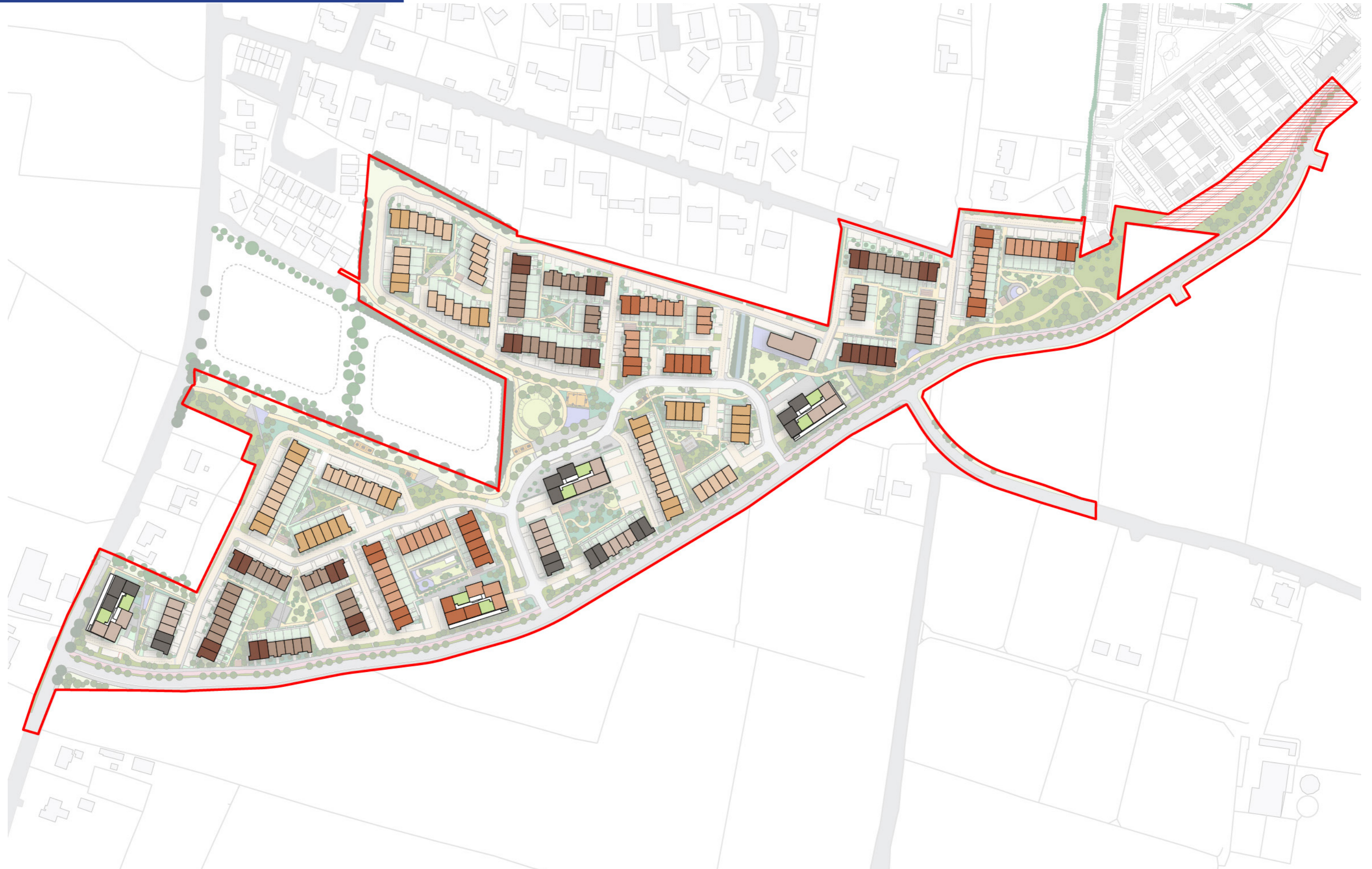
### Site Description

---

An irregularly shaped site of 14.166ha located immediately to the south of the existing built area of Ratoath in County Meath. The site is generally bound as follows: to the north by Glascarn Lane and the rear of houses at Glascarn Lane; to the east and south by existing agricultural fields and by Glascarn Lane; and to the west by Fairyhouse Road (R155), the rear of houses at Fairyhouse Road, the Carraig Na Gabhna and Cairn Court developments, and existing agricultural fields.

Please refer to the development description within the statutory notices for a complete description of the proposed development





# Landscape Masterplan

## Public and Communal Open Space Network

-  Existing hedges to be retained
-  Public Green Areas
-  Communal Green Areas
-  Main Play Areas
-  Local Areas for Play
-  Main Pedestrian Linkage / Plaza
-  Pedestrian Linkage





# Landscape Masterplan




## Central Public Open Space

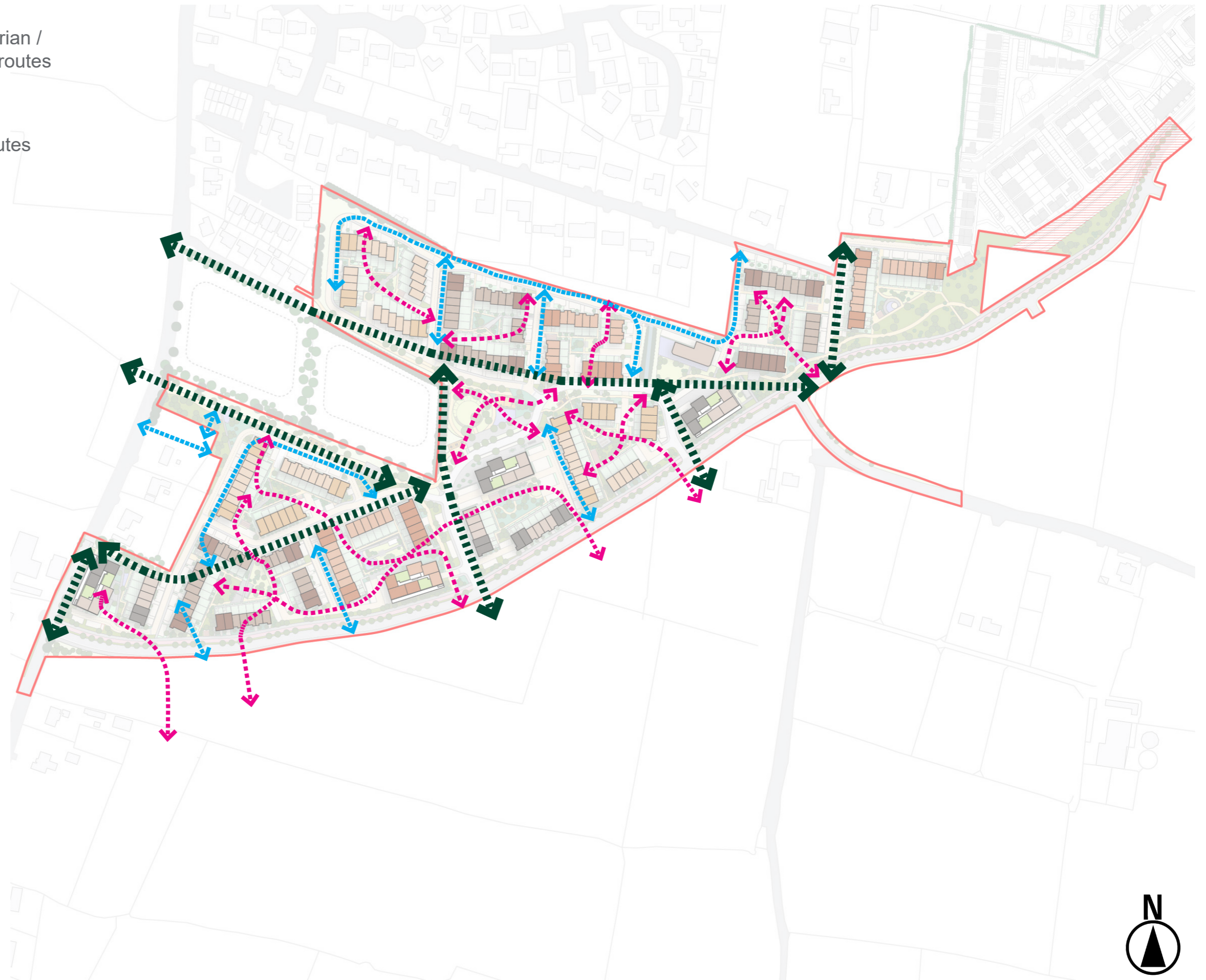


- 1 Stepped down grass amphitheater / attenuation basin
- 2 Sloping grass verges
- 3 MUGA
- 4 Play Area
- 5 Wildflower meadow
- 6 Greenway
- 7 Pedestrian Plaza with feature paving
- 8 Ornamental grasses with multi-stem trees planting
- 9 Raised planter with seating edge
- 10 Sheffield Bike stands
- 11 Outdoor Gym Area

# Landscape Connectivity


## Main Pedestrian and Cycle Network

-  Potential key pedestrian / cycleway greenway routes
-  Shared Surfaces
-  Main Pedestrian Routes

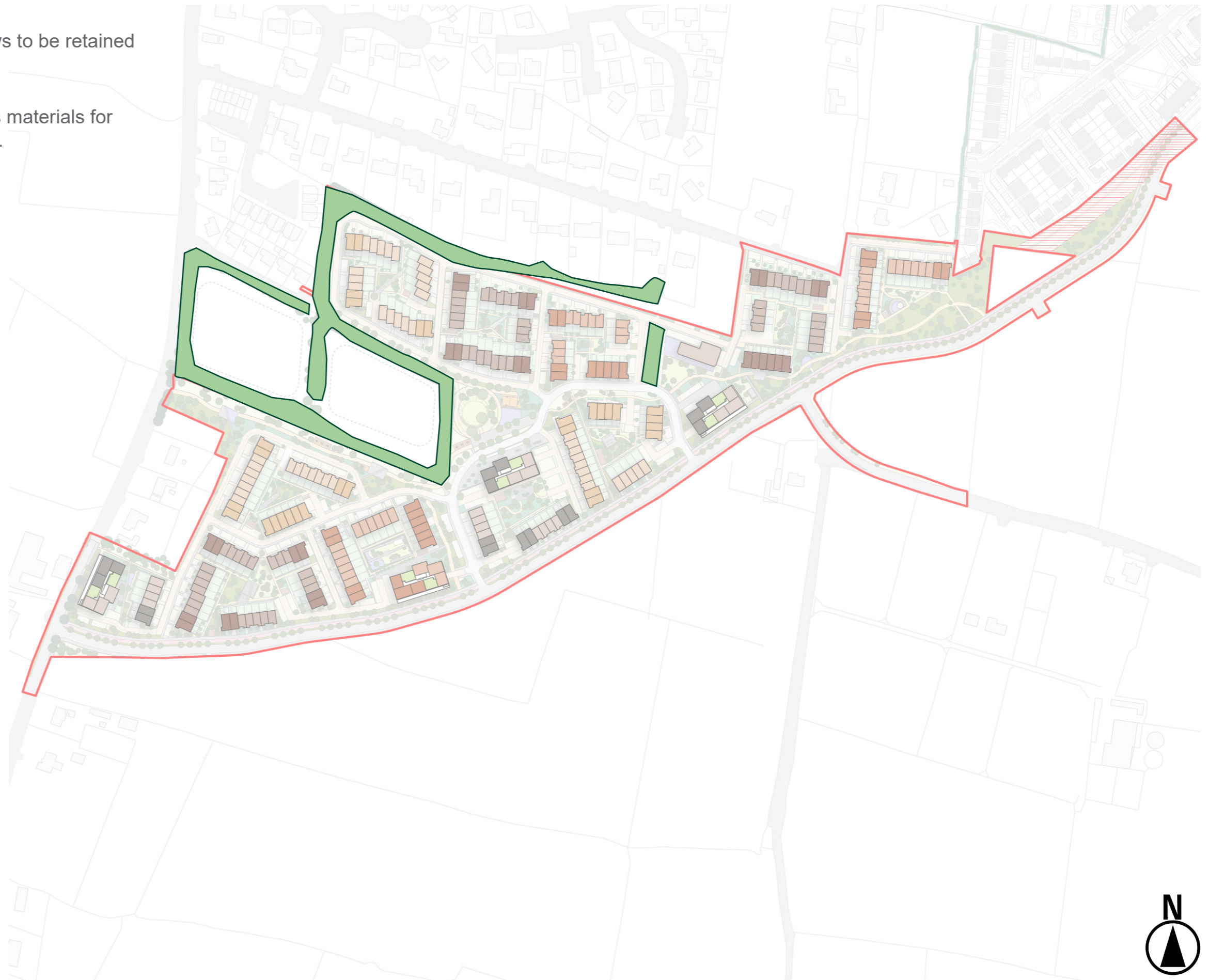


# Landscape Diagram

## Existing hedgerows

 Existing hedgerows to be retained

Note: Refer to Arborist Associates materials for detailed information and rationale.

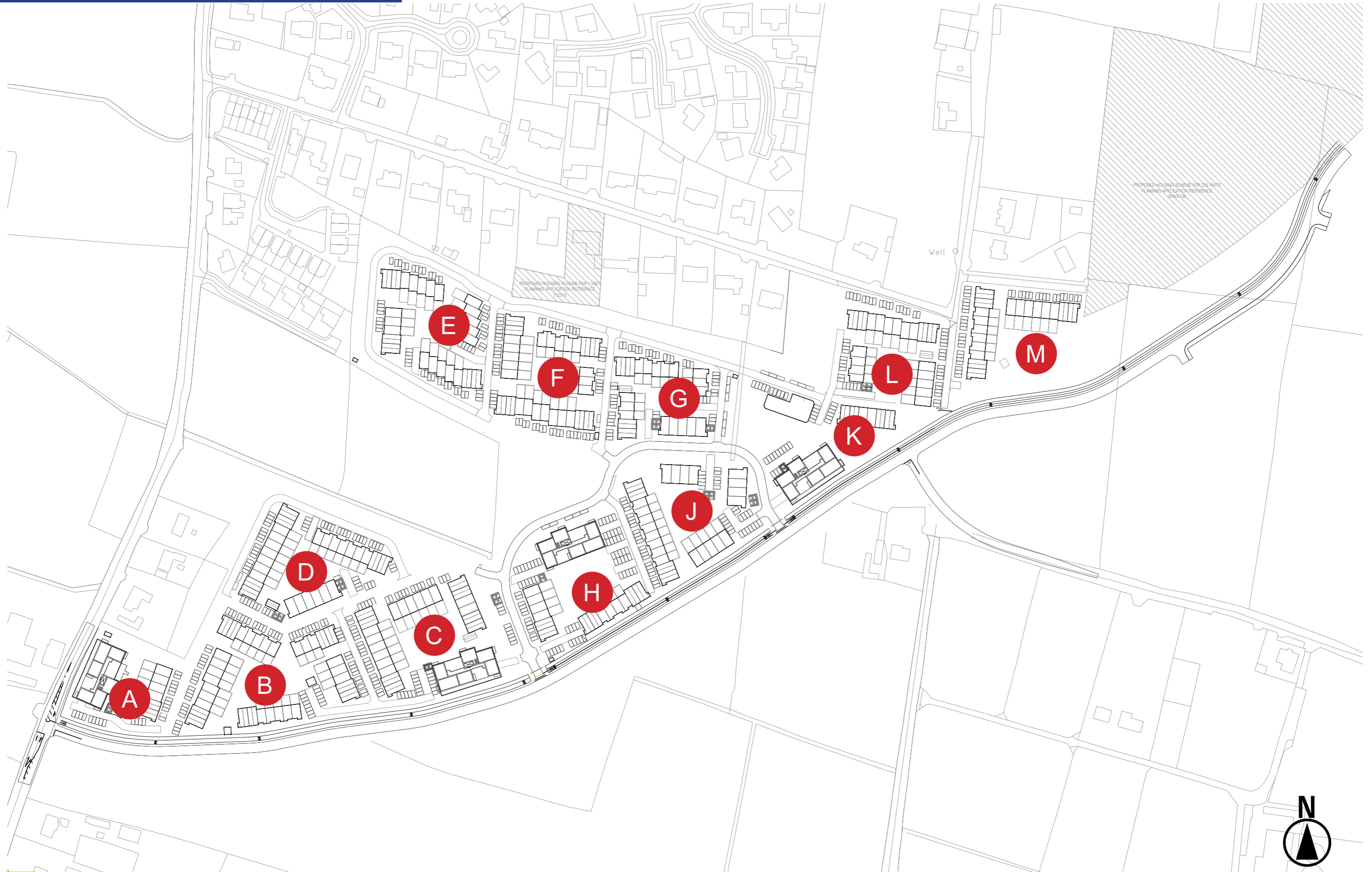




# Existing Site Photos

## Existing Hedgerow and Drainage Features





# Landscape

## Residential Courtyard A

- 1 Small Residential plaza with feature paving
- 2 Feature Tree
- 3 Play Area
- 4 Bike Parking Area
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access
- 8 Wildflower Meadow Planting
- 9 Waste Collection Area



# Landscape

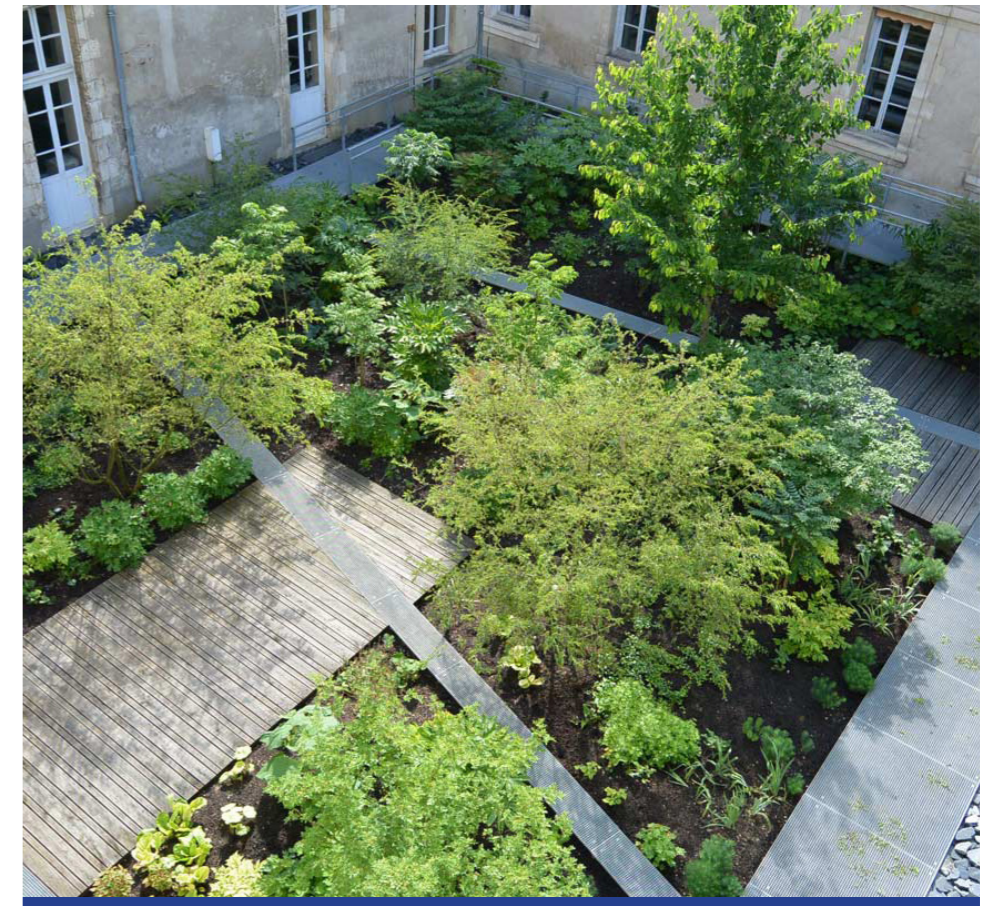
## Residential Courtyard B - Meeting

- 1 Small Residential plaza with feature paving
- 2 Feature Tree
- 3 Feature Stone bench
- 4 Lawn Area
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access
- 8 Wildflower Meadow Planting
- 9 BBQ Area



# Landscape Precedent Imagery

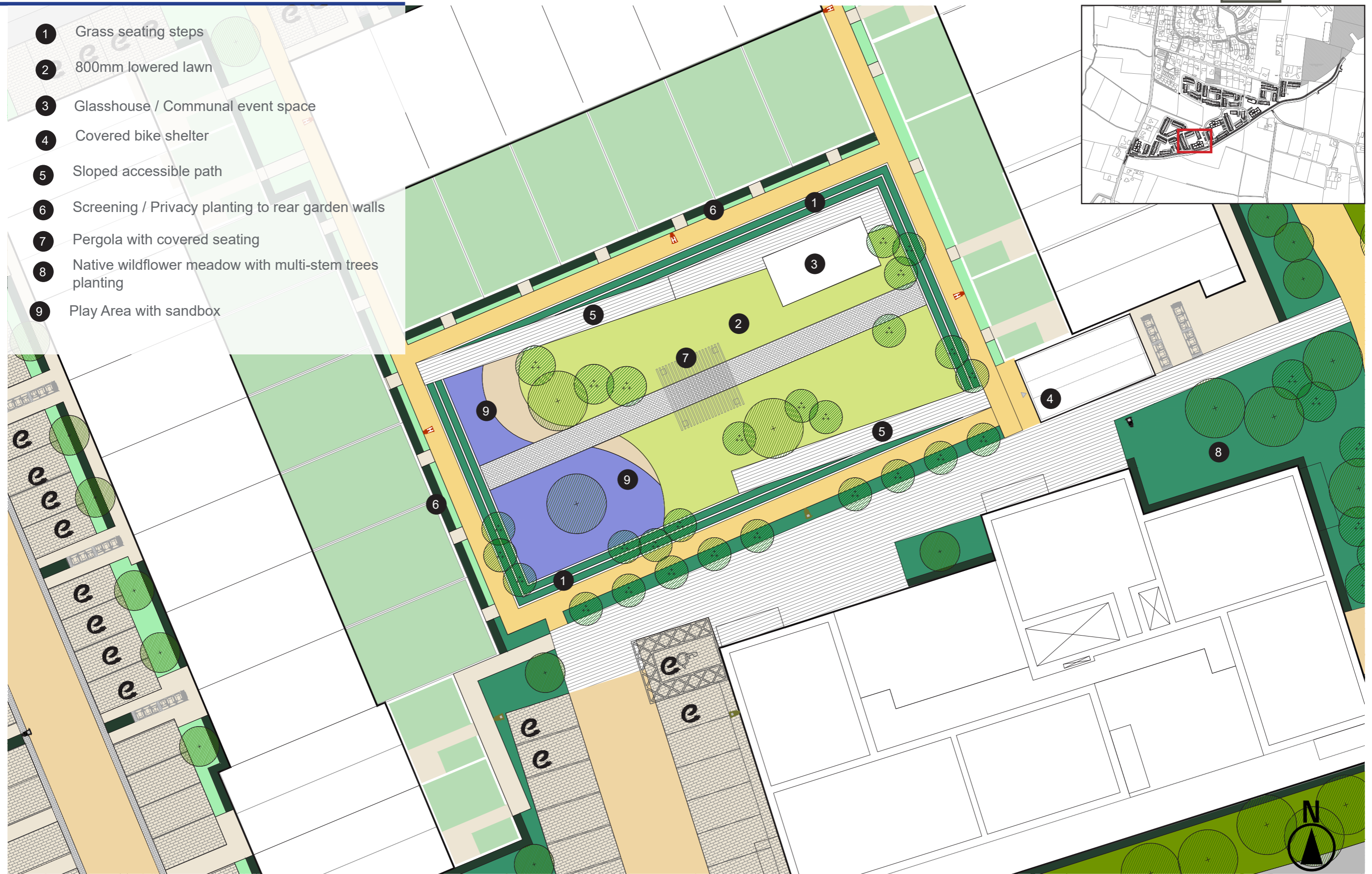
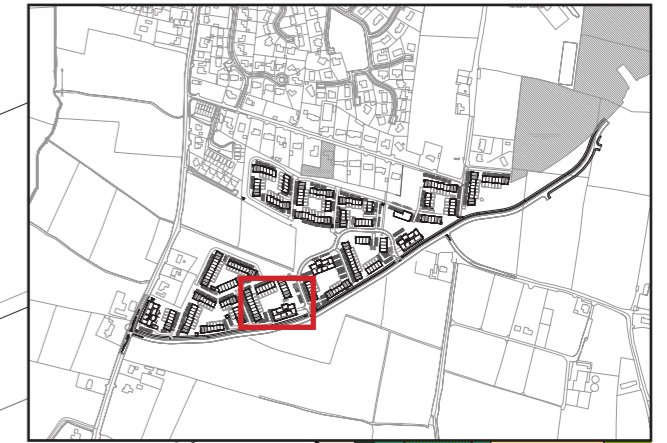
## Residential Courtyard



# Landscape

## Residential Courtyard C

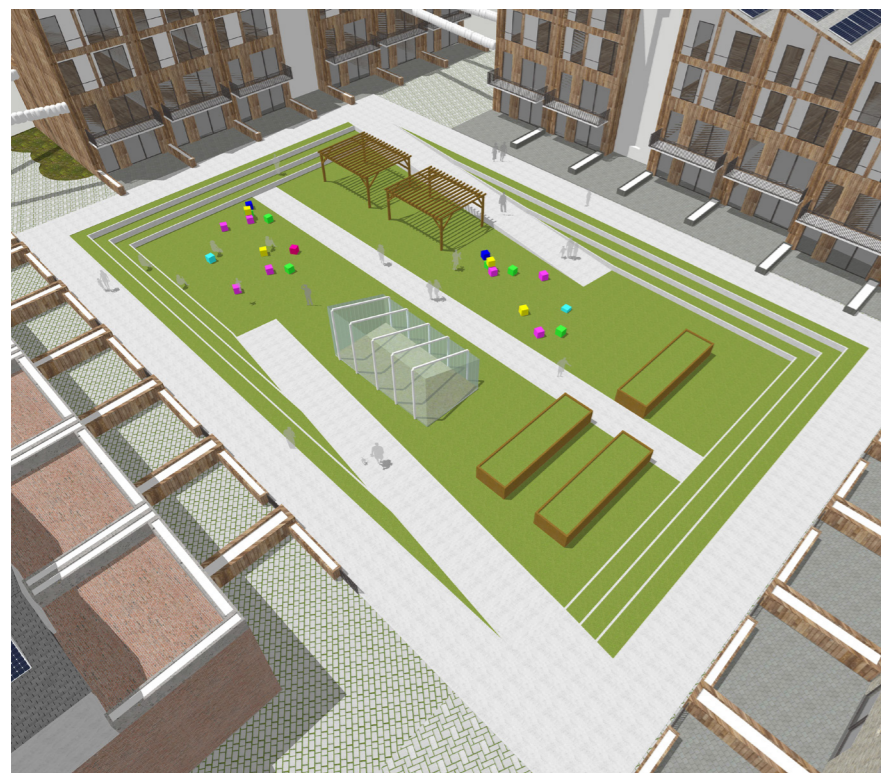
- 1 Grass seating steps
- 2 800mm lowered lawn
- 3 Glasshouse / Communal event space
- 4 Covered bike shelter
- 5 Sloped accessible path
- 6 Screening / Privacy planting to rear garden walls
- 7 Pergola with covered seating
- 8 Native wildflower meadow with multi-stem trees planting
- 9 Play Area with sandbox



# Landscaping

## Residential Courtyard C

Residential courtyards are designed to maximize the space between the residential blocks and create unique and usable spaces. Stepped central lowered open space provides natural buffer and increased privacy to private amenity spaces. Wide steps provide seating opportunities and tiered planting. Diagonal sloped paths provide accessible routes. Lowered open space is multi-functional space with raised, accessible communal planters, shaded pergola areas and covered greenhouse / events area. Main lawn area with movable structures provides flexible functions from play to seating. Choice of planting and flowering trees improves site biodiversity and create sheltered area for the residents to enjoy the outdoors.



PERGOLA /  
SEATING AREA

RAISED COMMUNAL  
GARDENS

PROGRAMMABLE PLAY /  
LAWN AREA

GREENHOUSE /  
POSSIBLE EVENT SPACE

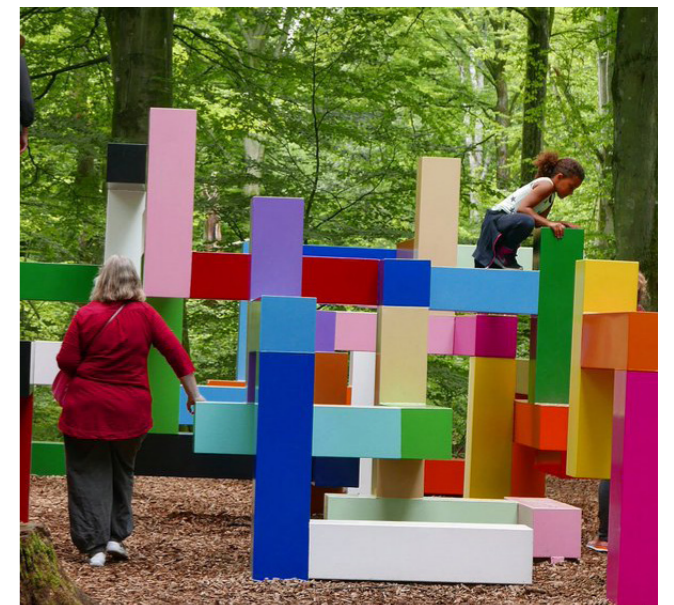
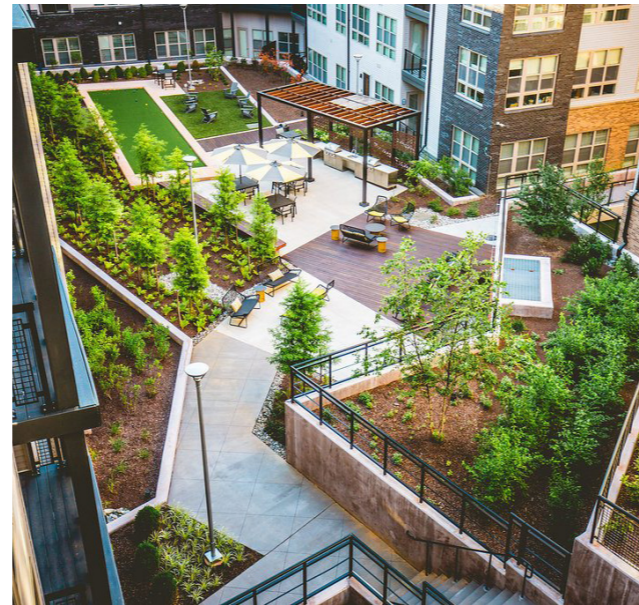
STEPPED GRASS  
TERRACES





# Landscape Precedent Imagery

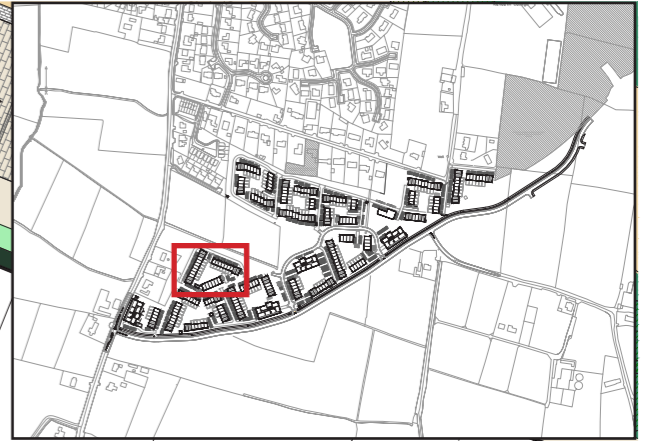
## Residential Courtyard C



# Landscape

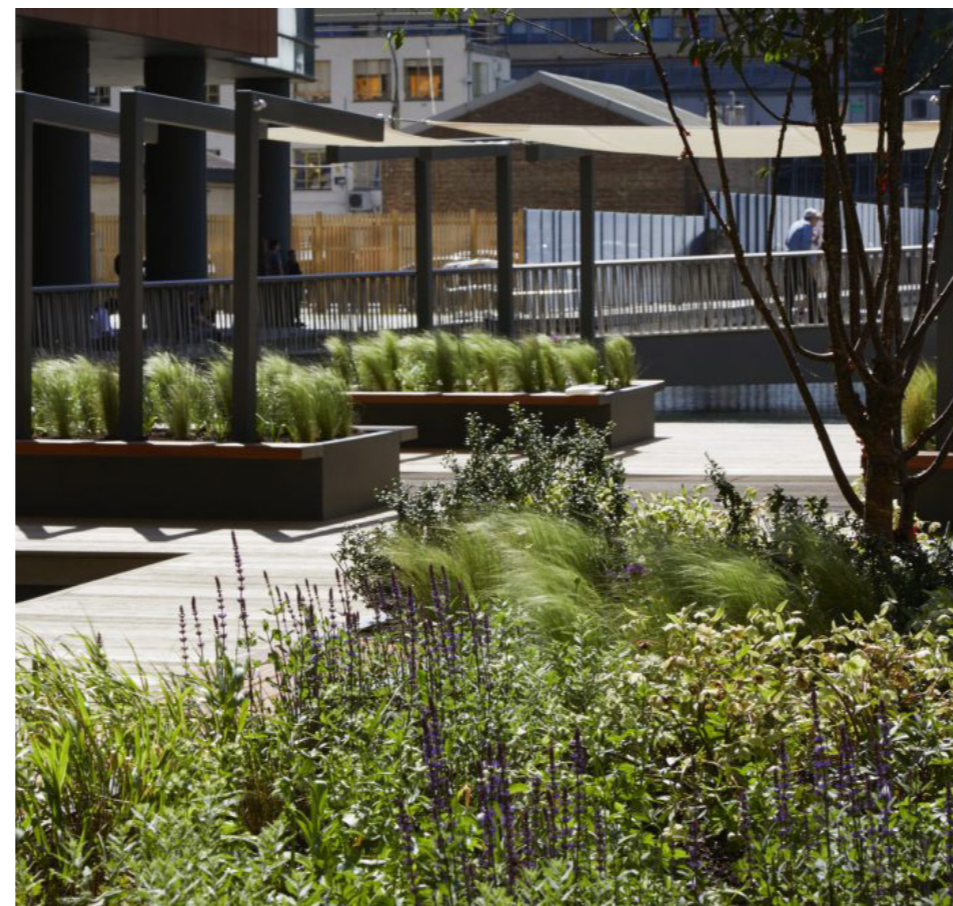
## Residential Courtyard D

- 1 Seating area with feature paving
- 2 Covered bike shelter
- 3 Raised communal allotment gardens
- 4 Lawn Area
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access
- 8 Native wildflower meadow with multi-stem trees planting
- 9 Front gardens with small feature trees



# Landscape Precedent Imagery

## Residential Courtyard D



# Landscape

## Residential Courtyard E



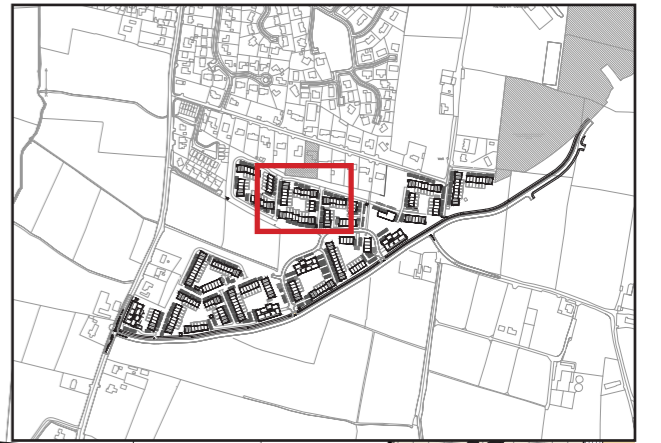
# Landscape Precedent Imagery

## Residential Courtyard E



# Landscape

## Residential Courtyard F



# Landscape Precedent Imagery

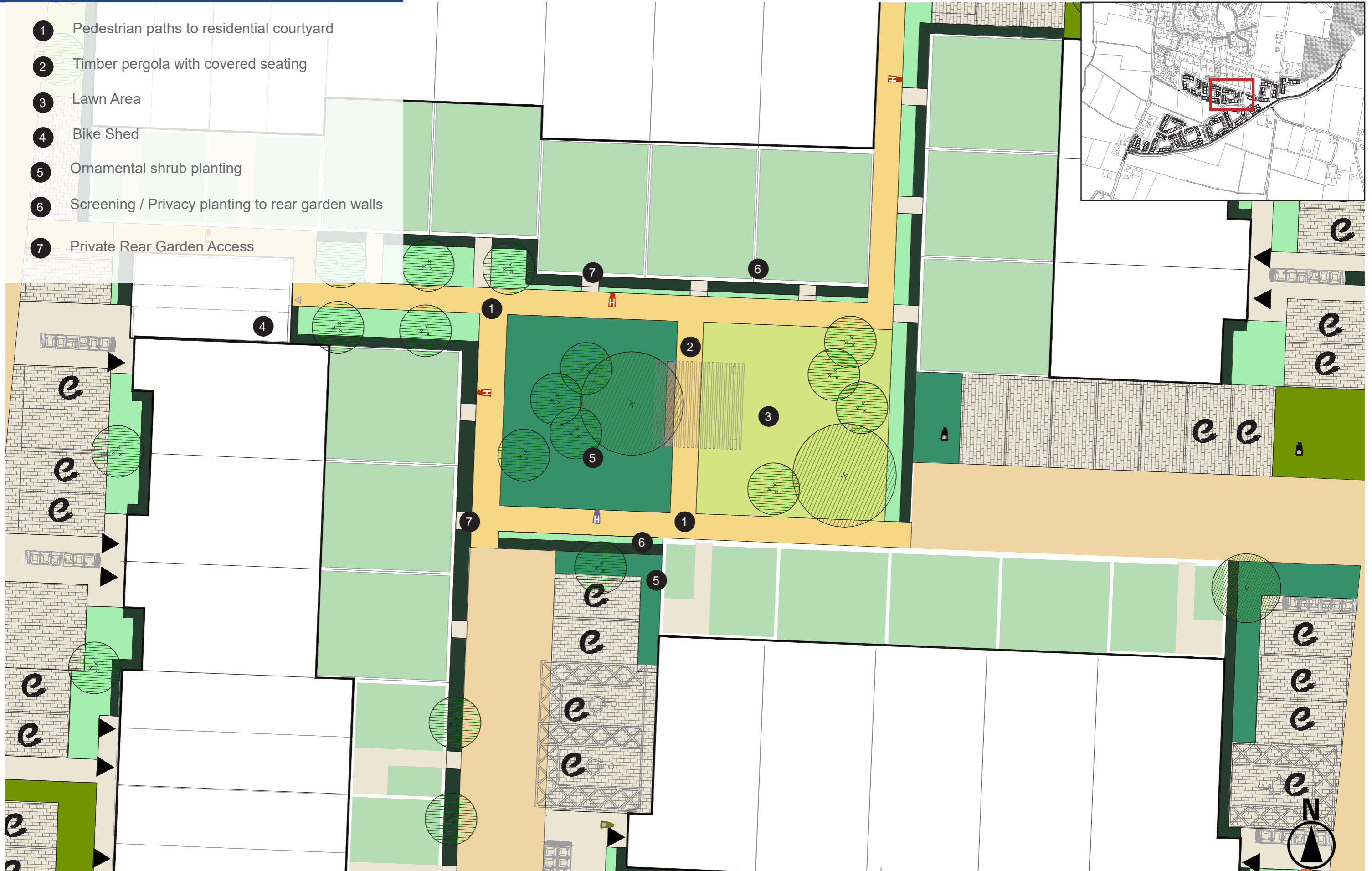
## Residential Courtyard F



# Landscape

## Residential Courtyard G

- 1 Pedestrian paths to residential courtyard
- 2 Timber pergola with covered seating
- 3 Lawn Area
- 4 Bike Shed
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access





# Landscape Precedent Imagery

## Residential Courtyard G



# Landscape

## Residential Courtyard H

- 1 Small Residential plaza with feature paving
- 2 Covered bike shelter
- 3 Feature Stone bench
- 4 Lawn Area
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access
- 8 Ornamental grasses with multi-stem trees planting
- 9 Sandbox



# Landscape Precedent Imagery

## Residential Courtyard H



# Landscape

## Residential Courtyard J

- 1 Central seating area with raised communal allotment planters
- 2 Covered bike shelter
- 3 Timber Bench
- 4 Lawn Area
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access
- 8 Native Wildflower Meadow



# Landscape Precedent Imagery

## Residential Courtyard J



# Landscape

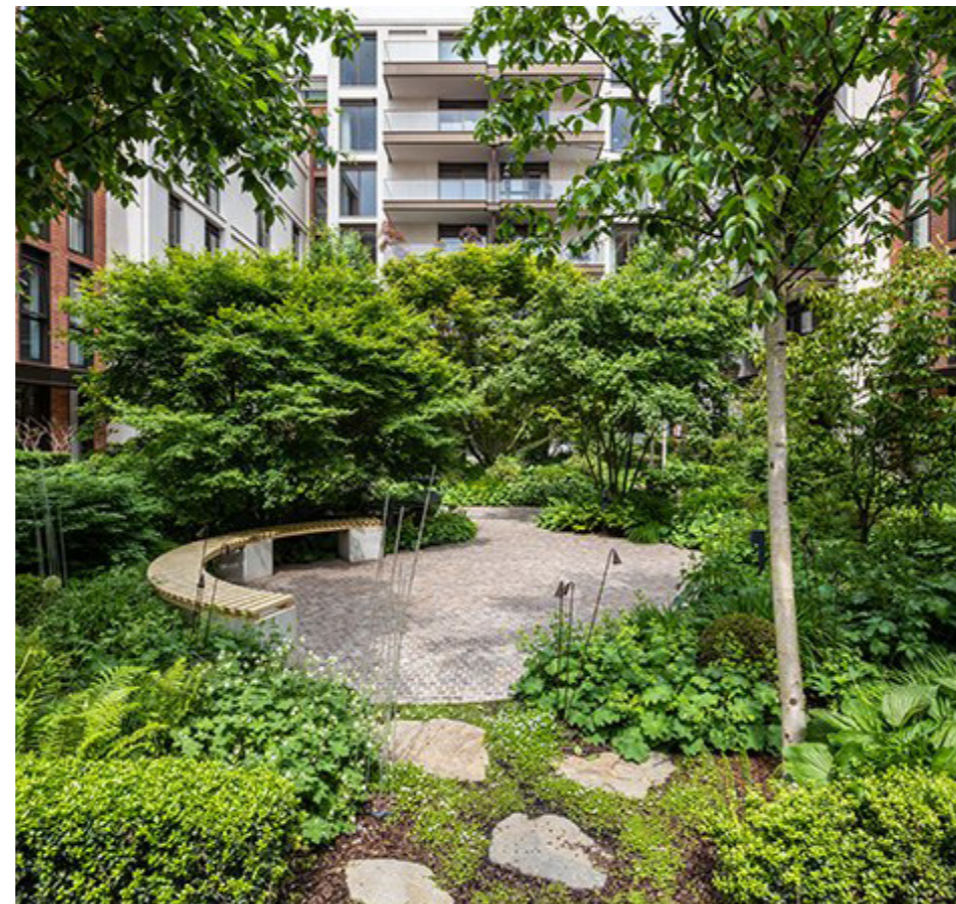
## Residential Courtyard L

- 1 BBQ Area
- 2 Feature tree with seating wall
- 3 Feature Paving plaza
- 4 Covered bike shelter
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Private Rear Garden Access
- 8 Native Wildflower Meadow
- 9 Play Area



# Landscape Precedent Imagery

## Residential Courtyard L



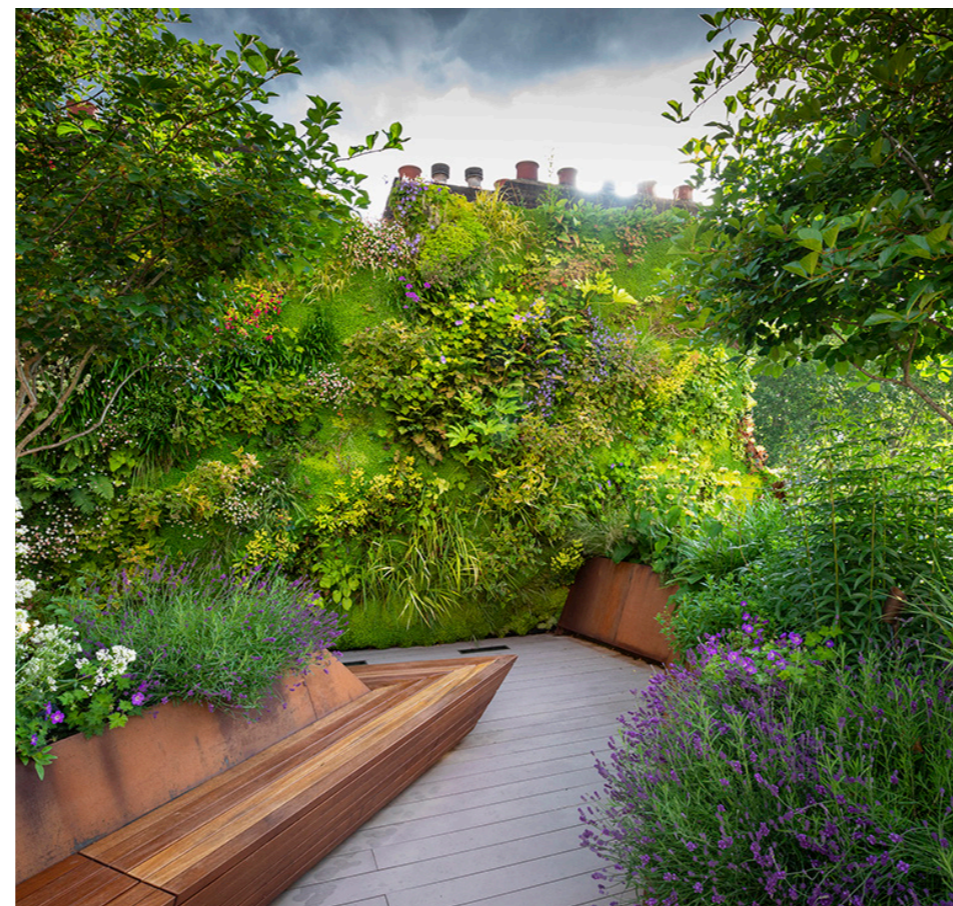
# Landscape

## Residential Courtyard M

- 1 Lawn with multi-stem tree planting
- 2 Feature paving area with seating wall
- 3 Play Area
- 4 Sandbox
- 5 Ornamental shrub planting
- 6 Screening / Privacy planting to rear garden walls
- 7 Native Wildflower Planting with Native Trees
- 8 Public Footpath
- 9 Public Bike Path
- 10 Covered bike shelter







# Landscaping

## Hedgerows

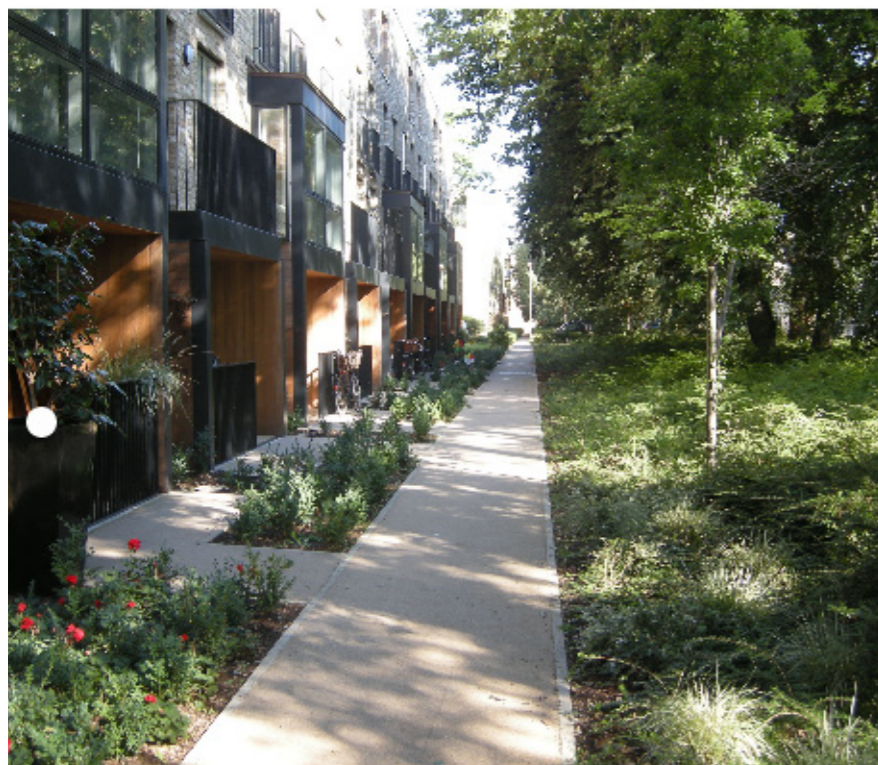
Existing hedgerows are to be retained where possible and augmented where necessary. Necessary paths allowing easy pedestrian movement throughout the site are to be constructed with consideration for the tree roots protection zones where possible. Retained hedges to have 10m buffer zones to protect during the construction. Removed hedges are to be replaced in suitable locations.



# Landscaping

## Boundary Treatment with existing hedges

Existing hedgerows to the site boundary are to be retained and augmented where possible. Creating path 10m from the existing hedgerow allows for the buffer area and crated usable space for the habitants. Path with low level lighting and rear gardens entrances are creating safe spaces for the users.



PRIVATE REAR  
GARDENS

PROPOSED FOOTPATH WITH  
ENTRANCES TO PRIVATE REAR

EXISTING HEDGEROW TO BE  
RETAINED WHERE POSSIBLE

INTEGRATED EXISTING  
SUDS

EXISTING HEDGEROW TO BE  
RETAINED WHERE POSSIBLE



# Landscaping

## Linear Park

Linear Park with existing hedgerow provides green corridor throughout the site.

Linear park provides:

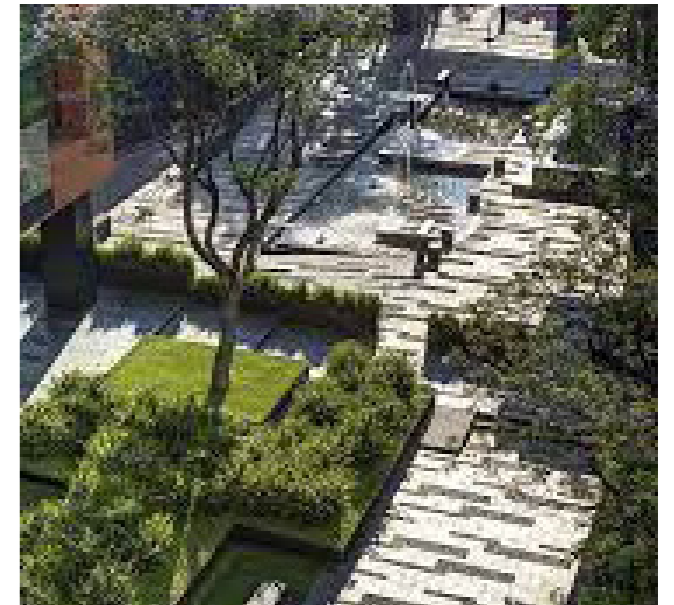
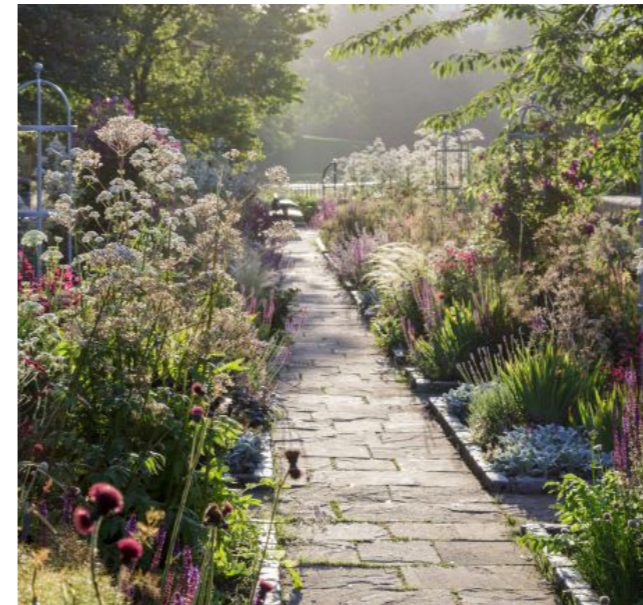
- Improved biodiversity
- Animals and insects migration routes
- Existing hedgerow retention
- Provides drainage through net of existing and proposed SUDs
- Provides open spaces
- adds privacy
- and reduces the hard surface

Series of paths with incorporated cycle paths and plaza areas with low level lighting create safe and usable spaces for the residents. Shares surfaces prioritize pedestrian circulation.



# Design & Facade Precedent Imagery

## Linear Park & Existing Hedgerow





FRONT GARDEN WITH PRIVATE  
PARKING AREA

ROADWAY / SHARED  
SURFACE

GREEN VERGE WITH  
STREET TREE PLANTING

FOOTPATH WITH  
SEATING OPPORTUNITIES

LINEAR PARK

RAISED PLANTER  
WITH SEATING EDGE





/ PLAY AREA

INTEGRATED EXISTING  
SUDS

EXISTING HEDGEROW TO BE  
RETAINED WHERE POSSIBLE

ROAD / SHARED  
SURFACE



# Landscaping

## Central Green Open Area

Central green area is versatile area with a large open green areas and paved areas to provide multi functional space containing:

- Stepped down lawn amphitheater to be used as storm water detention area when necessary
- Open lawn area with flexible use and movable furniture / play structures
- Playground for various age groups with seating area for parents
- plaza area with raised planters and shaded area for F&B zones
- Possible market/ pop up cafes / food tracks area

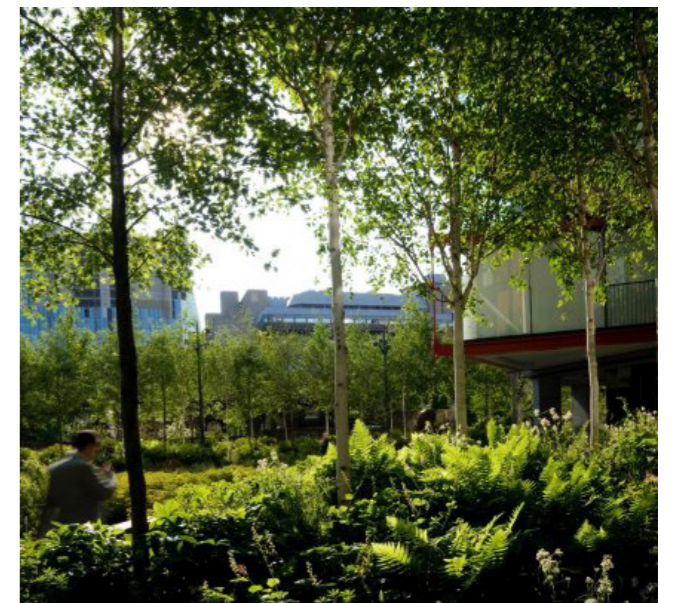
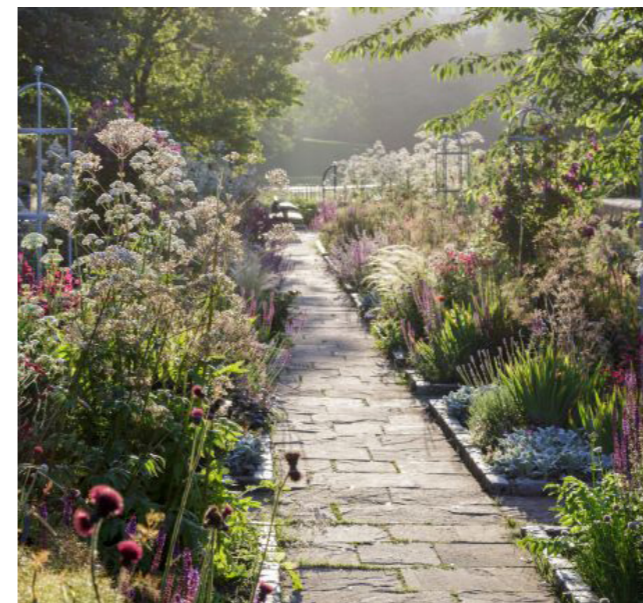
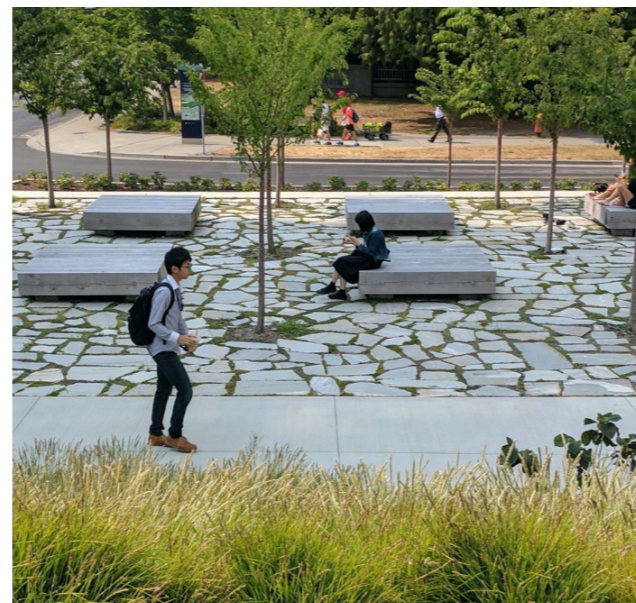
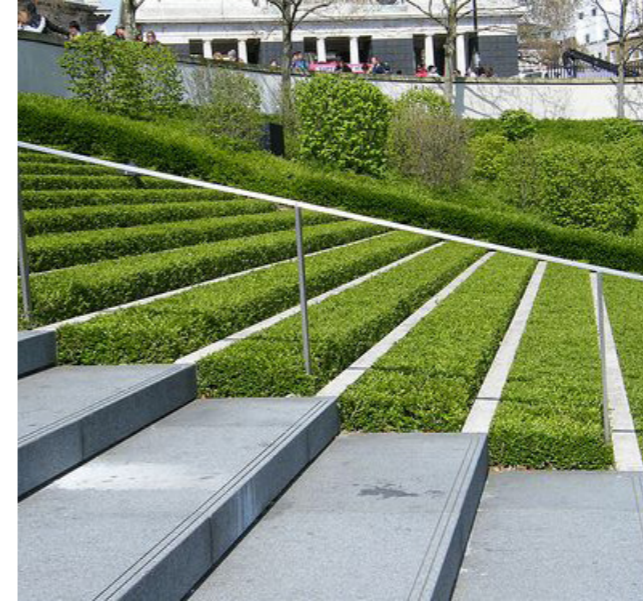
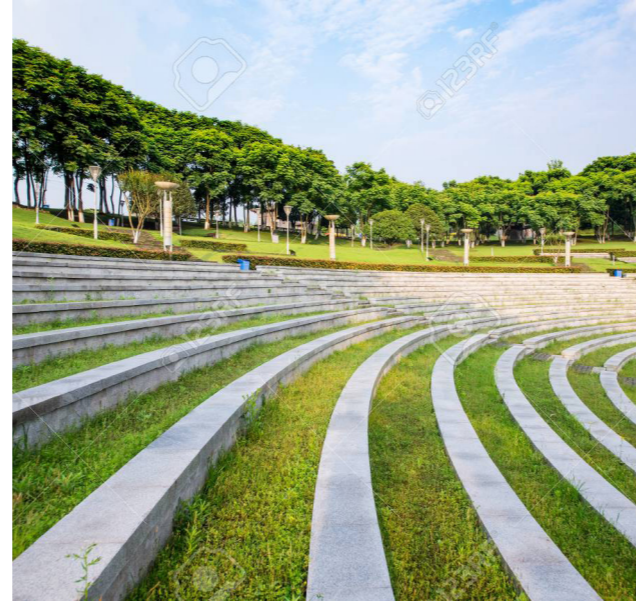
Central green area is to be connected with site green corridors to improve biodiversity. Mostly native plants are to be specified in connection with wildflower meadows and native hedgerows.

- 1 Stepped down grass amphitheater / attenuation basin
- 2 Sloping grass verges
- 3 MUGA
- 4 Play Area
- 5 Wildflower meadow
- 6 Greenway
- 7 Pedestrian Plaza with feature paving
- 8 Ornamental grasses with multi-stem trees planting
- 9 Raised planter with seating edge
- 10 Sheffield Bike stands
- 11 Outdoor Gym Area



# Landscape Precedent Imagery

## Central Green Open Area



EXISTING HEDGEROW TO BE  
RETAINED WHERE POSSIBLE

SUNKEN LAWN AREA WITH SEATING  
STEPS / OPEN AIR AMPHITHEATRE

PLAYGROUND

PROPOSED  
SUD

FOOTPATH

ROAD



# Reference Images

## Planting strategy - All Ireland Pollinator Plan



Achillea 'moonshine'



Allium schoenoprasum



Aster 'Little Carlow'



Calamagrostis 'Karl Foerster'



Calamintha



Fennel



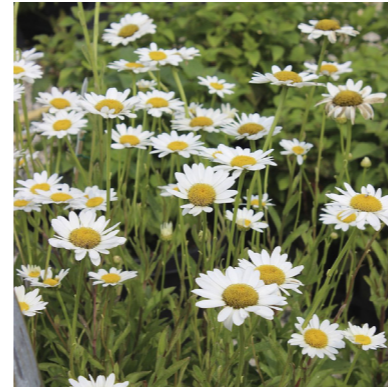
Kniphofia



Lamium 'Pink Chablis'



Lavender



Leucanthemum



Monarda Jacob Cline



Osteospermum ecklonis



Salvia nemerosa



Stachys 'Hummelo'



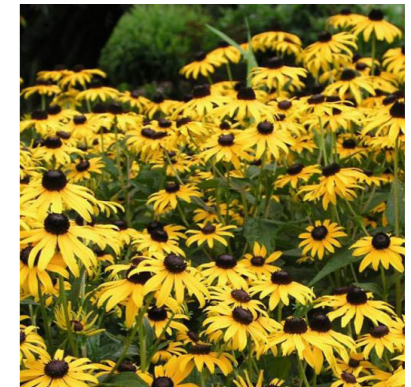
Stipa 'Ponytails'



Symphytum 'Wisley Blue'



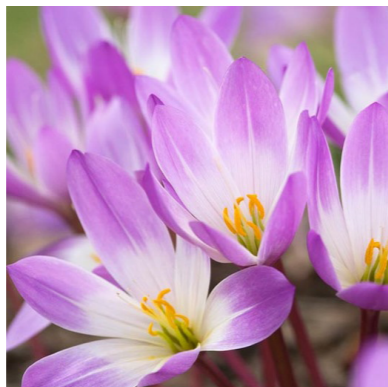
Thyme



Rudbeckia 'Goldstrum'



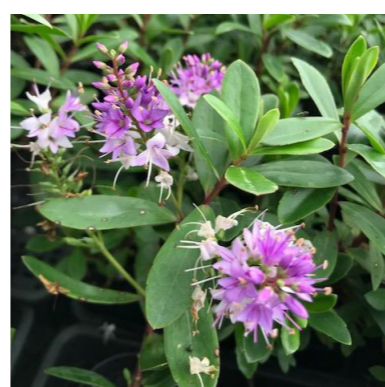
Eranthis hyemalis



Colchicum autumnale



Tibetan cotoneaster



Hebe

# Reference Images

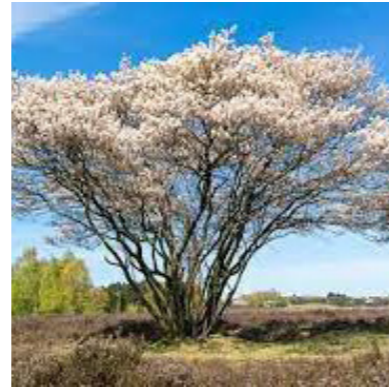
## Planting strategy



Acer Griseum



Acer Palmatum



Amelanchier lamarckii



Betula Utilis Jacquemontii



Betula Nigra



Carpinus betulus



Fagus Sylvatica Dawyck green



Liriodendron tulipifera



Magnolia grandiflora



Platanus x hispanica



Prunus padus



Prunus Serrula



Pyrus chaticleer



Quercus robur



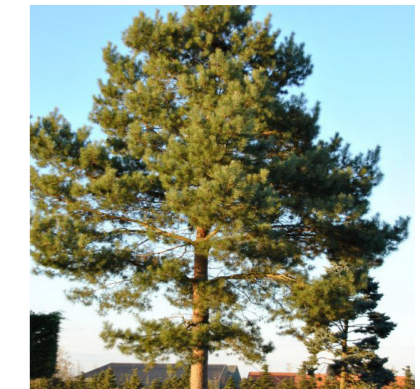
Quercus robur fastigiata



Rhus typhina



Sorbus aucuparia



Pinus sylvestris

# Reference Images

## Landscape Furniture



Raise communal garden planters



Low level Bollard Lighting to Paths



Seat Wall



Play Mobile Structures



Glasshouse / Communal Events Space



Pergola



Timber Seating walls



Play Structures

# Reference Images

## Play

In terms of provision of play, the landscape masterplan has had regard to the requirements of Section 4.13 of the 'Sustainable Urban Housing: Design Standards for New Apartments' and has made provision in excess of these requirements with:

- formal play opportunities, including a MUGA for older children, provided in the central public open space;
- exercise, formal and natural play opportunities provided throughout the linear park and other public open spaces; and
- natural play opportunities and play for younger children provided within individual courtyards;

